



Ocala City Council Agenda - Final

Tuesday, March 1, 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

City Manager

Sandra Wilson

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.

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****4. Presentations****5. Public Comments****6. Public Hearings**

- a. [Approve a Concurrency Development Agreement between the City of Ocala and Country Green, LLP for property located at the 5300 block of SW 20th Street \(Parcel # 23320-005-03/Country Green PD\) \(CDA21-44612\). This is the second of two public hearings. The first public hearing was held on January 4, 2022. Postponed from the January 18, 2022 City Council Meeting. Request to postpone the public hearing to the March 15, 2022 City Council Meeting.](#)

Presentation By: Tye Chighizola

- b. [Approve a Concurrency Development Agreement between the City of Ocala, W.G. One Corp, and Country Green, LLP for property located in the 4300 block of SW 20th Street \(Parcels # 23320-005-25 and 23812-000-00/Wintergreen PD\) \(CDA21-44613\). This is the second of two public hearings. The first public hearing was held on January 4, 2022. Postponed from the January 18, 2022 City Council Meeting. Request to postpone the public hearing to the March 15, 2022 City Council Meeting.](#)

Presentation By: Tye Chighizola

- c. [Open a Public Hearing regarding 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 first of two public hearings. The second public hearing will be held on March 15, 2022.](#)

Presentation By: Tye Chighizola

7. Second and Final Reading of Ordinances
(All are Public Hearings)

- a. [Adopt Ordinance 2022-13 for a zoning change to R-3, Multi-Family Residential, for approximately 23.51 acres of property located at 2550 SE 24th Street \(Parcel # 29850-000-27\) \(Case ZON21-44541\). This public hearing was postponed from the January 4, 2022, February 1, 2022 and February 15, 2022 City Council Meetings \(Quasi-Judicial\)](#) **ORD-2022-13**

Presentation By: Tye Chighizola

Introduced by: Jay A. Musleh

- b. [Adopt Ordinance 2022-20 to adjust the General Employees' Retirement System investment assumption rate. This public hearing was postponed from the February 15, 2022 City Council meeting.](#) **ORD-2022-20**

Presentation By: Doug Peebles and Chris Watt

Introduced by: James P. Hilty Sr

- c. [Adopt Ordinance 2022-21 for a zoning change from B-4, General Business, to M-1, Light Industrial, for approximately 7.72 acres of property located at 2905 and 2957 N Pine Avenue \(Case ZON21-44608\) \(Quasi-Judicial\). This public hearing was postponed from the February 15, 2022 City Council meeting.](#) **ORD-2022-21**

Presentation By: Tye Chighizola

Introduced by: Kristen M. Dreyer

8. General Business

- a. [Discussion and vote on changing the City Attorney position from an outside counsel position to an in-house employee position reporting to the City Council as discussed in the City Attorney workshop held on January 25, 2022.](#)

Presentation By: Chris Watt

- b. [Approve a contract and addendum to purchase six parcels in Downtown Ocala owned by Mt. Moriah Church for a future parking garage in the amount of \\$1,765,000. Tabled from February 1, 2022, City Council Meeting.](#)

Presentation By: Peter Lee

- c. [Approve contract with HDR Engineering, Inc., to prepare the 10-year Transit Development Plan \(TDP\) for SunTran not to exceed \\$230,000](#)

Presentation By: Tye Chighizola

- d. [Adopt Resolution 2022-24 authorizing Truist Bank to complete the funding of a drawdown loan in an amount not to exceed \\$60,000,000](#) **RES-2022-24**

Presentation By: Emory Roberts

- e. [Adopt Budget Resolution 2022-131 amending the Fiscal Year 2021-2022 Budget to accept and appropriate funding for the City of Ocala's HOME Investment Partnership Program grant in the amount of \\$407,420](#) **BR-2022-131**

Presentation By: Tammi Haslam

- f. [Adopt Budget Resolution 2022-132 amending the Fiscal Year 2021-2022 budget to accept and appropriate funding for the City of Ocala's Home Investment Partnership Program in the amount of \\$270,000](#) **BR-2022-132**

Presentation By: Tammi Haslam

- g. [Approve one-year contract with Lewis Steel Works, Inc. for front load steel containers in the amount of \\$185,000](#)

Presentation By: Darren Park

- h. [Approve the purchase of a SWAT supply vehicle from MBF Industries, Inc. for the Ocala Police Department in the amount of \\$204,610](#)

Presentation By: Michael Balken

- i. [Approve Interlocal Agreement with the Marion County Board of County Commissioners for the administration and expenditure of opioid settlement funds](#)

Presentation By: Clint Welborn

- j. [Approve two-year contract with Southern Lawn Care Mid Florida, Inc. for Fire Rescue grounds maintenance with an estimated expenditure of \\$109,140](#)

Presentation By: Clint Welborn

- k. [Approve appointment of two Regular Members and one Alternate to the Municipal Code Enforcement Board](#)

Presentation By: Angel Jacobs

- l. [Approve appointment of two board members to three-year terms ending March 1, 2025 to the Planning and Zoning Commission](#)

Presentation By: Angel Jacobs

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.

- a. [Adopt Budget Resolution 2022-126 to appropriate funds from the General Fund Reserve for projects for the purchase of six parcels in Downtown Ocala owned by the Mt. Moriah Church in the amount of \\$1,765,000. Tabled from the February 1, 2022 City Council Meeting](#) **BR-2022-126**
Presentation By: Tammi Haslam
- b. [Approve three-year contract with Aquasol Commercial Chemical, Inc. d/b/a Poolsure, to supply and deliver pool chemicals for the City's pools in the amount of \\$78,077](#)
Presentation By: John Spencer
- c. [Approve an amendment to Mark's Prime Steakhouse Valet parking lot location](#)
Presentation By: Tye Chighizola
- d. [Approve the proposed Fence and Roadway Encroachment Agreement with Richard B. Van Eldik and Siglinda M. Van Eldik regarding Marion County parcel #2898-000-00](#)
Presentation By: Sean Lanier
- e. [Adopt Resolution 2022-25 to designate Marion Cultural Alliance \(MCA\) as a Local Arts Agency \(LAA\) of the City of Ocala](#) **RES-2022-25**
Presentation By: Laura Walker
- f. [Approve reappointments of Anthony Ortiz and Doug Peebles to the General Employees Retirement System Board of Trustees for new three-year terms ending March 1, 2025](#)
Presentation By: Angel Jacobs
- g. [Approve appointment of Arnold Hersh to the General Employees Retirement System Board of Trustees unexpired three-year term ending March 1, 2024](#)
Presentation By: Angel Jacobs
- h. [Approve reappointment of Phil Howell to the Tree Commission for a new four-year term ending March 1, 2026](#)
Presentation By: Angel Jacobs
- i. [Approve reappointment of James Hartley and Dustin Magamoll to the Board of Adjustment for new four-year terms ending March 1, 2026](#)
Presentation By: Angel Jacobs

- j. [Approve reappointment of Shari Ausley and Michelle Partin to the Ocala Historic Preservation Advisory Board for new three-year terms ending March 1, 2025](#)

Presentation By: Angel Jacobs

- k. [Approve City Council Work Session Minutes for Tuesday, February 8, 2022](#)

Presentation By: Angel Jacobs

- l. [Approve Regular Meeting City Council Minutes for Tuesday, February 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 - March 15, 2022)

- a. [Introduce Ordinance 2022-22 to amend and add ordinances under Chapter 70 Article I. In General, Section 70-39, 70-51, and 70-59 in accordance with new Environmental Protection Agency rules.](#)

ORD-2022-22

Presentation By: Sean Lanier

- b. [Introduce Ordinance 2022-23 to amend the Future Land Use designation from Employment Center \(County\) and Commercial \(County\) to Employment Center \(City\) for property located north of the curve where NW 40th Avenue transitions easterly to NW Third Street, approximately 71.58 acres. \(Parcels #22844-002-00 and 22844-002-03\) \(Case LUC21-44528\)](#)

ORD-2022-23

Presentation By: Tye Chighizola

- c. [Introduce Ordinance 2022-24 to rezone certain property from A-1, General Agriculture, M-1, Light Industrial and R-E, Residential Estate \(County\), to M-2, Medium Industrial \(City\), located north of the curve where NW 40th Avenue transitions easterly to NW Third Street, approximately 71.58 acres. \(Parcels #22844-002-00 and 22844-002-03\) \(Case ZON21-44529\) \(Quasi-Judicial\)](#)

ORD-2022-24

Presentation By: Tye Chighizola

- d. [Introduce 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 \(across from Saddlewood Elementary\) \(Case ZON22-44645\) \(Quasi-Judicial\).](#) [**ORD-2022-25**](#)
- Presentation By: Tye Chighizola
- e. [Introduce Ordinance 2022-26 for a zoning change from INST, Institutional, to RO, Residential Office, for approximately 0.34 acres of property located at 819 NE 10th Street \(Case ZON22-44635\) \(Quasi-Judicial\).](#) [**ORD-2022-26**](#)
- Presentation By: Tye Chighizola
- f. [Introduce Ordinance 2022-27 for a zoning change from B-1, Neighborhood Business, to M-2, Medium Industrial, for approximately 6.47 acres of property located between SW 44th Avenue and SW 46th Avenue in the 400 block \(420 SW 44th Avenue\) \(Case ZON22-44636\) \(Quasi-Judicial\).](#) [**ORD-2022-27**](#)
- Presentation By: Tye Chighizola
- g. [Introduce Ordinance 2022-28 to annex approximately 9.23 acres located between SW 44th Avenue and SW 46th Avenue in the 400 block \(430 SW 44th Avenue\) \(Case ANX22-44640\).](#) [**ORD-2022-28**](#)
- Presentation By: Tye Chighizola
- h. [Introduce Ordinance 2022-29 for an amendment to the Future Land Use Designation from Commerce District \(County\) to Employment Center \(City\), for approximately 9.23 acres of property located between SW 44th Avenue and SW 46th Avenue in the 400 block \(430 SW 44th Avenue\) \(Cases LUC22-44643\) \(Quasi-Judicial\).](#) [**ORD-2022-29**](#)
- Presentation By: Tye Chighizola
- i. [Introduce Ordinance 2022-30 for a rezoning from A-1 General Agriculture \(County\), to M-2, Medium Industrial \(City\), for approximately 9.23 acres of property located between SW 44th Avenue and SW 46th Avenue in the 400 block \(430 SW 44th Avenue\) \(Cases ZON22-44642\) \(Quasi-Judicial\).](#) [**ORD-2022-30**](#)

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**

- a. [Approve settlement payment of \\$60,000 to William and Janelle Marin](#)
- b. [Ethics Allegation](#)

17. Informational Items

- a. Calendaring Items

Strategic Planning Session - Tuesday, March 22, 2022, 8:30am - 12pm - Hilton Garden Inn
Ocala Downtown

- b. Comments by Mayor
- c. Comments by Council Members
- d. Informational
 - a. [Monthly Budget to Actual Report as of January 31, 2022 and Capital Improvement Project Status Report](#)
 - b. [Executed Contracts under \\$50,000](#)
 - c. [Power Cost Adjustment Report - January 2022](#)

18. Adjournment