



Ocala City Council Agenda - **Revised** Tuesday, May 3, 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 16a.

1. Call to Order

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

2. Public Notice

3. Proclamations & Awards

- a. [Motorcycle Safety Awareness Month Proclamation presented to John Melin, President of Forest Chapter, and Vice President Bridgette Pace.](#)

4. Presentations

5. Public Comments

6. Public Hearings

- 6a. [Adopt a Chapter 163 Development Agreement for approximately 26.63 acres of property located on the east side of SW 43rd Court in the 3600 block \(across from Saddlewood Elementary\) \(DMA22-44686\). This is the second of two public hearings. The first public hearing was held on March 1, 2022. Postponed from the March 15, 2022 and April 19, 2022 City Council Meetings.](#)

Presentation By: Tye Chighizola

- 6b. [Adopt Ordinance 2022-25 for a zoning change to R-3, Multi-family Residential, for approximately 15 acres of property located on the east side of SW 43rd Court in the 3600 block \(across from Saddlewood Elementary\) \(Case ZON22-44645\) \(Quasi-Judicial\). Postponed from the March 15, 2022 and April 19, 2022 City Council Meetings.](#)

ORD-2022-25

Presentation By: Tye Chighizola

Introduced by: Barry Mansfield

- 6c. [Approve a "Second Amendment to Concurrency Agreement and Contribution Agreement" to be entered into pursuant to Sections 163.3220 through 163.3243, inclusive, Florida Statutes, between the City of Ocala \(City\) and KAS OCALA, LLC, project CDA22-44744. This is the second of two public hearings. The first public hearing was held on Tuesday, April 19, 2022.](#)

Presentation By: Tye Chighizola

- 6d. [Open a public hearing concerning 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. A second public hearing on the proposed Concurrency Development Agreement will be held on Tuesday, May 17, 2022, at 4:00 PM or as soon thereafter as possible.](#)

Presentation By: Tye Chighizola

- 6e. [Approve the College Park Townhomes Major Site plan for approximately 1.72 acres located in the College Park 2nd Addition on SW 34th Avenue Circle \(Case SPL21-44519\)](#)

Presentation By: Tye Chighizola

7. **Second and Final Reading of Ordinances**

(All are Public Hearings)

- 7a. [Adopt Ordinance 2022-39 concerning a zoning change from M-3, Heavy Industrial, to M-2, Medium Industrial, for approximately 3.2 acres of property located approximately 450 feet east of NW Martin Luther King Jr. Avenue in the 1700 block \(Case ZON22-44673\) \(Quasi-Judicial\)](#)

ORD-2022-39

Presentation By: Tye Chighizola

Introduced by: Barry Mansfield

- 7b. [Adopt Ordinance 2022-40 approving a future land use policy for approximately 88.73 acres of property located northeast of the intersection of Southwest Seventh Avenue and Southwest 32nd Street near Lake Louise \(Case FLUP21-44568\)](#)

ORD-2022-40

Presentation By: Tye Chighizola

Introduced by: Kristen M. Dreyer

- 7c. [Adopt Ordinance 2022-41 amending the Future Land Use Designation from Medium Residential \(County\) to Low Intensity for approximately 88.73 acres of property located northeast of the intersection of Southwest 7th Avenue and Southwest 32nd Street near Lake Louise \(Case LUC21-0003\)](#)

ORD-2022-41

Presentation By: Tye Chighizola

Introduced by: James P. Hilty Sr

8. **General Business**

- 8a. [Approve Employment Agreement for Interim City Manager](#)

Presentation By: Chris Watt

- 8b. [Approve payout terms of employment agreement between the City and Sandra Wilson](#)

Presentation By: Chris Watt

- 8c. [Approve selecting an executive search recruiter for in-house city attorney services](#)

Presentation By: Chris Watt

- 8d. [Approve the scope of work and associated cost of a Fiscal Year 2022-2023 update to the Fire Assessment Study conducted by Benesch totaling \\$59,590](#)

Presentation By: Tammi Haslam

- 8e. [Approve agreement with Marion County accepting Emergency Solutions Grant-Coronavirus grant funding as the lead agency for the Marion County Continuum of Care totaling \\$133,539](#)

Presentation By: James Haynes

- 8f. [Approve three-year agreement with WellSky Corporation to purchase Homeless Management Information System software in the amount of \\$127,839](#)

Presentation By: James Haynes

- 8g. [Approve U.S. Department of Housing and Urban Development grant amendment to properly assign Continuum of Care Program grant funds to the City of Ocala totaling \\$83,491](#)

Presentation By: James Haynes

- 8h. [Approve a one-year contract renewal with C.W. Roberts Contracting, Inc. for Transportation Rehabilitation Improvement Program with a value not to exceed \\$3,000,000](#)

Presentation By: Sean Lanier

- 8i. [Approve a franchise license to SafeParc, LLC to provide valet service from the Downtown Hilton to the parking garage.](#)

Presentation By: Tye Chighizola

- 8j. [Approve Conceptual Subdivision Plan for West Oak Phase 2 Residential](#)

Presentation By: Aubrey Hale

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. [Adopt Budget Resolution 2022-151 amending the Fiscal Year 2021-2022 budget to accept and appropriate funding from the US Department of Housing and Urban Development for the Marion County's Continuum of Care Homeless Information System program grant in the amount of \\$83,491](#) **[BR-2022-151](#)**
Presentation By: Tammi Haslam
- 9b. [Adopt Budget Resolution 2022-152 amending the Fiscal Year 2021-2022 budget to appropriate supplemental funding for a fire assessment update totaling \\$19,590](#) **[BR-2022-152](#)**
Presentation By: Tammi Haslam
- 9c. [Adopt Budget Resolution 2022-153 amending the Fiscal Year 2021-2022 budget to appropriate Emergency Solutions Grant-Coronavirus funding for the Marion County Continuum of Care \(CoC\) totaling \\$133,539](#) **[BR-2022-153](#)**
Presentation By: Tammi Haslam
- 9d. [Approve the First Amendment to City Redevelopment Agreement for Brick City Residences & Shops, LLC.](#)
Presentation By: Aubrey Hale
- 9e. [Approve Conceptual Subdivision plan for Circle Fore at SW 48th Avenue](#)
Presentation By: Aubrey Hale
- 9f. [Approve Ocala Community Redevelopment Agency \(CRA\) FY 2021 Annual Report](#)
Presentation By: Tye Chighizola
- 9g. [Approve new East Ocala CRA Historic Building Grant Program](#)
Presentation By: Tye Chighizola
- 9h. [Approve the donation of a 2008 Ford F150 surplus city vehicle to Wear Gloves Inc. with an estimated residual auction value of \\$4,100](#)
Presentation By: Liza Warmuth
- 9i. [Approve one-year contract renewals with Tetra Tech, Inc. and Geo-Technologies, Inc. for emergency debris monitoring services](#)
Presentation By: Darren Park
- 9j. [Approve Labor Attorney invoices for the month of March 2022 in the amount of \\$6229.85](#)
Presentation By: Chris Watt

- 9k. [Approve renewal of Trakit software maintenance with Superion LLC for as long as the software is in use with an estimated annual expenditure of \\$45,000](#)

Presentation By: Christopher Ramos

- 9l. [Approve contract with Wolen, LLC for Ocala International Airport air traffic control tower equipment in the amount of \\$74,921](#)

Presentation By: Matthew Grow

- 9m. [Approve Regular City Council Meeting Minutes for Tuesday, April 19, 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 - May 17, 2022)

- 11a. [Introduce 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 \(Case ZON22-44688\).](#)

ORD-2022-42

Presentation By: Tye Chighizola

- 11b. [Introduce Ordinance 2022-43 for a rezoning from Planned Unit Development, PUD, to Planned Development, PD, and an associated PD plan 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 \(Case PD21-0001\).](#)

ORD-2022-43

Presentation By: Tye Chighizola

- 11c. [Introduce 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: Tye Chighizola

- 11d. [Introduce 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: Tye Chighizola

- 11e. [Introduce Ordinance 2022-46 for a rezoning from A-1, Agricultural \(County\), to PD, Planned Development, and an associated PD plan for approximately 9.10 acres of property located at 4240 SW 43rd Ct and 4300 SW 43rd Ct \(Case PD20-0009\).](#) **[ORD-2022-46](#)**

Presentation By: Tye Chighizola

- 11f. [Introduce 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. \(Case ZON22-44678\)](#) **[ORD-2022-47](#)**

Presentation By: Tye Chighizola

- 11g. [Introduce 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 \(Case PUD17-0003\)](#) **[ORD-2022-48](#)**

Presentation By: Tye Chighizola

12. Internal Auditor's Report

13. City Manager's Report

14. Police and Fire Department Report

15. Mayor's Report

16. City Attorney's Report

- 16a. Opioid Settlement Update **2022-0740**

17. Informational Items

a. Calendaring Items

17a1. Marion County Commission Workshop: Growth and Development Projects -
May 9, 2022 - 1:30pm - McPherson Governmental Campus Auditorium

b. Comments by Mayor

c. Comments by Council Members

d. Informational

17d1. [Power Cost Adjustment Report - March 2022](#)

17d2. [Monthly Budget to Actual Report as of March 31, 2022 and Capital Improvement Project Status Report](#)

17d3. [Executed Contracts Under \\$50,000](#)

18. Adjournment