



Ocala City Council Synopsis

Tuesday, June 6, 2017

1. Call to Order

a. Opening Ceremony

1. Invocation - Chaplain Hugh Brockington
2. Pledge of Allegiance

b. Welcome and Roll Call

Attendee Name	Title	Status	Arrived
Reuben Kent Guinn	Mayor	Present	
Matthew Wardell	Pro Tem	Present	
James P. Hilty Sr.	Council Member	Present	
Jay A. Musleh	Council Member	Present	
Mary Sue Rich	Council Member	Present	
Brent R. Malever	Council President	Present	

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

Public Notice for the June 6, 2017 City Council Regular Meeting was posted on May 1, 2017 and all legal advertisement requirements have been met.

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

Keith Richmond - Follow up on concerns of drainage at Willows/Bellechase – Did not attend

5. Public Hearings

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

- a. Withdrawn Ordinance 2017-50** to consolidate “physical fitness center” and “recreation facility, indoor” uses as “physical fitness center / recreation facility,” amend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

RESULT: WITHDRAWN

Approved withdrawing Ordinance 2017-50

RESULT: APPROVED [UNANIMOUS]
MOVER: Matthew Wardell, Pro Tem
SECONDER: Mary Sue Rich, Council Member
AYES: Wardell, Hilty Sr., Musleh, Rich, Malever

- b. Introduced 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

Introduced by Council Member, Mary Sue Rich

RESULT: INTRODUCED **Next: 6/20/2017 4:00 PM**

6. Second and Final Reading of Ordinances

7. General Business

- a. Adopted Resolution 2017-39** to adopt the Midtown Master Plan
 Presentation by Peter Lee

RESULT: ADOPTED [UNANIMOUS]
MOVER: James P. Hilty Sr., Council Member
SECONDER: Mary Sue Rich, Council Member
AYES: Wardell, Hilty Sr., Musleh, Rich, Malever

- b. Approved** 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

RESULT: APPROVED [UNANIMOUS]
MOVER: Mary Sue Rich, Council Member
SECONDER: Matthew Wardell, Pro Tem
AYES: Wardell, Hilty Sr., Musleh, Rich, Malever

- c. Adopted 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

RESULT: ADOPTED [UNANIMOUS]
MOVER: James P. Hilty Sr., Council Member
SECONDER: Jay A. Musleh, Council Member
AYES: Wardell, Hilty Sr., Musleh, Rich, Malever

- d. Approved** 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

RESULT: APPROVED [UNANIMOUS]
MOVER: Mary Sue Rich, Council Member
SECONDER: James P. Hilty Sr., Council Member
AYES: Wardell, Hilty Sr., Musleh, Rich, Malever

- e. Approved Subject to Legal Review** 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 and the August 31, 2017 contingency date deadline

Presentation by Melanie Gaboardi

RESULT: APPROVED SUBJECT TO LEGAL REVIEW [UNANIMOUS]
MOVER: Jay A. Musleh, Council Member
SECONDER: Matthew Wardell, Pro Tem
AYES: Wardell, Hilty Sr., Musleh, Rich, Malever

- f. Adopted 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

RESULT: ADOPTED [UNANIMOUS]
MOVER: James P. Hilty Sr., Council Member
SECONDER: Jay A. Musleh, Council Member
AYES: Wardell, Hilty Sr., Musleh, Rich, Malever

- g. Approved** 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

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

- h. Approved** 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

RESULT: APPROVED [UNANIMOUS]
MOVER: James P. Hilty Sr., Council Member
SECONDER: Mary Sue Rich, Council Member
AYES: Wardell, Hilty Sr., Musleh, Rich, Malever

- i. Approved** 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

RESULT: APPROVED [UNANIMOUS]
MOVER: James P. Hilty Sr., Council Member
SECONDER: Jay A. Musleh, Council Member
AYES: Wardell, Hilty Sr., Musleh, Rich, Malever

- j. Approved** 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

RESULT: APPROVED [UNANIMOUS]
MOVER: Mary Sue Rich, Council Member
SECONDER: James P. Hilty Sr., Council Member
AYES: Wardell, Hilty Sr., Musleh, Rich, Malever

- k. Approved** 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

RESULT: APPROVED [UNANIMOUS]
MOVER: Matthew Wardell, Pro Tem
SECONDER: James P. Hilty Sr., Council Member
AYES: Wardell, Hilty Sr., Musleh, Rich, Malever

- l. Approved** a 60-month contract with CenturyLink for fiber and telecom supporting services in the amount of \$654,180

Presentation by Mel Poole

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

8. Consent Agenda

RESULT: APPROVED [UNANIMOUS]
MOVER: James P. Hilty Sr., Council Member
SECONDER: Mary Sue Rich, Council Member
AYES: Wardell, Hilty Sr., Musleh, Rich, Malever

- a. Approved** Pole Attachment Agreement with Tower Cloud, Inc., with expected annual revenue of \$2,347

Presentation by Michael Poucher

- b. Approved** award of contract for electric utility planning study to Leidos Engineering, LLC in the amount of \$60,700

Presentation by Michael Poucher

- c. Approved** awarding the contract for a cost of service study to Leidos Engineering, LLC in the amount of \$57,000

Presentation by Michael Poucher

- d. Approved** one-year renewal of the Lineman's Safety Training Participation Agreement with FMPPA at an annual cost of \$52,000

Presentation by Michael Poucher

- e. Approved** 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. Approved** 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. Approved** the addition of seventeen new properties to the Surplus Property List, two homes and fifteen vacant lots

Presentation by Tracy Taylor

- h. Approved** the residential lease of the City owned home located at 318 NE 7th Terrace to Jacquelyn Hubbard (Current Resident)

Presentation by Tracy Taylor

- i. Approved** the Ocala 40 Commerce Center Final Plat & 2nd Amendment to the Developer's Agreement

Presentation by Tye Chighizola

- j. Approved** 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. Approved** 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. Approved Work Session City Council Minutes for Monday, May 15, 2017

Presentation by Angel Jacobs

m. Approved Regular Meeting City Council Minutes for Tuesday, May 16, 2017

Presentation by Angel Jacobs

9. Consent Agenda Items Held for Discussion**10. Introduction and First Reading of Ordinances**

- a. Introduced 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)

Introduced by Council Member, Mary Sue Rich

RESULT:	INTRODUCED	Next: 6/20/2017 4:00 PM
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- b. Introduced 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)

Introduced by Council Member, James Hilty Sr.

RESULT:	INTRODUCED	Next: 6/20/2017 4:00 PM
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- c. Introduced 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)

Introduced by Council Member, Matthew Wardell

RESULT:	INTRODUCED	Next: 6/20/2017 4:00 PM
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- d. Introduced 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)

Introduced by Council Member, Jay A. Musleh

RESULT:	INTRODUCED	Next: 6/20/2017 4:00 PM
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- e. Introduced 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)

Introduced by Council Member, Mary Sue Rich

RESULT:	INTRODUCED	Next: 6/20/2017 4:00 PM
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- f. Introduced 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)

Introduced by Council Member, Matthew Wardell

RESULT:	INTRODUCED	Next: 6/20/2017 4:00 PM
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- g. Introduced Ordinance 2017-58** requiring building and site plans to be submitted electronically (COD17-0006)

Introduced by Council Member, James Hilty Sr.

RESULT:	INTRODUCED	Next: 6/20/2017 4:00 PM
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- 11. Utility Report - None**
- 12. Internal Auditor's Report - None**
- 13. Public Communication Report - None**
- 14. City Manager's Report**

Social Media Advertising – Update

Capital Improvement Projects - Update

There were two qualified respondents in regards to the pre-bid for new housing at Phoenix Heights

June 20th there will be a presentation on the final 2 designs for the Airport Terminal

Sign markups have been received for the William James, E.L. Foster and James Kirk Walking Trails

There have been 3 out of 9 concerts at MLK Park so far this year. Levitt Amp representatives will be in town Friday, June 9th, 2016 from Los Angeles

On June 5th, 2017 the city began issuing yellow tags for any recycling carts that have had contamination

Council will receive the budget PowerPoint presentation on Thursday, June 8, 2017

City Manager Zobler thanked Council and staff for their support of the Midtown Master Plan

15. Mayor's/Police Department Report

Mayor Guinn stated there has been gatherings in the parking lot of Hollywood 16 Theater. He would like to work with the local businesses to draft an ordinance to help alleviate issues in the area

Mayor Guinn would like to have the Free 2 hour parking signs at some of the parking lots revised.

Mayor Guinn informed Council of a request for a \$5,000 contribution to the Kingdom of Sun Band to help cover their expenses for the use of Marion Technical Institute (M.T.I.) auditorium. Council Member Wardell requested contact information and stated he could possibly help with fundraising ideas.

Mayor Guinn complimented staff on the Midtown Master Plan

16. City Attorney's Report

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

American Human Activist Case - Update and mediation representative from Council

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**

Council Member Hilty asked Council to support the Levitt Amp concert this Friday June 9th at 8:00 pm as the representatives will be in attendance.

Council Member Hilty requested an update of the County Workshop held today. Pete Lee updated Council on the meeting.

Council Member Musleh will be absent during the June 13th and June 27th Workshops

Council Member Musleh expressed his concern of multiple shootings recently in Ocala. He suggested a press conference be held to let the public know the City is working on these crimes

Council President Malever appreciates the work of the Police Department

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

Adjourned at 5:50 p.m.