



Ocala

City Council

Synopsis

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, December 2, 2025

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

3. Public Notice

- **Public Notice for the December 2, 2025 City Council Regular Meeting was posted on November 7, 2025**

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 Ire J. Bethea Sr.

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Jay A. Musleh

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

2. Election of Council President Pro-Tem Jay A. Musleh

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: James P. Hilty Sr

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

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.

RESULT: APPROVED THE CONSENT AGENDA

MOVER: Kristen M. Dreyer

SECONDER: James P. Hilty Sr

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

- 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

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

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)

Introduced By: James P. Hilty Sr

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

RESULT: ADOPTED

MOVER: Barry Mansfield

SECONDER: Jay A. Musleh

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

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: James P. Hilty Sr

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

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: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Jay A. Musleh

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

- 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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

- 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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

- 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

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: Kristen M. Dreyer

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

- 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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

- 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

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: Kristen M. Dreyer

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

- 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

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: James P. Hilty Sr

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

11. Internal Auditor's Report

12. City Manager's Report

- **Light Up Ocala event**
- **Council Board appointments**
- **Ocala Golf Course update**

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

16. Public Comments

- **Jason Tolbert, 1700 NE 50th Avenue, Ocala, FL, discussed a mixed-use proposal for City Council to consider**
- **Kibbie Fulton, 520 NE 1st Avenue, Ocala, FL, encouraged the Mayor and City Council to support Muddy Lotus Tea and Kratom**
- **Shane Bores, 887 NW 6th Terrace, Ocala, FL 34475, requested the Mayor meet with residents in the community to discuss Kratom**
- **Jimmy Voelkel, 129 Marion Oaks Drive, Ocala, FL 34473, encouraged the Mayor and City Council to support Muddy Lotus Tea and Kratom**
- **Dillon Craig Aldridge, 2950 NE 14th Street, Ocala, FL 34470, encouraged the Mayor and City Council to support Muddy Lotus Tea and Kratom**
- **Brigitte Smith, 4275 SW 85th Avenue, Ocala, FL, encouraged the Mayor and City Council to support Muddy Lotus Tea and Kratom**
- **Serena Mojica, 731 SE 13th Street, Ocala, FL 34471, encouraged the Mayor and City Council to support Muddy Lotus Tea and Kratom**
- **Christy House, 240 NW 137th Terrace, Ocala, FL 34482, encouraged the Mayor and City Council to support Muddy Lotus Tea and Kratom**
- **Wesley McNair, 1756 NE 3rd Avenue, Ocala, FL, encouraged the Mayor and City Council to support Muddy Lotus Tea and Kratom**
- **Mitchell Tucker, 401 NW 1st Avenue, Ocala, FL, encouraged the Mayor and City Council to support Muddy Lotus Tea and Kratom**
- **Heather Cook, 4100 NE 37th Place, Ocala, FL 34480, encouraged the Mayor and City Council to support Muddy Lotus Tea and Kratom**
- **Kimberly Bailey, 11616 SE 55th Avenue, Bellview, FL 34420, encouraged the Mayor and City Council to support Muddy Lotus Tea and Kratom**

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

- **Kratom Bill**

- **Light Up Ocala event**

19. Comments by City Council Members

- **Council Member Mansfield recognized past Council President Dreyer for her great leadership**
- **Council Member Hilty recognized Council Member Dreyer for her service as the past Council President**
- **Council Member Dreyer commented on the importance of TPO attendance**
- **Council Pro Tem Musleh expressed gratitude to be able to serve on the City Council for another term and recognized past Council President Dreyer for her great leadership**
- **Council President Bethea recognized past Council President Dreyer for her great leadership**

20. Adjournment

- **Adjourned at 6:00 pm**