



# Ocala

## City Council

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

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**Tuesday, June 3, 2025**

**4:00 PM**

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**1. Call to Order**

**2. Roll Call**

**Present:** Mayor Ben Marciano  
Pro Tem Ire J. Bethea Sr  
Council Member James P. Hilty Sr  
Council Member Barry Mansfield  
Council Member Jay A. Musleh  
Council President Kristen M. Dreyer

**2a. New Employees**

- Clay Surdam, Electric
- Walter Norris, Electric

**3. Public Notice**

- **Public Notice for the June 3, 2025 City Council Regular Meeting was posted on May 16, 2025**

**4. Proclamations and Awards**

**5. Presentations**

- 5a. Presentation of the Key to the City to Director of City Projects Tye Chighizola in recognition of 36 years of service to the City of Ocala**

Mayor Marciano and City Manager Pete Lee presented a Key to the City to Tye Chighizola, Director of City Projects, in recognition of 36 years of service to the City of Ocala.

Mr. Lee and Council Member Bethea, commented on Mr.Chighizola's leadership over the years.

Director of City Projects Tye Chighizola spoke highly of present and past City employees he had the pleasure to work with.

**6. 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.

**RESULT: APPROVED THE CONSENT AGENDA**

**MOVER:** James P. Hilty Sr

**SECONDER:** Ire J. Bethea Sr

**AYE:** Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 6a.** Approve additional expenditures under the Agreement for Consignment Agricultural and Landscaping Parts Inventory Services with EFE, Inc., for an increased aggregate expenditure amount of \$75,000

Presentation By: John King

- 6b.** Approve an Encroachment Easement from the City of Ocala to Dixie Investments, Inc., associated with Parcel #22621-000-00 and NW 18th Avenue

Presentation By: Stephanie Galarza

- 6c.** Approve award of the contract for rehabilitation of the Preston residence located at 2220 NW 18th St. to D&S Development, LLC, for a total project cost not to exceed \$51,300

Presentation By: James Haynes

- 6d.** Approve the Winding Oaks Commercial Phase 3 Conceptual Subdivision Plan (SUB25-0008)

Presentation By: Aubrey Hale

- 6e.** Approve the Market Street at Heathbrook, (HB) Lot 1 Replat Final Plat (SUB23-45407)

Presentation By: Aubrey Hale

- 6f.** Approve City Council Work Session minutes from April 29, 2025

Presentation By: Angel Jacobs

- 6g.** Approve City Council meeting minutes from May 20, 2025

Presentation By: Angel Jacobs

**7. Consent Agenda Items Held for Discussion**

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

**8. Introduction and First Readings of Ordinances**

(Second and Final Reading - June 17, 2025)

- 8a.** Introduce Ordinance 2025-25 Repeal of Ordinance Sec. 70-371. Fluoridation

**Introduced By:** Ire J. Bethea Sr

- 8b.** Introduce Ordinance 2025-26 concerning Chapter 70 of the Code of Ordinances to amend Sections/Subsections 70-301(d)(4), 70-321(b), 70-391, 70-411(a), 70-413, 70-414, 70-417(b) and (c), and adding Sections/Subsections 70-301(d)(5), 70-418 and 70-419

**Introduced By:** James P. Hilty Sr

- 8c.** Introduce Ordinance 2025-27 and open a public hearing to adjust the water and sewer impact fees under Chapter 70 Article V, Division 2. Section 70-502

**Introduced By:** Barry Mansfield

- 8d.** Introduce Ordinance 2025-28 to rezone from B-2, Community Business, to B-4, General Business for property located at 2206 SW 10th Road (Parcel 23536-000-00), approximately 0.53 acres. (Case ZON25-0005) (Quasi-Judicial)

**Introduced By:** Jay A. Musleh

- 8e.** Introduce Ordinance 2024-29 to change the Future Land Use designation on approximately 0.78 acres for property located in the 1900 block of NE 49th Avenue (Parcels 2735-006-017 and 2735-009-002) from Neighborhood to Low Intensity (Case LUC23-45427) (Quasi-Judicial)

**Introduced By:** Ire J. Bethea Sr

- 8f.** Introduce Ordinance 2025-30 to rezone approximately 6.83 acres for property located at the southwestern corner of the intersection at NE 49th Avenue and E Silver Springs Boulevard (Parcel 2735-000-002, 2735-009-001, 2735-009-002, 2735-006-017, and a portion of parcel 27028-004-03) from PD, Planned Development, R-1, Single-Family Residential, & B-2, Community Business, to PD, Planned Development (Case PD23-45431) (Quasi-Judicial)

**Introduced By:** James P. Hilty Sr

- 8g.** Introduce Ordinance 2025-31 to rezone approximately 0.59 acres for property located at the southwestern corner of the intersection at NE 49th Avenue and E Silver Springs Boulevard (a portion of 2735-000-002) from PD, Planned Development, to B-2, Community Business (Case ZON23-45419) (Quasi-Judicial)

**Introduced By:** Barry Mansfield

**9. Public Hearings / Second and Final Readings / Adoption of Ordinances**

**10. General Business**

- 10a.** Approve a quit claim deed from the City of Ocala to Episcopal Children's Services (ECS) for property located at 1701 NW 10th Street

Presentation By: Tye Chighizola

There being no discussion the motion carried by roll call vote.

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** James P. Hilty Sr

**AYE:** Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10b.** Approve Task Work Order #7 with GAI Consultants, Inc., engineering services related to the Shaw Substation TX #4 in the amount of \$264,234

Presentation By: Doug Peebles

There being no discussion the motion carried by roll call vote.

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Barry Mansfield

**AYE:** Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10c.** Adopt Resolution 2025-27 to accept Volkswagen Environmental Mitigation Trust Fund Grant Agreement VW305 between the Florida Department of Environmental Protection and the City of Ocala for funding to be used toward the purchase of an Electric Transit Bus in the amount of \$300,000

Presentation By: Tom Duncan

Transit Administrator Tom Duncan explained the City will be required to permanently disable one of the buses for reimbursement purposes in the Volkswagen settlement. The disabled bus is part of the surplus fleet for vehicle parts. The City will be receiving grant funding from the Volkswagen Environmental Mitigation Trust Fund.

There being no further discussion the motion carried by roll call vote.

**RESULT:** ADOPTED

**MOVER:** Barry Mansfield

**SECONDER:** James P. Hilty Sr

**AYE:** Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10d.** Adopt Budget Resolution 2025-157 amending the Fiscal Year 2024-25 budget to appropriate Volkswagen Environmental Mitigation Trust funds from the Florida Department of Environmental Protection in the amount of \$300,000

Presentation By: Tom Duncan

There being no discussion the motion carried by roll call vote.

**RESULT:** ADOPTED

**MOVER:** James P. Hilty Sr

**SECONDER:** Jay A. Musleh

**AYE:** Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10e.** Approve Task Work Order No. 25-02 with Infrastructure Consulting & Engineering, PLLC, to provide design services for the Taxiway-C, C1 and C3 Project in the amount of \$319,044

Presentation By: Michael Baker

There being no discussion the motion carried by roll call vote.

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Jay A. Musleh

**AYE:** Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10f.** Approve the award of the contract for the provision of air traffic control tower backup weather equipment for Ocala International Airport to Wolen, LLC, in the amount of

\$90,914

Presentation By: Michael Baker

There being no discussion the motion carried by roll call vote.

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Barry Mansfield

**AYE:** Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10g.** Approve three-year contract with Aquasol Commercial Chemical, Inc., d/b/a Poolsure for pool chemical supply and delivery in the amount of \$120,000

Presentation By: John Spencer

There being no discussion the motion carried by roll call vote.

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Jay A. Musleh

**AYE:** Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10h.** Approve the utilization of a Florida Sheriff's Association cooperative purchasing agreement for the purchase of an International HX620 Tractor in the amount of \$186,516

Presentation By: Liza Warmuth

There being no discussion the motion carried by roll call vote.

**RESULT:** APPROVED

**MOVER:** Jay A. Musleh

**SECONDER:** Barry Mansfield

**AYE:** Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10i.** Adopt Budget Resolution 2025-158 amending the Fiscal Year 2024-25 budget to appropriate funds for the purchase of an International HX620 Tractor in the amount of \$186,516

Presentation By: Liza Warmuth

There being no discussion the motion carried by roll call vote.

**RESULT:** ADOPTED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** James P. Hilty Sr

**AYE:** Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10j.** Approve the City's letter of support for the Florida Housing Corporation's Request for Applications (RFA) process for competitive 9 percent tax credits

Presentation By: James Haynes

**Amended Motion:** Approve the City's letter of support of the Madison Oaks East Project for the Florida Housing Corporation's Request for Applications (RFA) process for competitive 9 percent tax credits

Community Development Services Director James Haynes discussed the Housing Credit Program, which provides for profit and nonprofit organizations with dollar for dollar reduction and federal tax liability in exchange for providing equity financing for the rehabilitation of the City's new construction of affordable housing rental units. To receive the maximum points allowed in the application process, projects are required to have the support of the local government, as well as a local contribution of at least \$460,000. The city or local government may only provide a letter of support to one project a year; the City has provided such a letter for the Madison Oaks East project for the last four years. Two applicants - Madison Oaks East and Magnolia Terrace - presented to the Affordable Housing Advisory Committee on March 26, 2026; the AHAC committee voted 3-2 with three members absent to recommend the Madison Oaks East project. Each applicant had ten minutes to make their presentations to Council.

Stacy Banic, Developer, Madison Oaks East, spoke on federal grant funding received for affordable housing development projects. He provided a brief overview of Madison Oaks East, Madison Oaks West, the West Oak Master Plan, and FHFC funding goal. He noted the AHAC recommends approval of the Madison Oaks East project. He noted they were successful in completing the building of Madison Oaks West in 2024, following the receipt of a funding award from Florida Housing in 2022. The proposed development is in proximity to grocery stores, medical facilities, pharmacies, food services, community centers, parks and other retail stores, as well as the Lillian Bryant community center and the Mary Sue Rich community center. He highlighted the amenities to be included with the 96-unit development, and noted it is intended to be an affordable rental option for seniors. He reviewed the scoring criteria and explained why he believes Madison Oaks East is the stronger candidate for the grant funding.

Council Member Bethea expressed concern regarding the lack of senior housing opportunities in the City of Ocala.

Mr. Banic assured Council the housing project is for seniors only.

Tim Morgan, President, Jones Investment Corporation, discussed the Magnolia Terrace affordable senior housing project. It is a 55+, 92 unit, four-storey midrise building. They are able and willing to compete for tax credit opportunities, noting two completed Florida projects and two current projects in Palatka and Avon Park. He explained they have made a change to their site plan since the March 26 presentation to AHAC, which sets aside .75 acres to allow the development of a medical-dental building that would provide no-cost care to residents of the project as well as surrounding community. He noted the proximity of the development to local amenities such as a grocery store, Target, a public bus stop, and urgent care facilities. Marion Senior Services has provided a letter of support for the project. He noted Freedom Medical will be responsible for

building costs associated with the construction of the proposed medical facility. Jones Investment Corporation cannot confirm if Marion Senior Services was aware of the other project proposals before issuing the letter of support.

Director of Community Development Services James Haynes spoke on the competitive grant application process for the County and City.

Council Member Musleh spoke in support of the Madison Oaks East project.

Council agreed to support the Madison Oaks East project and approve the letter of support.

There being no further discussion the motion carried by roll call vote.

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Barry Mansfield

**AYE:** Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10k.** Adopt Resolution 2025-28 accepting Public Transportation Grant Agreement FM#438477-1-94-01 with the Florida Department of Transportation for Taxiway C construction funds in the amount of \$600,000

Presentation By: Michael Baker

There being no discussion the motion carried by roll call vote.

**RESULT:** ADOPTED

**MOVER:** Barry Mansfield

**SECONDER:** Jay A. Musleh

**AYE:** Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

**11. Internal Auditor's Report**

**12. City Manager's Report**

- **City Council Special Meeting scheduled for Thursday, September 11, 2025, at 5:00 pm on the topic of the Fire Assessment for FY25/26**
- **Individual budget review meetings to be scheduled with Council members**
- **EMS Impact Fee Public Hearing Update**

City Manager Pete Lee reported City Attorney William Sexton is drafting the Interlocal Agreements for EMS and fire impact fees. The City will schedule individual meetings with City Council Members to discuss the proposed agreements to be executed by the County.

- **Tye Chighizola's retirement reception is scheduled for Friday, June 20, 2025, from 5:00 pm to 7:00 pm, location Marion Theater**

**13. Ocala Police Department Report****- Overview of Crime and Traffic Stops**

Police Chief Mike Balken reported on the Police Departments efforts for a two-week period, May 19, 2025 to June 3, 2025: 44 significant crimes, 250 arrests, 104 FIRs, and 1,236 traffic stops. Furthermore, the department host a successful Citizens Academy, and several Police Officers performed lifesaving CPR at a 5K Run event.

**14. Ocala Fire Rescue Department Report****- Unit Responses**

Fire Chief Clint Welborn reported on unit responses for a two-week period, May 20, 2025 to June 2, 2025. The two busiest units: Fire Rescue Four (164-unit responses) and Fire Engine Four (119-unit responses).

**- Service calls update**

Fire Chief Clint Welborn reported on call type spotlights for a two-week period, May 20, 2025 to June 2, 2025: motor vehicle accidents 75, structure fires 2, and community paramedicine/core 51, and 973 calls for service (10,494 calls-to-date).

**- Department Highlights**

Fire Chief Clint Welborn reported the department participated in the successful Citizens Academy (May 29, 2025) and had two employee retirements. Furthermore, he encouraged the public to attend the PTSD Awareness Walk on Friday, June 27, 2025.

**15. City Attorney's Report****16. Public Comments****- Roger Johnson, Quality by Design, expressed concern regarding the health of palm trees in the City**

Roger Johnson, Quality by Design, requested City Council take action to combat the palm tree disease that is rapidly spreading throughout the City. The disease traveled from the State of Texas to the State of Florida. Furthermore, he is willing to offer his tree services to help the City remove infected trees at a faster pace to combat the disease.

City Manager Pete Lee spoke on the City's efforts to combat the palm tree disease.

**- Dr. Johnny Johnson, Pediatric Dentist, commented on the new State law regarding the removal of fluoride from City water supply**

Dr. Johnny Johnson, Pediatric Dentist, requested City Council deny the proposed ordinance regarding the removal of fluoride from the City's water supply, as the removal of fluoridation is detrimental to the public's health. To note, neighboring communities have not modified their water ordinance to comply with the new State law.

**17. Informational Items and Calendaring Items**



- Tuesday, June 17, 2025 - 3:45pm - CRA Board meeting - Council Chambers
- Tuesday, June 17, 2025 - 4:00pm - City Council meeting - Council Chambers
- Thursday, June 19, 2025 - Juneteenth Day Holiday - City Offices closed
- Monday, June 23, 2025 - 3:00pm - TPO meeting - Marion County Public Library
- Tuesday, July 1, 2025 - 4:00pm - City Council meeting - Council Chambers
- Friday, July 4, 2025 - Independence Day Holiday - City Offices closed
- Tuesday, July 15, 2025 - 3:45pm - CRA Board meeting - Council Chambers
- Tuesday, July 15, 2025 - 4:00pm - City Council meeting - Council Chambers

**17a.** Power Cost Adjustment Report - April 2025

**17b.** Monthly budget to actual report and Capital Improvement Project status report as of April 30, 2025

**17c.** Informational item regarding the emergency payment of the price difference for offloading and field service for transformer unit in the amount of \$56,000.

**18. Comments by Mayor**

**- SunTran tour**

Mayor Marciano shared his wonderful experience touring SunTran.

**- Police Department recognition**

Mayor Marciano recognized Police Chief Mike Balken and the Police Department for their public safety efforts.

**19. Comments by City Council Members**

**- Council Member Hilty addressed funding for the Salvation Army**

Council Member Hilty confirmed the Salvation Army is not closing their location in the City. Furthermore, the organization is seeking grant funding opportunities to support business operations.

**- Council Member Bethea recognized the Police and Fire Department for their great mentorship programs**

**- Council President Dreyer and Council Member Musleh thanked Tye Chighizola for his service to the City of Ocala**

**20. Adjournment**

**Adjourned at 5:44 pm**

**Minutes**

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Barry Mansfield  
Council President

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Angel B. Jacobs  
City Clerk

