



Ocala

City Council

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Wednesday, September 3, 2025

4:00 PM

Note Date

1. Call to Order

2. Roll Call

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

Excused: Council Member James P. Hilty Sr

Municipal Officers/Others Present: The meeting was also attended by City Manager Peter Lee, City Attorney William Sexton, Assistant City Manager Ken Whitehead, City Clerk Angel Jacobs, Deputy City Clerk Pamela Omichinski, Fire Chief Clint Welborn, Police Chief Michael Balken, Internal Auditor Randall Bridgeman, Assistant Finance Director Peter Brill, 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 Todd Swanson, 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.

a. New Employees

- Michael McAdams Medina, Information Technology
- Lyman Granger, Public Works

3. Public Notice

- **Public Notice for the September 3, 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 Myles McConico

Mayor Marciano and Chief Mike Balken presented the Mayor's Citizen Recognition Award to Myles McConico in appreciation of his contributions to the community.

- 4b.** Presentation to Julius Bryant and Sean Price, Founders of Movement Inspires Many (MIM) Run Club and MIM Run Club group members

Mayor Marciano presented Mayor Challenge coins to members of the Movement Inspires Many Run Club.

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.

Mark Clark, 4989 SE 50th Avenue, thanked Council Member Mansfield for supporting the Legacy Lighting Transfer Agreement with the Bellechase Master Homeowners' Association (item 6(a)).

RESULT: APPROVED THE CONSENT AGENDA

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

AYE: Bethea Sr, Mansfield, Musleh, and Dreyer

EXCUSED: Hilty Sr

- 6a.** Legacy Lighting Transfer Agreement with the Bellechase Master Homeowners' Association

Presentation By: Doug Peebles

- 6b.** 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

- 6c.** Developer's Agreement for Winding Oaks Residential Phase 3

Presentation By: Aubrey Hale

- 6d.** Budget Resolution 2025-175 to amend the Fiscal Year 2024-25 budget to transfer funds from the General Liability fund for the purchase of four replacement vehicles for the Ocala Police Department in the amount of \$80,743

Presentation By: Liza Warmuth

- 6e.** Budget Resolution 2025-176 to amend the Fiscal Year 2024-25 budget to accept and appropriate a community donation for Polar Patrol expenses in the amount of \$500

Presentation By: Michael Balken

- 6f.** Resolution 2025-37 to approve the City of Ocala's State Housing Initiatives Partnership Annual Report for program closeout year 2022-2023

Presentation By: James Haynes

- 6g. Moved to 10j.
- 6h. Appointment of Hope Maynard to the General Employees' Retirement System Board of Trustees for an unexpired three-year term ending March 1, 2027
Presentation By: Angel Jacobs
- 6i. Appointment of Holden Powell to the Police Officers' Retirement System Board of Trustees to a new two-year term ending August 6, 2027
Presentation By: Angel Jacobs
- 6j. Minutes from August 19, 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

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

Note: Items 9g through 9j will be heard at 5:01pm or shortly thereafter.

- 9a. 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)

Presentation By: Endira Madraveren

Introduced By: Barry Mansfield

Council President Dreyer opened the public hearing.

Chief Planning Official Endira Madraveren discussed the adoption of Ordinance 2025-35. The applicant requested to rezone the subject property from R-1 (Single Family Residential) to R-1AA (Single Family Residential). 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: Ire J. Bethea Sr

AYE: Bethea Sr, Mansfield, Musleh, and Dreyer

ABSENT: Hilty Sr

- 9b.** 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)

Presentation By: Emily Johnson

Introduced By: Ire J. Bethea Sr

Council President Dreyer opened the public hearing.

Senior Planner Emily Johnson discussed the adoption of Ordinance 2025-36. The applicant requested to rezone three parcels to B-4 (General Business). She provided a brief overview of the property's history, rezoning, 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, Mansfield, Musleh, and Dreyer

ABSENT: Hilty Sr

- 9c.** Ordinance 2025-38 to annex approximately 39.33 acres for property located in the 5100 block, along the south side of SW 20th Street (Parcels 23817-004-00 and 23311-000-00) (Case ANX24-45704) (Quasi-Judicial)

Presentation By: Endira Madraveren

Introduced By: James P. Hilty Sr

Council President Dreyer opened the public hearing for items 9(c) to 9(f).

Chief Planning Official Endira Madraveren discussed the adoption of Resolution 2025-38 and ordinances 2025-38 to 2025-40. The applicant is requesting to annex the subject properties into the city, which currently lie within an existing enclave area of the City of Ocala, followed with a request to rezone approximately 39.33 acres from Multi-Family (R-3) County zoning to Planned Development (PD) City zoning. The proposed PD will integrate the existing Timberland Apartments with new residential development, including single-family detached homes, townhomes, and additional multi-family units. The development is planned in three phases and will include a total of up to 459 dwelling units.

The PD Plan outlines a mixed residential community with a proposed density of 11.67 units per acre. Building heights will be limited to 50 feet for multi-family structures and 35 feet for single-family homes. The plan includes 37.9% open space, potentially increasing to 42.46% with an optional retention pond. Amenities will feature a

clubhouse, community building, walking paths, parks, and lakes. A 10-foot landscape buffer with a six-foot vinyl fence is proposed along three property boundaries, and a 40-foot right-of-way reservation is included for a future roadway connection.

The PD Plan includes four requested variations from the City’s Land Development Regulations:

1. Use of vinyl fencing within the landscape buffer.
2. Reduction of alley width from 30 feet to 20 feet.
3. Reduction in required parking for townhomes to one space per unit.
4. Modified lot standards for each residential type, including setbacks, lot sizes, and building coverage.

At the June 9, 2025 meeting, staff presented the rezoning request along with related applications for annexation, future land use amendment, and the PD Plan and Standards Book. The Commission recommended approval of the zoning amendment by a 6-1 vote and the PD Plan and Standards Book by a 5-2 vote, contingent on revising the Standards Book for consistency with Section 122-943.

Staff concluded that the proposed rezoning aligns with the Medium Intensity/Special District Future Land Use classification and meets the minimum standards for a PD District. The proposed development is compatible with surrounding uses and does not present any level of service issues for public facilities. Following the Commission’s recommendation, the applicant submitted a revised PD Standards Book addressing the required condition. Staff recommends approval of the rezoning and associated PD Plan and Standards Book.

Danny Troncoso, Developer, stated he is overseeing the development of the property. He provided a brief overview of the proposed Coso-Ocala project and recent building improvements.

Council Member Mansfield spoke in support of the development project.

No public comment.

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

AYE: Bethea Sr, Mansfield, Musleh, and Dreyer

ABSENT: Hilty Sr

- 9d. 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)

Presentation By: Endira Madraveren

Introduced By: Jay A. Musleh

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

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Barry Mansfield

AYE: Bethea Sr, Mansfield, Musleh, and Dreyer

EXCUSED: Hilty Sr

- 9e.** 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)

Presentation By: Endira Madraveren

Introduced By: Barry Mansfield

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

RESULT: ADOPTED

MOVER: Barry Mansfield

SECONDER: Ire J. Bethea Sr

AYE: Bethea Sr, Mansfield, Musleh, and Dreyer

EXCUSED: Hilty Sr

- 9f.** Resolution 2025-38 to consider a PD Plan and Standards Book for property located at 2275 SW 53rd Avenue (Parcel 23311-000-00) along with the adjacent property to the south (Parcel 23817-004-00), approximately 39.33 acres (Case No. PD24-45706) (Quasi-Judicial)

Presentation By: Endira Madraveren

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

RESULT: ADOPTED

MOVER: Barry Mansfield

SECONDER: Jay A. Musleh

AYE: Bethea Sr, Mansfield, Musleh, and Dreyer

EXCUSED: Hilty Sr

- 9g.** Resolution 2025-177 to adopt the tentative Fiscal Year 2025-26 millage rates for the Downtown Development Districts at the current rates of 1.7185 (District A), 1.6332 (District B), and 1.4699 (District C)

Presentation By: Tammi Haslam

Council President Dreyer opened the public hearing for 9g and 9h at 5:07 pm.

Budget Director Tammi Haslam discussed the adoption of resolutions 2025-177 and 2025-178. The proposed rates are consistent with the current millage rates; staff recommends adoption.

City Clerk Jacobs read the following information into the record:

Name of Taxing Authority - City of Ocala Downtown Development Districts A, B and C

1. The Fiscal Year 2025-26 operating millage rate for Downtown District A is 1.7185, which is greater than the rolled-back rate of 1.5995 by 7.44%.
2. The Fiscal Year 2025-26 operating millage rate for Downtown District B is 1.6332, which is greater than the rolled-back rate of 1.5175 by 7.62%.
3. The Fiscal Year 2025-26 operating millage rate for Downtown District C is 1.4699, which is greater than the rolled-back rate of 1.3758 by 6.84%.
4. Ad valorem tax revenues are increasing to support increased operating expenditures in the Districts.

No public comment.

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

The time of adoption for resolution 2025-177 was 5:09 pm.

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

AYE: Bethea Sr, Mansfield, Musleh, and Dreyer

ABSENT: Hilty Sr

9h. Budget Resolution 2025-178 to adopt the tentative Fiscal Year 2025-26 budget for the Downtown Development fund in the amount of \$695,065

Presentation By: Tammi Haslam

No public comment.

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

The time of adoption for resolution 2025-178 was 5:10 pm.

Council President Dreyer closed the public hearing at 5:10 pm..

RESULT: ADOPTED

MOVER: Barry Mansfield

SECONDER: Jay A. Musleh

AYE: Bethea Sr, Mansfield, Musleh, and Dreyer

ABSENT: Hilty Sr

- 9i.** Resolution 2025-179 to adopt the tentative Fiscal Year 2025-26 millage rate for the City of Ocala at the current rate of 6.6177

Presentation By: Tammi Haslam

Council President Dreyer opened the public hearing for items 9i and 9j at 5:10 pm.

Budget Director Tammi Haslam discussed the adoption of resolutions 2025-179 and 2025-180. The proposed rates are consistent with the current millage rate; staff recommends adoption.

Clerk Jacobs read the following information into the record:

Name of Taxing Authority - City of Ocala

The Fiscal Year 2025-26 operating millage rate is 6.6177, which is greater than the rolled-back rate of 6.2532 by 5.83%.

Ad valorem tax revenues are increasing to support the addition of critical employees and assist with increasing cost pressures related to salary, benefits, and operating costs.

No public comment.

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

The time of adoption for resolution 2025-179 was 5:12 pm.

RESULT: ADOPTED

MOVER: Barry Mansfield

SECONDER: Ire J. Bethea Sr

AYE: Bethea Sr, Mansfield, Musleh, and Dreyer

ABSENT: Hilty Sr

- 9j.** Budget Resolution 2025-180 to adopt the tentative Fiscal Year 2025-26 budget for the City of Ocala in the amount of \$1,152,885,830

Presentation By: Tammi Haslam

Clerk Jacobs announced the tentative Fiscal Year 2025-26 General Fund budget total is \$188,100,612. The City's total tentative Fiscal Year 2025-26 budget is \$1,152,885,830.

No public comment.

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

The time of adoption for resolution 2025-180 was 5:12 pm.

Council President Dreyer closed the public hearing at 5:13 pm.

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

AYE: Bethea Sr, Mansfield, Musleh, and Dreyer

ABSENT: Hilty Sr

10. General Business

- 10a.** Change Order and additional expenditures under the contract with All Webbs Enterprises, Inc., for the construction of two Upper Floridan Aquifer Wells at Water Treatment Plant No. 2 in the amount of \$176,736

Presentation By: Sean Lanier

City Engineer & Director of Water Resources Sean Lanier clarified the term sub-surface void: a sinkhole has breached the surface; a sub-surface void has not.

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

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: Ire J. Bethea Sr

AYE: Bethea Sr, Mansfield, Musleh, and Dreyer

ABSENT: Hilty Sr

- 10b.** Expenditures for utility services provided by Duke Energy, Inc. for Fiscal Year 2025-26 in an estimated amount of \$140,000

Presentation By: Sean Lanier

City Engineer & Director of Water Resources Sean Lanier confirmed to Council Pro Tem Bethea the City allocated approximately the same amount last year.

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

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Barry Mansfield

AYE: Bethea Sr, Mansfield, Musleh, and Dreyer

ABSENT: Hilty Sr

- 10c.** Third Amendment to the Agreement for SunTran Transit Management Services with RATP Dev USA, Inc. with an anticipated aggregate expenditure amount of \$11,322,699 to include the downtown circulator trolley service

Presentation By: Tom Duncan

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, Mansfield, Musleh, and Dreyer

ABSENT: Hilty Sr

- 10d.** Resolution 2025-39 to accept a Public Transit Service Development Grant Agreement between the Florida Department of Transportation and the City of Ocala for operational funding for the Downtown Circulator Trolley in the amount of \$229,144

Presentation By: Tom Duncan

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

RESULT: ADOPTED

MOVER: Barry Mansfield

SECONDER: Jay A. Musleh

AYE: Bethea Sr, Mansfield, Musleh, and Dreyer

ABSENT: Hilty Sr

- 10e.** Budget Resolution 2025-181 to amend the Fiscal Year 2024-25 budget to accept and appropriate \$114,572 in Public Transit Service Development Grant Agreement funds from the Florida Department of Transportation and \$114,572 in local matching funds in support of the Downtown Circulator Trolley, for a total amount of \$229,144

Presentation By: Tom Duncan

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

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

AYE: Bethea Sr, Mansfield, Musleh, and Dreyer

ABSENT: Hilty Sr

- 10f.** One-year contract renewal with VIP Security & Investigations, LLC to provide citywide security services with an estimated expenditure of \$399,000

Presentation By: Christopher Ramos

IT Director Christopher Ramos clarified the three annual contract renewal options with Council Member Mansfield.

Mayor Marciano spoke in support of the contract renewal.

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

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: Jay A. Musleh

AYE: Bethea Sr, Mansfield, Musleh, and Dreyer

ABSENT: Hilty Sr

- 10g.** Five-year renewal of the agreement with D&G Solutions Group, LLC for yard and wood waste disposal services with an estimated aggregate expenditure of \$2,664,656

Presentation By: Dwayne Drake

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

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

AYE: Bethea Sr, Mansfield, Musleh, and Dreyer

ABSENT: Hilty Sr

- 10h.** One-year renewal of the contract for as needed automotive body repairs with Michael Lessard Inc. d/b/a/ Perfection Collision Carstar with an aggregate expenditure of \$150,000

Presentation By: Liza Warmuth

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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

AYE: Bethea Sr, Mansfield, Musleh, and Dreyer

ABSENT: Hilty Sr

- 10i.** Purchase of inventory items for Ocala Electric Utility from multiple vendors in the amount of \$1,259,092

Presentation By: Doug Peebles

Council Pro Tem Bethea inquired about the inventory levels maintained at the warehouse and observed that Mr. Peebles has submitted numerous inventory purchase requests.

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

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: Jay A. Musleh

AYE: Bethea Sr, Mansfield, Musleh, and Dreyer

ABSENT: Hilty Sr

- 10j.** Renewal of a piggyback contract with Municipal Equipment Company, LLC, for the purchase of firefighter bunker gear with an estimated expenditure amount of \$440,000

Presentation By: Clint Welborn

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

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

AYE: Bethea Sr, Mansfield, Musleh, and Dreyer

ABSENT: Hilty Sr

11. Internal Auditor's Report

12. City Manager's Report

- **Strategic Score Card update**

City Manager Pete Lee discussed the Strategic Score Card, highlighting key updates relating to ongoing projects, customer satisfaction metrics, and overall City operations.

Council Member Mansfield recognized City staff for their hard work.

13. Ocala Police Department Report

- **Overview of Crime and Traffic Stops**

Police Chief Mike Balken reported on crime data for the period: 8,242 total incidents, 5,681 active calls, 2,561 dispatched calls, quadrant breakdown (dispatched versus proactive), 292 crimes, 226 arrests, 1,341 traffic stops, and 144 crashes.

- **Department Highlights**

Police Chief Mike Balken reported the department is working on closing four homicides and two manslaughter cases from last year. The department successfully seized large amounts of illegal narcotics and weapons from a vehicle on August 25, 2025, and conducted several Swat team raids to combat illegal drug trafficking.

14. Ocala Fire Rescue Department Report

- **Unit Responses**

Fire Chief Clint Welborn reported on unit responses for a two-week period, August 19, 2025 to September 1, 2025. The two busiest units: Fire Rescue Four (163-unit responses) and Fire Engine Four (101-unit responses).

- **Service calls update**

Fire Chief Clint Welborn reported on call type spotlights for a three-week period, August 19, 2025 to September 1, 2025: motor vehicle accidents 78, structure fires 1, and community paramedicine/core 44, and calls for service 930 (16,787 calls-to-date).

- **Department Highlights**

Fire Chief Clint Welborn reported the department welcomed Rescue Seven at a ceremony on August 22, 2025, and was placed in service on August 25, 2025. The department responded to a lithium-ion battery fire on September 3, 2025, where three unaccompanied minors were discovered within the apartment next door.

He encouraged the public to attend several upcoming events: Patriot Day (September 6, 2025), Feeding The Fearless (September 11, 2025), and 9-11 Never Forget (September 11, 2025).

Council President Dreyer asked for an update on the children at the apartment fire. Police Chief Mike Balken stated the minors were a one-year-old, four-year-old, and seven-year-old, and the mother has been arrested for neglect, with the children placed in protective custody.

15. City Attorney's Report

16. Public Comments

17. Informational Items and Calendaring Items

- Thursday, September 11, 2025 - 4:00pm - City Council Appeal Hearing - 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
- Tuesday, October 7, 2025 - 4:00pm - City Council meeting - Council Chambers
- Tuesday, October 21, 2025 - 3:45pm - CRA Board meeting - Council Chambers
- Tuesday, October 21, 2025 - 4:00pm - City Council meeting - Council Chambers

17a. Executed Contracts Under \$50,000

17b. Power Cost Adjustment Report - July 2025

17c. Monthly budget to actual report and Capital Improvement Project status report as of July 31, 2025

18. Comments by Mayor

- **Healthy Ocala update**

Mayor Marciano reported overdoses have dramatically dropped in the City by fifty

percent compared to last year, due to successful treatment programs and available resources including Healthy Ocala. He encouraged the public to visit the Healthy Ocala website for mental health resources. He thanked City staff for their community support efforts.

- **Recovery Festival scheduled for September 13, 2025, from 10 am to 3 pm, location Tusawilla Park**

19. Comments by City Council Members

20. Adjournment

- **Adjourned at 5:16 pm**

Minutes

Kristen M. Dreyer
Council President

Angel B. Jacobs
City Clerk