



Ocala City Council Minutes

Tuesday, May 7, 2019

Regular Meeting

110 SE Watula Avenue
Ocala, FL 34471
www.ocalafl.org

Angel B. Jacobs
(352) 629-8266

1. Call to Order

The Ocala City Council held a meeting at the Ocala City Hall on Tuesday, May 7, 2019 at 4:00 PM.

a. Opening Ceremony

1. Invocation - Chaplain Doug Green

2. Pledge of Allegiance

b. Welcome and Roll Call

Attendee Name	Title	Status	Arrived
Reuben Kent Guinn	Mayor	Present	
Jay A. Musleh	Pro Tem	Present	
Justin Grabelle	Council Member	Present	
Brent R. Malever	Council Member	Present	
Matthew Wardell	Council Member	Present	
Mary S. Rich	Council President	Present	

Municipal Officers/Others Present: City Manager John Zobler, Deputy City Manager Sandra Wilson, Assistant City Attorney Jimmy Gooding, Assistant City Manager Bill Kauffman, Assistant City Manager Ken Whitehead, City Clerk Angel Jacobs, Deputy City Clerk Roseann Fusco, Fire Chief Shane Alexander, Senior Planner/GIS Analyst David Boston, Internal Auditor Randall Bridgeman, Assistant Finance Director Peter Brill, Growth Management Director Tye Chighizola, Director of Parks & Recreation Kathy Crile, Director of Facilities Maintenance Chris Dobbs, Division Head - Sanitation Dwayne Drake, Deputy Director of Procurement/Contract Corrin Fitsemons, Director of Revitalization Strategies Melanie Gaboardi, Chief of Police Greg Graham, Budget Director Tammi Haslam, Manager Planning & Zoning Patricia Hitchcock, Marketing & Communication Manager Katie Hunnicutt, Director of Information Technology Winsome Jacobs, Manager Compliance Monitor Rusella Johnson, Contracting Officer Tiffany Kimball, Multimedia & Communication Coordinator Lee Kramer, City Engineer/Director Water Resources Sean Lanier, Planning Director Pete Lee, Civil Engineer III Payal Pandya, Director Public Works Darren Park, Director of Telecommunications Mel Poole, Strategic Business Administrator Jeannine Robbins, Director of Finance Emory Roberts, Director of Human Resources & Risk Management Jared Sorenson, Cultural Arts & Sciences Division Head Laura Walker, Utilities Finance Manager Karen White, Community Engagement Coordinator Ramona Williams, Utilities Finance Manager Karen White, Assistant Internal Auditor Philip Vincent, Civil Engineer III Noel Cooper, Ocala Police Department Representative, IT Representative, the news media and other interested parties.

c. New Employees**Joshua Cooper - Electric Department****Ronald "Skip" Austin - Ocala Fiber Network****Amy Johnson - Ocala Fire Rescue****Tom Bauman - Public Works****Tyler Kelley - Water Resources****2. Public Notice****Public Notice for the May 7th, 2019 City Council Regular Meeting was posted on April 8, 2019****3. Proclamations & Awards****a. Proclamation - Drinking Water Week - Sean Lanier and Staff**

Mayor Guinn presented a proclamation to City Engineer Sean Lanier and staff proclaiming May 5th through May 11th as Drinking Water Week.

4. Presentations**a. Jennifer Martinez - Marion Senior Services**

Jennifer Martinez, Executive Director of Marion Senior Services, discussed the programs and services offered at the facility. She spoke about the need for effective policies for aging and healthcare.

Ms. Martinez requested a City/County workshop to discuss joining the AARP Network of Age-Friendly States and Communities. Membership would mean recognition of the work that Ocala and Marion County currently put forth toward older citizens but would not require anything specific of the communities beyond a commitment to work toward making the community accessible for people of all ages. She discussed the age friendly plan that was submitted and has completed extensive research on this topic. She would like to submit an application on behalf of both the City and County, together as one unit, for joint recognition.

City Manager Zabler will contact the County Administrator to set up a workshop.

5. Public Comments - None**6. Public Hearings****a. Approved** an Alcoholic Beverage Location Permit for the sale of beer and wine for off-premise consumption for WAWA Florida, LLC, d/b/a Wawa at 4025 SW College Rd (Quasi Judicial)

Presentation by Patricia Hitchcock

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew Wardell, Council Member
SECONDER:	Jay A. Musleh, Pro Tem
AYES:	Musleh, Grabelle, Malever, Wardell, Rich

- b. Approved** for transmittal to the Florida Department of Economic Opportunity (DEO) for a land use change from Low Intensity to Employment Center and approval of Policy 18.37 for approximately 52.83 acres of property located in the 4700-4800 block of South Pine Avenue (Cases LUC19-0003 & FLUP19-0001)

Presentation by Patricia Hitchcock

Council President Rich opened the public hearing at 4:20 p.m.

Council Member Wardell pointed out from the Planning & Zoning minutes items 4 and 5 from the use policy was stricken, but it was not in the use policy presented. Ms. Hitchcock explained the Council material as presented was sent to the Planning Commission. If Council approves the motion, the policy will be sent to DEO minus items 4 and 5.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jay A. Musleh, Pro Tem
SECONDER:	Brent R. Malever, Council Member
AYES:	Musleh, Grabelle, Malever, Wardell, Rich

- c. Approved** for transmittal to the Florida Department of Economic Opportunity (DEO) a request to adopt a future land use change from Public to Medium Intensity/Special District for approximately 217.54 acres of property located south of NW 35th Street, east of NW 27th Avenue, north of NW 21st Street and west of railroad (Case LUC19-0001)

Presentation by David Boston

Council President Rich opened the public hearing at 4:25 p.m.

Council Member Rich asked why land north of Pine Oaks Golf Course to NW 35th street is included. Mr. Boston explained it is part of the parcel that was undeveloped.

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

RESULT: APPROVED [UNANIMOUS]
MOVER: Jay A. Musleh, Pro Tem
SECONDER: Brent R. Malever, Council Member
AYES: Musleh, Grabelle, Malever, Wardell, Rich

Council President Rich closed the public hearings at 4:28 p.m.

7. Second and Final Reading of Ordinances - None
 (All are Public Hearings)

8. General Business

- a. Approved** three-year contract with All Seasons Landscape Contractors, Inc. for street sweeping services at the cost of \$599,100

Presentation by Darren Park

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

RESULT: APPROVED [UNANIMOUS]
MOVER: Justin Grabelle, Council Member
SECONDER: Matthew Wardell, Council Member
AYES: Musleh, Grabelle, Malever, Wardell, Rich

- b. Approved** two-year contract with Lewis Steel Works, Inc. for front load steel containers in the amount of \$200,000

Presentation by Darren Park

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

RESULT: APPROVED [UNANIMOUS]
MOVER: Matthew Wardell, Council Member
SECONDER: Justin Grabelle, Council Member
AYES: Musleh, Grabelle, Malever, Wardell, Rich

- c. Approved** three-year contract renewal #W1069 with the Florida Department of Corrections to utilize an inmate labor squad for Public Works with an expenditure of \$172,491

Presentation by Darren Park

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Grabelle, Council Member
SECONDER:	Jay A. Musleh, Pro Tem
AYES:	Musleh, Grabelle, Malever, Wardell, Rich

- d. Approved** three-year contract renewal #W1073 with the Florida Department of Corrections to utilize a second inmate labor squad for Public Works with an expenditure of \$172,491

Presentation by Darren Park

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Grabelle, Council Member
SECONDER:	Jay A. Musleh, Pro Tem
AYES:	Musleh, Grabelle, Malever, Wardell, Rich

- e. Approved** agreement with Ambleside School of Ocala, Inc. to sell the City building currently located at 121 SE Watula Avenue and provide funding to relocate the building in the amount of \$109,099.97

Presentation by Tye Chighizola

City Manager Zobler explained there was \$109,000 allocated for the move, which will now cost \$130,000. The move of the building has become a real challenge due to utility lines.

Council President Rich asked what the cost to the City is. Mr. Chighizola explained the amount was originally \$180,000 for renovations and moving the Transportation Planning Organization (TPO). The remaining balance was about \$110,000. City Manager Zobler stated they are working towards a deadline of late July 2019.

Council Member Rich expressed her concern around moving the building.

City Manager Zobler stated an agreement has been signed to develop nine town homes on this site. He discussed the utilities being installed, including the electric which will be run underground from 4th to Tuscawilla Park by July.

Council Member Wardell asked if there is a maximum expense for the move of the building. City Manager Zobler would have concerns if expenses hit \$50,000.

Council Member Musleh questioned the cost to demolish the building. Mr. Chighizola replied around \$10,000.

Eric Weaver Deputy Director of Electric explained the electric lines will be underground by the end of June. He is currently speaking with Cox Communication about relocating cable lines underground. He explained the time frame may not be in line with the City's timeline.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew Wardell, Council Member
SECONDER:	Brent R. Malever, Council Member
AYES:	Musleh, Grabelle, Malever, Wardell, Rich

- f. Approved** amended interlocal agreement between the City and Marion County concerning the management and operations of SunTran and Joint Participation Agreement between the City, the Transportation Planning Organization (TPO), Marion County, East Central Regional Planning Council and FDOT concerning the management and operations of SunTran

Presentation by Tye Chighizola

Council Member Wardell asked if staff feels comfortable with auditing the financial transition. Mr. Chighizola responded in the affirmative.

Council President Rich questioned if the report has been submitted. Mr. Chighizola replied the report has been submitted but they do not have to approve it. Council will be the policy board and any operations for changes or routes will go through Council.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Justin Grabelle, Council Member
SECONDER:	Matthew Wardell, Council Member
AYES:	Musleh, Grabelle, Malever, Wardell, Rich

- g. Approved** recommendation to appoint Randall Bridgeman as Internal City Auditor and authorize HR Director and Council President Rich to negotiate salary and contract for final approval by city council

Presentation by Jared Sorensen

Council Member Rich feels Mr. Bridgeman is the best candidate for the position.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Matthew Wardell, Council Member
SECONDER:	Brent R. Malever, Council Member
AYES:	Musleh, Grabelle, Malever, Wardell, Rich

- h. Approved** two-year contract for the Drainage Rehabilitation Improvement Program utilizing Marion Rock, Inc. not to exceed \$3,000,000

Presentation by Sean Lanier

Council President Rich asked what's included in the Drainage Rehabilitation Improvement Program. Mr. Lanier explained the maintenance and improvements are included with the program.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brent R. Malever, Council Member
SECONDER:	Jay A. Musleh, Pro Tem
AYES:	Musleh, Grabelle, Malever, Wardell, Rich

- i. Adopted Budget Resolution 2019-145** amending the Fiscal Year 2019 Budget to appropriate funds to purchase four replacement vehicles in the amount of \$162,788

Presentation by Tammi Haslam

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

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jay A. Musleh, Pro Tem
SECONDER:	Matthew Wardell, Council Member
AYES:	Musleh, Grabelle, Malever, Wardell, Rich

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.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jay A. Musleh, Pro Tem
SECONDER:	Brent R. Malever, Council Member
AYES:	Musleh, Grabelle, Malever, Wardell, Rich

- a. **Adopted Budget Resolution 2019-144** appropriating a donation from the Junior League of Ocala, Florida, Inc. for the development of play equipment in Ocala parks in the amount of \$7,500

Presentation by Tammi Haslam

- b. **Adopted Budget Resolution 2019-146** amending the Fiscal Year 2019 Budget to accept and appropriate funds from the Mortimer & Mimi Levitt Foundation for the Levitt AMP Ocala Music Series to be held at Webb Field at the Martin Luther King, Jr. Recreation Complex in the amount of \$25,000

Presentation by Tammi Haslam

- c. **Approved** agreement with the School Board of Marion County, Florida for rental of buses for the City's summer programs in the amount of \$1,800

Presentation by John Spencer

- d. **Approved** agreement with the School Board of Marion County, Florida for use of the city Aquatic Fun Centers for swim team practices and swim meets with projected revenue of \$4,500

Presentation by John Spencer

- e. **Approved** purchase of a new Envirex H-40 drive, associated parts, and installation at Water Reclamation Facility #3 at a cost of \$70,940

Presentation by Sean Lanier

- f. **Approved** Memorandum of Agreement to allow Ocala Fire Rescue use of an oxygen generating system with an estimated annual periodic maintenance expenditure of \$500

Presentation by Shane Alexander

- g. **Approved** purchase of additional portable radios from Motorola to outfit new police officers in the amount of \$58,820.16

Presentation by Greg Graham

- h. **Approved** purchase of wi-fi equipment from Verteks Consulting, Inc. for the downtown wireless project in the amount of \$78,470

Presentation by Mel Poole

- i. **Approved** purchase of gigabit passive optical network (GPON) equipment and material for Phase One of the Highlands neighborhood construction project in the amount of \$58,865.27

Presentation by Mel Poole

- j. Approved** a one-year contract with Campus USA Credit Union for SunTran bus wrap advertising with revenue of \$12,000

Presentation by Tye Chighizola

- k. Approved** Contract Amendment #1 with Smyrna Ready Mix Concrete, LLC for colored concrete supply and delivery with estimated expenditures in the amount of \$60,000

Presentation by William Rodriguez

- l. Approved** Labor Attorney invoices for the month of February 2019 in the amount of \$13,003.38

Presentation by Jared Sorensen

- m. Approved** Labor Attorney invoices for the month of March 2019 in the amount of \$3,138.90

Presentation by Jared Sorensen

- n. Approved** appointment of Latoria Francis to the Ocala Housing Authority Board for an unexpired four-year term ending March 3, 2020

Presentation by Angel Jacobs

- o. Approved** Regular Meeting City Council Minutes for Tuesday, April 16, 2019

Presentation by Angel Jacobs

- p. Approved** Special Council Meeting City Council Minutes for Tuesday, April 23, 2019

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 21, 2019)

- a. Introduced Ordinance 2019-41** to change the zoning from R-1A, Single-family Residential, to R-3, Multifamily Residential, for property located in the 1900 block of SW 17th Place, approximately 1.70 acres (Case ZON18-0021) (Quasi Judicial)

Presentation by David Boston

Introduced by Council Member, Brent Malever May 7, 2019

RESULT:	INTRODUCED	Next: 5/21/2019 4:00 PM
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- b. Introduced Ordinance 2019-42** to change the zoning from R-1A, Single-Family Residential, to R-2, Two-Family Residential for approximately 4.40 acres of property located at 2311 NE 24th Street (Case ZON19-0013) (Quasi-Judicial)

Presentation by Patricia Hitchcock

Introduced by Council Member, Jay A. Musleh May 7, 2019

RESULT:	INTRODUCED	Next: 5/21/2019 4:00 PM
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- c. Introduced Ordinance 2019-43** to change the zoning from R-1A, Single-Family Residential to B-2, Community Business for property located at 377 NW 14th Street, approximately 0.75 acres (Case ZON19-0015) (Quasi Judicial)

Presentation by Patricia Hitchcock

Introduced by Council Member, Matthew Wardell May 7, 2019

RESULT:	INTRODUCED	Next: 5/21/2019 4:00 PM
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12. Internal Auditor's Report - None

13. City Manager's Report

Request for a City Council Workshop on Thursday, May 16th at 12:00 p.m. regarding the Cultural Arts Master Plan

Council concurred.

City Manager Zobler spoke about a letter received from Glenda Vietinghoff, expressing her appreciation to staff for dealing with dumping on NE 24th Street

Items 6d. & 6e. to be considered at 5:00 pm or as soon thereafter

- 6d. Postponed Ordinance 2019-39** to amend design requirements and regulating map provisions of the form-based code (FBC) zoning district. (Postponed from May 7, 2019). This is the first of two public hearings. The second public hearing will be held on June 4, 2019. (Case COD19-0001)

Council President Rich opened the public hearing at 5:02

Council Member Wardell moved to postpone Ordinance 2019-39 to Tuesday, May 21, 2019 at 5:00 pm

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

RESULT:	POSTPONED [UNANIMOUS]	Next: 5/21/2019 5:00 PM
MOVER:	Matthew Wardell, Council Member	
SECONDER:	Jay A. Musleh, Pro Tem	
AYES:	Musleh, Grabelle, Malever, Wardell, Rich	

- 6e. Postponed Ordinance 2019-40** to change the zoning from R-2, R-3, B-1, B-2, and INST to FBC, Form-based Code, for properties located on the south side of the 500-1500 blocks of West Silver Springs Boulevard, approximately 16.53 acres. (Postponed from May 7, 2019). This is the first of two public hearings. The second public hearing will be held on June 4, 2019. (Case ZON19-0017) (Quasi Judicial)

Council President Rich opened the public hearing at 5:03 p.m.

Council Member Wardell moved to postpone Ordinance 2019-40 to Tuesday, May 21, 2019 at 5:00 pm

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

RESULT:	POSTPONED [UNANIMOUS]	Next: 5/21/2019 5:00 PM
MOVER:	Matthew Wardell, Council Member	
SECONDER:	Justin Grabelle, Council Member	
AYES:	Musleh, Grabelle, Malever, Wardell, Rich	

Council President Rich closed the public hearing at 5:05 p.m.

14. Police and Fire Department Report

Police Chief Greg Graham – Opioid Report

There have been 60 overdoses, 11 deaths and 16 saved with Narcan. To date, 83 people have participated in the Amnesty Program.

Fire Chief Shane Alexander – Opioid Report

In March, there were 10 overdoses, 5 Narcan leave behinds and no deaths. In April, there were 6 incidents, 1 leave behind and no deaths.

Council Member Wardell asked if there has been any feedback received from the leave behinds. Chief Alexander responded in the negative. People have reached out for more; as part of the program they can receive more if they use it.

15. Mayor's Report

Mayor Guinn spoke about his tour of the SPX Company

Mayor Guinn thanked Dennis Yonce for his help with the homeless

The Boulevard Motel has been demolished

There will be a Fitness Court installed at the E.D. Croskey Center

There was a memorial held for JB McCathan at Churchill Downs

16. City Attorney's Report

17. Informational Items

a. Calendaring Items

b. Comments by Mayor

Mayor Guinn questioned options available for architectural standards downtown

City Manager Zobler explained Council will be presented the conceptual plan for any downtown development.

Mayor Guinn would like to see some elements of Ocala incorporated, such as some type of brick involved.

Mayor Guinn questioned a building permit for a downtown bar

City Manager Zobler explained there is no prohibition of bars downtown. There is significant redevelopment of that space.

c. Comments by Council Members

Council Member Wardell commented on the upcoming workshop regarding the AARP Network of Age-Friendly States and Communities

Council Member Malever complimented the Ocala Police Department for their professionalism handling a recent issue

Council President Rich received a call from a resident that there is no water and sewer, and no trash pick-up on NW 24th Avenue

City Manager Zobler and Mr. Lanier will look into this.

Council President Rich suggested a proclamation for a North Marion High School Senior who was invited to Disney Dreamers Academy

d. Informational

- 1. Executed Contracts Under \$50,000**
- 2. Power Cost Adjustment Report - March 2019**

18. Adjournment

Adjourned at 5:20 p.m.

Minutes

Mary S. Rich

Council President

Angel B. Jacobs

City Clerk