



Ocala

City Council

Synopsis

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.org

Tuesday, May 3, 2022

4:00 PM

1. Call to Order

- a. Opening Ceremony
 - 1. Invocation - Chaplain Sydney Hart
 - 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 May 3, 2022 City Council Regular Meeting was posted on April 7, 2022

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

City Attorney Batsel explained the protocol for public hearings and public comments

Glenn Fiorello, 838 SE 3rd Street, expressed concern regarding the City budget

Whitfield Jenkins, 2200 NW 24th Road, expressed concern regarding the termination of City Manager Sandra Wilson

Rock Gibboney, 597 NE 45th Terrace, commented on the termination of City Manager Sandra Wilson

Brian Creek, 103 NE 31st Terrace, commented on public participation during meetings

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

RESULT: DENIED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

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

- 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.

Presentation By: Tye Chighizola

Introduced By: Barry Mansfield

RESULT: DENIED

MOVER: Barry Mansfield

SECONDER: James P. Hilty Sr

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

- 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

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: James P. Hilty Sr

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

- 6d.** Opened 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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

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

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)

Presentation By: Tye Chighizola

Introduced By: Barry Mansfield

RESULT: ADOPTED

MOVER: Barry Mansfield

SECONDER: Kristen M. Dreyer

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

- 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)

Presentation By: Tye Chighizola

Introduced By: Kristen M. Dreyer

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: Jay A. Musleh

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

- 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)

Presentation By: Tye Chighizola

Introduced By: James P. Hilty Sr

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

8. General Business

- 8a.** Approve Employment Agreement for Interim City Manager

Presentation By: Chris Watt

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

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

- 8b.** Approve payout terms of employment agreement between the City and Sandra Wilson

Presentation By: Chris Watt

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Jay A. Musleh

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

- 8c.** Approve recommendation of Colin Baenziger & Associates as executive search recruiter for in house city attorney services

Presentation By: Chris Watt

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

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

- 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

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: James P. Hilty Sr

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

- 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

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: James P. Hilty Sr

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

- 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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

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

- 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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

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

- 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

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

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

- 8i.** Approve a franchise license to SafeParc, LLC to provide valet service from the Downtown Hilton to the parking garage.

Presentation By: Tye Chighizola

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: James P. Hilty Sr

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

8j. Approve Conceptual Subdivision Plan for West Oak Phase 2 Residential

Presentation By: Aubrey Hale

RESULT: APPROVED**MOVER:** James P. Hilty Sr**SECONDER:** Jay A. Musleh**AYE:** Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea**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.

There being no further discussion the motion carried by roll call vote.

RESULT: APPROVED**MOVER:** Barry Mansfield**SECONDER:** Kristen M. Dreyer**AYE:** Hilty Sr, Dreyer, Mansfield, Musleh, and Bethea**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

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

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

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).

Presentation By: Tye Chighizola

Introduced By: James P. Hilty Sr

- 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).

Presentation By: Tye Chighizola

Introduced By: Barry Mansfield

- 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).

Presentation By: Tye Chighizola

Introduced By: Barry Mansfield

- 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).

Presentation By: Tye Chighizola

Introduced By: James P. Hilty Sr

- 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).

Presentation By: Tye Chighizola

Introduced By: Barry Mansfield

- 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)

Presentation By: Tye Chighizola

Introduced By: Jay A. Musleh

- 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)

Presentation By: Tye Chighizola

Introduced By: James P. Hilty Sr

12. Internal Auditor's Report

13. City Manager's Report

Solid Waste Providers Program scheduled on May 4, 2022, 2 – 4 pm, located at MLK First Responders Campus Community Building

Marion County Commission Workshop: Growth and Development Projects scheduled on May 9, 2022, 1:30 pm 3:30 pm, located at McPherson Governmental Campus Auditorium

Builders Round Table event pending June 2022

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 expressed concern regarding 16th Street

Mayor Guinn commented on the Rail-to-Trail project

16. City Attorney's Report

- 16a.** Approve Council President, on behalf of Council, authority to accept opioid settlements

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: James P. Hilty Sr

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

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

Mayor Guinn shared his experience judging a hot dog tasting contest

- c. Comments by Council Members

Council Member Hilty presented a presentation on increasing energy costs and the solar project phase III

Council Member Musleh commented on the Internal Auditor's findings on the banking services

- 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

Adjourned at 8:10 p.m.