



Ocala

City Council

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, March 3, 2026

4:00 PM

1. Call to Order

2. Roll Call

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

2a. New Employees

- Jaime Antonetti, Growth Management
- Nakita Daniels, Growth Management
- Ben Maxson, Growth Management

3. Public Notice

- **Public Notice for the March 3, 2026 City Council Regular Meeting was posted on January 29, 2026**

4. Proclamations and Awards

- 4a.** Presentation of the Flood Awareness Week Proclamation to City Engineering Department Director, Sean Lanier; Civil Engineer, Payal Pandya; and to Civil Engineer, Austin Cash

Mayor Marciano presented a proclamation for Flood Awareness Week. The City proclaims March 9, 2026 to March 15, 2026, as Flood Awareness Week.

Engineering & Water Resources Department Director Sean Lanier encouraged the public to research flood insurance for private property and to take advantage of the free flood resources online.

- 4b.** Recognition of Ocala Police Department Excelsior Award by the Commission of Florida Law Enforcement Accreditation

Mayor Marciano recognized the Ocala Police Department for receiving the Ocala Police Department Excelsior Award by the Commission of Florida Law Enforcement Accreditation.

5. Presentations

- 5a.** Engineering & Water Resources Department Director, Sean Lanier - Ocala Vulnerability Assessment

Engineering & Water Resources Department Director, Sean Lanier, presented the vulnerability assessment project. He provided a brief overview of the following: vulnerability assessment, Florida Statue (F.S.) 380.093, FDEP grant funding, project schedule, flood scenarios, identified focus areas, Adaptation Plan, and next steps. The project has been collaboratively funded by the City and the Florida Department of Environmental Protection's Resilient Florida Grant Program. The objective is to conduct a vulnerability assessment compliant with S. 380.093, F.S., to identify risks associated with flooding events in the City. The assessment results will be used to apply for State funding through the Resilient Florida Grant Program. The assessment will contribute to strengthening the City's long-term planning efforts and emergency preparedness.

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: Jay A. Musleh

SECONDER: Kristen M. Dreyer

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

- 6a.** One-year lease for office space at Ocala International Airport with Ascente Aviation LLC, with a monthly receivables amount of \$1,369

Presentation By: Matthew Grow

- 6b.** Annual renewal of the office and hangar lease with the Florida Department of Agriculture and Consumer Services for lease-year revenues of \$54,874

Presentation By: Matthew Grow

- 6c.** One-year renewal of contract with Southern Lawn Care Mid Florida, Inc., for specialty grounds maintenance services with expenditure amount not to exceed \$72,600

Presentation By: Greg Vandeventer

- 6d.** Resolution 2026-15 to approve and adopt the Marion County Comprehensive Emergency Management Plan

Presentation By: Sean Lanier

- 6e.** Reappointment of Jane Cosand to the Ocala Historic Preservation Advisory Board for a new three-year term ending March 1, 2029

Presentation By: Angel Jacobs

- 6f.** Reappointment of Dustin Magamoll to the Board of Adjustment for a new four-year term ending March 1, 2030

Presentation By: Angel Jacobs

- 6g.** Appointment of Erica Gibb to the Board of Adjustment for the remainder of an unexpired four-year term ending March 1, 2028

Presentation By: Angel Jacobs

- 6h. Reappointment of Michael Kroitor and Shirley J. Wright to the Municipal Code Enforcement Board for new three-year terms ending March 1, 2029

Presentation By: Angel Jacobs

- 6i. 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.

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

(Second and Final Reading - March 17, 2026)

- 8a. Ordinance 2026-9 to adopt recommended changes to actuarial assumptions and methods for the City of Ocala General Employees' Pension Plan, as outlined in the 2014-2024 Experience Study

Introduced By: Jay A. Musleh

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

- 9a. Ordinance 2026-7 to rezone approximately 2.26 acres for properties located in the 1400 block of NE 14th Street (Parcel 26496-005-00 & 26496-005-01) from RO, Residential Office, and R-1, Single Family Residential, to R-3, Multi-Family Residential (Case ZON25-0016) (Quasi-Judicial)

Presentation By: Endira Madraveren

Introduced By: James P. Hilty Sr

Chief Planning Official, Endira Madraveren, discussed an application submitted by Arun & Anjana Singh, for properties located in the 1400 block of NE 14th Street. The applicant is requesting to rezone the parcels from RO (Residential Office) and R-1 (Single-Family Residential), to R-3 (Multi-Family Residential). She provided a brief overview of the following: split zoning, surrounding uses (Institutional District Zoning), and staff findings. The proposed rezoning is consistent with the Low Intensity Future Land Use classification and Section 122-244 of the Code of Ordinances. To note, the Planning & Zoning Commission and staff recommend approval.

No public comment.

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

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

- 9b.** Ordinance 2026-8 to rezone two properties totaling approximately 30.49-acres located at 5019 W Silver Springs Blvd and the parcel adjacent to the east (Parcel 23180-000-00 & 23176-003-00) from PD, Planned Development, to M-1, Light Industrial (Case ZON25-0018) (Quasi-Judicial)

Presentation By: Emily Johnson

Introduced By: Kristen M. Dreyer

Planner, Emily Johnson, discussed an application submitted by Chi Ocala Rancho LLC, for two properties located at 5019 W Silver Springs Boulevard and the parcel adjacent to the east. The applicant is requesting to rezone the parcels from PD (Planned Development) to M-1 (Light Industrial). She provided a brief overview of the following: existing nonconforming uses (Parcel 23180-000-00), surrounding uses, and staff findings. On November 19, 2024, City Council approved (Ordinance 2025-7) a rezoning of the subject properties, and the associated PD Plan and Standards Book were adopted (Resolution 2025-6) concurrently with an approved maximum development program (468 multifamily residential units and up to 180,991 square feet of commercial/retail uses). The proposed rezoning is consistent with the existing Employment Center Future Land Use classification and pursuant to Section 122-244 of the Code of Ordinances.

To note, the Planning & Zoning Commission and staff recommend approval. Furthermore, she confirmed the applicant is working on vacating existing tenants from the property with Council President Bethea.

Rodney Rogers, Applicant's Attorney, 1105 SE 3rd Avenue, discussed progress made by the applicant on the subject properties: one building was demolished and the second building is undergoing abatement. To note, the property owner has a sale pending for the frontage portion of the property, and they plan to sell the remainder of the properties under the proposed rezoning to support the surrounding industrial uses.

No public comment.

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

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

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

10. General Business

- 10a.** One-Year renewal of Agreement for Tree Trimming and Line Clearance Services with Davey Tree Expert Company in an amount not to exceed \$2,541,543

Presentation By: Chad Lynch

Electric Utility Deputy Director, Chad Lynch, confirmed the City is responsible for the assignment of projects (billed hourly) to vendors with Council Member Mansfield. Furthermore, the City spent \$2.5 million last year on tree trimming and line clearance

services.

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

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

- 10b.** Contract extension and expansion for Supervisory Control Data Acquisition Software Services with Survalent Technology Corporation for a total initial cost of \$339,541

Presentation By: Chad Lynch

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

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Kristen M. Dreyer

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

- 10c.** Five-year renewal with Davenport Group for server virtualization software, VMware, maintenance and support in an estimated expenditure of \$171,648

Presentation By: Christopher Ramos

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

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

- 10d.** Utilization of a cooperative purchasing agreement with Government Finance Officers Association for consulting services in an amount not to exceed \$233,000

Presentation By: Christopher Ramos

Information Technology Director Christopher Ramos explained how the proposed agreement will help streamline processes, and confirmed that the Government Finance Officers Association is a consultant with Council Member Hilty.

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

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Barry Mansfield

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

- 10e.** Three-year Agreement with Environmental Systems Research Institute, Inc., to provide

citywide geographic information system software with an estimated aggregate expenditure of \$180,900

Presentation By: Kelly Vann

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

- 10f.** One-year renewal of contract service agreement with American Pipe & Tank, Inc, for the provision of wastewater services with an aggregate expenditure not to exceed \$100,000

Presentation By: Sean Lanier

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

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Barry Mansfield

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

- 10g.** One-year renewal of contract with Southern Lawn Care Mid Florida, Inc., for ground maintenance services in an amount not to exceed \$261,900

Presentation By: Greg Vandeventer

RESULT: PULLED

- 10h.** First Amendment to the Agreement for Third Party Liability/Workers' Compensation Claims Administration Services between the City of Ocala and PMA Management Corp. renewing the agreement for an additional three-year term and establishing a total contract sum not to exceed \$802,239

Presentation By: Todd Swanson

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

- 10i.** Continued utilization of the State of Florida's contract with WEX Bank for fuel card services for renewal term expenditures in an amount not to exceed \$96,000

Presentation By: Michael Balken

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

- 10j.** Utilization of a cooperative purchasing agreement with Iteris, Inc., for the purchase of traffic signal travel time readers with connected vehicle capability in the amount of \$384,000

Presentation By: Darren Park

Public Works Director, Darren Park, explained how the FDA reimbursement is based on the type of project with Council President Bethea. Furthermore, he clarified the Bluetooth signal reading technology with Mayor Marciano.

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

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: James P. Hilty Sr

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

- 10k.** Purchase and Sale Agreement for approximately 6.65 acres of real property located east of NW Martin Luther King, Jr. Ave., identified by Parcel ID: 25502-000-00, in an amount not to exceed \$550,000

Presentation By: Darren Park

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

- 10l.** Budget Resolution 2026-130 to amend the Fiscal Year 2025-26 budget to transfer funds from the Stormwater Reserve for Contingency account to purchase parcel 25502-000-00 in the amount of \$550,000

Presentation By: Darren Park

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

RESULT: ADOPTED

MOVER: Kristen M. Dreyer

SECONDER: Jay A. Musleh

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

- 10m.** Budget Resolution 2026-131 to amend the Fiscal Year 2025-26 budget to appropriate grant funding from the Florida Department of Transportation for the design and construction of fuel farm, wash rack, and parking concrete pads in the amount of

\$478,285 and transfer funds from the Reserve for Projects account in the amount of \$119,572

Presentation By: Matthew Grow

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

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Jay A. Musleh

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

- 10n.** Three-year renewal of the lease with Enterprise Leasing Company of Florida LLC at the Ocala International Airport for annual rent and fees of approximately \$410,374

Presentation By: Matthew Grow

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

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Jay A. Musleh

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

- 10o.** Three-year renewal of the lease with Avis/Budget Rental Car, LLC, at the Ocala International Airport for annual rent and fees of approximately \$310,368

Presentation By: Matthew Grow

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

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

11. Internal Auditor's Report

12. City Manager's Report

- **Family Fun Day, Saturday, March 14, 2026, from 11:00 AM to 3:00 PM, location Tusawilla Park**
- **Public School Planning Official (PSPO) meeting, Wednesday, April 1, 2026, from 9:00 AM to 12:00 PM, location Live Stock Pavillion**
- **PCA update**

City Manager, Pete Lee, reported that the City will continue to monitor the power cost adjustment (PCA) rate (under-collected PCA rate) to ensure sufficient funds are available in the event of a power crisis or financial instability. The PCA rate can cause reserves to fluctuate, as it reflects the actual cost of purchasing electricity, which can vary due to

several factors (fuel prices, market demand, maintenance/shutdowns, and energy efficiency).

13. Ocala Police Department Report

- Overview of Crime and Traffic Stops

Deputy Police Chief reported on crime data for the period, February 9, 2026 to February 22, 2026: 6,990 total incidents, 4,562 proactive calls, 2,428 dispatched calls, quadrant breakdown (1,467 NW, 1,498 NE, 1,774 SE, 2,105 SW, and 128 County), 311 crimes, 211 arrests, 1,117 traffic stops, and 130 crashes. Furthermore, he confirmed motor vehicle accidents are down by 5% for the year with Mayor Marciano. The department is working on expanding the Traffic Unit to support the deployment of assets to high problem areas to reduce motor vehicle accidents.

14. Ocala Fire Rescue Department Report

- Unit Responses

Fire Chief Clint Welborn reported on unit responses for a two-week period, February 17, 2026 to March 2, 2026. The two busiest units: Fire Rescue Four (178-unit responses) and Fire Engine Four (118-unit responses).

- Service calls update

Fire Chief Clint Welborn reported on call type spotlights for a two-week period, February 17, 2026 to March 2, 2026: motor vehicle accidents 73, structure fires 4, and community paramedicine/core 42, and calls for service 1,006 (4,368 calls-to-date).

- Department Highlights

Fire Chief Clint Welborn reported for a two-week period, February 17, 2026 to March 2, 2026, the department responded to several structure fires. The department recognized Firefighter/Paramedic, Ryan Resse, for receiving a Paramedic Certification and Medical Director's clearance. The Florida Senior Officials training is scheduled on May 11, 2026, from 1:00 PM to 5:00 PM, location Marion County EOC; and the mandatory burn ban in Marion County, Ocala, FL, has been extended until March 10, 2026, due to dry weather conditions and insufficient rainfall, which have increased the risk of wildfires.

15. City Attorney's Report

16. Public Comments

- **Lourene Ek, 5907 SW 59th Street, Ocala, FL, read words of wisdom to City Council from past presidents**

- **Jason Tolbert, 201 NE 37th Court, Ocala, FL, thanked the Ocala Police Department and Mayor Marciano for their community support efforts**

- **Larry Johnson, 5360 NE 16th Street, Ocala, FL, requested an honorary street be named after his late father**

Larry Johnson, 5360 NE 16th Street, Ocala, FL, requested City Council consider approving an honorary street naming in honor of his late father. The honorary street

naming petition has received great support from the community.

Darnitha Johnson, CEO, Royal Queen's Apartment Founder, confirmed the letter of recommendation and petition were delivered to the City.

Council President Bethea assured the Johnson family that the City will review the request.

- **Darnitha Johnson, CEO, Royal Queen's Apartment Founder, commented on domestic violence/child abuse/sexual assault awareness education**

Darnitha Johnson, CEO, Royal Queen's Apartment Founder, requested the Mayor and City Council significantly increase education for the public regarding domestic violence/child abuse/sexual assault by implementing a variety of community initiatives. These initiatives should focus on raising awareness through education, creating safe and accessible resources for survivors, and fostering a culture of support and intervention.

- **Dr. Manes Pierre, requested Mayor Marciano investigate time fraud allegedly committed by an Ocala police officer**

Dr. Manes Pierre requested Mayor Marciano investigate time (sick leave) fraud allegedly committed by an Ocala Police Officer. He expressed disappointment regarding the City's action to promote an individual who is suspected of a fraud crime regarding taxpayer monies. Furthermore, he submitted documentary evidence for the Mayor to consider.

- **Jean Rickman, Economic Development Coordinator for Congresswoman Kat Cammack, 2630 SE 3rd Street, Ocala, FL, commented on the Fiscal Year 2027 congressional appropriations for programmatic/language requests**

Jean Rickman, Economic Development Coordinator for Congresswoman Kat Cammack, 2630 SE 3rd Street, Ocala, FL, advised City Council that the Fiscal Year 2027 congressional appropriations for programmatic/language requests have been announced. Furthermore, she is working with the City to address Federal priorities with a deadline of March 11, 2026.

17. Informational Items and Calendaring Items

- Tuesday, March 17, 2026 - CRA Board meeting - 3:45pm - Council Chambers
- Tuesday, March 17, 2026 - City Council meeting - 4:00pm - Council Chambers
- Tuesday, March 24, 2026 - TPO meeting - 3:00pm - Marion County Board of County Commissioners Auditorium
- Tuesday, April 7, 2026 - City Council meeting - 4:00pm - Council Chambers
- Tuesday, April 21, 2026 - CRA Board meeting - 3:45pm - Council Chambers
- Tuesday, April 21, 2026 - City Council meeting - 4:00pm - Council Chambers
- Tuesday, April 28, 2026 - TPO meeting - 3:00pm - Marion County Board of County Commissioners Auditorium
- Thursday, April 30, 2026 - City Council Strategic Planning Session - 8:00am - Mary Sue Rich Community Center at Reed Place

17a. Power Cost Adjustment Report - January 2026

17b. Fully Executed Contracts Under \$50,000**18. Comments by Mayor****- Dignity House visit**

Mayor Marciano shared his wonderful experience visiting the Dignity House, a transitional housing facility designed to help individuals experiencing homelessness regain independence and dignity. The Police Department has a great partnership with the organization, which has helped seven homeless individuals referred to the program overcome homelessness. Furthermore, he encouraged his fellow City Council Members to visit the facility to learn more about the organization's community support efforts and to spread awareness to support donation needs to continue operations in the City.

- Internet Crimes Against Children Program

Mayor Marciano reported the City has expanded a unit to support the Internet Crimes Against Children Program. He thanked his fellow City Council Members for continuing to support financial funding for the programs efforts to protect children in the community.

19. Comments by City Council Members

- Council Member Hilty shared his wonderful experience visiting Washington, D.C., to discuss public utility challenges**

20. Adjournment

Adjourned at 5:24 PM

Minutes

Ire J. Bethea Sr.
Council President

Angel B. Jacobs
City Clerk