



Ocala City Council Agenda - Final

Tuesday, December 2, 2025

Meeting Information

Location

Ocala City Hall
110 SE Watula Avenue
Second Floor - Council Chambers
Ocala, Florida

<https://www.ocalafl.gov/meetings>

Time

4:00 PM

Council Members

Kristen Dreyer, Council President
Ire Bethea Sr., Pro Tem
James P. Hilty Sr.
Barry Mansfield
Jay A. Musleh

Mayor

Ben Marciano

City Manager

Peter Lee

Mission Statement

The City of Ocala provides fiscally responsible services consistent with the community's current and future expectations.

City Council's Strategic Priorities

Priority 1: Economic hub
Priority 2: Fiscally sustainable
Priority 3: Engaged workforce
Priority 4: Operational excellence
Priority 5: Quality of place

WELCOME!

Citizens are encouraged to participate in City of Ocala meetings. Speakers wishing to provide public comments to the City Council should complete a written public comment form and shall submit said form to the City Clerk prior to the meeting being called to order. Unless otherwise permitted, no person shall be permitted to provide public comments to City Council if they have not completed and submitted a public comment card prior to the meeting being called to order. Speakers will be limited to 3 (three) minutes. Additional time may be granted by the Council President. When recognized, state name and address. Citizen groups are asked to name a spokesperson.

The City of Ocala encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Council. Cell phones should be turned off or set to vibrate.

The order of agenda items may be changed if deemed appropriate by City Council.

Citizens are encouraged to provide comments in writing to the City Clerk before meetings for inclusion into the public record. Citizens may also provide input to council members via office visits, phone calls, letters and e-mail that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited.

APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

ADA COMPLIANCE

If reasonable accommodations are needed for you to participate in this meeting, please call the City Manager's Office at 352-629-8401 at least 48 hours in advance so arrangements can be made.

1. Call to Order**2. Roll Call****3. Public Notice****4. Proclamations and Awards****4a. [Annual President's Award](#)****5. Presentations**

5a. Comments by outgoing Council President

5b. Presentation of Plaques and Gifts

5c. Swearing-In of Reelected Council Members

1. City Council District 1 – Barry Mansfield

2. City Council District 3 – Jay A. Musleh

3. City Council District 5 – James P. Hilty Sr.

5d. Swearing-In of Mayor Ben Marciano

5e. Council Reorganization

1. Election of Council President

2. Election of Council President Pro-Tem

3. Change of seating and name plates

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.

6a. [Agreement to accept Victims of Crime Act grant funds received from the State of Florida, Office of the Attorney General, in the amount of \\$59,412](#)**Presentation By:** Michael Balken**6b. [Budget Resolution 2026-115 to amend the Fiscal Year 2024-25 budget to accept and appropriate Victims of Crime Act grant funds received from the State of Florida, Office of the Attorney General, in the amount of \\$59,412](#)****[BR-2026-115](#)****Presentation By:** Michael Balken**6c. [Expenditures for utility services provided by SECO Energy for Fiscal Year 2025-26 with an estimated expenditure of \\$84,000](#)****Presentation By:** Peter Brill

- 6d. [Resolution 2026-8 to amend each respective community redevelopment plan for the four redevelopment subareas: West Ocala, East Ocala, North Magnolia, and Downtown](#) **RES-2026-8**

Presentation By: Aubrey Hale

- 6e. [Appointment of Donald Gulling to the Downtown Ocala Redevelopment Area Advisory Committee for an unexpired term ending March 1, 2029](#)

Presentation By: Angel Jacobs

- 6f. [Minutes from November 18, 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 - December 16, 2025)

- 8a. [Ordinance 2026-4 designating a historic landmark at the southeast corner of 117 E Silver Springs Boulevard \(Parcel ID# 2823-064-007\) and installing a historic marker titled "Elvis in Ocala, Tom Petty Inspired" \(Quasi-Judicial\)](#) **ORD-2026-4**

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

- 9a. [Ordinance 2026-1 to amend the code of ordinances for permitted uses in the M-1, Light Industrial, zoning district to include churches/places of worship located on major and minor arterial roadways subject to supplemental regulations \(COD25-0003\)](#)

Presentation By: Emily Johnson

Introduced by: Ire J. Bethea Sr

- 9b. [Ordinance 2026-2 to change the future land use designation on approximately 10.36 acres \(Parcel 21454-000-00\) located at 2500 NW 31st Avenue from Medium Intensity/Special District to Employment Center \(Case LUC25-0005\) \(Quasi-Judicial\)](#)

Presentation By: Emily Johnson

Introduced by: James P. Hilty Sr

- 9c. [Ordinance 2026-3 to rezone approximately 10.36 acres \(Parcel 21454-000-00\) located at 2500 NW 31st Avenue from R-1, Single-Family Residential and R-2, Two-Family Residential to M-1, Light Industrial \(Case ZON25-0012\) \(Quasi-Judicial\)](#)

Presentation By: Emily Johnson

Introduced by: Jay A. Musleh

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

- 10b. [Purchase of physical security equipment from Morse Communications Inc., including digital cameras, building access controls, and alarms with an estimated expenditure \\$245,725](#)

Presentation By: Christopher Ramos

- 10c. [One-year renewal of software maintenance agreement with Harris Corporation for the City's customer management system, Cogsdale, with an estimated expenditure of \\$258,373](#)

Presentation By: Christopher Ramos

- 10d. [Renewal of agreement for professional electric transmission design and engineering services with GAI Consultants, Inc., in an amount not to exceed \\$2,500,000](#)

Presentation By: Doug Peebles

- 10e. [Utilization of Florida Department of Management Services cooperative purchasing agreement with Point Blank Enterprises for the purchase of replacement ballistic vests for the Ocala Police Department SWAT team in the amount of \\$161,449](#)

Presentation By: Michael Balken

- 10f. [Authorization to enter into a purchase and sale agreement for real property located along the 1900 block of NW 21st Street, approximately 10.49 acres, further identified by parcel ID: 21943-000-00, in an amount not to exceed \\$868,000](#)

Presentation By: Roberto Ellis

- 10g. [Three-year renewal of the Agreement for Agent of Record and Insurance Consulting Services with Risk Management Associates, Inc., with a total contract value not to exceed \\$270,000](#)

Presentation By: Todd Swanson

- 11. Internal Auditor's Report
- 12. City Manager's Report
- 13. Ocala Police Department Report
- 14. Ocala Fire Rescue Department Report
- 15. City Attorney's Report
- 16. Public Comments
- 17. Informational Items and Calendaring Items
 - 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
 - Tuesday, January 6, 2026 - City Council meeting - Council Chambers
 - Tuesday, January 20, 2026 - City Council meeting - Council Chambers
- 17a. [Power Cost Adjustment Report - October 2025](#)
- 17b. [Fully Executed Contracts Under \\$50,000](#)
- 18. Comments by Mayor
- 19. Comments by City Council Members
- 20. Adjournment