



Ocala City Council Minutes

Tuesday, July 2, 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, July 2, 2019 at 4:00 PM.

a. Opening Ceremony

1. Invocation - Chaplain John Hanks

2. Pledge of Allegiance

b. Welcome and Roll Call

Attendee Name	Title	Status	Arrived
Reuben Kent Guinn	Mayor	Excused	
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, City Clerk Angel Jacobs, Deputy City Clerk Roseann Fusco, Fire Chief Shane Alexander, Deputy Chief of Police Michael Balken, Senior Planner/GIS Analyst David Boston, Internal Auditor Randall Bridgeman, Assistant Finance Director Peter Brill, Division Head - Infrastructure Tom Casey, 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/Contracts Corrin Fitsemons, Director of Revitalization Strategies Melanie Gaboardi, Budget Manager Tammi Haslam, Manager Planning & Zoning Patricia Hitchcock, Assistant Director Recreation & Parks Julie Johnson, Manager Compliance Monitor Rusella Johnson, Contracting Officer Tiffany Kimball, Multimedia & Communication Coordinator Lee Kramer, City Engineer/Director Water Resources Sean Lanier, Director Public Works Darren Park, Director of Telecommunications Mel Poole, Director of Finance Emory Roberts, Director of Human Resources & Risk Management Jared Sorenson, Real Estate Project Manager II Tracy Taylor, Cultural Arts & Sciences Division Head Laura Walker, Community Engagement Coordinator Ramona Williams, Senior Planner/GIS Analyst Aubrey Hale, P/T Real Estate Coordinator II Joe Switt, Water Resources Conservation Coordinator Rachel Slocumb, Ocala Police Department Representative, IT Representative, the news media and other interested parties.

c. New Employees**Jonathan Harris - Electric Department****James Wright - Public Works****Sarah Catron - Water Resources Department****Matthew Cook - Water Resources Department****Aulbin Otero - Water Resources Department****David Ulloa - Water Resources Department****Avery Shipman - Water Resources Department****2. Public Notice****Public Notice for the July 2nd, 2019 City Council Regular Meeting was posted on June 3, 2019****3. Proclamations & Awards****a. Proclamation - Recreation & Parks Month - Kathy Crile**

Council President Rich presented a proclamation to Recreation & Parks staff declaring the month of July as Recreation and Parks Month in the City of Ocala.

4. Presentations**5. Public Comments - None****6. Public Hearings****a. Denied pursuant to Section 6-33(c) (1) through 6-33 (c) (13) Code of Ordinances, alcoholic beverage location permit to allow manufacturing or bottling of wine/mead, wholesale to licensed distributors, and sale for on-premise consumption for Bad Azz Bills, LLC d/b/a Badazz Bills (Quasi Judicial)**

Presentation by Patricia Hitchcock

Ms. Hitchcock explained the applicant has requested the application be withdrawn. The lease is not revocable without denial from Council.

Staff recommends denial based on Section 6-33(c)(1) through Section 6-33(c)(13).

Council Member Musleh commented it's clear this should be denied.

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

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

- b. Approved** alcoholic beverage location permit for the sale of beer and wine for on-premise consumption inside/outside enclosed restaurant for Cubacol, LLC d/b/a Latin American Cafe (Quasi Judicial)

Presentation by Patricia Hitchcock

There being no 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. Adopted Resolution 2019-30** to abrogate all of that portion of the 33-foot wide railroad spur and utility right-of-way lying within Block K, Ocala Industrial Park, as recorded in Plat Book H, Page 46, of the public records of Marion County, Florida, on the condition of reserving a utility easement within the adopting Resolution (ABR19-0001) (Quasi Judicial)

Presentation by Patricia Hitchcock

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

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

- d. Approved** transmittal to the Florida Department of Economic Opportunity (DEO) a request to adopt a future land use map amendment from Medium Residential (County) to Low Intensity for approximately 558.53 acres of property located south of SW 66th Street, east of SW 60th Avenue, and north of SW 80th Street (Case LUC19-0005)

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

7. Second and Final Reading of Ordinances

(All are Public Hearings)

President Rich opened the Public Hearing at 4:19 p.m.

The City Clerk filed proof of publication for Ordinances 2019-53 (Legal Ad A000954507 – 6/21/19) The City Clerk read the ordinance titles into the record.

- a. **Adopted Ordinance 2019-53** amending Ordinance 2018-35, the 30-year electric territory franchise agreement granted to Sumter Electric Cooperative, Inc.

Presentation by Peter Brill

Introduced by Council Member, Jay A. Musleh June 18, 2019

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

Closed Public Hearing at 4:21 pm

8. General Business

- a. **Pulled** contract with National Meter & Automation to supply the Water Resources Department with Badger meters in the amount of \$1,950,000

Presentation by Sean Lanier

RESULT:	PULLED
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- b. **Approved** agreement with Ambleside School of Ocala, Inc. to relocate the City building currently located at 121 SE Watula Avenue to the City-owned parking lot north of the water tank on SE Watula with a net amount of \$44,098.97 to Ambleside

Presentation by Tye Chighizola

Mr. Chighizola explained the house is being sold for \$1 and the City will give \$109,000 to Ambleside to relocate the house. Ambleside is also willing to purchase the City lot for \$65,000.

Council Member Wardell questioned the timeline. Mr. Chighizola replied July 21st is the targeted move date. Mr. Zobler stated construction on the lot will begin on July 10th.

There being no further 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

- c. Approved** awarding contract for MLK First Responder Campus design-build contract to Cullison-Wright Construction Corporation with a bid of \$6,694,251.74

Presentation by Shane Alexander

Council President Rich feels this is an excellent project for this area.

City Manager Zobler also stated the importance of this project.

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

- d. Approved** award of contract to Traffic Control Devices, Inc. for the construction of a new traffic signal at SR 492 and NE 30th Avenue for the bid amount of \$386,480.00 plus 10% contingency for a total not to exceed \$425,128

Presentation by Sean Lanier

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

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. **Pulled Budget Resolution 2019-150** amending the Fiscal Year 2019 Budget to appropriate funds to supply the Water Resources Department with Badger meters in the amount of \$250,000

Presentation by Tammi Haslam

- b. **Approved** contract for firefighter physical examinations utilizing Life Extension Clinics, Inc. with an estimated annual expenditure not to exceed \$27,255

Presentation by Shane Alexander

- c. **Approved** one-year renewal agreement with the School Board of Marion County, Florida for Fire Rescue to provide clinical learning experiences for Allied Health Program students

Presentation by Shane Alexander

- d. **Adopted Resolution 2019-31** to accept donation of particulate-blocking hoods for firefighters from Hoods for Heroes Foundation valued at \$8,750

Presentation by Shane Alexander

- e. **Adopted Resolution 2019-32** to accept donation of a gas detector system to Ocala Fire Rescue from the East Central Florida Regional Planning Council valued at \$3,816.43

Presentation by Shane Alexander

- f. **Adopted Resolution 2019-33** approving Joint Participation Agreement Supplemental Amendment No. 1 with the Florida Department of Transportation to increase grant funds provided on JPA Agreement FM#443669-1-58-01 by \$33,454

Presentation by Sean Lanier

- g. **Adopted Budget Resolution 2019-151** amending the Fiscal Year 2018 - 2019 Budget to increase the grant funding provided by Florida Department of Transportation for the new traffic signal at SR 492 and NE 30th Avenue on JPA Agreement FM#443669-1-58-01 by \$33,454

Presentation by Tammi Haslam

- h. **Approved** two-year contract with Stone Petroleum Products, Inc. to supply bulk synthetic motor oil for an estimated annual expenditure of \$50,000

Presentation by John King

- i. **Approved** execution of Quitclaim Deed pursuant to Settlement Agreement.

Presentation by Patrick G. Gilligan

- j. Approved** appointment of Jessica Kummerle to an unexpired four-year term ending March 1, 2022 to the Municipal Arts Commission

Presentation by Angel Jacobs

- k. Approved** appointment of Zachariah Reece as alternate member to the Municipal Code Enforcement Board

Presentation by Angel Jacobs

- l. Approved** Regular Meeting City Council Minutes for Tuesday, June 18, 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 - None)

12. Internal Auditor's Report

a. Status of Management Action Plans

Internal Auditor Randall Bridgeman reported there are 21 open items, 10 closed, 2 partially implemented, 2 not implemented and 7 expected to close this month.

Council Member Wardell complimented staff for their efforts on cleaning up this list.

b. Audit Plan Update

Mr. Bridgeman discussed audits that are currently in progress and provided status updates on those. There was a request from the Florida Department of Highway Safety of Motor Vehicles to add an audit on the Driver and Vehicle Information Database (DAVID) System used by Code Enforcement.

Council Member Wardell questioned DAVID System. Mr. Bridgeman explained how Code Enforcement uses the software program.

13. City Manager's Report

City Manager Zabler requested a workshop be held to review a golf cart ordinance and provide an update on all Master Plans. Workshop scheduled for Wednesday, July 24, 2019 at 12:00 p.m.

Council concurred.

City Manager Zabler requested disposition of a CRA lot, which also must be advertised

Council President Rich asked if the homeless feedings would stop in this area. City Manager stated he spoke with them and they were willing to move to another location.

Approved permission to advertise the sale of City lot #6

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

City Manager Zobler wished everyone a Happy 4th of July

14. Police and Fire Department Report

Deputy Chief of Police Michael Balken– Opioid Report

There have been 83 overdoses, 14 deaths and 25 Narcan saved. To date, there are 109 participating in the Amnesty Program.

Council President Rich asked if participants are sent to the Centers. Mr. Balken responded in the affirmative.

Fire Chief Shane Alexander – Opioid Report

In June, there were 6 overdoses with 1 leave behind and no deaths.

15. Mayor's Report

16. City Attorney's Report

City Attorney Patrick Gilligan requested on behalf of attorney Stephanie Pidermann an attorney client session pursuant to Florida Statute 286.011 in the matters of Rachel Mangum, Casey Walsh and Matthew Sams

Approved attorney client sessions for July 11, 2019 at 11:30, 12:00 and 12:30 p.m.

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

City Attorney Patrick Gilligan requested an attorney client session pursuant to Florida Statute 286.011 for the Discount Sleep case.

Approved attorney client session for August 6, 2019 at 3:00 p.m.

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, July 16, 2019 - 3:45 pm - City Hall - Second Floor - Council Chamber

b. Comments by Mayor

c. Comments by Council Members

Council Member Grabelle wished everyone a Happy 4th of July

Council Member Wardell also wished everyone a Happy 4th of July. He also thanked Ocala Fire Rescue for their response to a recent structural fire.

Council Member Malever wished everyone a Happy 4th of July. He also questioned if any requests came in for chicken coops

City Manager Zabler responded in the negative.

Council President Rich also wished everyone a Happy 4th of July

d. Informational

1. Power Cost Adjustment Report - May 2019

18. Adjournment

Adjourned at 4:51 p.m.

Minutes

Mary S. Rich

Council President

Angel B. Jacobs

City Clerk