



# Ocala

## City Council

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

[www.ocalafl.gov](http://www.ocalafl.gov)

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Tuesday, October 1, 2024

4:00 PM

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**1. Call to Order**

**2. Roll Call**

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

**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, Assistant Finance Director Peter Brill, City Projects Director Tye Chighizola, Sanitation Division Head Dwayne Drake, Multimedia & Communications Coordinator Danielle Dyals, Director of Airport Matthew Grow, 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, IT Director Christopher Ramos, 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.

a. New Employees

- Robin Shetter, Facilities Management
- Timothy Swanson, Facilities Management
- Matthew Colon, Fleet Management
- David Sanchez, Fleet Management
- Derek Masseo, Growth Management

**3. Public Notice**

**Public Notice for the October 1, 2024 City Council Regular Meeting was posted on September 9, 2024**

**4. Proclamations and Awards**

**4a. Proclamation and Plaque honoring Professor Ira Holmes**

Mayor Marciano presented a proclamation and plaque honoring Professor Ira Holmes' contributions and service to the City of Ocala. City Projects Manager Tye Chighizola requested Council adopt a resolution honoring Professor Holmes as Chairman Emeritus of the Ocala Preservation Advisory Board, in appreciation of the 42 years he spent on the board.

Adopt Resolution 2025-2 honoring Professor Ira Holmes as "Chairman Emeritus" of the Ocala Historic Preservation Advisory Board

**RESULT:** ADOPTED

**MOVER:** Jay A. Musleh

**SECONDER:** Kristen M. Dreyer

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

**4b.** The National Cybersecurity Awareness Month Proclamation will be presented to the Director of Information Technology (IT) Department Christopher Ramos and IT Department Staff

Mayor Marciano presented a proclamation for National Cybersecurity Awareness Month. The City proclaims the month of October, as National Cybersecurity Awareness Month. IT Director Chris Ramos discussed the importance of cybersecurity in the workplace and highlighted this year's Cybersecurity Awareness Month activity. He awarded the 2024 Cybersecurity Awareness Award to Chief Financial Officer Janice Mitchell.

**4c.** The Public Power Week Proclamation will be presented to Doug Peebles, Director of Ocala Electric Utility; Tyler Puckett, Supervisor, Public Education, Outreach & Administration; Tammy Warren, Public Education & Outreach Coordinator; and OEU Staff members

Mayor Marciano presented a proclamation for Public Power Week. The City proclaims October 6, 2024 to October 12, 2024, as Public Power Week.

Director of Electric Utility Doug Peebles recognized eleven employees for their emergency support efforts during the aftermath of the storm in Swanee Valley.

**4d.** James Melton Day Proclamation

Mayor Marciano presented a proclamation for James Melton Day. The City proclaims October 10, 2024, as James Melton Day. Brad Rogers thanked the mayor for the proclamation and discussed James Melton's legacy as a popular singer and performer in the 1930s.

## 5. Presentations

## 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.

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

**RESULT:** APPROVED THE CONSENT AGENDA

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

**6a.** Adopt Resolution 2025-1 approving the City of Ocala's State Housing Initiatives Partnership Annual Report for program closeout for the 2021-2022 funding cycle

**RESULT:** ADOPTED

**6b.** Adopt Budget Resolution 2025-100 amending the Fiscal Year 2023-24 budget to accept and appropriate program income for the City of Ocala's State Housing Initiatives Partnership grant program in the amount of \$14,050

**6c.** Adopt Budget Resolution 2025-101 amending the Fiscal Year 2023-24 budget to appropriate funds from the Infrastructure Sales Surtax Reserve for Fund Balance account for software-related expenses in the amount of \$39,000

**6d.** Approve additional expenditures under the agreement for city-wide pressure washing services in the amount of \$50,000

**6e.** Approve the Winding Oaks Commercial Phase 1 Revision Conceptual Subdivision Plan, SUB24-45665

**6f.** Approve Partial Termination of Developer's Agreement and Amendments for the Paddock Park Commercial Center

**6g.** Approve additional contract expenditures with The Notice Company, Inc. for claims administration services in the amount of \$54,646

**6h.** Adopt Budget Resolution 2025-102 amending the Fiscal Year 2023-24 budget to support additional expenditures for the fire fee reimbursement process through a transfer from the General Fund Reserve for Contingencies account totaling \$54,646

**6i.** Approve additional expenditures under the contract with Allen, Norton, & Blue for the provision of labor and employment legal services in the amount of \$64,000

**6j.** Adopt Budget Resolution 2025-103 amending the Fiscal Year 2023-24 budget to transfer funds from the General Fund Reserve for Contingencies account to support additional employment legal services contract expenses totaling \$64,000

**6k.** Approve an access and utility easement agreement between City of Ocala, (Grantor), Mercy Village LLLP (Tenant/Grantee), and Saving Mercy Corporation (Landlord/Grantee)

**6l.** See Item 7

**6m.** See Item 7

**6n.** Approve minutes from September 17, 2024 City Council meeting

## 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.

**6l.** Approve the Contract for Sale and Purchase of surplus parcel #22525-001-00 to Aashka and Rose Group, LLC totaling \$9,164

**RESULT:** POSTPONED

**6m.** Approve the Contract for Sale and Purchase of surplus parcel #2848-001-002 to Aashka and Rose Group, LLC totaling \$14,981

**RESULT:** POSTPONED

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

(Second and Final Reading - October 15, 2024)

**8a.** Introduce Ordinance 2025-1 to rezone approximately 4.63 acres for property located at 1712 SE Lake Weir Avenue (Parcel 2920-010-008) from INST, Institutional to B-2A, Limited Community Business (Case ZON24-45752) (Quasi-Judicial)

**Introduced By:** Jay A. Musleh

**RESULT:** INTRODUCED

**8b.** Introduce Ordinance 2025-2 to rezone approximately 8.85 acres of a 9.16 acre property located in the 2600 block of NE 36th Avenue (Parcel 24241-010-00) from M-1, Light Industrial, to M-2, Medium Industrial (Case ZON24-45799) (Quasi-Judicial)

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

**RESULT:** INTRODUCED

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

**9a.** Approve the sale, production, and distribution of beer, wine, and liquor for on-premise consumption, on-premise consumption outside of an enclosed building, and off-premise consumption for Midtown Eateries, LLC d/b/a Midtown Eateries (Quasi-Judicial)

Council President Mansfield opened the public hearing.

Growth Management Director Jeff Shrum discussed a liquor license application for Midtown Eateries. The applicant will be issued a provisional license during the construction phase; staff recommends approval.

No public comment.

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

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Kristen M. Dreyer

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

**9b.** Approve Community Development Services' application for the U.S. Department of Housing and Urban Development's Pathways to Removing Obstacles to Housing Grant in the amount of \$7,000,000

Community Development Services Administrative Coordinator Natalia Cox discussed a

housing grant application for the U.S. Department of Housing and Urban Development. The maximum grant amount is \$7 million, with no match required. The grant funds will be used to increase affordable housing opportunities in the City. She provided a brief overview of the HUD process, deadlines, and public meetings. Staff recommends approval.

No public comment.

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

## 10. General Business

**10a.** Approve the first renewal and additional expenditures under the Agreement for Underground Boring and Conduit Installation Services with Bellmore Enterprises, Inc. for the new contract amount of \$3,000,000

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

**RESULT:** APPROVED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Jay A. Musleh

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

**10b.** Approve the use of multiple cooperative purchasing agreements for the purchase of citywide information technology equipment in the estimated amount of \$565,260

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

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Ire J. Bethea Sr

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

**10c.** Adopt Budget Resolution 2025-104 to amend the Fiscal Year 2024-25 budget to accept and appropriate \$790,550 in Public Transportation Grant Agreement funds from the Florida Department of Transportation and \$796,550 in local matching funds to support the Ocala/Marion County Public Transit System, SunTran, for a total amount of \$1,587,100

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

**RESULT:** ADOPTED

**MOVER:** Kristen M. Dreyer

**SECONDER:** James P. Hilty Sr

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

**10d.** Approve Fiscal Year 2024-25 umpire referee services expenses in the amount of \$110,000

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

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** James P. Hilty Sr

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

**10e.** Approve the Second Amendment to the Agreement for SunTran Transit Management Services with RATP Dev USA, Inc. with an anticipated aggregate expenditure amount of \$11,010,410

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

**RESULT:** APPROVED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Jay A. Musleh

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

**10f.** Approve a one-year contract renewal for holiday lighting services to Rileigh's Outdoor in an amount not to exceed \$170,000

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

**RESULT:** APPROVED

**MOVER:** Ire J. Bethea Sr

**SECONDER:** Jay A. Musleh

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

**10g.** Approve three-year agreements for continuing professional architectural services with various firms for citywide projects requiring architectural services

City Engineer Sean Lanier clarified the architectural services with President Mansfield.

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

**10h.** Approve utilizing the State of Florida contract for the purchase of tires, tubes, and services with an aggregate annual expenditure of \$275,000

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

**RESULT:** APPROVED

**MOVER:** James P. Hilty Sr

**SECONDER:** Kristen M. Dreyer

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

**10i.** Approve annual agreement for business creation, retention, and attraction services with the Ocala Metro Chamber & Economic Partnership in the amount of \$190,000

**RESULT:** PULLED

**10j.** Approve contract award to Morse Communications, Inc., for monitoring and support services related to the upgrade of the City's phone system in the amount of \$821,983

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

**RESULT:** APPROVED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Ire J. Bethea Sr

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

**10k.** Adopt Budget Resolution 2025-105 amending the Fiscal Year 2024-25 budget to transfer building-related expenses and revenues from the General Fund to the newly created Building Fund totaling \$4,836,433

Building Services Director Matt Leibfried and City Manager Pete Lee clarified the impact fees will remain in a separate account for reporting purposes.

Internal Auditor Randall Bridgeman confirmed the impact fees are tracked in a separate account.

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

**10l.** Approve the Fiscal Year 2024-25 annual renewal of maintenance and support services for Computer Information Systems' computer-aided dispatch software in an amount not to exceed \$135,318

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

**RESULT:** APPROVED

**MOVER:** Kristen M. Dreyer

**SECONDER:** Jay A. Musleh

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

**10m.** Vote for one applicant to fill an unexpired three-year term ending March 1, 2027 on the Recreation Commission

City Clerk Angel Jacobs announced City Council appoints Kelly McAtee to the Recreation Commission by ballot vote. Council Members Dreyer, Hilty, Musleh and Mansfield voting for Kelly McAtee. Council Member Bethea voting for Zara Torres.

**11. Internal Auditor's Report**

**12. City Manager's Report**

**Hurricane Helene update**

City Manager Pete Lee discussed the City's outstanding emergency response efforts during Hurricane Helene. The storm caused minor damage to City buildings, and power was fully restored to residents by Saturday. The City is working hard to cleanup debris and repair damage.

**Recognition of Emory Roberts retirement**

City Manager Pete Lee announced Emory Roberts, Director of Finance, will be retiring. He wished him well in his future endeavors.

Director of Finance Emory Roberts thanked the City for the opportunity to serve the public.

**13. Ocala Police Department Report**

**Police Chief Mike Balken – Public Safety Opioid Response Efforts**

Police Chief Mike Balken discussed the public safety Opioid response efforts for September 16, 2024 to September 29, 2024. The Police Departments Opioid response efforts 4, overdose deaths 0, Narcan leave behind 2, and Amnesty participation 4. He provided a brief overview of the department's emergency response efforts for Hurricane Helene.

**14. Ocala Fire Rescue Department Report**

**Fire Chief Clint Welborn – Public Safety Opioid Response Efforts & Community Paramedicine**

Deputy Fire Chief Clint Welborn discussed the public safety Opioid response efforts and community paramedicine program, for September 16, 2024 to September 29, 2024. The overdose response efforts 2, overdose deaths 0, Narcan leave behind 0. For the month, community paramedicine calls 66, OD2A calls 94, motor vehicle accidents 144, and structure fires 7. He provided a brief overview of the department's emergency response efforts for Hurricane Helene.

**15. City Attorney's Report**

**16. Public Comments**

**17. Informational Items and Calendar Items**

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- Tuesday, October 15, 2024 - Community Redevelopment Area Agency meeting - 3:45pm, Council Chambers
- Tuesday, October 15, 2024 - City Council Meeting - 4:00pm, Council Chambers
- Tuesday, October 22, 2024 - TPO Meeting - 3:00pm, Marion County Commission Auditorium
- Tuesday, November 5, 2024 - City Council Meeting
- Monday, November 11, 2024 - Veterans Day Holiday - City Offices closed

**17a.** Critical purchase of emergency environmental restoration services rendered by ETC Services on June 20, 2024, in the amount of \$50,106

**17b.** Power Cost Adjustment Report - August 2024

**17c.** Monthly budget to actual report and Capital Improvement Project status report as of August 31, 2024

**18. Comments by Mayor**

**Recognition of City efforts during Hurricane Helene**

Mayor Marciano recognized the City for their emergency response efforts for Hurricane Helene. He was delighted to see the community working together to help each other during the aftermath of the storm.

**Workout with the Mayor event**

Mayor Marciano encouraged the public to attend the last Workout with the Mayor event and explore the new fitness equipment at the Mary Sue Rich Center. The new smoothie bar will be opening this coming Saturday to the public. A new Mayor's fitness challenge will be launching for public schools.

**19. Comments by City Council Members**

**Council President Mansfield and Council Members thanked City staff for their support efforts during the storm**

**20. Adjournment**

**Adjourned at 5:08 pm**

**Minutes**

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Barry Mansfield  
Council President

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Angel B. Jacobs  
City Clerk