



Ocala

City Council

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, July 1, 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

Municipal Officers/Others Present: The meeting was also attended by City Manager Peter Lee, City Attorney William Sexton, Assistant City Manager Ken Whitehead, City Clerk Angel Jacobs, Deputy City Clerk Pamela Omichinski, Fire Chief Clint Welborn, Police Chief Michael Balken, Internal Auditor Randall Bridgeman, Finance Director Peter Brill, Planning Director Aubrey Hale, Budget Director Tammi Haslam, Community Development Services Director James Haynes, Director of Parks & Recreation Julie Johnson, HR/Risk Management Director Devan Kikendall, City Engineer & Director of Water Resources Sean Lanier, Chief Financial Officer Janice Mitchell, Director of Public Works Darren Park, Director of Electric Utility Doug Peebles, Director of Ocala Fiber Network Mel Poole, Strategic & Legislative Affairs Administrator Jeannine Robbins, Procurement & Contracting Officer Daphne Robinson, Growth Management Director Jeff Shrum, Chief of Staff Chris Watt, Ocala Police Dept Representative, IT Representative, The Press and other interested parties.

3. Public Notice

- **Public Notice for the July 1, 2025 City Council Regular Meeting was posted on June 10, 2025**

4. Proclamations and Awards

- 4a.** Presentation of the Parks and Recreation Month Proclamation to Director of Recreation and Parks Julie Johnson, Assistant Director of Recreation and Parks Bill Rodriguez, and division head staff members

Mayor Marciano presented a proclamation for Parks and Recreation Month. The City proclaims the month of July 2025, as Parks and Recreation Month.

5. Presentations

- a.** Presentation of the '2025 Legislative Session Debrief' by Sarah Suskey and Stephen Shiver, The Advocacy Partners

Sarah Suskey, The Advocacy Partners, discussed the 2025 Legislative Session. Governor

Ron DeSantis approved a \$115 billion budget for the State of Florida and vetoed \$600 million worth of projects. The Advocacy Partners will meet with the City's leadership in September, to discuss priorities for next year. Next year's 2026 Legislative Session will be the last session for Governor Ron DeSantis, Senate President Ben Albritton, and House Representative Daniel Perez; terms ending in year 2027. The Advocacy Partners anticipate next year's session will address the following issues: property tax reform, sales tax reform, and property insurance.

- b.** Building Officials Association of Florida selected Mike Brown, Ocala Chief Building Inspector, as the 2025 Building Inspector of the Year

City Manager Pete Lee recognized Mike Brown, Ocala Chief Building Inspector, for being formally recognized by the Building Official Association of Florida, as the 2025 Building Inspector of the Year. Mr. Brown is the City's first employee to receive the prestigious recognition award.

Ocala Chief Building Inspector Mike Brown recognized his team for their community support efforts.

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. Council President Dreyer commented on item 6l. She requested the Master Services and Purchasing Agreement approved on October 15, 2024, aligns with all the privacy issues in the contract, specifically page 10.

RESULT: APPROVED THE CONSENT AGENDA

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

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

- 6a.** Approve the purchase of two generator electronic control module upgrades from Caterpillar Inc., utilizing a Sourcewell Cooperative Purchasing Agreement in the amount of \$68,521

Presentation By: Liza Warmuth

- 6b.** Approve an Agreement for Subordination of Utility Interest to the Florida Department of Transportation

Presentation By: Tracy Taylor

- 6c.** Adopt Resolution 2025-32 for an Agreement for Subordination of Utility Interest to the Florida Department of Transportation

Presentation By: Tracy Taylor

- 6d.** Approve the partial release of a utility easement encumbering Parcel #35512-002-00

Presentation By: Stephanie Galarza

- 6e.** Approve the release of a utility easement encumbering Parcels 35512-002-00, 35512-001-05, 35512-001-07, and 35512-001-00

Presentation By: Stephanie Galarza

- 6f.** Approve one-year renewals of janitorial services contracts with First Coast Franchising, Inc. d/b/a Jani King of Jacksonville and Serviamigos Solutions, LLC, with an aggregate expenditure of \$51,694

Presentation By: John King

- 6g.** Approve a Mutual Aid Agreement with Florida Municipal Power Agency for Leased Employee Services in an amount not to exceed \$90,000

Presentation By: Doug Peebles

- 6h.** Approve the purchase of inventory items for Ocala Electric Utility from multiple vendors in the amount of \$65,370

Presentation By: Doug Peebles

- 6i.** Approve award to Gresco Utility Supply for the sole source purchase of triple-single reclosers and related inventory items for Ocala Electric Utility in the amount of \$64,398

Presentation By: Doug Peebles

- 6j.** Approve one-year renewal of the contract with Boot Barn, Inc., for discount pricing on protective footwear in the amount of \$88,000

Presentation By: Devan Kikendall

- 6k.** Adopt Budget Resolution 2025-162 amending the Fiscal Year 2024-25 budget to accept and appropriate a community donation for K-9-related expenses in the amount of \$200

Presentation By: Michael Balken

- 6l.** Approve an agreement between the School Board of Marion County and the Ocala Police Department giving the Ocala Police Department access to the School Board of Marion County's cameras in times of emergency

Presentation By: Michael Balken

- 6m.** Approve City Council meeting minutes from June 17, 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 - July 15, 2025)

- 8a.** Introduce 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)

Introduced By: Ire J. Bethea Sr

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

- 9a.** Request to postpone to the July 15, 2025 City Council meeting - 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 discussion the motion carried by roll call vote.

RESULT: POSTPONED

MOVER: Jay A. Musleh

SECONDER: James P. Hilty Sr

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

- 9b.** Request to postpone to the July 15, 2025 City Council meeting - 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 discussion the motion carried by roll call vote.

RESULT: POSTPONED

MOVER: Jay A. Musleh

SECONDER: James P. Hilty Sr

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

- 9c.** Request to postpone to the July 15, 2025 City Council meeting - 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 discussion the motion carried by roll call vote.

RESULT: POSTPONED

MOVER: Jay A. Musleh

SECONDER: James P. Hilty Sr

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

- 9d.** Request to postpone to the July 15, 2025 City Council meeting - 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 discussion the motion carried by roll call vote.

RESULT: POSTPONED

MOVER: Jay A. Musleh

SECONDER: James P. Hilty Sr

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

- 9e.** Request to postpone to the July 15, 2025 City Council meeting - 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 discussion the motion carried by roll call vote.

RESULT: POSTPONED

MOVER: Jay A. Musleh

SECONDER: James P. Hilty Sr

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

- 9f.** Adopt Resolution 2025-33 to amend the Planned Development, Plan and Standards Book for property located at the northeast corner of the intersection of NE 25th Avenue and NE 28th Street (Parcel 24274-000-00), approximately 12.61 acres (Case No. PD24-45735) (Quasi-Judicial)

Presentation By: Emily W. Johnson

Council President Dreyer opened the public hearing at 4:26 pm.

Senior Planner Emily Johnson discussed the adoption of Resolution 2025-33. The applicant requested to amend the Planned Development Plan and Standards Book for the subject property. She provided a brief overview of the property's history, zoning, and staff findings. Staff recommends approval of the proposed resolution.

No public comment.

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

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

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

- 9g.** Adopt Ordinance 2025-32 to amend the boundaries of the Ridge at Heath Brook Community Development District generally located southeast of SW Highway 200 (College Road) and west of I-75 by adding approximately 29.142 acres to increase the size of the Community Development District to approximately 104.938 acres (Case No. CDD25-0001) (Quasi-Judicial)

Presentation By: Emily Johnson

Introduced By: Jay A. Musleh

Council President Dreyer opened the public hearing at 4:29 pm.

Senior Planner Emily Johnson discussed the adoption of Ordinance 2025-32. The applicant requested to amend the boundaries of the Ridge at Heath Brook Community Development District to increase the size of the district to approximately 104.938 acres. She provided a brief overview of the property's history, zoning, and staff findings. Staff recommends approval of the proposed ordinance.

No public comment.

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

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Barry Mansfield

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

10. General Business

- 10a.** Approve additional expenditures and Task Work Order No. 3 under the City's continuing professional architectural services agreement with Architecture Studio, Inc., for the provision of architectural and engineering services related to the Water Resources Utility Maintenance Complex in the amount of \$279,000, and increasing the aggregate threshold to \$750,000

Presentation By: Sean Lanier

There being no 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

- 10b.** Approve Task Work Order No.43 with Kimley-Horn and Associates, Inc., for the provision of engineering services related to the update of the City's Reclaimed Water Master Plan in the amount of \$88,209

Presentation By: Sean Lanier

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.** Approve Task Work Order No. 44 with Kimley-Horn and Associates, Inc., for the provision of engineering services related to Water Reclamation Facility Biosolids System Evaluation in the amount of \$80,586

Presentation By: Sean Lanier

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

- 10d.** Adopt Budget Resolution 2025-163 amending the Fiscal Year 2024-25 budget to transfer funds from the Water Resources Reserve for Contingency account for professional services in the amount of \$550,000

Presentation By: Sean Lanier

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

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

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

- 10e.** Approve award of a two-year contract to Chinese Connection Painting, Inc., Lamphier Company, and Overall Contractors Group, Inc. for the provision of citywide painting services with an estimated aggregate expenditure of \$250,000

Presentation By: Gary Crews

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

- 10f.** Approve agreement with Powerserve Technologies, Inc. for the provision of design and furnishing of relays and panels for the Dearmin and Water Plant Substations in the amount of \$298,373

Presentation By: Doug Peebles

There being no 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

- 10g.** Approve award of a two-year contract with Brian Bombassei, LLC for miscellaneous pavement striping and marking services in an amount not to exceed \$100,000

Presentation By: Darren Park

Council Member Mansfield requested clarification on what happens when the \$100,000 are depleted. He commented there is \$100,000 or more of restriping work within the City of Ocala. Public Works Director Darren Park confirmed the contract is for small projects. A separate contract is used for bigger projects.

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

- 10h.** Approve the purchase of five Federal Transit Administration Heavy-duty Category B 35-foot low-floor plus battery electric transit buses from Gillig, LLC, in the amount of \$6,264,500

Presentation By: Tom Duncan

Mayor Marciano questioned if the buses were replacing the gas fleet. Transit Administrator Tom Duncan confirmed the City will maintain blended fleet of diesel and electric vehicles.

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

- 10i.** Approve employee paid insurance plans for dental, vision, life, group Medicare, short-term disability, pet, legal services, flexible spending accounts, and cancer/accident/critical illness at no cost to the City and City paid plans in an annual amount \$175,500 for life insurance, \$11,345 for flexible spending account administration, and \$19,709 for Employee Assistance Program premiums

Presentation By: Devan Kikendall

There being no 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

- July 4th Patriot Skies event

City Manager Pete Lee encouraged the public to attend the Patriot Skies event on July 4, 2025, at 6 pm.

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 16, 2025 to June 29, 2025: 31 significant crimes, 227 arrests, and 1,093 traffic stops.

- Department Highlights

Police Chief Mike Balken reported the Police Department was recognized by the community (TD Bank) for successfully responding to a bank robbery taking place in the City. Chief Balken discussed with Council his desire to expand the crime center and create partnerships (third party surveillance connections) to support public safety efforts. Council President Dreyer expressed concerns of connecting to private cameras. Chief Balken explained how public partnerships for private camera access will benefit law enforcements criminal investigations and public safety efforts.

Council President Dreyer requested staff create an agenda item to allow public comment at a future meeting.

Council Member Musleh concurs with Council President Dreyer. He expressed concern regarding loss of privacy.

Council Member Mansfield spoke in support of executing public partnerships to combat theft crimes in the City.

Council Member Hilty concurs with Council President Dreyer.

Mayor Marciano spoke in support of executing public partnerships to increase citizen safety.

Council President Dreyer requested staff present draft policies for Council to consider at a future meeting.

Chief Balken confirmed staff will work on drafting policies for City Council to consider at a future meeting.

Chief Balken noted June 29th marks the one-year anniversary for zero homicides in the City.

14. Ocala Fire Rescue Department Report

- **Unit Responses**

Fire Chief Clint Welborn reported on unit responses for a two-week period, June 16, 2025 to June 29, 2025. The two busiest units: Fire Rescue Four (156-unit responses) and Angel One (112-unit responses).

- **Service calls update**

Fire Chief Clint Welborn reported on call type spotlights for a two-week period, June 16, 2025 to June 29, 2025: motor vehicle accidents 78, structure fires 2, and community paramedicine/core 38, and 1,011 calls for service (12,432 calls-to-date).

- **Department Highlights**

Fire Chief Clint Welborn reported the department responded to several incidents: vehicle building crash, rollover collision, and Dunkin Donuts building fire. The City hosted a successful PTSD Awareness Walk on Friday, June 27, 2025, and the department participated in the Mayor For The Day event on June 30, 2025.

15. City Attorney's Report

- **Approval of a Satisfaction and Release of Lien for a Nuisance Abatement Board lien dated August 7, 2012**

City Attorney Sexton discussed the approval of a release of lien for a nuisance abatement board lien recorded on August 7, 2012. The property owners have agreed to comply with the title company's demand to satisfy the lien (\$1,670) before executing the real estate closing for the property sale. He requested City Council approve the proposed release of lien.

Council Member Musleh stated he remembers hearing about this case.

Mr. Sexton noted the City was unable to determine the end period for the case.

There being no further 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

16. Public Comments

17. Informational Items and Calendaring Items

- 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
- 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

17a. Power Cost Adjustment Report - May 2025

18. Comments by Mayor

- July 4th Patriot Skies event

Mayor Marciano encouraged the public to attend the Patriot Skies event on July 4, 2025, at 6 pm. He recognized Ocala Main Street for helping the City secure donations for the event.

- Letter of Support for World Equestrian Center sports complex project

Mayor Marciano spoke on the City's need for a local sports complex. He requested the City draft a letter of support for the World Equestrian Center's proposed sports complex project.

City Manager Pete Lee confirmed the City will work on drafting the letter of support for the World Equestrian Center.

Council President Dreyer and Council Member Musleh spoke in support of building a sports complex.

Mayor Marciano stated the proposed sports complex will greatly benefit the community.

19. Comments by City Council Members

- **Council Member Mansfield expressed concern regarding crosswalks established by FDOT across SR200**

Council Member Mansfield noted FDOT did not perform a traffic study before establishing the hazardous crosswalks.

- **Council Member Mansfield expressed concern for Downtown businesses**

Council Member Mansfield requested the City take action to help Downtown businesses who are suffering during the summer season's low foot traffic.

Council Member Hilty spoke on the nationwide trend of low sales for small businesses during the summer season. He discussed how retail is disappearing, due to the high increase of incoming restaurants/bars.

City Manager Pete Lee spoke on increasing housing opportunities Downtown to increase foot traffic for local businesses. Downtown businesses will experience decreased foot traffic during the summer season, due to construction.

- **Council Member Hilty reported on fiber installation complaints**

Council Member Hilty requested the City regulate fiber installations, due to the high volume of public complaints.

City Engineer & Director of Water Resources Sean Lanier explained the City's permitting process for fiber installations. Many businesses have received federal grant funding for fiber installation projects.

City Manager Pete Lee assured Council the City's building/code enforcement staff are regulating permits issued for fiber installation projects.

20. Adjournment

Adjourned at 5:24 pm

Minutes

Kristen M. Dreyer
Council President

Angel B. Jacobs
City Clerk