



# Ocala City Council Agenda

## Tuesday, June 6, 2017

### **Meeting Information**

#### *Location*

Ocala City Hall  
110 SE Watula Avenue  
Second Floor - Council Chambers  
Ocala, Florida

#### *Time*

4:00 PM

#### *Council Members*

Brent R. Malever, Council President  
Matthew Wardell, Pro Tem  
James P. Hilty Sr.  
Jay A. Musleh  
Mary Sue Rich

#### *Mayor*

Reuben Kent Guinn

#### *City Manager*

John Zabler

### **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 Hugh Brockington
  - 2. Pledge of Allegiance
- b. Welcome and Roll Call
- c. New Employees

Pamela Cooke - Growth Management Department

Samantha Walker - Growth Management Department

Brandon Farmer - Recreation & Parks Department

Bridgett Griffin - Recreation & Parks Department

Caroline Rutkosky - Recreation & Parks Department

Laura Walker - Recreation & Parks Department

Laurie Whitaker - Revitalization Strategies Department

**2. Public Notice**

**3. Awards & Presentations**

- a. 2017 Citizens Academy Graduation
- b. Kiwanis Club \$770 Donation for Scholarship Swimming Lessons at Hampton Aquatic Center – Kathy Crile and Carla Chindamo
- c. Marion Technical Institute - John Conway & Kim Burt to recognize IT Staff

**4. Public Comments**

- a. Keith Richmond - Follow up on concerns of drainage at Willows/Bellechase

**5. Public Hearings**

Items 5a. and 5b. to be considered at 5:00 pm or as soon thereafter

- a. Open a public hearing and introduce Ordinance 2017-50 to consolidate “physical fitness center” and “recreation facility, indoor” uses as “physical fitness center / recreation facility,” amend the use tables and associated zone-specific use lists accordingly, and allow for “physical fitness center / recreation facility” as a use permitted by right or via Special Exception in various zoning districts with limited outdoor activity permitted (COD17-0004) - Second and Final Reading is scheduled for June 20, 2017 at 4:00 pm or as soon thereafter

- b. Open a public hearing and introduce Ordinance 2017-51 defining a medical marijuana treatment center and allow the use as a permitted use in the B-2 (Community Business), B-4 (General Business) and B-5 (Wholesale Business) zoning districts subject to criteria (COD17-0005) - Second and Final Reading is scheduled for June 20, 2017 at 4:00 pm or as soon thereafter

## **6. Second and Final Reading of Ordinances**

(All are Public Hearings)

## **7. General Business**

- a. Adopt Resolution 2017-39 to adopt the Midtown Master Plan  
*Presentation by Peter Lee*
- b. Approve design-build contract with Dinkins Construction LLC., for two fire stations and one police substation as a First Responder Campus with a guaranteed maximum price of \$5,134,303.82  
*Presentation by Bradd Clark*
- c. Adopt Budget Resolution 2017-136 to appropriate funds for the design portion only for two fire stations and one police district substation with Dinkins Construction LLC in the amount of \$434,172  
*Presentation by Cindy Kelley*
- d. Approve contract for Citizens' Circle expansion to C.W. Roberts Contracting, Inc in the amount of \$512,552.21, plus contingency of \$51,255.21, for a total of \$563,807.43  
*Presentation by Sean Lanier*
- e. Approve tri-party agreement between the City of Ocala, Marion County Board of County Commissioners, and Mestizo Foods, LLC with a city total investment not to exceed \$265,000  
*Presentation by Melanie Gaboardi*
- f. Adopt Resolution 2017-40 approving Mestizo Foods, LLC as a qualified applicant pursuant to Section 288.106, Florida Statutes and providing an appropriation of a local participation match to the Qualified Target Industry Tax Refund Program not to exceed \$15,000  
*Presentation by Melanie Gaboardi*
- g. Approve three-year contract for citywide chain link and wood fencing services with Hercules Fence Company, Inc with an estimated expenditure of \$450,000  
*Presentation by Tiffany Kimball*
- h. Approve three-year contracts with Michael Lessard, Inc. and Liles Collision Service to provide automotive and truck body repairs with an estimated expenditure of \$195,000  
*Presentation by John King*

- i. Approve amending the Memorandum of Understanding (MOU) with ElectRx and Health Solutions, LLC (ElectRx) to add specialty drugs to the City of Ocala's formulary in the amount of \$220,000  
*Presentation by Jared Sorensen*
- j. Approve one-year agreement with Florida Blue to provide a fully-insured BlueMedicare employer group plan to Medicare eligible retirees in the amount of \$194,000 (which is paid by participating retirees)  
*Presentation by Jared Sorensen*
- k. Approve a 60-month contract with Marion County Board of County Commissioners to provide various telecommunication services for revenue in the amount of \$1,545,616.80  
*Presentation by Mel Poole*
- l. Approve a 60-month contract with CenturyLink for fiber and telecom supporting services in the amount of \$654,180  
*Presentation by Mel Poole*

## 8. 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.**

- a. Approve Pole Attachment Agreement with Tower Cloud, Inc., with expected annual revenue of \$2,347  
*Presentation by Michael Poucher*
- b. Approve award of contract for electric utility planning study to Leidos Engineering, LLC in the amount of \$60,700  
*Presentation by Michael Poucher*
- c. Approve awarding the contract for a cost of service study to Leidos Engineering, LLC in the amount of \$57,000  
*Presentation by Michael Poucher*
- d. Approve one-year renewal of the Lineman's Safety Training Participation Agreement with FMPA at an annual cost of \$52,000  
*Presentation by Michael Poucher*
- e. Approve the conveyance of City owned property to the previous property owner in accordance with the Maintenance Agreement and Interlocal Agreement between Marion County and the City of Ocala  
*Presentation by Tracy Taylor*
- f. Approve the sale of a Vacant Lot from the Surplus Property List to Evelyn Chisholm (Citizen) that owns a connecting property for the price of \$3,057  
*Presentation by Tracy Taylor*

- g. Approve the addition of seventeen new properties to the Surplus Property List, two homes and fifteen vacant lots  
*Presentation by Tracy Taylor*
- h. Approve the residential lease of the City owned home located at 318 NE 7th Terrace to Jacquelyn Hubbard (Current Resident)  
*Presentation by Tracy Taylor*
- i. Approve the Ocala 40 Commerce Center Final Plat & 2nd Amendment to the Developer's Agreement  
*Presentation by Tye Chighizola*
- j. Approve advertising agreement with CA Florida Holdings Inc d/b/a Ocala Star Banner with an estimated expenditure of \$60,000  
*Presentation by Tiffany Kimball*
- k. Approve appointment of Dustin Magamoll to the Board of Adjustment to fill an unexpired four-year term ending March 1, 2018  
*Presentation by Angel Jacobs*
- l. Approve Work Session City Council Minutes for Monday, May 15, 2017  
*Presentation by Angel Jacobs*
- m. Approve Regular Meeting City Council Minutes for Tuesday, May 16, 2017  
*Presentation by Angel Jacobs*

## **9. Consent Agenda Items Held for Discussion**

Should any items be removed from the Consent Agenda for discussion, they will be discussed at this time.

## **10. Introduction and First Reading of Ordinances**

(Second and Final Reading - June 20, 2017)

- a. Introduce Ordinance 2017-52 for an amendment to the Future Land Use Designation from Urban Residential (County), High Residential (County), and Medium Residential (County) to Low Intensity for approximately 446.42 acres located at 7411 SW 60th Avenue (Case LUC16-0004)
- b. Introduce Ordinance 2017-53 for a land use policy amendment associated with the large scale land use map amendment for approximately 446.42 acres located at 7411 SW 60th Avenue (Case FLUP17-0002)
- c. Introduce Ordinance 2017-54 for a rezoning from MH, Mobile Home Park, and B-3C, Community Redevelopment Area Mixed Use 2, to G-U, Governmental Use, for approximately 16.81 acres located at parcels 26103-000-00 and 28237-007-00 (Case ZON17-0010) (Quasi Judicial)

- d. Introduce Ordinance 2017-55 for zoning as GU, Governmental Use, approximately 4.52 acres of property located at 885 SE 31st Street (Case ZON17-0011) (Quasi Judicial)
- e. Introduce Ordinance 2017-56 for a rezoning from R-3, Multi-Family Residential and B-1, Neighborhood Business, to GU, Governmental Use for approximately 2.3 acres of property located west of NE 8th Avenue and south of NE 4th Street (Cases ZON17-0012 & ZON17-0017) (Quasi Judicial)
- f. Introduce Ordinance 2017-57 for rezoning from R-3 to RO for approximately .53 acres of property located at 1027 SE Fort King Street (Case No. ZON17-0014) (Quasi Judicial)
- g. Introduce Ordinance 2017-58 requiring building and site plans to be submitted electronically (COD17-0006)

**11. Utility Report - None**

**12. Internal Auditor's Report - None**

**13. Public Communication Report - None**

**14. City Manager's Report**

**15. Mayor's/Police Department Report**

**16. City Attorney's Report**

- a. Administrative Proceedings for Chadwick v. SJRWMD/Case No. 17-2595RP

**17. Informational Items**

a. Calendaring Items

1. City Council Budget Work Shop - Tuesday, June 13, 2017 - 11:30 am - Budget Format - City Hall - Council Chamber - Second Floor
2. Community Redevelopment Agency (CRA) - Tuesday, June 20, 2017 - 3:45 pm - City Hall - Council Chamber - Second Floor
3. Joint City/County Work Session - Thursday, June 22, 2017 - 1:00 pm - 3:00 pm - Concerning Homelessness - Marion County Growth Services - Training Room - 2710 E. Silver Springs Blvd.
4. City Council Budget Work Shop - Tuesday, June 27, 2017 - 11:30 am - Capital Projects & Replacement/Renewal Fund - City Hall - Council Chamber - Second Floor
5. Cancelled - City Council Meeting - Tuesday, July 4, 2017

6. City Council Budget Work Shop - Tuesday, July 11, 2017 - 11:30 am - General Fund & Millage Presentation - City Hall - Council Chamber - Second Floor
  - b. Comments by Mayor
  - c. Comments by Council Members
  - d. Informational
    1. Labor Attorney Invoices for the month of April 2017 in the amount of \$1,258.85
    2. Monthly Budget to Actual Report as of April 30, 2017 and Capital Improvement Project Status Report
    3. Executed Contracts Under \$50,000.00

## **18. Adjournment**