



# Ocala City Council Synopsis

Tuesday, April 16, 2019

## 1. Call to Order

### a. Opening Ceremony

1. Invocation - Chaplain Doug Green
2. Pledge of Allegiance

### b. Welcome and Roll Call

Attendee Name	Title	Status	Arrived
Reuben Kent Guinn	Mayor	Present	
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	

### c. New Employees

**Evan Miller - Fire Department**

**John Genova - Public Works**

**Chris Kennedy - Water Resources**

## 2. Public Notice

**Public Notice for the April 16th, 2019 City Council Regular Meeting was posted on March 1, 2019**

## 3. Proclamations & Awards

- a. Proclamation - Day of Prayer -Gary White
- b. Proclamation - Motorcycle Safety Awareness Month - Gregory Smale and ABATE of Florida, Inc. Forest Chapter
- c. Service Award - Michael Calhoun - 15 years
- d. Service Award - Brian Cribbs - 15 years
- e. Service Award - Wayland Schulz II - 15 years
- f. Service Award - Douglas Smutko - 20 years

- g. Service Award - Michael Alsup - 30 Years
- h. Service Award - Philip Azeff - 30 years
- i. Service Award - Tye Chighizola - 30 years
- j. Service Award - Mike Spicer - 30 years

#### **4. Presentations**

- a. Kiwanis Club to present a Donation for Swim Lesson Scholarships - John Spencer
- b. Earned Media Update - Katie Hunnicutt

#### **5. Public Comments**

**David Keough 2701 SW 34th Street applauded Council's leadership in providing water fluoridation to residents for over 60 years. He requested Council to continue to support the fluoridation program.**

**Jason Schappert 3300 SW 34th Avenue, Suite 148 thanked Council for their support of Gulfstream Media LLC at the Ocala Airport.**

**Dr. Suzanne Thiems Heflin 1111 NE 25th Avenue, Suite 404 expressed her support and the importance of the fluoridation program.**

**Jerome Gamble 1205 NW 4th Street and Janet Griffin stated their opposition to the Confederate Memorial Day Proclamation. They requested the Proclamation be rescinded.**

**Ann Burnette 304A SW Broadway Street representing Freedom Clinic discussed the benefits of the fluoridation program.**

#### **6. Public Hearings**

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

- a. **Adopted Ordinance 2019-29** annexation of approximately 2.00 acres of property located at 3000 N. Pine Avenue (Case No. ANX19-0001)

Presentation by Patricia Hitchcock

**Introduced by Council Member, Justin Grabelle April 2, 2019**

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

- b. Adopted 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)

Presentation by Patricia Hitchcock

**Introduced by Council Member, Matthew Wardell April 2, 2019**

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

- c. Adopted 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)

Presentation by Patricia Hitchcock

**Introduced by Council Member, Jay A. Musleh April 2, 2019**

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Jay A. Musleh, Pro Tem  
**SECONDER:** Brent R. Malever, Council Member  
**AYES:** Musleh, Grabelle, Malever, Wardell, Rich

- d. Adopted 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)

Presentation by Patricia Hitchcock

**Introduced by Council Member, Brent Malever April 2, 2019**

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

- e. Adopted 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)

Presentation by Patricia Hitchcock

**Introduced by Council Member, Justin Grabelle April 2, 2019**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Justin Grabelle, Council Member
<b>SECONDER:</b>	Matthew Wardell, Council Member
<b>AYES:</b>	Musleh, Grabelle, Malever, Wardell, Rich

- f. Adopted 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)

Presentation by Patricia Hitchcock

**Introduced by Council Member, Matthew Wardell April 2, 2019**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Matthew Wardell, Council Member
<b>SECONDER:</b>	Jay A. Musleh, Pro Tem
<b>AYES:</b>	Musleh, Grabelle, Malever, Wardell, Rich

- g. Adopted 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)

Presentation by Patricia Hitchcock

**Introduced by Council Member, Jay A. Musleh April 2, 2019**

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Jay A. Musleh, Pro Tem
<b>SECONDER:</b>	Justin Grabelle, Council Member
<b>AYES:</b>	Musleh, Grabelle, Malever, Wardell, Rich

- h. Adopted 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)

Presentation by David Boston

**Introduced by Council Member, Brent Malever April 2, 2019**

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Brent R. Malever, Council Member  
**SECONDER:** Jay A. Musleh, Pro Tem  
**AYES:** Musleh, Grabelle, Malever, Wardell, Rich

- i. **Adopted 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)

Presentation by David Boston

**Introduced by Council Member, Justin Grabelle April 2, 2019**

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

- j. **Adopted 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

Presentation by Jared Sorensen

**Introduced by Council Member, Jay A. Musleh April 2, 2019**

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

## 8. General Business

- a. **Approved** Memorandum of Understanding with Bigwig 4, LLC for potential mixed-use development of City Parking Lot #7

Presentation by John Zabler

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

- b. **Approved** awarding the downtown valet service and valet franchise license to SafeParc, LLC with the City's portion of expenditure in the amount of \$33,600

Presentation by Tye Chighizola

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

- c. **Adopted Resolution 2019-24** to approve Public Transportation Grant Agreement with the Florida Department of Transportation for Air Traffic Control Tower equipment and installation in the amount of \$165,600

Presentation by Matt Grow

**RESULT:** ADOPTED [UNANIMOUS]  
**MOVER:** Brent R. Malever, Council Member  
**SECONDER:** Jay A. Musleh, Pro Tem  
**AYES:** Musleh, Grabelle, Malever, Wardell, Rich

- d. **Approved Subject to Legal Review** 20-year ground lease agreement at Ocala International Airport with MacDonal Properties of Ocala, LLC providing annual revenue in the amount of \$60,000

Presentation by Matt Grow

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

- e. **Approved** three-year contract renewal #W1074 with the Florida Department of Corrections to utilize an inmate labor squad by Recreation and Parks with an expenditure of \$172,491

Presentation by William Rodriguez

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

- f. **Approved** authorizing staff to proceed with the property acquisition process for parcels adjacent to the Fort King National Historic Landmark at an estimated cost of \$110,000

Presentation by Kathy Crile

<b>RESULT:</b>	<b>APPROVED [4 TO 0]</b>
<b>MOVER:</b>	Brent R. Malever, Council Member
<b>SECONDER:</b>	Jay A. Musleh, Pro Tem
<b>AYES:</b>	Musleh, Malever, Wardell, Rich
<b>AWAY:</b>	Grabelle

## 9. Consent Agenda

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

- a. **Adopted Budget Resolution 2019-142** amending the Fiscal Year 2018 - 2019 Budget to appropriate grant funding from the Florida Department of Transportation for Air Traffic Control Tower equipment at Ocala International Airport in the amount of \$165,600 and matching funds from the Airport Reserve in the amount of \$41,400

Presentation by Tammi Haslam

- b. **Approved** Change Order #23 with Ausley Construction to construct car wash area at Ocala International Airport for car rental tenants for \$82,543

Presentation by Matt Grow

- c. **Adopted Budget Resolution 2019-143** amending the Fiscal Year 2018 - 2019 Budget to appropriate funds from the Airport Reserve for Projects to pay for construction of a rental car wash area at Ocala International Airport in the amount of \$82,534

Presentation by Tammi Haslam

- d. **see section 10**

- e. **Approved** ground lease at Ocala International Airport with Gulfstream Media LLC providing annual revenue of \$5,702

Presentation by Matt Grow

- f. **see section 10**

- g. **Approved** one-year contract with John H. Piccin, P.A. d/b/a Piccin & Glynn for bus wrap advertising on a SunTran bus with expected revenue of \$12,000

Presentation by Derrick Harris

- h. **see section 10**

- i. **Approved** the Lynwood Estates Final Plat subject to updating of the title opinion

Presentation by Tye Chighizola

- j. Approved** two-year contract for treatment of invasive exotic plants by Rockhopper Services, Inc., with an expenditure not-to-exceed \$62,400

Presentation by William Rodriguez

- k. see section 10**

- l. Approved** outside counsel March 2019 invoices for potential Water and Sewer Extraterritorial Service Area creation in the amount of \$456

Presentation by Patrick G. Gilligan

- m. Approved** appointment of Richard Howard, Sr. to an unexpired term ending March 1, 2020 to the Municipal Code Enforcement Board

Presentation by Angel Jacobs

- n. Approved** Work Session City Council Minutes for Thursday, March 28, 2019

Presentation by Angel Jacobs

- o. Approved** Regular Meeting City Council Minutes for Tuesday, April 02, 2019

Presentation by Angel Jacobs

## 10. Consent Agenda Items Held for Discussion

- d. Approved** assignment of an airport hangar ground lease from Stavola Aviation Inc., to Benno C. Fischer Amended and Restated Trust

Presentation by Matt Grow

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

- f. Approved** one-year contract renewal with Hawkins Inc. to supply the chemical fluosilicic acid used at Water Treatment Plant #1 in the amount of \$50,000

Presentation by Rusella Bowes-Johnson

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Jay A. Musleh, Pro Tem
<b>SECONDER:</b>	Brent R. Malever, Council Member
<b>AYES:</b>	Musleh, Grabelle, Malever, Wardell, Rich

- h. Approved** Removal of Multi-way Intersection Stop at S.E. 14th Street and S.E. 27th Terrace



Presentation by Noel Cooper

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

- k. Approved** March 2019 City Attorney invoices for general city business legal services in the amount of \$50,839.07, and for risk management-related legal services in the amount of \$53,402.70

Presentation by Patrick G. Gilligan

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

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

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

### **13. City Manager's Report**

### **14. Police and Fire Department Report**

**Police Chief Greg Graham – Opioid Report**

**Fire Chief Shane Alexander – Opioid Report**

### **15. Mayor's Report**

**Mayor Guinn announced Saturday April 20th is Mayors Spring Clean-Up Day**

### **16. City Attorney's Report**

### **17. Informational Items**

#### **a. Calendaring Items**

- 1. Special City Council Meeting - Pine Oaks Redevelopment Agreement - Tuesday, April 23, 2019 - 6:00 pm - City Hall - Second Floor - Council Chamber**
- 2. Community Redevelopment Area (CRA) Agency Meeting - Tuesday, May 7, 2019 - 3:45 pm - City Hall - Second Floor - Council Chamber**

**b. Comments by Mayor**

**Mayor Guinn complimented Fire Chief Alexander on a successful Pinning Ceremony**

**c. Comments by Council Members**

**Council Member Wardell spoke about his trip to Lexington, Kentucky for the LexQuest event**

**Council Member Rich announced this will be her last term with City Council**

**d. Informational**

- 1. Annual pension plans & valuation reports for the Fire Fighters' Pension Plan, General Employees' Pension Plan and Police Officers' Pension Plan**
- 2. Executed Contracts Under \$50,000**

**18. Adjournment**

**Adjourned at 6:13 p.m.**