



# Ocala City Council Agenda

## Tuesday, April 2, 2019



### **Meeting Information**

#### *Location*

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

#### *Time*

4:00 PM

#### *Council Members*

Mary S. Rich, Council President  
Jay A. Musleh, Pro Tem  
Justin Grabelle  
Brent R. Malever  
Matthew Wardell

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

Pamela Omichinski - City Clerk's Office

Romello Duke - Electric Department

Jeremy Billmeier - IT Department

Ryan Filipkowski - Public Works

Jason Knight - Public Works

Patrick Gilman - Recreation & Parks Department

Amanda McWilliams-May - Recreation & Parks Department

Joel Martinez-Torres - Water Resources

**2. Public Notice**

**3. Proclamations & Awards**

- a. Proclamation - Water Conservation Month - Water & Sewer staff, James Troiano and Frank Gargano
- b. Proclamation - Confederate Memorial Day - Nancy Bowden and Judy Delk
- c. 2019 Election Proclamation

**4. Presentations**

**5. Public Comments**

**6. Public Hearings**

**7. Second and Final Reading of Ordinances**

(All are Public Hearings)

## 8. General Business

- a. Approve utilizing a Tohopekaliga Water Authority contract for in-flow abatement services with USSI, LLC. having an estimated expenditure of \$369,845  
*Presentation by Sean Lanier*
- b. Approve contract for airport hangar site utility installations using Hartman Civil Construction Co. Inc. with a bid of \$233,700  
*Presentation by Sean Lanier*
- c. Approve award of contract to Commercial Industrial Corp. for the Southwood Villas sewer expansion with a bid of \$1,138,228.52 plus 10% contingency for a total not to exceed \$1,252,051.52  
*Presentation by Sean Lanier*
- d. Adopt Resolution 2019-23 to rename the former Royal Oak property (24.28 acres) to Reed Place in honor of Mrs. Ruth E. Reed  
*Presentation by Tye Chighizola*
- e. Approve development of an ordinance to institute a revised Fire User and Impact Fee rate structure  
*Presentation by Tammi Haslam*
- f. Approve agreement with Enterprise Holdings for rental car space at the new Ocala International Airport terminal with annual gross revenues of approximately \$139,232  
*Presentation by Matt Grow*
- g. Approve Redevelopment Agreement with TA2019, LLC for downtown residential housing units, pending final legal review with a total cost of \$251,050  
*Presentation by Melanie Gaboardi*
- h. Approve utilizing State of Florida contract for the purchase of tires, tubes, and services with an estimated annual expenditure of \$184,000  
*Presentation by Kimraj Sammy*

## 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.**

- a. Approve contract with A&A Trucking and Excavation for demolition of seven structures located in the 2500 block of SW 27th Avenue in Ocala at a cost of \$61,588  
*Presentation by Tye Chighizola*
- b. Approve appointment of Robert Davis to the Firefighters' Pension Board of Trustees for an unexpired two-year term expiring October 4, 2020  
*Presentation by Angel Jacobs*

- c. Approve Regular Meeting City Council Minutes for Tuesday, March 19, 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 - April 16, 2019)

- a. Introduce Ordinance 2019-29 annexation of approximately 2.00 acres of property located at 3000 N. Pine Avenue (Case No. ANX19-0001)
- b. Introduce Ordinance 2019-30 land use change from Employment Center (Marion County) to Low Intensity for approximately 2.00 acres of property located at 3000 N. Pine Avenue (Case LUC19-0002)
- c. Introduce Ordinance 2019-31 a zoning change from M-1, Light Industrial (Marion County), to M-1, Light Industrial, for approximately 2.00 acres of property located at 3000 N. Pine Avenue (Case ZON19-0011) (Quasi-Judicial)
- d. Introduce Ordinance 2019-32 a zoning change from GU, Governmental Use to R-3, Multi-family residential for approximately 1.06 acres of property located in the 300 block of NE Sanchez Avenue (Case ZON19-0007) (Quasi-Judicial)
- e. Introduce Ordinance 2019-33 a zoning change from R-3, Multiple Family Residential, to GU, Governmental Use, for approximately 3.71 acres of property located in the 500 block of NW Martin Luther King Avenue (Case ZON19-0008) (Quasi-Judicial)
- f. Introduce Ordinance 2019-34 a zoning change from M-1, Light Industrial, to M-2, Medium Industrial, for approximately 6.26 acres of property located at 3082 NE 24th Street (Case ZON19-0009) (Quasi-Judicial)
- g. Introduce Ordinance 2019-35 for a zoning change or land use change from B-4, General Business, to M-1, Light Industrial, for approximately 1.32 acres of property located at 1865 NE Jacksonville Rd and 1882 NE 2nd Ave (Case ZON19-0010) (Quasi-Judicial)
- h. Introduce Ordinance 2019-36 to comprehensively update the Shopping Center ordinance by streamlining the review process, improving integration between the Shopping Center ordinance and the site plan review process, and clarifying or updating design requirements (Case COD18-0011)
- i. Introduce Ordinance 2019-37 to comprehensively update the site plan review article by changing the requirements for projects to be processed as a minor site plan, updating unclear or outdated language, and adding design and plan content requirements (Case COD18-0012)

- j. Introduce Ordinance 2019-38 amending Sections 2-272 through 2-273, providing for a single internal auditor in an internal auditor's office and for City Council direction as to the single employed internal auditor

**12. Internal Auditor's Report**

- a. Audit Report Issued

**13. City Manager's Report**

**14. Police and Fire Department Report**

**15. Mayor's Report**

**16. City Attorney's Report**

**17. Informational Items**

- a. Calendaring Items

1. Audit Committee Meeting - Tuesday, April 16, 2019 - 3:30 pm - City Hall - Council Chamber - Second Floor
2. Community Redevelopment Area (CRA) Agency Meeting - Tuesday, May 7, 2019 - 3:45 pm - City Hall - Second Floor - Council Chamber

- b. Comments by Mayor

- c. Comments by Council Members

- d. Informational

1. Power Cost Adjustment Report - February 2019

2. Executed Contracts Under \$50,000

**18. Adjournment**