



Ocala City Council Minutes

Tuesday, June 4, 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, June 4, 2019 at 4:00 PM.

a. Opening Ceremony

1. Invocation - Chaplain Reverend Dr. Rhella Murdaugh

Color Guards by the Ocala Police Department

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, City Attorney Patrick Gilligan, 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, Director of Facilities Maintenance Chris Dobbs, Deputy Director of Procurement/Contract Corrin Fitsemons, Chief of Police Greg Graham, Budget Manager Tammi Haslam, Manager Planning & Zoning Patricia Hitchcock, Marketing & Communication Manager Katie Hunnicutt, Contracting Officer Tiffany Kimball, Director of Fleet Management John King, Multimedia & Communication Coordinator Lee Kramer, City Engineer/Director Water Resources Sean Lanier, Civil Engineer III Payal Pandya, Director Public Works Darren Park, Director of Telecommunications Mel Poole, Director Electric Utility Mike Poucher, Strategic Business Administrator Jeannine Robbins, Director of Finance Emory Roberts, Director of Human Resources & Risk Management Jared Sorenson, Real Estate Project Manager II Tracy Taylor, Civil Engineer III Oscar Tovar, Assistant Internal Auditor Philip Vincent, Community Engagement Coordinator Ramona Williams, Division Head Capital Projects Tami Rapier, Economic Development Manager Lisa Walsh, Ocala Police Department Representative, IT Representative, the news media and other interested parties.

c. New Employees

Anthony Carter - Fire Department

Micah Day - Fire Department

Darius Sampson - Fire Department

Nate Mittler - Public Works

2. Public Notice

Public Notice for the June 4th, 2019 City Council Regular Meeting was posted on May 21, 2019

3. Proclamations & Awards

a. D-Day 75th Anniversary - Proclamation and Recognition of Veterans

There was a brief video presentation in honor of D-day.

Mayor Guinn recognized D-Day Veterans and proclaimed June 6, 2019 as D-Day's 75th Anniversary.

Recessed 4:21 p.m.

Reconvened 4:25 p.m.

4. Presentations

a. Ocala Film Foundation Presentation - Angie Lewis

Presentation by Angie Lewis 416 E Fort King Street

Ms. Lewis thanked the veterans, as well as City Council and Mayor Guinn for their D-Day presentation.

She provided an update to Council on metrics over the past year. The Ocala Film Foundation hosted a 6-month film series, which was put on by South Arts to bring high-end films and filmmakers to communities. The Film Foundation was selected as one of the 24 cities across 9 states. There were various screenings around the City. On the day of the event, the filmmaker would be greeted and taken for lunch, and after would be taken to the Marion Theatre where high school and college-level students were able to interview the filmmakers. After the screening, the filmmaker and students would go to a local restaurant where more questions could be asked, and it was a great experience. The Marion Theatre revenues were doubled on days that events were held. Over the last 6 years, \$35,500 has been given back to students and schools through classroom and individual student grants. There were 3 scholarships given to local students pursuing careers in film this year.

The Walk of Fame, located in front of the Marion Theatre, has recognized two individuals in Marion County who have had a huge impact on the film industry: Bruce Melton and Jordan Klein, Sr. There will be a future public event in the late fall to celebrate a third recipient.

Earlier this year, John Travolta's team reached out to the Film Foundation to host and coordinate the screening of an independent film he had filmed with a local filmmaker. There was originally going to be a single screening, but after tickets sold out in 53 minutes, they were able to add in 2 more screenings that evening to sold out crowds. This brought in \$4,555 into the Marion Theatre that evening, and Mr. Travolta made a \$2,500 donation toward the Foundation's scholarship program.

There are several networks, including the BBC, Planet Channel, and ABC that have been in Ocala shooting films and a series pilot in Silver Springs.

A filmmaker, Anne Welles, filmed her first feature film, An Accidental Zombie (Named Ted), in Ocala which brought \$107,223 into the community. She will be working on her second film, which is projected to bring in over \$238,000 to the City.

b. 2019 Florida American Public Works Association Project of the Year Award for the SR 40 Flood Mitigation Project - Sean Lanier

City Engineer Sean Lanier presented to his staff the 2019 Florida American Public Works Association Project of the Year Award for the Jim Kirk Park Project. He introduced staff and spoke about their role with the project.

c. Resolution & Award for Council President Mary Sue Rich – Greater West Ocala Community and Business Leaders

Margaret Johnson and West Ocala business leaders presented a resolution and award to Council President Mary Sue Rich for 24 outstanding years of service to the City of Ocala. She also presented a plaque to Council President Rich.

Dr. Brooks presented roses to Council President Rich in recognition of her 24 years of service to the City of Ocala.

President Rich thanked everyone for their support.

5. Public Comments - None

6. Public Hearings

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

- a. Adopted Ordinance 2019-39** to amend design requirements and regulating map provisions of the form-based code (FBC) zoning district. This is the second of two public hearings. The first public hearing was held on May 21, 2019. (Case COD19-0001)

Presentation by David Boston

Introduced by Council Member, Jay A. Musleh May 21, 2019

Mr. Boston presented this item in conjunction with item b, as the ordinances are intertwined. He explained that the amendments that relate to transparent windows and a requirement for a public entrance on the street will apply to commercial uses only. The other change relates to parking, which will make it so that there is a parking plan procedure.

The expansion goes from SW 5th Ave to Martin Luther King Ave on the south side of SR 40. It is a very diverse corridor, and the Form Based Code will facilitate for investment in the future.

Margaret Johnson, representative of property located at 1324 W Silver Springs Blvd., thanked staff for meeting with her and expressed her support of the Ordinance.

There being no further 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

- b. Adopted 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. This is the second of two public hearings. The first public hearing was held on May 21, 2019. (Case ZON19-0017) (Quasi Judicial)

Presentation by David Boston

Introduced by Council Member, Matthew Wardell May 21, 2019

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

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

- c. Adopted Ordinance 2019-44** to amend Chapter 70 Article III. Water System Division 1. - Generally - Section 70-371. - Fluoridation

Presentation by Sean Lanier

Introduced by Council Member, Jay A. Musleh May 21, 2019

Stephen Jennings 5741 NE 3rd Place spoke in opposition of fluoridation. He expressed his concern with other chemicals being added to the water supply, which he said is not healthy for consumption.

Stony Beardon P.O. Box 771492 requested Council reconsider the fluoridation Ordinance. He spoke in opposition of fluoridation and discussed the history of it.

Bridgette Smith 4275 SW 85th Avenue spoke in opposition fluoridation. Fluoride is not required by the Environmental Protection Agency (EPA). She spoke about studies that took place and new data that is available. She requested Council table the Ordinance until further research is done.

Dr. Johnny Johnson P.O. Box 2450 Chiefland Fl. is a Pediatric Dentist supports the Ordinance and requested Councils support of fluoridation. He also spoke about the history of fluoridation and how it has benefited citizens.

Dr. Suzanne Thiems-Heflin Pediatric Dentist 1111 NE 25th Avenue expressed her support of this ordinance. Residents of Ocala have very few cavities and problems with their teeth. She spoke about the benefits of fluoride.

Dr. Lee Ann Keough 2701 SW 34th Street expressed her support of this Ordinance. She requested Council's continued support.

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

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

d. Adopted Ordinance 2019-45 establishing governing policies for the operation of the Office of the Internal City Auditor

Presentation by Patrick G. Gilligan

Introduced by Council Member, Brent Malever May 21, 2019

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

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

8. General Business

- a. **Adopted Resolution 2019-27** establishing governing policies for the operation of the Office of the Internal City Auditor

Presentation by Patrick G. Gilligan

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

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

- b. **Adopted Resolution 2019-28** creating a Summer Relief Credit for monthly electric energy billing effective July 1, 2019

Presentation by Michael Poucher

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

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

- c. **Adopted Resolution 2019-29** amending the Collective Bargaining Agreement between the City of Ocala and the IAFF

Presentation by Jared Sorensen

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

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

- d. **Approved** purchase of a 2019 Vactor sewer cleaner vehicle with maintenance agreement provided by Environmental Products of Florida for the Water Resources department in the amount of \$488,573

Presentation by John King

Council President Rich asked if maintenance is included in the \$488,573 contract. Mr. King replied in the affirmative.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brent R. Malever, Council Member
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. **Approved** task work order for a power line utility inspector provided by SPE Utility Contractors at the cost of \$94,428
Presentation by Michael Poucher
- b. **Approved** donation of two surplus vehicles to Florida Department of Corrections with a value of \$3,500
Presentation by John King
- c. **Approved** corrected release of easement for parcel # 2261-005-000
Presentation by Tracy Taylor
- d. **Approved** City's proposed Estoppel Certificate for the benefit of CFI Ocala Property, LLC, a Delaware limited liability company (Owner), and its affiliates and BMO Harris Bank, N.A., a national banking association, and its successors and assigns (Lender).
Presentation by Tye Chighizola
- e. **Approved** Work Session City Council Minutes for Thursday, May 16, 2019
Presentation by Angel Jacobs
- f. **Approved** Regular Meeting City Council Minutes for Tuesday, May 21, 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 - June 18, 2019)

- a. **Introduced Ordinance 2019-46** amending Chapter 30, Emergency Services, Article III, Emergency Fire Service User Fee; and amending Sections 30-51 and 30-52 to amend findings and background and institute a revised fire user fee schedule

Introduced by Council Member, Matthew Wardell June 4, 2019

RESULT:	INTRODUCED	Next: 6/18/2019 4:00 PM
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- b. **Introduced Ordinance 2019-47** amending Chapter 30, Emergency Services, Article I, Emergency Fire Service Impact Fee; and amending Sections 30-1 through 30-6 to add clarifying language and institute a revised fire impact fee rate schedule

Introduced by Council Member, Jay A. Musleh June 4, 2019

RESULT:	INTRODUCED	Next: 6/18/2019 4:00 PM
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- c. **Introduced Ordinance 2019-48** annexation of approximately 1.58 acres of property located at 3111 S. Pine Ave (Case No. ANX19-0013)

Introduced by Council Member, Justin Grabelle

RESULT:	INTRODUCED	Next: 6/18/2019 4:00 PM
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- d. **Introduced Ordinance 2019-49** a land use change from Commercial (Marion County) to Low Intensity for approximately 1.58 acres of property located at 3111 S. Pine Avenue (Case LUC19-0006)

Introduced by Council Member, Brent Malever

RESULT:	INTRODUCED	Next: 6/18/2019 4:00 PM
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- e. **Introduced Ordinance 2019-50** a zoning change from B-4, Regional Business (Marion County), to B-4, General Business for approximately 1.58 acres of property located at 3111 S. Pine Avenue (Case ZON19-0018) (Quasi-Judicial)

Introduced by Council Member, Matthew Wardell

RESULT:	INTRODUCED	Next: 6/18/2019 4:00 PM
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- f. **Introduced Ordinance 2019-51** to allow chickens in the R-1, R-1A and R-1AA (Single-Family Residential) zoning districts, subject to conditions (COD19-0003)

Introduced by Council Member, Justin Grabelle

RESULT:	INTRODUCED	Next: 6/18/2019 4:00 PM
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- g. **Introduced Ordinance 2019-52** a zoning change from R-3, Multiple Family Residential, to INST, Institutional, for approximately 2.08 acres of property located at 2313 SE Lake Weir Avenue (Case ZON19-0019) (Quasi-Judicial)

Introduced by Council Member, Jay A. Musleh

RESULT:	INTRODUCED	Next: 6/18/2019 4:00 PM
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12. Internal Auditor's Report - None

13. City Manager's Report

- a. 2019 Three-year Strategic Plan Update

Presentation by Jeannine Robbins

Strategic Business Administrator Jeannine Robbins reported there are 12 initiatives which have been prioritized, with key social issues being the top three items. She requested Council input.

Council concurred with the draft as presented.

City Manager Zobler stated the mid-year review is scheduled for August 27, 2019 and there will be an update at that time.

City Manager Zobler attended the Salvation Army Advisory Board meeting to learn the status of the Community Needs Assessment and Planning Study. It was the first of two phases. The process will take about 90 days. Council has an opportunity to be interviewed for the study if they wish. The City portion through the Downtown CRA for the study is approximately \$21,000.

Phase 1 is to review Salvation Army's current setup and services.

Operation of Public Safety Study

City Manager Zobler provided a review of the Operation of Public Safety Study. The cost of this study is \$49,900 and the City is responsible for \$18,712.50. The final report is expected by August 26th, 2019.

Office of Homeless Prevention & Continuum of Care

The City Council has approved, and Marion County has tentatively approved an City/County Office of Homeless Prevention, which requires approval of the Continuum of Care. This process is moving forward and Mr. Zobler will continue to provide updates.

Approved appointing President Rich as Council delegate for the Florida League of Cities Conference

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

Mr. Zobler will be out of office June 10th - June 25th

14. Police and Fire Department Report

Police Chief Graham – Opioid Report

There have been 70 overdoses, 13 deaths and 17 saved with Narcan. To date, 92 people have participated in the Amnesty Program.

The new Continuum of Care should be open soon to help with the Amnesty Program.

Council President Rich asked how it will help with the program. Chief Graham explained the Hospital District is developing a Continuum of Care.

Fire Chief Shane Alexander – Opioid Report

There have been 8 incidents with 2 Narcan leave behind.

15. Mayor's Report

Mayor Guinn spoke about a meeting with the residents of Parkside Garden Apartments

The residents are requesting a "Big Brother Big Sister Program". The School Board grant members, along with the Community Grant Foundation writers, are working on grants for \$130,000 to fund the first year. Mayor Guinn spoke about the impact this program will have on the residents.

16. City Attorney's Report

Contract with Public Defender and Office of Criminal Conflict

City Attorney Patrick Gilligan explained the statutory fees required for cases and how those are determined. There are more cases coming in because of violation of City Ordinances. He

explained the expenses associated with these cases and conflicts that have occurred. Justice Administrative Commission has a registry list when conflicts occur.

Requesting Council approval to create a contract for City registry.

Council President Rich requested an example where this comes into play. Mr. Gilligan provided an example.

Approved City Attorney drafting contract for City Registry with the Justice Administrative Commission

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

17. Informational Items

a. Calendaring Items

1. Community Redevelopment Area (CRA) Agency Meeting - Tuesday, June 18, 2019 - 3:45 pm - City Hall - Second Floor - Council Chamber

b. Comments by Mayor

Mayor Guinn congratulated President Rich for 24 years with the City of Ocala

Mayor Guinn thanked Council for the great things they have done in the City of Ocala

c. Comments by Council Members

Council Member Wardell commented on the D-Day Presentation and Council President Rich's service to the City of Ocala

Council Member Malever congratulated Council President Rich for her service and recognized the Veterans and D-Day celebration. He also spoke about the success at the Skate Park

Council Member Musleh also congratulated Council Member Rich for her service. He also thanked Mayor Guinn for the D-Day proclamation, which was a very nice celebration.

Council President Rich thanked everyone for their compliments

d. Informational

18. Adjournment

Adjourned at 6:11 p.m.

Minutes

Mary S. Rich

Council President

Angel B. Jacobs

City Clerk