



Ocala

City Council

Synopsis

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.org

Tuesday, April 5, 2022

4:00 PM

1. Call to Order

- a. Opening Ceremony
 - 1. Invocation - Chaplain Gene Kenney
 - 2. Pledge of Allegiance
- b. Welcome and Roll Call

Present: Mayor Reuben Kent Guinn
Pro Tem James P. Hilty Sr
Council Member Kristen M. Dreyer
Council Member Barry Mansfield
Council Member Jay A. Musleh
Council President Ire J. Bethea Sr.

2. Public Notice

Public Notice for the April 5, 2022 City Council Regular Meeting was posted on February 15, 2022

3. Proclamations & Awards

- 3a.** City of Ocala Healthcare Decisions Day Proclamation will be presented to Hospice of Marion County CEO Rick Bourne, Hospice of Marion County Director of Communications Brynnett Gamba, and Hospice of Marion County Community Awareness Manager Jessica McCune.
- 3b.** Water Conservation Month Proclamation will be presented to the Southwest Florida Water Management District Government Affairs Program Manager Frank Gargano and City Staff .

4. Presentations

- 4a.** Municipal Separate Storm Sewer Systems MS4 City Permit
Presentation By: James Pogue

5. Public Comments

Mark McFallen 1910 NW 1st Street, shared his experience calling 911 for emergency services

6. Public Hearings

- 6a.** Adopt Ordinance 2022-31 concerning an amendment to the code of ordinances to allow multi-family dwellings in the Shopping Center zoning district (Case COD22-44701).

This is the second of two public hearings. The first public hearing was held on April 5, 2022.

Presentation By: Tye Chighizola

Introduced By: Jay A. Musleh

RESULT: INTRODUCED

MOVER: Jay A. Musleh

- 6b.** Adopt Ordinance 2022-32 concerning an amendment to the code of ordinances to create a definition for a satellite hospital emergency room and allow the use in the Institutional, B-4, B-5, and SC zoning districts (Case COD22-44700). This is the second of two public hearings. The first public hearing was held on April 5, 2022.

Presentation By: Tye Chighizola

Introduced By: James P. Hilty Sr

RESULT: INTRODUCED

MOVER: James P. Hilty Sr

- 6c.** Approve the sale of beer and wine for on-premise consumption for Madras Café, LLC d/b/a Madras Café located at 2800 SW 24th Ave #101 (Quasi-Judicial)

Presentation By: Tye Chighizola

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

AYE: Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea

- 6d.** Approve the sale of beer and wine for on-premise consumption for Pro Nails of Ocala, LLC d/b/a Pro Nails at 5400 SW College Rd #107 (Quasi-Judicial)

Presentation By: Tye Chighizola

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

AYE: Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea

7. Second and Final Reading of Ordinances - None

8. General Business

- 8a.** Approve agreement with Utility Metering Solutions, LLC. for the installation and integration of a fixed network metering system for the Water Resources Department in the estimated amount of \$732,595

Presentation By: Sean Lanier

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Barry Mansfield

- 8b.** **AYE:** Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea
Approve one-year renewal of the continuing contract with Marion Rock, Inc. for the Drainage Rehabilitation Improvement Program construction services in the amount of \$1,500,000

Presentation By: Sean Lanier
RESULT: APPROVED
MOVER: James P. Hilty Sr
SECONDER: Kristen M. Dreyer

AYE: Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea
8c. Approve one-year renewal agreement with the School Board of Marion County to provide fiber services to metropolitan area network schools with gross revenue in the amount of \$1,238,917

Presentation By: Mel Poole
RESULT: APPROVED
MOVER: Jay A. Musleh
SECONDER: Barry Mansfield

AYE: Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea
8d. Approve three-year agreement with Lumen Technologies Group to purchase bandwidth to support internet usage with a total expenditure of \$131,580

Presentation By: Mel Poole
RESULT: APPROVED
MOVER: James P. Hilty Sr
SECONDER: Kristen M. Dreyer

AYE: Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea
8e. Approve three-year agreement with Lumen Technologies Group to purchase an additional 20 Gigs bandwidth to support network usage with an expenditure of \$302,472

Presentation By: Mel Poole
RESULT: APPROVED
MOVER: Kristen M. Dreyer
SECONDER: Jay A. Musleh

AYE: Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea
8f. Approve one-year contract renewal with Davey Resource Group for Electric Department tree trimming and line clearance services at an estimated cost of \$2,500,000

Presentation By: Doug Peebles
RESULT: APPROVED
MOVER: Kristen M. Dreyer
SECONDER: Barry Mansfield

- 8g.** **AYE:** Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea
Approve three-year contract with Optimize Manpower Solutions, Inc. for as-needed citywide temporary personnel services with an estimated annual expenditure of \$400,000
Presentation By: Tiffany Kimball
RESULT: APPROVED
MOVER: Jay A. Musleh
SECONDER: Barry Mansfield
- 8h.** **AYE:** Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea
Approve one-year renewal with All Seasons Landscape Contractors, Inc. for street sweeping services in the amount of \$239,640
Presentation By: Darren Park
RESULT: APPROVED
MOVER: Kristen M. Dreyer
SECONDER: Barry Mansfield
- 8i.** **AYE:** Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea
Approve moving forward with construction of aviation themed playground at Ocala Airport
Presentation By: Matthew Grow
RESULT: APPROVED
MOVER: James P. Hilty Sr
SECONDER: Jay A. Musleh
- 8j.** **AYE:** Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea
Adopt Budget Resolution 2022-138 amending the Fiscal Year 2021-2022 budget to transfer funds from the General Fund Reserve for Contingencies to cover expenditures incurred as a result of loan closing costs totaling \$144,500
Presentation By: Tammi Haslam
RESULT: ADOPTED
MOVER: James P. Hilty Sr
SECONDER: Kristen M. Dreyer
- 8k.** **AYE:** Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea
Adopt Budget Resolution 2022-139 to accept and appropriate local matching funds in the amount of \$552,000; \$16,836 from the disposition of old SunTran buses; and \$145,000 from bus fares, bus passes and fuel tax refunds to support the Ocala/Marion County Public Transit System, SunTran, for a total of \$713,836
Presentation By: Tammi Haslam
RESULT: ADOPTED
MOVER: Jay A. Musleh
SECONDER: Kristen M. Dreyer

- AYE:** Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea
- 8l.** Approve a subrecipient agreement with the Boys & Girls Clubs of Marion County, Inc. to provide touchless drinking fountains, chairs, portable bleachers, purchase and installation of a SMART Board, laptop computers, an upgrade to the HVAC system, and a used passenger van using CDBG-CV3 funds pending final legal review with a total not to exceed \$140,693
- Presentation By: James Haynes
- RESULT:** APPROVED
- MOVER:** Kristen M. Dreyer
- SECONDER:** Barry Mansfield
- AYE:** Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea
- 8m.** Adopt Resolution 2022-27 entering into a Grant Agreement between the Federal Transit Administration and the City of Ocala to receive American Rescue Plan Act Grant funding in the amount of \$627,007
- Presentation By: Tye Chighizola
- RESULT:** ADOPTED
- MOVER:** James P. Hilty Sr
- SECONDER:** Barry Mansfield
- AYE:** Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea
- 8n.** Adopt Budget Resolution 2022-140 reducing building permit fees to comply with Florida Statutes 553.80(7)(a).
- Presentation By: Tye Chighizola
- RESULT:** ADOPTED
- MOVER:** Kristen M. Dreyer
- SECONDER:** Barry Mansfield
- AYE:** Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea
- 8q.** Adopt Resolution 2022-29 to approve the City of Ocala's Local Housing Assistance Plan for 2022-2025
- Presentation By: James Haynes
- 8o.** Approve advertisement of the quote solicitation for recruitment services for an in-house attorney
- Presentation By: Chris Watt
- RESULT:** APPROVED
- MOVER:** Jay A. Musleh
- SECONDER:** Barry Mansfield
- AYE:** Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea
- 8p.** Approve a change to section 3-2 of the Employee Handbook adding Juneteenth as a City holiday

Presentation By: Chris Watt

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

- 8q.** Adopt Resolution 2022-29 to approve the City of Ocala's Local Housing Assistance Plan for 2022-2025

Presentation By: James Haynes

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: James P. Hilty Sr

9. Consent Agenda

Consent Agenda items are considered to be routine and will be enacted by one roll call vote. There will be no separate discussion of these items unless members of Council or the public request specific items to be removed for separate discussion and action.

RESULT: APPROVED THE CONSENT AGENDA

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

AYE: Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea

- 9a.** Approve the purchase of two sets of battery-powered extrication equipment from Purchase Point Equipment Supply, LLC in the amount of \$73,992

Presentation By: Clint Welborn

- 9b.** Adopt Budget Resolution 2022-141 amending the Fiscal Year 2021-2022 budget to transfer funds from the Infrastructure Sales Surtax Reserve account to supplement the purchase of two sets of battery powered extrication equipment in the amount of \$4,837

Presentation By: Tammi Haslam

- 9c.** Adopt Budget Resolution 2022-142 amending the Fiscal Year 2021-2022 budget to supplement the purchase of two electric refuse vehicles by transferring funds from Sanitation's Reserve for Contingencies in the amount of \$96,398

Presentation By: Tammi Haslam

- 9d.** Adopt Budget Resolution 2022-143 to accept and appropriate American Rescue Plan Act (ARPA) of 2021 funding from the Federal Transit Administration in the amount of \$627,007

Presentation By: Tammi Haslam

- 9e.** Adopt Budget Resolution 2022-144 to appropriate funding from the Building Division's Reserve for Building Fund account for Building related expenses in the amount of \$50,795

Presentation By: Tye Chighizola

- 9f.** Approve CampAlto Conceptual Subdivision plan
Presentation By: Tye Chighizola
- 9g.** Approve agreement with the School Board of Marion County for use of Aquatic Fun Centers for swim team practices and swim meets with a projected revenue of \$4,500
Presentation By: John Spencer
- 9h.** Approve Labor Attorney invoices for the month of February 2022 in the amount of \$609.00
Presentation By: Chris Watt
- 9i.** Approve amendment to contract for rehabilitation of the Criswell residence located on NE 15th Avenue to Bruce Wayne Wiley, LLC for a total project cost not to exceed \$50,381
Presentation By: James Haynes
- 9j.** Adopt Resolution 2022-28 appointing Dr. Gwendolyn Dawson to the Affordable Housing Advisory Committee (AHAC) for an unexpired three-year term ending December 31, 2022
Presentation By: James Haynes
- 9k.** Approve reappointment of Tom McCullough to the Ocala Historic Preservation Advisory Board for a new three-year term ending March 1, 2025
Presentation By: Angel Jacobs
- 9l.** Approve reappointment of Robert DuMond and Bill Reese to the Tree Commission for new four-year terms ending March 1, 2026
Presentation By: Angel Jacobs
- 9m.** Approve appointment of Tod Wojciechowski to the Airport Advisory Board to a new four-year term ending April 5, 2026
Presentation By: Angel Jacobs
- 9n.** Approve reappointment of Howard Gunn and Tanya Hanks to the Ocala Housing Authority Board for new 4-year terms ending March 3, 2026
Presentation By: Angel Jacobs
- 9o.** Approve Regular Meeting City Council Minutes for Tuesday, March 15, 2022
Presentation By: Angel Jacobs

10. Consent Agenda Items Held for Discussion

Should any items be removed from the Consent Agenda for discussion, they will be discussed at this time.

11. Introduction and First Reading of Ordinances

(Second and Final Reading - April 19, 2022)

- 11a.** Adopt Ordinance 2022-33 that enables the City to conduct criminal background checks on employees, appointed positions, and third parties doing business with or in the City of

Ocala where the City determines such screenings are necessary for security or public safety reasons. This ordinance is authorized by Florida Statute, § 166.0442.

Presentation By: Patrick G. Gilligan

Introduced By: Jay A. Musleh

RESULT: INTRODUCED

MOVER: Jay A. Musleh

- 11b.** Adopt Ordinance 2022-34 for a zoning change from GU, Governmental Use, to B-2, Community Business, for approximately 4.19 acres of property located at 2735 E Silver Springs Blvd (Case ZON22-44665) (Quasi-Judicial)

Presentation By: Tye Chighizola

Introduced By: Kristen M. Dreyer

RESULT: INTRODUCED

- 11c.** Adopt Ordinance 2022-35 for zoning change from B-2 Community Business, to R-3, Multi-family Residential, for approximately 19.34 acres of property located at the dead end of SW 40th Ave, south of SW 43rd Street (Case ZON22-44689) (Quasi-Judicial).

Presentation By: Tye Chighizola

Introduced By: Barry Mansfield

RESULT: INTRODUCED

- 11d.** Adopt Ordinance 2022-36 for an annexation of approximately 35.6 acres of property located at 3848 NW 27TH AVE (Case ANX22-44696).

Presentation By: Tye Chighizola

Introduced By: James P. Hilty Sr

RESULT: INTRODUCED

- 11e.** Adopt Ordinance 2022-37 for a land use change of approximately 35.6 acres of property located at the SE corner of 3848 NW 27TH AVE (Case LUC22-44697).

Presentation By: Tye Chighizola

Introduced By: Barry Mansfield

RESULT: INTRODUCED

- 11f.** Adopt Ordinance 2022-38 a zoning change from General Agriculture, A-1 (County), to Medium Industrial, M-2 (City), for approximately 35.6 acres of property located at SE corner of 3848 NW 27TH AVE (Case ZON22-44698) (Quasi-Judicial)

Presentation By: Tye Chighizola

Introduced By: James P. Hilty Sr

RESULT: INTRODUCED

12. Internal Auditor's Report - None

13. City Manager's Report

City Manager Sandra Wilson noted the staff is requesting a CRA meeting and Audit Committee meeting on April 19, 2022, times to be announced.

Ms. Wilson recognized City staff for supporting the Ocala Olympic events

Ms. Wilson provided Council with the March 2022 Strategic Planning Action Items and 2022 Alternative Employment Programs Communications

Ocala Electric Utility Community Solar Program (presentation by Tony Clayton)

14. Police and Fire Department Report

Police Chief Mike Balken – Public Safety Opioid Response Efforts

Fire Chief Clint Welborn – Public Safety Opioid Response Efforts & Community Paramedicine

15. Mayor's Report

Mayor Guinn thanked various individuals/businesses for supporting the Olympic Athlete events

16. City Attorney's Report

17. Informational Items

17a. Calendaring Items

17b. Comments by Mayor

Mayor Guinn shared several pictures from the Olympic Athlete events

Mayor Guinn requested an update regarding the removal of the railroad track

17c. Comments by Council Members

Council Member Dreyer requested clarification regarding the Media Policy for employees and the City Attorney's involvement with public records request

17d. Informational

17d1. Monthly Budget to Actual Report as of February 28, 2022 and Capital Improvement Project Status Report

17d2. Power Cost Adjustment Report - February 2022

17d3. Executed Contracts Under \$50,000

17d4. Treasury Cash and Investment Report for the quarter ending December 31, 2021

18. Adjournment

Adjourned at 6:09 p.m.

Minutes

Ire Bethea Sr.
Council President

Angel B. Jacobs
City Clerk