



Ocala City Council Agenda - Final

Tuesday, March 15, 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 John Hanks
 - 2. Pledge of Allegiance
- b. Welcome and Roll Call

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

- 3a. [Government Finance Professionals' Week proclamation to be presented to Budget Director Tammi Haslam](#)
- 3b. [Service Award - Veronica Martinez - Customer Service Office - 15 Years of Service](#)
- 3c. [Service Award - Sgt. Miguel A. Gauthier, Jr., - Ocala Police Department - 25 Years of Service](#)
- 3d. [Service Award - Captain Bradley Hardy - Fire Rescue - 15 Years of Service](#)

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

- 6a. [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 and March 1, 2022 City Council Meetings. Request to postpone the public hearing to the April 5, 2022 City Council Meeting.](#)

Presentation By: Tye Chighizola

- 6b. [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 and March 1, 2022 City Council Meetings. Request to postpone the public hearing to the April 5, 2022 City Council Meeting.](#)

Presentation By: Tye Chighizola

- 6c. [Approve the sale of beer and wine for on-premise consumption for Soleil Confections, LLC d/b/a Soleil Bakery + Social House located at 56 SE 1st Ave Unit #101. \(Quasi Judicial\)](#)

Presentation By: Tye Chighizola

- 6d. [Approve the sale of beer and wine for off-premise consumption for 7-Eleven, Inc, a Texas Corporation d/b/a 7-Eleven #41828 located at 2811 NW 10th Street. \(Quasi Judicial\)](#)

Presentation By: Tye Chighizola

- 6e. [Approve the sale of beer and wine for off-premise consumption for 7-Eleven, Inc, a Texas Corporation d/b/a 7-Eleven located at 24 NW 60th Ave. \(Quasi Judicial\)](#)

Presentation By: Tye Chighizola

- 6f. [Approve 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. Request to postpone until the April 5, 2022 City Council Meeting](#)

Presentation By: Tye Chighizola

- 6g. [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 \(across from Saddlewood Elementary\) \(Case ZON22-44645\) \(Quasi-Judicial\). Request to postpone until the April 5, 2022 City Council Meeting.](#)

ORD-2022-25

Presentation By: Tye Chighizola

Introduced by: Barry Mansfield

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

- 7a. [Adopt 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

Introduced by: James P. Hilty Sr

- 7b. [Adopt 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
- Introduced by:** Kristen M. Dreyer
- 7c. [Adopt 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
- Introduced by:** Kristen M. Dreyer
- 7d. [Adopt 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
- Introduced by:** Jay A. Musleh
- 7e. [Adopt 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
- Introduced by:** James P. Hilty Sr
- 7f. [Adopt 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
- Introduced by:** Barry Mansfield

- 7g. [Adopt 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 \(430 SW 44th Avenue\) \(Cases LUC22-44643\).](#) [**ORD-2022-29**](#)

Presentation By: Tye Chighizola

Introduced by: Jay A. Musleh

- 7h. [Adopt 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

Introduced by: Barry Mansfield

8. General Business

- 8a. [Adopt Budget Resolution 2022-133 amending the Fiscal Year 2021-2022 budget for the carry forward of prior fiscal year grant funds totaling \\$22,769,699](#) [**BR-2022-133**](#)

Presentation By: Tammi Haslam

- 8b. [Adopt Budget Resolution 2022-134 amending the Fiscal Year 2021 - 2022 budget to provide a supplemental appropriation to reconcile cash balance forward accounts and for the continuation of projects not completed in Fiscal Year 2020 - 2021 in the amount of \\$139,876,212](#) [**BR-2022-134**](#)

Presentation By: Tammi Haslam

- 8c. [Adopt Budget Resolution 2022-135 amending the Fiscal Year 2021-2022 budget to transfer funds from the General Fund Reserve for Contingencies and appropriate loan revenue to cover expenditures incurred as a result of a legal judgment totaling \\$79,282,910.](#) [**BR-2022-135**](#)

Presentation By: Tammi Haslam

- 8d. [Approve Task Work Order #2022-03 for architectural and engineering design services for construction of a SunTran ticket kiosk and restrooms located at Union Station in the amount of \\$145,088.57](#)

Presentation By: Tye Chighizola

- 8e. [Approve contract with Blackwater Construction Services, Inc. for the renovation and expansion of the Ocala Police Department 911 Communication Center in the amount of \\$306,772](#)

Presentation By: Michael Balken

- 8f. [Approve a change to section 3-2 of the Employee Handbook adding Juneteenth as a City holiday](#)

Presentation By: Chris Watt

- 8g. [Adopt Budget Resolution 2022-137 accepting and appropriating a donation from the Fort King Heritage Foundation for the reconstruction of a blacksmith shop at the Fort King Historic Landmark in the amount of \\$135,000](#)

BR-2022-137

Presentation By: Tammi Haslam

- 8h. [Approve contract with Dinkins Construction LLC for the design-build of an 1837 period blacksmith shop at Fort King National Historic Landmark in the amount of \\$134,711](#)

Presentation By: William Rodriguez-Cayro

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 2022-136 amending the fiscal year 2021-2022 budget to appropriate additional funding for the Ocala Police Department communication center expansion in the amount of \\$32,000.](#)

BR-2022-136

Presentation By: Tammi Haslam

- 9b. [Approve contract with A.C. Schultes of Florida, Inc. for the abandonment of four drainage wells with a value not to exceed \\$61,500](#)

Presentation By: Sean Lanier

- 9c. [Approve CRA Agenda Item to reappoint Summer Gill to the Downtown Ocala Redevelopment Advisory Committee](#)

Presentation By: Tye Chighizola

- 9d. [Approve CRA Agenda Item to reappoint Karl Kunz to the East Ocala Redevelopment Advisory Committee.](#)

Presentation By: Tye Chighizola

- 9e. [Approve CRA Agenda Item to reappoint Carolyn Adams to the West Ocala Redevelopment Advisory Committee.](#)

Presentation By: Tye Chighizola

9f. [Approve amendment to the City's Purchase Assistance Policy](#)

Presentation By: James Haynes

9g. [Approve the First Amendment to City Redevelopment Agreement for Brewery in Midtown, LLC at 235 NE Watula Avenue](#)

Presentation By: Peter Lee

9h. [Approve three-year contract with Perfect Mind, Inc., to provide and support recreation and park management software services for a cost not to exceed \\$92,146](#)

Presentation By: John Spencer

9i. [City Attorney Invoices February 2022](#)

Presentation By: Robert W. Batsel, Jr.

9j. [Approve Regular Meeting City Council Minutes for Tuesday, March 1, 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 - 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****17a. Calendaring Items****17a1. Strategic Planning Session - Tuesday, March 22nd - 8:30am - Hilton Garden Inn****17a2. City Council Work Session: Attorney Services - Monday, March 28th - 12:00pm noon****17b. Comments by Mayor****17c. Comments by Council Members****17d. Informational****17d1. [Local Mitigation Strategy \(LMS\) Annual Report](#)****17d2. [Executed Contracts Under \\$50,000](#)****18. Adjournment**