



Ocala

City Council

Synopsis

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, August 19, 2025

4:00 PM

1. Call to Order

The meeting was called to order at 4:40 pm.

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

a. New Employees

- Kimberly Matchett, Customer Service Office
- Kelsey Dos Santos, Electric
- Christopher Modinger, Electric
- Isiah Rivas, Electric
- Clifton Crowe, Water Resources
- Shane Ferrante, Water Resources
- Laurie Hornberger, Water Resources
- Charles Madison, Water Resources
- Briana Rouse, Water Resources

3. Public Notice

- **Public Notice for the August 19, 2025 City Council Regular Meeting was posted on July 16, 2025**

4. Proclamations and Awards

- 4a.** Presentation of the Mayor's Citizen Recognition Award to Angie Lewis
- 4b.** Presentation of the National Grief Awareness Day Proclamation to Yolanda Mitchum, Grief Recovery Method Specialist and Founder of H3Haven, Inc.
- 4c.** Presentation of the National Fentanyl Prevention and Awareness Day Proclamation to Founder of Picking up the Pieces Michelle Pepin
- 4d.** Presentation of the Florida Lineworker Appreciation Day Proclamation to Marty Penuel, retired OEU employee, and representatives from Ocala Electric Utility
- 4e.** Service Award - Andrew Blaire - Ocala Fire Rescue - 15 Years of Service
- 4f.** Service Award - Carolyn Giese - Finance Department - 20 Years of Service
- 4g.** Service Award - Kenneth Jamerson - Ocala Fiber Network - 20 Years of Service

- 4h.** Service Award - Sergeant Brandon Sirolli - Ocala Police Department - 20 Years of Service

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: James P. Hilty Sr

SECONDER: Ire J. Bethea Sr

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

- 6a.** Approve award of the contract for rehabilitation of the Brown residence located at 617 NW First St. to 2W Construction Corporation, for a total project cost not to exceed \$87,000

Presentation By: James Haynes

- 6b.** Approve award of the contract for rehabilitation of the Brown residence located at 110 SW 24th Avenue to 2W Construction Corporation with a total project cost not to exceed \$57,100

Presentation By: James Haynes

- 6c.** Approve an Affordable Housing Incentive Fund disbursement to Delva One Construction, LLC for the construction of a new single-family affordable housing unit at 1316 NW Eighth Street, in an amount not to exceed \$5,699

Presentation By: James Haynes

- 6d.** Approve an Affordable Housing Incentive Fund disbursement to Delva One Construction, LLC for the construction of a new single-family affordable housing unit in the West Ocala Community Redevelopment Agency subarea, in an amount not to exceed \$9,303

Presentation By: James Haynes

- 6e.** Approve the utilization of Sourcewell's cooperative purchasing agreement with Marathon Equipment Company for the purchase of a 34-cubic-yard roll-off compactor from Tampa Crane & Body in the amount of \$51,725

Presentation By: Darren Park

- 6f.** Approve the partial release of a utility easement encumbering Parcel 35512-001-00

Presentation By: Stephanie Galarza

- 6g.** Approve the release of a utility easement encumbering Parcels 35512-001-00, 35512-001-01, 35512-001-03, 35512-001-08, 35512-001-09, 35512-001-10, 35512+001-01, 35512-001-04, and 35512-002-00

Presentation By: Stephanie Galarza

- 6h.** Approve the release of a utility easement encumbering Parcels 22854-000-00 and 22852-000-00
Presentation By: Stephanie Galarza
- 6i.** Approve Emerson Pointe Phase 3 Conceptual Subdivision
Presentation By: Aubrey Hale
- 6j.** Approval of the Developer's Agreement for Winding Oaks Residential Phase 2
Presentation By: Jeff Shrum
- 6k.** Approval of the Developer's Agreement for Winding Oaks Residential Phase 4
Presentation By: Jeff Shrum
- 6l.** Adopt Budget Resolution 2025-173 amending the Fiscal Year 2024-25 budget to accept and appropriate a community donation for the National Night Out event in the amount of \$500
Presentation By: Michael Balken
- 6m.** Approval of and authorization for City Council President to execute an assurance and support letter to Dennis W. Michaud for the West Oak Ocala 1 Business, LLC multifamily housing project component of the Pine Oaks Redevelopment Project
Presentation By: William E. Sexton
- 6n.** Adopt Resolution 2025-35 designating an administrative authority to receive, review, and process plat or replat submittals; designating an administrative official responsible for approving, approving with conditions, or denying proposed plats or replats
Presentation By: William E. Sexton
- 6o.** Approve additional expenditures under the Municipal Election Agreement with the Marion County Supervisor of Elections for the City of Ocala's September 16, 2025, Special Election in the amount of \$54,236
Presentation By: Angel Jacobs
- 6p.** Approve reappointment of Brian Cretul to a two-year term ending August 6, 2027, and appointment of David Layman to an unexpired two-year term ending August 6, 2026, on the Police Officers' Retirement System Board of Trustees
Presentation By: Angel Jacobs
- 6q.** Approve appointment of Ethan White to an expired four-year term ending March 1, 2028, on the Board of Adjustment
Presentation By: Angel Jacobs
- 6r.** Approve minutes from August 5, 2025 City Council meeting
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 - Wednesday, September 3, 2025)

- 8a.** Introduce Ordinance 2025-35 to rezone from R-1, Single-Family Residential, to R-1AA, Single-Family Residential, for property located approximately 320 feet east of the intersection at NE 31st Street and NE Jacksonville Road (Parcel 24728-000-00) approximately 7.23 acres (Case ZON25-0010) (Quasi-Judicial)

Introduced By: Barry Mansfield

RESULT: INTRODUCED

- 8b.** Introduce Ordinance 2025-36 to rezone approximately 1.59 acres for the property located at 458 NW First Street (Parcel 2855-005-000) including two contiguous parcels to the east (Parcel 2855-009-000 and 2855-006-000) from R-3 (Multi-Family Residential) and B-3C (Community Redevelopment Area Mixed Use 2 District), to B-4, (General Business), Case ZON25-0009 (Quasi-Judicial)

Introduced By: Ire J. Bethea Sr

RESULT: INTRODUCED

- 8c.** Introduce Ordinance 2025-37 to rezone approximately 0.45 acres for the property located at 3235 SE Maricamp Road (Parcel 29793-002-02) from B-2, Community Business, to SC, Shopping Center (Case ZON25-0011) (Quasi-Judicial)

RESULT: PULLED

- 8d.** Introduce Ordinance 2025-38 to annex 39.33 acres comprised of two parcels located in the 5100 block along the south side SW 20th Street

Introduced By: James P. Hilty Sr

RESULT: INTRODUCED

- 8e.** Introduce Ordinance 2025-39 to change the Future Land Use designation on approximately 39.33 acres comprised of two parcels (Parcel 23311-000-00 & Parcel 23817-004-00) located in the 5100 block, along the south side of SW 20th Street from High Intensity (County) to Medium Intensity/ Special District (City)(Case LUC24-45705) (Quasi-Judicial)

Introduced By: Jay A. Musleh

RESULT: INTRODUCED

- 8f.** Introduce Ordinance 2025-40 to rezone approximately 39.33 acres of property comprised of two parcels (Parcel 23311-000-00 & 23817-004-00) located in the 5100 block, along the south side of SW 20th Street from R-3, Multi- Family Residential (County), to PD, Planned Development (Case PD24-45706) (Quasi-Judicial)

Introduced By: Barry Mansfield

RESULT: INTRODUCED

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

- 9a.** Adopt Resolution 2025-36 to abrogate a 12-foot-wide alleyway lying east of Lots 10 through 18 and west of Lots 1 through 9, Block 7 of the Meadow View Plat as recorded in Plat Book B, Page 233, of the public records of Marion County, Florida (Parcel 28574-007-01, 28574-007-03, 28574-07-10 and 28574-007-14), approximately 1.12 acres (Case ABR24-0019) (Quasi-Judicial)
- Presentation By: Endira Madraveren
- RESULT:** ADOPTED
- MOVER:** Barry Mansfield
- SECONDER:** Ire J. Bethea Sr
- AYE:** Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer
- 9b.** Adopt Ordinance 2025-34, amending Sec. 90-20, Code of Ordinances, City of Ocala, Florida, providing for limitations on enclosures under elevated buildings located in flood hazard areas
- Presentation By: Sean Lanier
- Introduced By:** James P. Hilty Sr
- 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 Redevelopment Agreement for Project Hometown - Downtown Ocala Marriott AC between the City of Ocala and Domach, LLC, with total City incentives not to exceed \$5,619,644
- Presentation By: Aubrey Hale
- RESULT:** APPROVED
- MOVER:** Barry Mansfield
- SECONDER:** Ire J. Bethea Sr
- AYE:** Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer
- 10b.** Approve Parking Agreement for Project Hometown - Downtown Ocala Marriott AC for dedicated parking spaces in the second City parking garage
- Presentation By: Aubrey Hale
- RESULT:** APPROVED
- MOVER:** Jay A. Musleh
- SECONDER:** Barry Mansfield
- AYE:** Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer

- 10c.** Approve the utilization of State of Florida's alternative source agreement with Canon U.S.A., Inc., for citywide copier and printer services with an estimated expenditure of \$957,096

Presentation By: Christopher Ramos

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: Jay A. Musleh

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

- 10d.** Approve one-year renewal of contract with Tyler Technologies for ongoing service and maintenance costs for the City's financial and human resource enterprise software, Munis, with an estimated expenditure amount of \$321,089

Presentation By: Christopher Ramos

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: James P. Hilty Sr

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

- 10e.** Approve renewal of the contract with Wrike, Inc, for cloud-based project management and collaboration software with an estimated expenditure amount of \$122,760

Presentation By: Christopher Ramos

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Ire J. Bethea Sr

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

ABSENT: Musleh

- 10f.** Approve a one-year renewal of the contract with CentralSquare, for ongoing service and maintenance costs for asset management and work order software, Lucity, with an estimated expenditure amount of \$113,938

Presentation By: Kelly Vann

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: Ire J. Bethea Sr

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

ABSENT: Musleh

- 10g.** Approve the utilization of OMNIA Partners' cooperative purchasing agreement with Synnex Corporation for the purchase of a new digital backup storage system for the Ocala Police Department's Information Technology Department in the amount of \$118,364

Presentation By: Joshua Sasso

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

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

ABSENT: Musleh

- 10h.** Approve additional expenditures under the agreements with Marion Tree Trimming and Stump Removal, LLC, and Flyway Access, LLC, for citywide tree trimming and removal services in an amount of \$90,000 for a contract total not to exceed \$1,341,980

Presentation By: Greg Vandeventer

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: James P. Hilty Sr

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

- 10i.** Approve an interlocal agreement with Marion County for the Emerald Road Extension project in an amount not to exceed \$2,332,730

Presentation By: Sean Lanier

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: James P. Hilty Sr

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

- 10j.** Adopt Budget Resolution 2025-174 appropriating funds from Marion County for the Emerald Road Extension Project in the amount of \$1,760,400

Presentation By: Sean Lanier

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

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

- 10k.** Approve award of the contract for the SW 43rd Court and SW 20th Street signalization project to Traffic Control Devices, LLC, in the amount of \$1,110,732

Presentation By: Sean Lanier

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

- AYE:** Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer
- 10l.** Approve award of the contract for construction services for the annual sidewalk maintenance and repair program to Marion Rock, LLC, in an amount not to exceed \$600,000
- Presentation By: Sean Lanier
- RESULT:** APPROVED
- MOVER:** James P. Hilty Sr
- SECONDER:** Barry Mansfield
- AYE:** Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer
- 10m.** Approve a one-year renewal of the contract with Pace Analytical Services, LLC, for environmental water testing in the amount of \$105,000
- Presentation By: Sean Lanier
- RESULT:** APPROVED
- MOVER:** Ire J. Bethea Sr
- SECONDER:** Barry Mansfield
- AYE:** Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer
- 10n.** Approve one-year renewal agreements for continuing professional engineering services with multiple firms for citywide projects requiring engineering services
- Presentation By: Sean Lanier
- RESULT:** APPROVED
- MOVER:** James P. Hilty Sr
- SECONDER:** Barry Mansfield
- AYE:** Bethea Sr, Hilty Sr, Mansfield, Musleh, and Dreyer
- 11. Internal Auditor's Report**
- 12. City Manager's Report**
- Skate Park Ground Breaking Ceremony
- 13. Ocala Police Department Report**
- Overview of Crime and Traffic Stops
 - Department Highlights
- 14. Ocala Fire Rescue Department Report**
- Unit Responses
 - Service calls update
 - Department Highlights

15. City Attorney's Report

- 15a.** Approval of and authorization for City Council President to execute a letter of support for the U.S. Environmental Protection Agency's proposed repeal of greenhouse gases (GHGs) emission standards for fossil fuel-fired electric generating units (EGUs), published under Docket ID No. EPA-HQ-OAR-2025-0124

Presentation By: William E. Sexton

16. Public Comments**17. Informational Items and Calendaring Items**

- Tuesday, August 26, 2025 - 3:00pm - TPO Meeting - Marion County BOCC Auditorium
 - Monday, September 1, 2025 - Labor Day Holiday - City offices closed
 - Wednesday, September 3, 2025 - 3:45pm - CRA Board meeting - Council Chambers
 - Wednesday, September 3, 2025 - 4:00pm - City Council meeting - Council Chambers
 - Thursday, September 11, 2025 - 5:00pm - City Council Special Meeting re: Fire Assessment - Council Chambers
 - Tuesday, September 16, 2025 - 3:45pm - CRA Board meeting - Council Chambers
 - Tuesday, September 16, 2025 - 4:00pm - City Council meeting - Council Chambers
 - Tuesday, September 23, 2025 - 3:00pm - TPO Meeting - Marion County BOCC Auditorium
- 17a.** Fully Executed Contracts Under \$50,000

18. Comments by Mayor

- **State Road 200 update**

19. Comments by City Council Members

- **Council Member Mansfield shared his experience visiting the town of Newbridge in Ireland**
- **Council Member Bethea shared his experience attending the Florida League of Cities Conference**

20. Adjournment

- **Adjourned at 6:16 pm**