



Ocala

City Council

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, July 15, 2025

4:00 PM

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

a. New Employees

- Richard Crile, Electric
- Clay Surdam, Electric

3. Public Notice

- **Public Notice for the July 15, 2025 City Council Regular Meeting was posted on June 10, 2025**

4. Proclamations and Awards

4a. The Mayor's Citizen Recognition Award will be presented to Ashley Gerds

RESULT: POSTPONED

4b. Service Award - Doug Peebles - Director of Ocala Electric Utility - 25 Years of Service

Mayor Marciano and City Manager Pete Lee presented a service award to Doug Peebles in appreciation of his 25 years of service to the City of Ocala.

5. Presentations

15. City Attorney's Report

15a. Approve the Special Election Qualifying Procedures and Schedule

City Attorney Sexton discussed the approval of the special election qualifying procedures and schedule. The City is proposing to hold the special election on September 16, 2025, which is the same date of the original election. Mayor Marciano issued a proclamation calling for a special election to be held on September 16, 2025. The City is requesting City Council approve a qualifications period from 8:00 a.m. Wednesday, July 16, 2025, to 12:00 p.m. noon, Friday July 18, 2025, and qualification requirements used for the general election.

Mark Clark, 4989 SE, 5th Avenue, Ocala, FL, expressed concern the proposed special election qualifying procedures negatively impact City Council's ability to vote, due to conflict of interest.

Mr. Sexton confirmed Council Member Hilty does not need to be recused from the vote. Furthermore, he clarified the qualification regulations.

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Ire J. Bethea Sr

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

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: Ire J. Bethea Sr

SECONDER: Barry Mansfield

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

- 6a.** Approve additional expenditures for field service assembly and testing services for power transformers under the agreement with Virginia Transformer in the estimated amount of \$98,700

Presentation By: Doug Peebles

- 6b.** Approve a task work order with McFarland Johnson, Inc. to provide design services for the T-Hangar Taxilane Rehabilitation project in the amount of \$85,506

Presentation By: Matthew Grow

- 6c.** Approve additional expenditures under the agreement with Chuck's Stokes Electric of Central Florida, Inc. in the amount of \$62,059 for a contract total of \$502,059

Presentation By: Darren Park

- 6d.** Approve expenditures for utility services provided by SECO Energy for Fiscal Year 2024-25 with an estimated expenditure of \$76,000

Presentation By: Peter Brill

- 6e.** Approve the sale and purchase contract of Surplus Parcel #2260-171-009 to Laverne and Nathaniel Abiaka in the amount of \$13,168

Presentation By: Tracy Taylor

- 6f.** Approve Jeff Shrum, Growth Management Director, and Tom Duncan, Transit Administrator, as designated "Officials" for the Federal Transit Administration Transit Award Management System

Presentation By: Tom Duncan

- 6g.** Adopt Budget Resolution 2025-164 amending the Fiscal Year 2024-25 budget to appropriate a donation for the development of current and future exhibits at the Discovery Center in the amount of \$15,000

Presentation By: John Spencer

- 6h.** Adopt Budget Resolution 2025-165 amending the Fiscal Year 2024-25 budget to accept and appropriate community donations for K-9 related expenses in the amount of \$1,100

Presentation By: Michael Balken

- 6i.** Approve the purchase of various inventory items for Ocala Fiber Network from multiple vendors in an amount not to exceed \$160,838

Presentation By: Mel Poole

- 6j.** Approve appointment of and establish compensation for Dana Dammar as Assistant City Attorney

Presentation By: William E. Sexton

- 6k.** Approve minutes from July 1, 2025 City Council meeting

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

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

- 9a.** Public Hearing to consider an amendment to a Site Concurrency Development Agreement pursuant to Chapter 163, Florida Statutes (New Old Town Village LLC) for approximately 38.9 acres located in the 4300-4600 block of E Silver Springs Boulevard (Parcels 27028-004-03, 27028-004-00, 27028-004-01, 27029-000-02, 27028-003-00, and a portion of 2735-000-002) (DMA23-45430); this is the second of two public hearings; the first was held on June 9, 2025, before the Planning and Zoning Commission

Presentation By: Jeff Shrum

Council President Dreyer opened the public hearing for items 9(a) to 9(f).

Growth Management Director Jeff Shrum discussed the adoption of Resolutions 2025-29 and 2025-30 and Ordinances 2025-29, 2025-30, and 2025-31. The property owners are swapping parcels to support their development plans. He provided a brief overview of the subject properties, proposed amendment, acreage correction, PD plan, and staff findings. The Planning & Zoning Commission and staff recommend approval.

Jimmy Gooding, Applicant's Attorney, 1531 SE 36th Avenue, discussed how the proposed design will remedy parking challenges at Mojo's and support development for both property owners. The future land use will be applied to the subject properties, and

the PD plan provides buffering for residents located to the south. The proposed plan will satisfy both property owners' development needs. He clarified the proposed development does not contain an affordable housing component.

No public comment.

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

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: Jay A. Musleh

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

- 9b.** Adopt Resolution 2025-29 to abrogate a portion of NE 47th Court between Block I, Lot 2 and Block F, Lot 17 of Glynnwood Unit 1 as recorded in Plat Book G, Page 91, of the public records of Marion County, Florida (Parcels 2735-0006-017 & 2735-009-002) (Case ABR23-45418) (Quasi-Judicial)

Presentation By: Jeff Shrum

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

- 9c.** Adopt Ordinance 2025-29 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)

Presentation By: Jeff Shrum

Introduced By: Ire J. Bethea Sr

There being no further 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

- 9d.** Adopt 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)

Presentation By: Jeff Shrum

Introduced By: James P. Hilty Sr

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

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Ire J. Bethea Sr

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

- 9e.** Adopt 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)

Presentation By: Jeff Shrum

Introduced By: Barry Mansfield

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

- 9f.** Adopt Resolution 2025-30 to approve a resolution for a Planned Development Plan and Standards Book 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), approximately 6.83 acres (Case No. PD23-45431) (Quasi-Judicial)

Presentation By: Jeff Shrum

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

- 9g.** Adopt Ordinance 2025-33 to rezone approximately 18.24 acres for the property located southwest of the intersection at SW 48th Avenue and SW 49th Place (Parcel 23832-000-00 and a portion of 23894-002-00) from R-3, Multi-Family Residential, to B-2, Community Business (Case ZON25-0007) (Quasi-Judicial)

Presentation By: Emily Johnson

Introduced By: Ire J. Bethea Sr

Council President Dreyer opened the public hearing.

Senior Planner Emily Johnson discussed the adoption of Ordinance 2025-33. The applicant requested to rezone the subject property from R-3 (Multifamily Residential) to B-2 (Community Business), to accommodate future commercial development. She provided a brief overview of the property’s history, rezoning, and staff findings. The Planning & Zoning Commission and staff recommend approval.

Jimmy Gooding, Applicant’s Attorney, 1531 SE 36th Avenue, stated the property owner is requesting to revert back to the original zoning, due to a failed real estate transaction with the adjacent property owner, who previously requested to purchase the property to expand the development of multifamily housing.

No public comment.

There being no further 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

10. General Business

- 10a.** Adopt Resolution 2025-34 providing for the reimposition of non-ad valorem Fire Assessments, establishing proposed rates for Fiscal Year 2025-26, directing preparation of the Fire Assessment Roll, setting a date for a public hearing, and directing publication and mailing notices of proposed Fire Assessments

Presentation By: Tammi Haslam

Budget Director Tammi Haslam discussed the tentative millage rates for Fiscal Year 2025-26. She stated the final action will take place at a public hearing scheduled for Thursday, September 11, 2025.

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

- 10b.** Adopt the Fiscal Year 2025-26 tentative millage rates: Basic City - 6.6177; District A - 1.7185; District B - 1.6332; District C - 1.4699

Presentation By: Tammi Haslam

Budget Director Tammi Haslam explained the City must provide its tentative millage rates, rollback rates, and date, time and place of the public budget hearings to the Marion County Property Appriaser no later than August 3, 2025. The tentative millage rates

become the ceiling for the rates and staff recommends the tentative rates remain the same as Fiscal Year 2024-25. She noted the budget will be discussed further at the August 12 Budget Workshop.

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

Ms. Haslam offered Council two options for meeting schedules. The preferred option would move the first Council meeting in September to Wednesday, September 3, to minimize the number of meetings Council would be required to hold.

City Council agreed with the City's preferred option schedule.

City Manager Pete Lee confirmed staff will perform significant public outreach regarding the meeting dates.

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: James P. Hilty Sr

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

- 10c.** Adopt Budget Resolution 2025-166 amending the Fiscal Year 2024-25 budget to provide a supplemental appropriation to reconcile cash balance forward accounts and for the continuation of projects not completed in Fiscal Year 2023-24 in the amount of \$3,786,945

Presentation By: Tammi Haslam

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

- 10d.** Approve a task work order with Infrastructure Consulting & Engineering, PLLC, for design services for the A12 Hangar Infrastructure project in the amount of \$147,741

Presentation By: Matthew Grow

Airport Director Matthew Grow clarified the sales marketing process for available spots with Council Member Mansfield.

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

- 10e.** Approve a task work order with McFarland Johnson, Inc. to provide design services for fuel farm expansion, aircraft wash pad and vehicle parking pads in the amount not to exceed \$102,117

Presentation By: Matthew Grow

Airport Director Matthew confirmed the public is allowed to use the aircraft wash pad with Council Member Mansfield. Furthermore, the fuel farm will be operated and maintained by Sheltair Aviation.

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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

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

- 10f.** Approve a contract between the City of Ocala and Cummins, Inc D/B/A Cummins Sales and Service for engine and transmission replacement services on an as-needed basis not to exceed \$1,340,270

Presentation By: Tom Duncan

Transit Administrator Tom Duncan clarified the life expectancy of the engine with Mayor Marciano.

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

- 10g.** Approve a one-year renewal with HM Insurance Group to provide stop-loss insurance for the City's self-insured health plan, with an expenditure of \$1,977,347

Presentation By: Todd Swanson

Director of HR & Risk Management Devan Kikendall noted a correction to the agenda item: the policy renewal represents a 6.41% increase in premiums.

Council Member Musleh expressed concern regarding the high premium increases.

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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

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

- 10h.** Approval of agreement with Marion County School Board for the School Resource Officer Program with receivables over three years of \$5,946,781

Presentation By: Mike Balken

Police Chief Mike Balken confirmed the department will be servicing all of Ocala's public schools located in the City with Council Member Bethea.

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Jay A. Musleh

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

11. Internal Auditor's Report

12. City Manager's Report

- **City's storm preparation**

City Manager Pete Lee reported the City will continue to monitor the stormy weather along the east coast.

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, June 30, 2025 to July 13, 2025: 44 significant crimes, 203 arrests, and 1,218 traffic stops. Vehicle crashes on State Road 200 yearly (January-June) comparison: 105 vehicle crashes for 2024 and 122 vehicle crashes for 2025. The department arrested three individuals involved in a series of vehicle burglaries.

Council President Dreyer encouraged pedestrians to drive slower to prevent vehicle crashes on State Road 200. Furthermore, she requested staff present information regarding the types of vehicle crashes at a future meeting.

Mayor Marciano noted U-turns are the major cause of vehicle crashes.

Council Member Musleh discussed how the medians impact the public traveling to merchant destinations.

City Manager Pete Lee stated the City will revisit establishing a cross-access agreement.

- **Department Highlights**

14. Ocala Fire Rescue Department Report

- **Unit Responses**

Fire Chief Clint Welborn reported on unit responses for a two-week period, July 1, 2025 to July 14, 2025. The two busiest units: Fire Rescue One (152-unit responses) and Fire Engine Four (97-unit responses).

- **Service calls update**

Fire Chief Clint Welborn reported on call type spotlights for a two-week period, July 1, 2025 to July 14, 2025: motor vehicle accidents 80, structure fires 4, and community paramedicine/core 71, and 915 calls for service (13,366 calls-to-date).

- **Department Highlights**

Fire Chief Clint Welborn reported the Florida Task Force 8 was deployed to Texas in response to the devastating floods affecting the state. The department conducted several successful search training courses at the AdventHealth Facility and hosted a successful Mayor for the Day event.

16. Public Comments

- **David Layman, 4567 NE 6th Street, commented on fiber installation issues**

David Layman, 4567 NE 6th Street, discussed hazardous fiber installations jeopardizing the safety of the public. A fiber installation project completed by a vendor known as Lumen, caused a hazardous gas leak in the residential neighborhood. He suggested the City evaluate allowing multiple fiber companies to access easements and perform audits to protect the safety of the public.

City Manager Pete Lee stated staff will perform site inspections to support public safety. The City will suspend a vendor's permits if they cause infrastructure damage. The public must report property damage to the City immediately, as vendors should not be encroaching on private property and must restore the property back to the original condition. Furthermore, the City's Code Enforcement Inspectors have been allocated to job sites to ensure the vendor is in compliance.

City Engineer & Director of Water Resources Sean Lanier stated the City has the ability to suspend a vendor's permits. The City has jurisdiction over the right-of-way; however, residential damage caused by the vendor is considered a civil matter, due to the City's lack of jurisdiction.

City Attorney Sexton expressed concern about billing the vendor for fire services. He requested Council consider creating penalties for vendors.

Council Member's Musleh and Hilty support penalizing vendors for being negligent.

Mr. Lee expressed concern that assigning Fire Department employees to job sites will impact public services. Furthermore, he suggested reevaluating fiber permit fees.

Council Member Dreyer favors Mr. Lanier's suggestion to establish inspection fees.

Mr. Lanier noted the vendor must restore the right-of-way to the original condition.

Mr. Sexton advised City Council that the City has worked with vendors to restore damaged properties back to their original condition.

Council Member Dreyer requested the City require vendors to issue notices to residents.

- **Jerry Lourenco, 2350 NW 27th Avenue, commented on the invitation to bid for the disposal of Class 1 and Class 3 solid waste**

Jerry Lourenco, 2350 NW 27th Avenue, expressed concern regarding an invitation to bid that is currently under review for the disposal of Class 1 and Class 3 solid waste. He questioned why the bid package would require vendors to haul certain items for free. He discussed his concern about the inability to pass along any price increases to the City over the term of the proposed five-year contract.

Council President Dreyer noted Council cannot discuss an open procurement process.

17. Informational Items and Calendaring Items

- Tuesday, August 5, 2025 - 4:00pm - City Council meeting - Council Chambers
 - Tuesday, August 12, 2025 - 12:00pm - City Council Workshop Re: FY 2025-26 Budget - Council Chambers
 - Tuesday, August 19, 2025 - 3:45pm - CRA Board meeting - Council Chambers
 - Tuesday, August 19, 2025 - 4:00pm - City Council meeting - Council Chambers
 - Tuesday, August 26, 2025 - 3:00pm - TPO Meeting - Marion County BOCC Auditorium
 - Monday, September 1, 2025 - Labor Day Holiday - City offices closed
 - Tuesday, September 2, 2025 - 4:00pm - City Council meeting - Council Chambers
 - Thursday, September 11, 2025 - 5:01pm - City Council Special Meeting re: Fire Assessment - Council Chambers
 - Tuesday, September 16, 2025 - 3:45pm - CRA Board meeting - Council Chambers
 - Tuesday, September 16, 2025 - 4:00pm - City Council meeting - Council Chambers
 - Tuesday, September 23, 2025 - 3:00pm - TPO Meeting - Marion County BOCC Auditorium
- 17a.** Fully Executed Contracts Under \$50,000
- 17b.** Monthly budget to actual report and Capital Improvement Project status report as of May 31, 2025

18. Comments by Mayor

- **Recognition of the Parks & Recreation Department and Ocala Main Street for 4th of July celebration**
- **Recognition of the Electric Department for storm response**

Mayor Marciano recognized the Electric Department for responding to a power outage in the City.

- **Workout with the Mayor event scheduled for Saturday, July 19, 2025, at 9 am, location Tusawila Park**

19. Comments by City Council Members

20. Adjournment

Adjourned at 5:44 pm

Minutes

Kristen M. Dreyer
Council President

Angel B. Jacobs
City Clerk