



Ocala

City Council

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, May 6, 2025

4:00 PM

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

2a. New Employees

- Amber Delonge, Growth Management
- Lacey Ritchie, Growth Management
- Amarilis Rivera, Growth Management
- Demetrius Franklin, Public Works
- Diego Zea, Water Resources

3. Public Notice

- **Public Notice for the May 6, 2025 City Council Regular Meeting was posted on April 15, 2025**

4. Proclamations and Awards

4a. Presentation of the Drinking Water Week Proclamation to Water Resources City Engineer Director Sean Lanier and to Water Resources Lead Operator Jennifer Kampwerth

Mayor Marciano presented a proclamation for Drinking Water Week. The City proclaims May 4, 2025 to May 10, 2025, as Drinking Water Week.

4b. Presentation of the Motorcycle Safety Awareness Month Proclamation to ABATE of Florida, Inc., Forest Chapter of Marion County President Greg Smale and Public Relations Kim Plawecki Brown

Mayor Marciano presented a proclamation for Motorcycle Safety Awareness Month. The City proclaims the month of May 2025, as Motorcycle Safety Awareness Month.

4c. Presentation of the Older Americans Month Proclamation to Jenny Martinez Marion Senior Services Executive Director and Cindy Moody Marion Senior Services Fund Development Officer

Mayor Marciano presented a proclamation for Older Americans Month. The City

proclaims the month of May 2025, as Older Americans Month.

4d. Presentation of the Melanoma Awareness Month Proclamation to Jessica Strange, Advocate for Melanoma Research Foundation

Mayor Marciano presented a proclamation for Melanoma Awareness Month. The City proclaims the month of May 2025, as Melanoma Awareness Month.

5. Presentations

5a. Marion County Litter Task Force

Lacey Lamore, Marion County, Solid Waste Resource Liaison, 601 SE 25th Avenue, Ocala, FL 34471, discussed Marion County's Litter Task Force. She provided a brief overview of the following: community outreach efforts, partnerships, and accomplishments.

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: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

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

- 6a.** Approve the purchase of a Vista Pad-mount Gas Operated Switch from Stuart C. Irby with an estimated expenditure of \$81,940
- 6b.** Approve agreement with Marion County Public Schools for the rental of buses for the City's summer programs in the amount of \$1,600
- 6c.** Approve Memorandum of Understanding between the City of Ocala and Marion County School Board for the use of Aquatic Fun Centers for high school swim team practices and meets with receivables not to exceed \$9,000
- 6d.** Approve award of a contract for the rehabilitation of the Richardson residence located at 2217 SW Second Street to Stejack, LLC, for a total project cost not to exceed \$69,180
- 6e.** Approve the award of development opportunity to, and an Affordable Housing Agreement with, the Habitat for Humanity of Marion County Inc. to construct and sell an affordable housing unit on surplus property in West Ocala
- 6f.** Adopt Budget Resolution 2025-147 amending the Fiscal Year 2024-25 budget to accept and appropriate community donations for K-9 related expenses in the amount of \$5,800
- 6g.** Adopt Resolution 2025-21 accepting the donation of two Skydio X2 Thermal Drones from the Florida Highway Patrol
- 6h.** Approve Winding Oaks Commercial Phase 2 Conceptual Subdivision Plan (SUB25-0007)

- 6i. Approve minutes from April 15, 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

(Second and Final Reading - May 20, 2025)

- 8a. Introduce Ordinance 2025-23 amending sections 2-195 and 2-196, Code of Ordinances, City of Ocala, Florida; providing for the administration of preemployment fingerprinting and background checks

Introduced By: Jay A. Musleh

- 8b. Introduce Ordinance 2025-24 to rezone approximately 1.00 acre of property located at 3640 SW Seventh Place from INST, Institutional, to M-2, Medium Industrial (Case ZON25-0004) (Quasi-Judicial)

Introduced By: Ire J. Bethea Sr

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

- 9a. Open a public hearing to review and receive comments concerning SunTran's proposed budget for Fiscal Year 2024 which includes 5307 grant funding in the amount of \$3,938,144 from the Federal Transit Administration, Florida Department of Transportation Block Grant funding, toll road revenue credits, and local matches from the City and County for a total of \$5,175,717

Council President Dreyer opened the public hearing at 4:26 pm.

Transit Administrator Tom Duncan discussed SunTran's proposed budget for Fiscal Year 2024. He provided a brief overview of the grant funding (\$5,175,717), proposed purchases, and staff findings. Currently, no action is required by City Council.

No public comment.

- 9b. Approve a request to amend the Amended and Restated Site and Concurrency Development Agreement pursuant to Chapter 163, Florida Statutes (Grand Oaks Town Center PUD, F/K/A Stolen Hours PUD) for approximately 56.72 acres located approximately 850 feet north and 1,200 feet east of the intersection at SW 27th Avenue and SW 42nd Street (Parcels 23930-000-00, 23930-002-00, 23930-003-00, 23930-003-01, 23930-003-03, and 23930-005-00) (DMA25-0001). This is the second of two public hearings; the first was held on April 14, 2025, before the Planning & Zoning Commission Board

Council President Dreyer opened the public hearing.

Chief Planning Official Endira Madraveren discussed a request to amend the amended and restated Site and Concurrency Development Agreement. The applicants' request alters the architectural standards and increases density. She provided a brief overview of

the following: planned development rezoning, amendment, and staff findings. To note, the Planning & Zoning Commission and staff recommend approval.

Jimmy Gooding, Applicants Attorney, 1531 SE 36th Avenue, stated City Council unanimously approved the rezoning last year with conditions. The applicant has followed through on the conditions by updating the Site and Concurrency Development Agreement and agrees with the City's recommendation.

Council Member Hilty expressed concern regarding the increased density.

Mr. Gooding explained how the proposed four-story luxury apartment buildings (previously three-stories) will result in reduced traffic impacts. Furthermore, he clarified the traffic study and confirmed the apartment buildings will have elevators with Council President Dreyer.

Council Member Hilty explained how the area is surrounded by apartment development projects, which could result in a flood of unnecessary housing.

Mr. Gooding assured City Council the applicants' unique luxury product will meet the demand of the housing market. To note, the applicant has submitted building plans to the City to start construction.

No public comment.

There being no further 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

NAY: Hilty Sr

10. General Business

- 10a.** Approve the purchase of a Federal Transit Administration heavy-duty Category B 35-foot diesel transit bus from Gillig, LLC, using Jacksonville Transportation Authority Contract P-23-030 State of Florida Heavy Duty Buses, in the amount of \$717,172

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

- 10b.** Approve the purchase of a Federal Transit Administration Category 3 diesel trolley bus from Hometown Manufacturing, Inc., using the State of Georgia contract for Public Mass Transit Vehicles and Related Options, Equipment, and Accessories, in the amount of

\$422,819

Transit Administrator Tom Duncan noted the diesel trolley will be delivered by Christmas.

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

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

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

- 10c.** Approve continued use of the renewed Bradford County Agreement and expenditures for the purchase of vehicle and non-vehicle accessories with Dana Safety Supply, Inc. through September 30, 2029, for an aggregate amount of \$425,000

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

- 10d.** Approve continued use of State of Florida Department of Management Services term agreement for the purchase of ammunition and defense products for the Ocala Police Department in the amount of \$462,700

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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

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

- 10e.** Approve Task Work Order No. 1 under the City's continuing professional architectural services agreement with Monarch Design Group for the provision of architectural and engineering design services for the Fire Station No. 7 Truck Shed Project in the amount of \$132,688

City Engineer & Director of Water Resources Sean Lanier clarified the project and confirmed the shed will cost \$500,000.

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Jay A. Musleh

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

- 10f.** Approve additional expenditures and associated task work orders under the City's

continuing professional engineering services agreement with DRMP, Inc., increasing the aggregate threshold from \$150,000 to \$300,000

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

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: Ire J. Bethea Sr

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

- 10g.** Approve Developer's Agreement between the City of Ocala and WPG-Triple Crown, LLC for property located at SE 52nd Street at US 301 C-Store and reimbursements in an amount not to exceed \$122,936

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

- 10h.** Approve award of contract to Precon Corporation for the construction of two ground storage tanks at Water Treatment Plant No. 2 in the amount of \$4,959,872 plus a 10 percent contingency of \$495,987, for a total expenditure of \$5,455,859

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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Barry Mansfield

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

- 10i.** Adopt Resolution 2025-22 to accept a Florida Department of Transportation grant to design and construct an entrance for site development at Ocala International Airport in the amount of \$100,000

There being no 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

- 10j.** Adopt Budget Resolution 2025-148 amending the Fiscal Year 2024-25 budget to appropriate \$100,000 in grant funding from the Florida Department of Transportation and transfer \$25,000 from the Airport Reserve for Projects account to design and construct an entrance for site development at the Ocala International Airport for a total amount of \$125,000

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

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Barry Mansfield

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

- 10k.** Adopt Resolution 2025-23 to accept a Florida Department of Transportation grant to design hangar infrastructure at the Ocala International Airport in the amount of \$116,081

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

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

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

- 10l.** Adopt Budget Resolution 2025-149 amending the Fiscal Year 2024-25 budget to appropriate \$116,081 in grant funding from the Florida Department of Transportation and transfer \$29,020 from the Airport reserve for projects account to design parcel infrastructure at the Ocala International Airport for a total amount of \$145,101

There being no 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

- 10m.** Adopt Resolution 2025-24 to accept a Florida Department of Transportation grant to procure and install airfield equipment upgrades at the Ocala International Airport in the amount of \$109,972

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

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

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

- 10n.** Adopt Budget Resolution 2025-150 amending the Fiscal Year 2024-25 budget to appropriate \$109,972 in grant funding from the Florida Department of Transportation, transfer \$16,298 from the Airport Reserve for Projects account, and transfer \$11,195 from the Airport Reserve for Contingencies account to procure and install airfield equipment at the Ocala International Airport for a total amount of \$137,465

There being no 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

- 10o.** Adopt Resolution 2025-25 to accept a Florida Department of Transportation grant to design and construct taxiway and apron rehabilitation at the Ocala International Airport

in the amount of \$706,829

There being no 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

- 10p.** Adopt Budget Resolution 2025-151 amending the Fiscal Year 2024-25 budget to appropriate \$706,829 in grant funding from the Florida Department of Transportation and transfer \$176,707 from the Airport Reserve for Contingencies account for the design and construction of taxiway and apron rehabilitation at the Ocala International Airport for a total amount of \$883,536

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

RESULT: ADOPTED

MOVER: Barry Mansfield

SECONDER: Jay A. Musleh

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

- 10q.** Adopt Resolution 2025-26 to accept a Florida Department of Transportation grant to design and construct fuel farm, wash rack, and parking concrete pads at the Ocala International Airport in the amount of \$543,320

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

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

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

- 10r.** Adopt Budget Resolution 2025-152 amending the Fiscal Year 2024-25 budget to appropriate \$543,320 in grant funding from the Florida Department of Transportation and transfer \$135,830 from the Airport reserve for contingencies account for the design and construction of fuel farm, wash rack, and parking concrete aprons at the Ocala Airport for a total amount of \$679,150

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

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

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

11. Internal Auditor's Report

12. City Manager's Report

- **Executive Summary FY2025 to FY2026**

City Manager Pete Lee requested City Council provide feedback to staff regarding the Executive Summary document. The finalized document will be posted on the City website.

- **County Workshop on Transportation update**

City Manager Pete Lee reported the City met with the County to discuss the transportation/EMS fees. To note, the County favored the City's recommendations. The City will continue their partnership with the County and present next steps at a future City Council meeting.

13. Ocala Police Department Report

- **Overview of Crime and Traffic Stops**

Police Chief Mike Balken reported on the Police Departments efforts for a two-week period, April 21, 2025 to May 4, 2025: 37 significant crimes, 213 arrests, 156 FIRs, and 1,140 traffic stops. The department responded to two incidents: child abduction (April 23, 2025) and bank robbery (May 3, 2025).

14. Ocala Fire Rescue Department Report

- **Unit Responses**

Fire Chief Clint Welborn reported on unit responses for a two-week period, April 15, 2025 to May 5, 2025. The two busiest units: Fire Rescue Four (1234-unit responses) and Fire Engine Four (151-unit responses).

- **Service calls update**

Fire Chief Clint Welborn reported on call type spotlights for a two-week period, April 15, 2025 to May 5, 2025: motor vehicle accidents 134, structure fires 3, and community paramedicine/core 70, and 1,394 calls for service (8,585 calls-to-date).

- **Department Highlights**

Fire Chief Clint Welborn reported the department responded to two gas leak incidents: SE 28th Avenue & E Fort King (April 29, 2025) and 209 NE 36th Avenue (May 1, 2025). Furthermore, the Department visited several schools and attended the Art Fest. He confirmed vehicle accidents are down for the calendar year with Mayor Marciano.

15. City Attorney's Report

- 15a.** Approve settlement in the matter of Gregory Baker vs. City of Ocala, Case Number 2023-CA-3571, with a proposed settlement amount of \$60,000

City Attorney Sexton discussed the approval of a settlement for an automobile accident that occurred in year 2022, in the matter of Gregory Baker vs. City of Ocala. He requested City Council approve the proposed settlement amount of \$60,000.

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

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: James P. Hilty Sr

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

16. Public Comments

17. Informational Items and Calendaring Items

- Tuesday, May 13, 2025 - 12:00pm - City Council Workshop Re: Solid Waste/Sanitation - Council Chambers
- Tuesday, May 20, 2025 - 3:45pm - CRA Board meeting - Council Chambers
- Tuesday, May 20, 2025 - 4:00pm - City Council meeting - Council Chambers
- Monday, May 26, 2025 - Memorial Day Holiday - City Offices closed
- Tuesday, May 27, 2025 - 3:00pm - TPO Meeting - Marion County Commission Auditorium

17a. Power Cost Adjustment Report - March 2025

17b. Executed Contracts Under \$50,000

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

18. Comments by Mayor

- **Police Department recognition**

Mayor Marciano recognized the Police Department for their public safety efforts.

- **Downtown parking lot paving project update**

Mayor Marciano stated local businesses favor the newly paved parking lot Downtown.

- **Dignity House ribbon cutting event**

Mayor Marciano shared his wonderful experience attending the Dignity House ribbon cutting event.

- **Workout with the Mayor event scheduled for May 15, 2025, 6 pm to 7 pm, location Mary Sue Rich Community Center**

Mayor Marciano encouraged the public to attend the Workout with the Mayor event on May 15, 2025. The public can choose to partake in a Zumba or yoga class.

19. Comments by City Council Members

- **Council President Dreyer commented on the Healthy Ocala app**

Council President Dreyer shared her wonderful experience sharing the Healthy Ocala app to a friend looking for mental health resources.

20. Adjournment

Adjourned at 5:09 pm

Minutes

Kristen M. Dreyer
Council President

Angel B. Jacobs
City Clerk