



Ocala

City Council

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, November 4, 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 Jay A. Musleh
Council President Kristen M. Dreyer

Excused: Council Member Barry Mansfield

2a. New Employees

- Darren Hollin, Electric

3. Public Notice

Public Notice for the November 4, 2025 City Council Regular Meeting was posted on October 7, 2025

4. Proclamations and Awards

4a. Presentation of the Look Up Marion, Put Down the Phone Day Proclamation to Beth McCall, Executive Director of Marion County Children's Alliance

Mayor Marciano presented a proclamation for Look Up Marion, Put Down the Phone Day. Several community partners briefly introduced themselves and shared their involvement in the "Put Down the Phone and Look Up, Marion" campaign. Representatives from organizations including the Kimberly Center for Child Protection, a digital marketing agency, Marion County government, trauma support initiatives, drowning prevention efforts, and Marion County Public Schools expressed their support and highlighted the campaign's positive impact on children, families, and community safety. The initiative promotes digital awareness, encourages outdoor engagement, and aims to foster stronger relational connections. Ms. McCall encouraged everyone to participate in the campaign on November 15 by putting down their phones, spending time with loved ones, and performing a random act of kindness.

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

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

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

EXCUSED: Mansfield

- 6a.** One-year renewal of Connexo NetSense Service Maintenance Agreement with Honeywell in the amount of \$55,619

Presentation By: Doug Peebles

- 6b.** Grant agreement with the Florida Department of Financial Services for the purchase of decontamination equipment in the amount of \$6,373

Presentation By: Clint Welborn

- 6c.** Budget Resolution 2026-108 to amend the Fiscal Year 2025-26 budget to accept and appropriate funds from the Florida Department of Financial Services for the purchase of decontamination equipment in the amount of \$6,373

Presentation By: Clint Welborn

- 6d.** Purchase of two sets of battery-powered extrication equipment from North America Fire Equipment Co. Inc. in the amount of \$87,020

Presentation By: Clint Welborn

- 6e.** Foundation waterproofing services contract with Stable Foundation Solutions, Inc. for an aggregate amount of \$61,200

Presentation By: John King

- 6f.** See Item 7

- 6g.** Resolution 2026-5 to approve the Emergency Solutions Grant Program Agreement between Marion County and the City of Ocala with the goal to prevent further instances of homelessness and reduce the number of those currently experiencing literal homelessness in the amount of \$99,437

Presentation By: James Haynes

- 6h.** Budget Resolution 2026-109 to amend the Fiscal Year 2025-26 budget to accept and appropriate Emergency Solutions Grant program funding from Marion County for outreach services in the amount of \$99,437

Presentation By: James Haynes

- 6i.** Resolution 2026-6 to accept a Florida Department of Transportation grant for a Federal Aviation Administration grant match requirement for the Runway 36 Safety Area Grading project in the amount of \$9,509

Presentation By: Matthew Grow

- 6j.** Budget Resolution 2026-110 to amend the Fiscal Year 2025-26 budget to appropriate grant funding from the Florida Department of Transportation for the design of the

Runway 36 safety area grading in the amount of \$9,509

Presentation By: Matthew Grow

- 6k.** Workers Compensation settlement in the matter of Betty Moore versus City of Ocala, Florida with a proposed settlement amount of \$75,000

Presentation By: William E Sexton

- 6l.** See Item 7

- 6m.** October 21, 2025 City Council meeting minutes

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.

- 6f.** Additional expenditures under the contract agreement for fencing installation services with Charles White Fencing in the amount of \$45,857

Presentation By: John King

City Manager Pete Lee explained he requested it pulled from Consent for transparency; Council had previously approved the contract for \$196,000 in 2022 and an additional \$45,857 is being requested.

Director of Facilities & Fleet Management John King discussed the proposed fencing project. The City intends to fence the entire perimeter surrounding Ocala Fiber Network materials to prevent theft.

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

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

ABSENT: Mansfield

- 6l.** Renewal of Mark's Prime (Ocala Prime Partners Holdings, LLC) valet parking license

Presentation By: William Spinney

Community Outreach Manager William Spinney presented the annual renewal request for Mark's Prime valet parking license (Item 6L). The permit remains unchanged since its last update in 2022, which included the addition of an approved parking lot with access from SW 2nd Avenue. The valet service has been in operation since 2009, with the current stakeholders managing it since 2022. .

Council Member Hilty raised concerns about ongoing valet parking violations at Mark's Prime, specifically vehicles remaining at the drop-off area beyond the permitted 15-minute limit, creating traffic and safety issues. He emphasized the need for

enforcement, noting that past efforts had been ineffective.

Mr. Spinney stated that for the first time, dedicated staff are now assigned downtown during peak valet hours, seven days a week until 9:30 p.m., allowing real-time monitoring and enforcement of valet operations.

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

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

ABSENT: Mansfield

8. Introduction and First Readings of Ordinances

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

10. General Business

- 10a.** Redevelopment Agreement between the City of Ocala and Marion Opportunity Zone Investment I, LLC, for the rehabilitation and redevelopment of the historic Hotel Marion property, with total City incentives not to exceed \$2,896,670

Presentation By: Aubrey Hale

RESULT: PULLED

- 10b.** Agreement for business creation, retention, and attraction services with the Ocala Metro Chamber & Economic Partnership, in the amount of \$190,000

Presentation By: Aubrey Hale

Mayor Marciano recognized the CEP for driving new business to the City of Ocala.

Council Member Hilty recognized the CEP for supporting the Tourist Development Tax.

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, Musleh, and Dreyer

ABSENT: Mansfield

- 10c.** Contract with 2W Construction Corporation for a new build of the Thomas residence located at 1635 NW 24th Avenue for a total project cost not to exceed \$220,500

Presentation By: James Haynes

Mayor Marciano questioned the cost to rebuild versus the cost to renovate. Director of Community Development Services James Haynes confirmed the only feasible option is to rebuild. He clarified grant caps and rebuild guidelines with City Council. He noted the

lack of grant funding has caused challenges funding affordable housing development projects.

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, Musleh, and Dreyer

ABSENT: Mansfield

- 10d.** Contract with Stejack, LLC for a new build of the Coy residence located at 1922 NW Second Street for a total project cost not to exceed \$190,000

Presentation By: James Haynes

There being no 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, Musleh, and Dreyer

ABSENT: Mansfield

- 10e.** Renewal of Computer Information Systems software in an amount of \$203,844

Presentation By: Joshua Sasso

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, Musleh, and Dreyer

ABSENT: Mansfield

- 10f.** A one-year renewal for underground and aerial fiber optic cable installation services from Service and Technology Network Solutions, Inc. in an amount not to exceed \$1,300,000

Presentation By: Kenneth Jamerson

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, Musleh, and Dreyer

ABSENT: Mansfield

- 10g.** Purchase of 95 LifePak CR2 Cellular Defibrillators in the amount of \$219,435

Presentation By: Michael Balken

Jason Tolbert, 201 NE 37th Court, spoke in support of increasing funding for the Police Department.

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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

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

ABSENT: Mansfield

- 10h.** One-year contract extension with Osmose Utilities Services, Inc., through the Florida Municipal Power Agency, for continued inspection and remediation of underground equipment not to exceed \$200,000

Presentation By: Chad Lynch

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, Musleh, and Dreyer

ABSENT: Mansfield

- 10i.** One-year contract extension and price increase with Osmose Utilities Services, Inc., through Florida Municipal Power Agency, for continued inspection and treatment of wood utility poles not to exceed \$200,000

Presentation By: Chad Lynch

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, Musleh, and Dreyer

ABSENT: Mansfield

- 10j.** One-year extension to the purchase and sale contract for 115 acres of non-aviation property at Ocala International Airport with InSite Real Estate Investment Properties, LLC

Presentation By: Matthew Grow

Airport Director Matthew Grow confirmed that City Council is considering a one-year extension.

City Attorney Sexton and City Manager Pete Lee clarified the amendment and extension with Council Member Musleh. The amendment allows Insite to, if they choose, extend from May 2026 through September 2027. The goal is to ensure Insite can complete their due diligence and make sure they know they can get their end user to closing. The expectation is to close in 2026.

Mr. Grow confirmed the City has witnessed the developer expensing monies for the development project. Furthermore, he clarified the City's solicitation marketing efforts.

City Attorney Sexton clarified the contracts due diligence clause and real estate process with City Council.

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, Musleh, and Dreyer

ABSENT: Mansfield

- 10k.** Resolution 2026-7 to accept a Florida Department of Transportation grant for a Federal Aviation Administration grant match requirement for the Terminal Apron Rehabilitation project in the amount of \$112,206

Presentation By: Matthew Grow

There being no 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, Musleh, and Dreyer

ABSENT: Mansfield

- 10l.** Budget Resolution 2026-111 to amend the Fiscal Year 2025-26 budget to appropriate grant funding from the Florida Department of Transportation for the construction of the rehabilitation of the terminal apron in the amount of \$112,206

Presentation By: Matthew Grow

There being no 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, Musleh, and Dreyer

ABSENT: Mansfield

- 10m.** Airport Development Inquiry Form, revised Airport Leasing and Property Development Policy, revised Airport Development Standards, and Airport Properties Website

Presentation By: Matthew Grow

President Dreyer shared her experience in the real estate market and suggested listing properties in the MLS.

City Manager Pete Lee stated the City will evaluate adding properties to the MLS.

City Attorney Sexton discussed legal challenges associated with listing properties at fair market value in the marketplace.

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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

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

ABSENT: Mansfield

- 10n.** Agreement between the Marion County Hospital District and City of Ocala to provide funding for medical services to overdose patients in the amount of \$199,999

Presentation By: Clint Welborn

There being no 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, Musleh, and Dreyer

ABSENT: Mansfield

- 10o.** Budget Resolution 2026-112 to amend the Fiscal Year 2025-26 budget to accept and appropriate funding from the Marion County Hospital District to provide medical services to overdose patients in the amount of \$199,999

Presentation By: Clint Welborn

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

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: James P. Hilty Sr

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

ABSENT: Mansfield

- 10p.** Purchase of one automatic aid chest compression device and two Life Pak 35s from Stryker Sales Corporation utilizing Sourcewell Cooperative Purchasing Agreement in the amount of \$140,811

Presentation By: Clint Welborn

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, Musleh, and Dreyer

ABSENT: Mansfield

11. Internal Auditor's Report

12. City Manager's Report

- **TPO meeting rescheduled to Thursday, November 13, 2025 at 3 pm, at the Board of County Commissioners Auditorium**
- **City Employee Health Fair to be held November 5, 2025, from 11 am to 2 pm, at the Downtown Market**

13. Ocala Police Department Report

- **Overview of Crime and Traffic Stops**

Police Chief Mike Balken reported on crime data for the period, October 13, 2025 to October 26, 2025: 7,221 total incidents, 4,617 proactive calls, 2,604 dispatched calls, quadrant breakdown (dispatched versus proactive), 320 crimes, 187 arrests, 924 traffic stops, and 153 crashes.

- **Department Highlights**

Police Chief Mike Balken reported the department successfully responded to two incidents in October regarding the following: possession of a firearm by a convicted felon and suicide attempt. The department will be hosting a Cops & Cars event on November 15, 2025, at 10 am, location OPD Headquarters.

14. Ocala Fire Rescue Department Report

- **Unit Responses**

Fire Chief Clint Welborn reported on unit responses for a two-week period, October 21, 2025 to November 3, 2025. The two busiest units: Fire Rescue Four (152-unit responses) and Fire Engine One (92-unit responses).

- **Service calls update**

Fire Chief Clint Welborn reported on call type spotlights for a three-week period, October 21, 2025 to November 3, 2025: motor vehicle accidents 87, structure fires 1, and community paramedicine/core 38, and calls for service 891 (21,092 calls-to-date).

- **Department Highlights**

Fire Chief Clint Welborn provided a brief overview of Fire Prevention Month and Save Training.

15. City Attorney's Report

16. Public Comments

- **Jason Tolbert, 201 NE 37th Court, Ocala, FL, commented on the homeless population problem in the City**

Jason Tolbert, 201 NE 37th Court, Ocala, FL, stated he still has not received housing assistance from local non-profit organizations. He challenged the City to establish their own homeless shelter to better serve the homeless population in the City.

- **Sandra Yager, Resident, commented on the homeless population problem in the City**

Sandra Yager, Resident, stated she still has not received housing assistance from local non-profit organizations. She challenged City Council to experience homelessness for 48 hours.

- **Kristen Walden, 4601 SE 37th Court, expressed concerns about student safety due to hazardous traffic, inadequate sidewalks, and poor lighting on routes to school**

Kristen Walden, 4601 SE 37th Court, discussed student safety in the City. She expressed concern regarding the following: lack of pedestrian safety infrastructure, lack of sidewalks/signage, and poor lighting on school routes. Furthermore, she is partnering with several City departments and organizations to support student safety efforts.

Council President Dreyer stated the TPO will be creating a task force to support student safety.

City Manager Pete Lee stated the City is working with the TPO and School Board to improve routes for students.

Mayor Marciano spoke on the City's efforts to improve student safety in the City.

City Engineer & Director of Water Resources Sean Lanier encouraged the public to attend tomorrow's community meeting hosted by the City's consultants regarding pedestrian safety improvements.

Council Member Bethea spoke in support of pedestrian safety improvements.

City Manager Pete Lee advised City Council on the City's current priorities.

17. Informational Items and Calendaring Items

- Tuesday, November 11, 2025 - Veterans Day - City Offices closed
- Wednesday, November 12, 2025 - 12:00pm - City Council Workshop Re: Solid Waste Rate - Council Chambers
- Thursday, November 13, 2025 - 3:00pm - TPO Meeting - Marion County BOCC Auditorium
- Tuesday, November 18, 2025 - 4:00pm - City Council meeting - Council Chambers
- Thursday, November 27 and Friday, November 28, 2025 - Thanksgiving Holiday - City Offices closed
- Tuesday, December 2, 2025 - 4:00pm - City Council meeting - Council Chambers
- Tuesday, December 16, 2025 - 3:45pm - CRA Board meeting - Council Chambers
- Tuesday, December 16, 2025 - 4:00pm - City Council meeting - Council Chambers
- Wednesday, December 24 and Thursday, December 25, 2025 - Christmas Eve & Christmas Day Holidays - City Offices closed
- Thursday, January 1, 2026 - New Year's Day Holiday - City Offices closed

17a. Power Cost Adjustment Report - September 2025

17b. Fully Executed Contracts Under \$50,000

18. Comments by Mayor

- Healthy Ocala website traffic update

Mayor Marciano discussed the October 2025 Analytics Report for Healthy Ocala. He provided a brief overview of the following: social media outreach, web traffic, and advertisements. Healthy Ocala has become a tremendous success with numerous resources for the public to utilize.

- State Road 40 safety improvements

Mayor Marciano reported that the public has expressed great concern regarding pedestrian safety on State Road 40.

City Manager Pete Lee discussed how the City is working with DOT to improve pedestrian safety on State Road 40.

- Mayor Marciano expressed concerns regarding the strategy for securing commercial tenants for the ground floor of the Downtown Hilton and also noted the presence of overgrown weeds on the property

Mayor Marciano discussed how the Downtown Hilton property is an eyesore in the community and requested the City take action to address the matter.

City Manager Pete Lee assured the Mayor that the City is working with the property to remedy the matter for the community.

- **Resources for homeless individuals**

Mayor Marciano recognized the Dignity House organization for helping a young adult who aged out of the foster system by helping the individual secure a housing opportunity in the City.

19. Comments by City Council Members

- **Council Member Hilty commented on the homeless population problem in the City**

Council Member Hilty addressed concerns expressed during public comment regarding lack of resources for the homeless population. He assured City Council that there are many resources and programs available for the public to utilize.

- **Council Member Hilty invited City Council to tour a new dementia facility on November 14, 2025, at 10:00 am**

- **Council President Dreyer clarified City Council assignments to Boards/Commissions**

20. Adjournment

Adjourned at 6:02 pm

Minutes

Kristen M. Dreyer
Council President

Angel B. Jacobs
City Clerk