



# Ocala City Council Agenda

## Tuesday, June 4, 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 Lenon
  - 2. Pledge of Allegiance
- b. Welcome and Roll Call
- c. New Employees

Anthony Carter - Fire Department

Micah Day - Fire Department

Darius Sampson - Fire Department

Nate Mittler - Public Works

**2. Public Notice**

**3. Proclamations & Awards**

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

**4. Presentations**

- a. Ocala Film Foundation Presentation - Angie Lewis
- b. 2019 Florida American Public Works Association Project of the Year Award for the SR 40 Flood Mitigation Project - Sean Lanier
- c. Resolution & Award for Council President Mary Sue Rich – Greater West Ocala Community and Business Leaders

**5. Public Comments**

**6. Public Hearings**

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

(All are Public Hearings)

- a. Adopt 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)  
*Introduced by Council Member Jay A. Musleh on May 21, 2019*  
*Presentation by David Boston*

- b. Adopt 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)

***Introduced by Council Member Matthew Wardell on May 21, 2019***

*Presentation by David Boston*

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

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

*Presentation by Sean Lanier*

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

***Introduced by Council Member Brent R. Malever on May 21, 2019***

*Presentation by Patrick G. Gilligan*

## **8. General Business**

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

*Presentation by Patrick G. Gilligan*

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

*Presentation by Michael Poucher*

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

*Presentation by Jared Sorensen*

- d. Approve 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*

## **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 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. Approve donation of two surplus vehicles to Florida Department of Corrections with a value of \$3,500  
*Presentation by John King*
- c. Approve corrected release of easement for parcel # 2261-005-000  
*Presentation by Tracy Taylor*
- d. Approve 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. Approve Work Session City Council Minutes for Thursday, May 16, 2019  
*Presentation by Angel Jacobs*
- f. Approve 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. Introduce 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
- b. Introduce 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
- c. Introduce Ordinance 2019-48 annexation of approximately 1.58 acres of property located at 3111 S. Pine Ave (Case No. ANX19-0013)
- d. Introduce 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)
- e. Introduce 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)
- f. Introduce 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)

- g. Introduce 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)

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

**13. City Manager's Report**

- a. 2019 Three-year Strategic Plan Update  
*Presentation by Jeannine Robbins*

**14. Police and Fire Department Report**

**15. Mayor's Report**

**16. City Attorney's Report**

**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
- c. Comments by Council Members
- d. Informational

**18. Adjournment**