



Ocala

City Council

Synopsis

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.org

Tuesday, March 15, 2022

4:00 PM

1. Call to Order

- a. Opening Ceremony
 - 1. Invocation - Assistant City Attorney Jimmy Gooding
 - 2. Pledge of Allegiance
- b. Welcome and Roll Call

Rollcall

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

Excused: Council President Ire J. Bethea Sr.

2. Public Notice

Public Notice for the March 15, 2022 City Council Regular Meeting was posted on February 15, 2022

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

Ocala Civic Theatre Board of Directors Presents Behind the Mask event scheduled on April 25, 2022 at 6:30 PM

5. Public Comments

Jerry Lourenco, 2350 NW 27th Avenue, requested clarification on the his business operations

Glenn Fiorello, 838 SE 3rd Street, commented on the proposed parking garage project

Brian Creekbaum, 103 NE 31st Terrace, discussed comments regarding the County Animal Control Services

Kristy Merchant, 3140 SE 35th Street, Ocala, FL 34471, commented on her brother's murder case

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 19, 2022 City Council Meeting.

Presentation By: Tye Chighizola

RESULT: POSTPONED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

AYE: Hilty Sr, Dreyer, Mansfield, and Musleh

ABSENT: Bethea

- 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

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

AYE: Hilty Sr, Dreyer, Mansfield, and Musleh

ABSENT: Bethea

- 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

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

AYE: Hilty Sr, Dreyer, Mansfield, and Musleh

ABSENT: Bethea

- 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

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: Jay A. Musleh

AYE: Hilty Sr, Dreyer, Mansfield, and Musleh

ABSENT: Bethea

- 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 19, 2022 City Council Meeting

Presentation By: Tye Chighizola

RESULT: POSTPONED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

AYE: Hilty Sr, Dreyer, Mansfield, and Musleh

ABSENT: Bethea

- 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 19, 2022 City Council Meeting.

Presentation By: Tye Chighizola

Introduced By: Barry Mansfield

RESULT: POSTPONED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

AYE: Hilty Sr, Dreyer, Mansfield, and Musleh

ABSENT: Bethea

- 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 19, 2022 City Council Meeting.

Presentation By: Tye Chighizola

RESULT: POSTPONED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

AYE: Hilty Sr, Dreyer, Mansfield, and Musleh

ABSENT: Bethea

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.

Presentation By: Sean Lanier

Introduced By: James P. Hilty Sr

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

AYE: Hilty Sr, Dreyer, Mansfield, and Musleh

ABSENT: Bethea

- 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)

Presentation By: Tye Chighizola

Introduced By: Kristen M. Dreyer

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: Jay A. Musleh

AYE: Hilty Sr, Dreyer, Mansfield, and Musleh

ABSENT: Bethea

- 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)

Presentation By: Tye Chighizola

Introduced By: Kristen M. Dreyer

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

AYE: Hilty Sr, Dreyer, Mansfield, and Musleh

ABSENT: Bethea

- 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).

Presentation By: Tye Chighizola

Introduced By: Jay A. Musleh

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

AYE: Hilty Sr, Dreyer, Mansfield, and Musleh

ABSENT: Bethea

- 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)

Presentation By: Tye Chighizola

Introduced By: James P. Hilty Sr

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

AYE: Hilty Sr, Dreyer, Mansfield, and Musleh

ABSENT: Bethea

- 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).

Presentation By: Tye Chighizola

Introduced By: Barry Mansfield

RESULT: ADOPTED

MOVER: Barry Mansfield

SECONDER: Jay A. Musleh

AYE: Hilty Sr, Dreyer, Mansfield, and Musleh

ABSENT: Bethea

- 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).

Presentation By: Tye Chighizola

Introduced By: Jay A. Musleh

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Barry Mansfield

AYE: Hilty Sr, Dreyer, Mansfield, and Musleh

ABSENT: Bethea

- 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).

Presentation By: Tye Chighizola

Introduced By: Barry Mansfield

RESULT: ADOPTED

MOVER: Barry Mansfield

SECONDER: Kristen M. Dreyer

AYE: Hilty Sr, Dreyer, Mansfield, and Musleh

ABSENT: Bethea

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
- Presentation By: Tammi Haslam
- RESULT:** ADOPTED
- MOVER:** Jay A. Musleh
- SECONDER:** Kristen M. Dreyer
- AYE:** Hilty Sr, Dreyer, Mansfield, and Musleh
- ABSENT:** Bethea
- 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
- Presentation By: Tammi Haslam
- RESULT:** ADOPTED
- MOVER:** Jay A. Musleh
- SECONDER:** Kristen M. Dreyer
- AYE:** Hilty Sr, Dreyer, Mansfield, and Musleh
- ABSENT:** Bethea
- 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.
- Presentation By: Tammi Haslam
- RESULT:** ADOPTED
- MOVER:** Kristen M. Dreyer
- SECONDER:** Barry Mansfield
- AYE:** Hilty Sr, Dreyer, Mansfield, and Musleh
- ABSENT:** Bethea
- 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
- RESULT:** APPROVED
- MOVER:** Barry Mansfield
- SECONDER:** Kristen M. Dreyer
- AYE:** Hilty Sr, Dreyer, Mansfield, and Musleh
- ABSENT:** Bethea

- 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
- RESULT:** APPROVED
- MOVER:** Kristen M. Dreyer
- SECONDER:** Jay A. Musleh
- AYE:** Hilty Sr, Dreyer, Mansfield, and Musleh
- ABSENT:** Bethea
- 8f.** Approve a change to section 3-2 of the Employee Handbook adding Juneteenth as a City holiday
- Presentation By: Chris Watt
- RESULT:** PULLED
- 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
- Presentation By: Tammi Haslam
- RESULT:** ADOPTED
- MOVER:** Jay A. Musleh
- SECONDER:** Kristen M. Dreyer
- AYE:** Hilty Sr, Dreyer, Mansfield, and Musleh
- ABSENT:** Bethea
- 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
- RESULT:** APPROVED
- MOVER:** Kristen M. Dreyer
- SECONDER:** Barry Mansfield
- AYE:** Hilty Sr, Dreyer, Mansfield, and Musleh
- ABSENT:** 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: Kristen M. Dreyer

SECONDER: Barry Mansfield

AYE: Hilty Sr, Dreyer, Mansfield, and Musleh

ABSENT: Bethea

- 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.

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

Tornado update regarding damage and shelters

County Animal Control Agreement

Solid Waste Draft Ordinance

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 discussed the Welcome Home celebration for the Ocala Olympic Athletes

16. City Attorney's Report

Discount Sleep Update

City Attorney's Office available for workshop scheduled on March 28, 2022

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

Council Member Dreyer thanked staff for their hard work during the tornado storm

Council Member Musleh requested City Attorney Batsel attend the March 28th workshop

Council President Pro Tem Hilty thanked staff for their hard work during the tornado storm and encouraged the public to attend Behind The Mask event

17d. Informational

17d1. Local Mitigation Strategy (LMS) Annual Report

17d2. Executed Contracts Under \$50,000

18. Adjournment

Adjourned at 5:38 p.m.