



# Ocala

## City Council

### Minutes

110 SE Watula Avenue  
Ocala, FL 34471

www.ocalafl.gov

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**Tuesday, March 18, 2025**

**4:00 PM**

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**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, 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, 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.

**2a. New Employees**

- Michael Aldana, Public Works
- Andrew Russ, Electric
- Gavin Youmans, Electric

**3. Public Notice**

- **Public Notice for the March 18, 2025 City Council Regular Meeting was posted on February 17, 2025**

**4. Proclamations and Awards**

**4a. Presentation of the Mayor's Citizen Recognition Award to Michael Hoffmann**

Postponed due to Michael Hoffmann's absence.

**RESULT: POSTPONED**

**4b. Presentation of the Procurement Month Proclamation to the Director of Procurement and Contracting Officer Daphne Robinson and staff members**

Mayor Marciano presented a proclamation for Procurement Month. The City proclaims the month of March 2025, as Procurement Month.

**4c. Service Award - Deputy Fire Chief Richard Lietz - 25 Years of Service**

Mayor Marciano and City Manager Pete Lee presented a service award to Deputy Fire Chief Richard Lietz in appreciation of his 25 years of service to the City of Ocala.

**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.

**RESULT:** APPROVED THE CONSENT AGENDA

**MOVER:** Barry Mansfield

**SECONDER:** Jay A. Musleh

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

- 6a.** Adopt Budget Resolution 2025-136 amending the Fiscal Year 2024-25 budget to accept and appropriate funds from the Department of Justice in the amount of \$10,000
- 6b.** Approve an Affordable Housing Agreement with Next Dimension Builders to construct and sell an affordable housing unit on a surplus property (parcel number 2260-147-016) in West Ocala
- 6c.** Approve an Affordable Housing Agreement with Next Dimension Builders to construct and sell an affordable housing unit on surplus property (parcel number 2260-149-015) located in West Ocala
- 6d.** Approve an Affordable Housing Agreement with Next Dimension Builders to construct and sell an affordable housing unit on a surplus property (parcel number 22555-000-00) in West Ocala
- 6e.** Adopt Budget Resolution 2025-137 amending the Fiscal Year 2024-25 budget to accept and appropriate 2023-24 State Housing Initiatives Partnership Program disaster relief funding in the amount of \$15,404
- 6f.** Ratify the signature of the City Manager on the 2023 U.S. Department of Housing and Urban Development Continuum of Care Program Funding Competition Grant Agreement for Coordinated Entry supportive services totaling \$71,023
- 6g.** Adopt Budget Resolution 2025-138 amending the Fiscal Year 2024-25 budget to accept and appropriate funding from the U.S. Department of Housing and Urban Development for Marion County's Continuum of Care Coordinated Entry 2022-2023 program year grant in the amount of \$71,023
- 6h.** Approve a three-year renewal of the online training platform, KnowBe4, with an estimated aggregate expenditure of \$95,102
- 6i.** Adopt Resolution 2025-15 approving Amendment #1 to Public Transportation Grant

Agreement with the Florida Department of Transportation to include design of Taxiway C, C1, and C3

- 6j. Approve one year renewal with Bound Tree Medical, LLC, Henry Schein, Inc., and Life Assist, Inc., for the provision of emergency medical services supplies with an aggregate contract expenditure amount of \$60,000
- 6k. Approve award of a piggyback agreement to Life Extension Clinics, Inc., for the provision of firefighter physical examinations with an estimated aggregate expenditure of \$84,000
- 6l. Approve one-year software renewal with Granicus, LLC, for Legistar meeting and agenda services in the amount of \$68,895
- 6m. Approve a one-year renewal of the contract with Priority Dispatch Corporation with an estimated expenditure of \$86,700
- 6n. Approve minutes from March 4, 2025 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.

## 8. Introduction and First Readings of Ordinances

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

- 9a. Adopt Ordinance 2025-18 to change the Future Land Use designation on approximately 12.81 acres for property located at 3001 NE 21st Street (Parcel 24264-001-04) and the parcel directly to the east (Parcel 24264-000-00) from Employment Center to Public (Case LUC25-0002) (Quasi-Judicial)

**Introduced By:** Barry Mansfield

Council President Dreyer opened the public hearing for items 9(a) and 9(b).

Senior Planner Emily Johnson discussed the adoption of Ordinances 2025-18 and 2025-19. The City requested to change the Future Land Use designation and zoning for two parcels. She provided a brief overview of the property's history, zoning, and staff findings. 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:** Barry Mansfield

**SECONDER:** James P. Hilty Sr

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

- 9b. Adopt Ordinance 2025-19 to rezone approximately 12.81 acres for the property located at 3001 NE 21st Street (Parcel 24262-001-04) and the parcel directly to the east (Parcel

24264-000-00) from M-1, Light Industrial, to G-U, Governmental Use (Case ZON25-0002) (Quasi-Judicial)

**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

- 9c.** Adopt Ordinance 2025-20 to change the Future Land Use designation on approximately 12.42 acres for property located in the 1800 block of SW 15th Avenue (Parcel 23656-017-00 and 23656-017-16) from Employment to Public (Case LUC25-0001) (Quasi-Judicial)

**Introduced By:** Ire J. Bethea Sr

Council President Dreyer opened the public hearing for items 9(c) and 9(d).

Chief Planning Official Endira Madraveren discussed the adoption of Ordinances 2025-20 and 2025-21. The City requested to change the Future Land Use designation and zoning for two parcels. She provided a brief overview of the property's history, zoning, and staff findings. 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:** Ire J. Bethea Sr

**SECONDER:** Barry Mansfield

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

- 9d.** Adopt Ordinance 2025-21 to rezone approximately 12.42 acres for property located in the 1800 block of SW 15th Avenue (Parcel 23656-017-00 and 23656-017-16) from M-1, Light Industrial (City) to G-U, Governmental Use (City) (Case ZON25-0001) (Quasi-Judicial)

**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

**10. General Business**

- 10a.** Approve a three-year agreement with Accelerated Technology Laboratories, LLC, for the Laboratory Information Systems platform, Confidence, for an estimated aggregate expenditure of \$114,850

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, Mansfield, Musleh, and Dreyer

- 10b.** Approve a one-year renewal contract with UKG for the City's time management software, UKG Pro, with ongoing maintenance costs for an estimated expenditure amount of \$123,750

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

**RESULT:** APPROVED

**MOVER:** Jay A. Musleh

**SECONDER:** James P. Hilty Sr

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

- 10c.** Approve agreement with Dinkins Construction LLC for design-build services for Fire Station No. 8 in the amount of \$4,213,901, plus a 10 percent contingency amount of \$421,391, for a total expenditure of \$4,635,292

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, Mansfield, Musleh, and Dreyer

- 10d.** Adopt Budget Resolution 2025-139 to amend the Fiscal Year 2024-25 budget to transfer funds from reserve for fund balance accounts to provide additional funding for the construction of Fire Station No. 8 in the amount of \$1,256,081

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

- 10e.** Approve one-year renewal of the contract with C.W. Roberts Contracting, Inc. for the Parking Lot Improvement Program with an aggregate expenditure amount not to exceed \$500,000

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, Mansfield, Musleh, and Dreyer

- 10f. Approve additional expenditures under and a one-year renewal of the contract with Carmeuse Lime & Stone, Inc., for supply and delivery of quicklime in the aggregate amount of \$2,133,000

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

- 10g. Ratify the signature of the City Manager on the 2023 U.S. Department of Housing and Urban Development Continuum of Care Program Funding Competition Grant Agreement for Homeless Management Information System software and personnel totaling \$209,173

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, Mansfield, Musleh, and Dreyer

- 10h. Adopt Budget Resolution 2025-140 amending the Fiscal Year 2024-25 budget to accept and appropriate funds from the U.S. Department of Housing and Urban Development for the Marion County’s Continuum of Care Homeless Management Information System 2022-2023 program year grant in the amount of \$209,173

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, Mansfield, Musleh, and Dreyer

**11. Internal Auditor's Report**

**12. City Manager's Report**

- **Water Rate Study scheduled for April 29, 2025**

- **Solid Waste Workshop scheduled for May 13, 2025**
- **Parking Garage Public Workshop scheduled for April 9, 2025, at 12:00 pm and 5:30 pm, location IHMC**

City Manager Pete Lee reported the Parking Garage Public workshops scheduled for April 9, 2025, will inform the public of the following: traffic maintenance, road closures, and construction schedules.

- **Government Finance Professionals Week**

City Manager Pete Lee recognized the Finance Department for their hard work in support of Government Finance Professionals Week.

- **Fiber installation damage update**

City Manager Pete Lee clarified private companies are responsible for property damage related to fiber installation in the City; OFN is not involved with these installations. He noted the companies are allowed to install within the easements.

### **13. Ocala Police Department Report**

#### **Overview of Crime and Traffic Stops**

Police Chief Mike Balken reported the department responded to thirty-six felony crimes during the past two weeks. The Police Departments efforts from March 3, 2025 to March 16, 2025: 266 arrests, 112 FIR, and 1,071 traffic stops.

### **14. Ocala Fire Rescue Department Report**

- **Unit Responses**

Fire Chief Clint Welborn reported on unit responses for a two-week period, March 4, 2025 to March 17, 2025. The two busiest units: Fire Rescue Three (174 unit responses) and Fire Engine One (112 unit responses).

- **Service calls update**

Fire Chief Clint Welborn reported on call type spotlights for a two-week period, March 4, 2025 to March 17, 2025: motor vehicle accidents 106, structure fires 2, and community paramedicine/core 62, and 946 calls for service (5,257 calls-to-date).

- **Department Highlights**

Fire Chief Clint Welborn reported employees attended the LWHS Career Fair and World's Greatest Baby Shower. As well, the Department hired three new firefighters.

### **15. City Attorney's Report**

### **16. Public Comments**

**17. Informational Items and Calendaring Items**

- Tuesday, March 25, 2025 - 3:00pm - TPO meeting
- Tuesday, April 1, 2025 - 4:00pm - City Council meeting - Council Chambers
- Thursday, April 10, 2025 - 8:30am to 3:00pm - City Council Annual Strategic Planning Session - Reilly Arts Center
- Tuesday, April 15, 2025 - 3:45pm - CRA Board meeting - Council Chambers
- Tuesday, April 15, 2025 - 4:00pm - City Council meeting - Council Chambers
- Tuesday, May 6, 2025 - 4:00pm - City Council meeting - Council Chambers

**17a.** Monthly budget to actual report and Capital Improvement Project status report as of January 31, 2025

**18. Comments by Mayor****- Ride along with OPD Bike Unit**

Mayor Marciano shared his positive experience on a ride along with the OPD Bike Unit.

**- Mayor's Fitness Challenge**

Mayor Marciano reported the Mayor's Fitness Challenge for public schools was a great success, with over 3,000 students participating weekly (30,000 participants total). Furthermore, the City-wide Step Challenge will end this month.

**- Recognition of Community Development Services Director James Haynes**

Mayor Marciano recognized James Haynes, Director of Community Development Services, for his community support efforts.

**19. Comments by City Council Members****- Council Member Mansfield commented on the parking garage construction project and Downtown business outreach**

Council Member Mansfield requested the City take into consideration the size of trucks when designing the parking garage. Furthermore, he requested the City perform outreach efforts to local Downtown businesses regarding the availability of parking for staff.

City Manager Pete Lee assured Council the City is performing outreach efforts to businesses Downtown.

**- Pro Tem Bethea recognized Whitfield Jenkins and requested City Council attend the street naming in his honor**

Pro Tem Bethea recognized Whitfield Jenkins for his community support efforts. Furthermore, he invited City Council attend the street naming in his honor.

**- Council Member Musleh commented the parking garage construction project and a letter received from the Marion County Building Industry Association**

Council Member Musleh reported the Building Department received a complimentary

letter from the Marion County Building Industry Association. Furthermore, he requested the City take into consideration the size of vehicles when designing the parking garage.

City Manager Pete Lee spoke on the strong business relationship between the City's Building Department and Marion County's Building Industry Association.

- **President Dreyer commended Council Member Hilty for winning the Illuminary Award and requested the City create free swimming lessons program**

Council President Dreyer commended Council Member Hilty for winning the Illuminary Award.

President Dreyer requested the City create a free swimming lessons program for toddlers. Mayor Marciano suggested the City collaborate with a local foundation who has raised funding aimed towards offering free swim lessons.

**20. Adjournment**

- **Adjourned at 4:44 pm**

**Minutes**

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Kristen M. Dreyer  
Council President

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Angel B. Jacobs  
City Clerk