



Ocala City Council Agenda - **Revised** Tuesday, May 17, 2022

Meeting Information

Location

Ocala City Hall
110 SE Watula Avenue
Second Floor - Council Chambers
Ocala, Florida

<https://ocalafl.org/meetings>

Time

4:00 PM

Council Members

Ire Bethea Sr., Council President
James P. Hilty Sr., Pro Tem
Kristen Dreyer
Barry Mansfield
Jay A. Musleh

Mayor

Reuben Kent Guinn

Interim City Manager

Peter Lee

Mission Statement

The City of Ocala provides fiscally responsible services consistent with the community's current and future expectations.

City Council's Strategic Priorities

Priority 1: Economic hub

Priority 2: Fiscally sustainable

Priority 3: Operational excellence

Priority 4: Quality of place

WELCOME!

Citizens are encouraged to participate in City of Ocala meetings. Speaker cards should be filled out in advance and submitted to the City Clerk. Speakers will be limited to 3 (three) minutes. Additional time may be granted by the Council President. When recognized, state name and address. Citizen groups are asked to name a spokesperson.

The City of Ocala encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Council. Cell phones should be turned off or set to vibrate.

The order of agenda items may be changed if deemed appropriate by City Council.

Citizens are encouraged to provide comments in writing to the City Clerk before meetings for inclusion into the public record. Citizens may also provide input to individual council members via office visits, phone calls, letters and e-mail that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited.

APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

ADA COMPLIANCE

If reasonable accommodations are needed for you to participate in this meeting, please call the City Manager's Office at 352-629-8401 at least 48 hours in advance so arrangements can be made.

Revised: Added 9j**1. Call to Order**

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

2. Public Notice**3. Proclamations & Awards**

- 3a. [Service Award - Sergeant Melissa Buetti - Ocala Police Department - 25 Years of Service](#)
- 3b. [National Public Works Week Proclamation presented to Director of Public Works Darren Park, Sanitation Division Head Dwayne Drake, and Division Head Tom Casey](#)
- 3c. Water Reuse Week Proclamation presented to Water Resources Director Sean Lanier and City Staff **2022-0791**

4. Presentations

- 4a. NW-SW 44th Avenue Extension

5. Public Comments**6. Public Hearings**

- 6a. [Adopt a Concurrency Development Agreement between the City of Ocala and Cradle Holdings, Inc. concerning the approximately 1,008 acres located on SR 200 between SW 66th Street and SW 60th Avenue. This is the second of two public hearings. The first public hearing on the proposed Concurrency Development Agreement was held on Tuesday, May 3, 2022](#)

Presentation By: Tye Chighizola

- 6b. [Adopt Ordinance 2022-43 for a rezoning from Planned Unit Development, PUD, to Planned Development, PD for approximately 32.22 acres of property located at 5451 SW 66th Street between SW College Road/State Road 200, SW 49th Road, and SW 66th Street \(Case PD21-0001\) \(Quasi-Judicial\)](#) **ORD-2022-43**

Presentation By: Aubrey Hale

Introduced by: Barry Mansfield

- 6c. [Adopt Resolution 2022-33 approving a Planned Development \(PD\) plan and standards book for approximately 32.22 acres of property located at 5451 SW 66th Street between SW College Road/State Road 200, SW 49th Road, and SW 66th Street \(Case PD21-0001\). \(Quasi-Judicial\)](#) [**RES-2022-33**](#)
- Presentation By: Aubrey Hale
- Introduced by:** Barry Mansfield
- 6d. [Adopt Ordinance 2022-44 for an annexation of approximately 9.10 acres located at 4240 SW 43rd Ct and 4300 SW 43rd Ct \(Case ANX20-0012\)](#) [**ORD-2022-44**](#)
- Presentation By: Aubrey Hale
- Introduced by:** Barry Mansfield
- 6e. [Adopt Ordinance 2022-45 for an amendment to the Future Land Use Designation from Low Residential \(County\) to Neighborhood \(City\) for approximately 9.10 acres of property located at 4240 SW 43rd Ct and 4300 SW 43rd Ct \(Case LUC20-0004\)](#) [**ORD-2022-45**](#)
- Presentation By: Aubrey Hale
- Introduced by:** James P. Hilty Sr
- 6f. [Adopt Ordinance 2022-46 for a rezoning from A-1, Agricultural \(County\), to PD, Planned Development for approximately 9.10 acres of property located at 4240 SW 43rd Ct and 4300 SW 43rd Ct \(Case PD20-0009\) \(Quasi Judicial\)](#) [**ORD-2022-46**](#)
- Presentation By: Aubrey Hale
- Introduced by:** Barry Mansfield
- 6g. [Adopt Resolution 2022-34 approving a PD plan and standards book for approximately 9.10 acres of property located at 4240 SW 43rd Ct and 4300 SW 43rd Ct \(Case PD20-0009\) \(Quasi-Judicial\)](#) [**RES-2022-34**](#)
- Presentation By: Aubrey Hale
- Introduced by:** Barry Mansfield
- 6h. [Adopt Ordinance 2022-48 for a zoning change from OP, Office Park, and Pending to PD, Planned Development, of approximately 40.38 acres of property located at the 4400 block of SW 20th Street \(Case PUD17-0003\) \(Quasi-Judicial\)](#) [**ORD-2022-48**](#)
- Presentation By: Tye Chighizola
- Introduced by:** James P. Hilty Sr

- 6i. [Adopt Resolution 2022-35 concerning the Wintergreen PD, Planned Development Plan/Standards for property located in the 4400 block of SW 20th Street \(Case PUD17-0003\) \(Quasi-Judicial\)](#) **RES-2022-35**

Presentation By: Tye Chighizola

- 6j. [Approve the sale of beer and wine for on-premise consumption for Franks N Steins, LLC d/b/a Franks N Steins located at 1216 E Silver Springs Blvd \(Quasi-Judicial\)](#)

Presentation By: Tye Chighizola

7. Second and Final Reading of Ordinances

(All are Public Hearings)

- 7a. [Adopt Ordinance 2022-42 for a zoning change from B-4, General Business & B-5, Wholesale Business, to M-1, Light Industrial, for approximately 8.45 acres of property located at 1205 NW 27th Avenue \(Case ZON22-44688\) \(Quasi-Judicial\)](#) **ORD-2022-42**

Presentation By: Tye Chighizola

Introduced by: James P. Hilty Sr

- 7b. [Adopt Ordinance 2022-47 for a zoning change from R-3, Multi-Family Residential, to B-2, Community Business, for property located at 432 NW Martin Luther King Ave, approximately 3.97 acres. \(Case ZON22-44678\) \(Quasi-Judicial\)](#) **ORD-2022-47**

Presentation By: Tye Chighizola

Introduced by: Jay A. Musleh

8. General Business

- 8a. [Approve use of Omnia Partners competitive piggyback contract for playground equipment with Playcore Wisconsin, Inc. d/b/a GameTime in the amount of \\$476,252](#)

Presentation By: Julie Johnson

- 8b. [Approve the Economic Investment Program Agreement with R & L Carriers, Inc.](#)

Presentation By: Aubrey Hale

- 8c. [Adopt Resolution 2022-36 amending the Electric Power Cost Adjustment Rate for monthly electric energy billing effective June 1, 2022](#) **RES-2022-36**

Presentation By: Doug Peebles

- 8d.** [Approve one-year renewal with Unifirst Corporation to provide uniform services to Ocala Electric Utility and Ocala Fiber Network with an estimated annual cost of \\$100,000](#)

Presentation By: Doug Peebles

- 8e.** [Approve use of Sparks Energy, Inc. for a temporary six-person line worker crew in the amount not to exceed \\$300,000](#)

Presentation By: Doug Peebles

- 8f.** [Approve the purchase of five R-Mag circuit breakers and one control panel from ABB Inc. for the Dearmin Substation upgrade in the amount of \\$146,638](#)

Presentation By: Doug Peebles

- 8g.** [Approve repair of Water Treatment Plant well #3 with the Layne Christensen Company in the amount of \\$116,392](#)

Presentation By: Sean Lanier

- 8h.** [Approve one-year renewal of piggyback agreement with Evoqua Water Technologies, LLC for wastewater odor and corrosion control in the amount of \\$845,210](#)

Presentation By: Sean Lanier

- 8i.** [Accept a grant agreement funding the SW 44th Avenue Extension \(Phase I\) from the Florida Department of Transportation in the amount of \\$1,000,000](#)

Presentation By: Sean Lanier

- 8j.** [Approve one-year contract with StreetScan Inc. for pavement inspection and management services in the amount of \\$152,172](#)

Presentation By: Sean Lanier

- 8k.** [Approve a Performance Incentive Program for SunTran employees for the next four fiscal quarters in an amount not to exceed \\$75,000](#)

Presentation By: Tye Chighizola

- 8l.** [Approve the Economic Investment Program Agreement with GTI Florida, LLC](#)

Presentation By: Aubrey Hale

- 8m.** [Approve a three-year contract with multiple DSBE vendors to provide janitorial services in the amount of \\$420,778](#)

Presentation By: John King

- 8n. [Approve Letter of Intent with Burrell Aviation Ocala, LLC to develop 70 acres of aviation property at the Ocala International Airport](#)

Presentation By: Matthew Grow

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.

- 9a. [Approve agreement with the School Board of Marion County for rental of buses for Recreation's summer programs in the amount of \\$900](#)

Presentation By: John Spencer

- 9b. [Adopt Budget Resolution 2022-149 amending the Fiscal Year 2021-2022 budget to appropriate funds to purchase playground equipment for the Ocala International Airport in the amount of \\$156,252](#)

BR-2022-149

Presentation By: Tammi Haslam

- 9c. [Adopt Budget Resolution 2022-154 to appropriate grant funds from the State of Florida Department of Transportation for the construction of SW 44th Avenue Extension \(Phase 1\) in the amount of \\$1,000,000](#)

BR-2022-154

Presentation By: Tammi Haslam

- 9d. [Approve one-year contract renewals for Ceres Environmental Services, Inc. and Crowder-Gulf Joint Venture, Inc. for as-needed emergency debris removal services](#)

Presentation By: Darren Park

- 9e. [Approve Developer's Agreement for the Heath Preserve Subdivision](#)

Presentation By: Aubrey Hale

- 9f. [Approve the acceptance of a warranty deed for Right-of-Way from the Esquire Trustee Service as Trustee of the 1001 NE 77th Land Trust](#)

Presentation By: Tye Chighizola

- 9g. [Approve an encroachment easement agreement with MRL Restaurant Holdings](#)

Presentation By: Sean Lanier

- 9h. [Approve Regular City Council Minutes from May 3, 2022](#)

Presentation By: Angel Jacobs

- 9i. [Approve City Council Strategic Planning Session Minutes from March 22, 2022](#)

Presentation By: Angel Jacobs

- 9j. April 2022 city attorney invoices for general city business legal services in the amount of \$35,592.25 and for risk management-related legal services in the amount of \$21,298.75 **2022-0787**

Presentation By: Robert W. Batsel, Jr.

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 - None

12. Internal Auditor's Report - None

13. City Manager's Report

14. Police and Fire Department Report

15. Mayor's Report

16. City Attorney's Report

17. Informational Items

a. Calendaring Items

17a1. Memorial Day Holiday - Monday, May 30, 2022 - City Hall Offices closed

b. Comments by Mayor

c. Comments by Council Members

d. Informational

17d1. [Information notification for switch of cellular service from Verizon to AT&T \(FirstNet\)](#)

17d2. [Executed Contracts Under \\$50,000](#)

18. Adjournment