



Ocala

City Council

Synopsis

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, June 17, 2025

4:00 PM

Revised 6/13: Moved 17a to General Business, 10f.

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 Jay A. Musleh
Council President Kristen M. Dreyer

Excused: Council Member Barry Mansfield

2a. New Employees

- Rebecca Bleschke, Customer Service Office
- Jazmine Early, Customer Service Office
- Clay Surdam, Electric
- Walter Norris, Electric

3. Public Notice

Public Notice for the June 17, 2025 City Council Regular Meeting was posted on May 16, 2025

4. Proclamations and Awards

- 4a.** Presentation of the Mayor's Citizen Recognition Award to Larry and Darnitha Johnson
- 4b.** Presentation of the Faith and Family Proclamation to Louine Ek
- 4c.** Service Award - Elissa Hughes-King - Ocala Police Department - 15 Years of Service
- 4d.** Service Award - Detective Mathew Steckman - Ocala Police Department - 20 Years of Service

5. Presentations

- 5a.** 2025 Citizens Academy Graduation
- 5b.** Introduction of Ben Strasser and Candice Falk from InSite Real Estate Investment Properties, LLC

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

MOVER: James P. Hilty Sr

SECONDER: Ire J. Bethea Sr

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

ABSENT: Mansfield

- 6a.** Approve the donation of surplus computer equipment to the College of Central Florida with a valuation of \$4,890

Presentation By: Christopher Ramos

- 6b.** Approve the award of development opportunity, and an Affordable Housing Agreement, to Habitat for Humanity of Marion County, Inc., to construct and sell an affordable housing unit on surplus property in West Ocala identified as Parcel 2856-003-003

Presentation By: James Haynes

- 6c.** Approve the award of development opportunity, and an Affordable Housing Agreement, to Habitat for Humanity of Marion County, Inc., to construct and sell an affordable housing unit on surplus property in West Ocala identified as Parcel 2497-005-005

Presentation By: James Haynes

- 6d.** Approve the City of Ocala's Community Development Block Grant 2025 Annual Action Plan for submission to the Department of Housing and Urban Development

Presentation By: James Haynes

- 6e.** Approve a one-year agreement with Lutheran Services Florida, Inc. Health Systems for an Ocala Police Department chaplain position in the amount of \$99,694

Presentation By: Michael Balken

- 6f.** Adopt Budget Resolution 2025-159 amending the Fiscal Year 2024-25 budget to accept and appropriate Chaplain Program grant funds from Lutheran Services Florida Health Systems for a full-time Police Chaplain in the amount of \$99,694

Presentation By: Michael Balken

- 6g.** Adopt Budget Resolution 2025-160 amending the Fiscal Year 2024-25 budget to accept and appropriate additional grant funds from the Florida Department of Law Enforcement for online sting operations in the amount of \$4,585

Presentation By: Michael Balken

- 6h.** Adopt Budget Resolution 2025-161 amending the Fiscal Year 2024-25 budget to accept and appropriate a community donation for K-9-related expenses totaling \$1,000

Presentation By: Michael Balken

- 6i.** Approve the appointment of Bradford Harper to the Downtown Ocala CRA Advisory Committee for an expired term ending March 1, 2029

Presentation By: Roberto Ellis

- 6j.** Approve City Council minutes from June 3, 2025

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 - July 1, 2025)

- 8a.** Introduce Ordinance 2025-32 to amend the boundaries of the Ridge at Heath Brook Community Development District generally located southeast of SW Highway 200 (College Road) and west of I-75 by adding approximately 29.142 acres to increase the size of the Community Development District to approximately 104.938 acres (Case No. CDD25-0001) (Quasi-Judicial)

Introduced By: Jay A. Musleh

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

NOTE: Items 9c and 9d will be considered at 5:00 pm or shortly thereafter.

- 9a.** Open a public hearing to review and receive comments concerning SunTran's proposed budget for Fiscal Year 2022 Section 5339(a) Bus and Bus Facilities grant funding from the Federal Transit Administration in the amount of \$289,188

Presentation By: Tom Duncan

- 9b.** Adopt Ordinance 2025-25, repealing Sec. 70-371., Code of Ordinances, City of Ocala, Florida, requiring fluoridation of the municipal potable water supply

Presentation By: Sean Lanier

Introduced By: Ire J. Bethea Sr

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: James P. Hilty Sr

AYE: Bethea Sr, Hilty Sr, and Dreyer

NAY: Musleh

ABSENT: Mansfield

- 9e.** Adopt Ordinance 2025-28 to rezone from B-2, Community Business, to B-4, General Business for property located at 2206 SW 10th Road (Parcel 23536-000-00), approximately 0.53 acres. (Case ZON25-0005) (Quasi-Judicial)

Presentation By: Endira Madraveren

Introduced By: Jay A. Musleh

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: James P. Hilty Sr

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

ABSENT: Mansfield

- 9f.** Request to postpone to the July 1, 2025 City Council meeting - Adopt Resolution 2025-29 to abrogate a portion of NE 47th Court between Block I, Lot 2 and Block F, Lot 17 of Glynnwood Unit 1 as recorded in Plat Book G, Page 91, of the public records of Marion County, Florida (Parcels 2735-0006-017 & 2735-009-002) (Case ABR23-45418) (Quasi-Judicial)

Presentation By: Jeff Shrum

RESULT: POSTPONED

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

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

ABSENT: Mansfield

- 9g.** Request to postpone to the July 1, 2025 City Council meeting - Adopt Ordinance 2025-29 to change the Future Land Use designation on approximately 0.78 acres for property located in the 1900 block of NE 49th Avenue (Parcels 2735-006-017 and 2735-009-002) from Neighborhood to Low Intensity (Case LUC23-45427) (Quasi-Judicial)

Presentation By: Jeff Shrum

Introduced By: Ire J. Bethea Sr

RESULT: POSTPONED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

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

ABSENT: Mansfield

- 9h.** Request to postpone to the July 1, 2025 City Council meeting - Adopt Ordinance 2025-30 to rezone approximately 6.83 acres for property located at the southwestern corner of the intersection at NE 49th Avenue and E Silver Springs Boulevard (Parcel 2735-000-002, 2735-009-001, 2735-009-002, 2735-006-017, and a portion of parcel 27028-004-03) from PD, Planned Development, R-1, Single-Family Residential, & B-2, Community Business, to PD, Planned Development (Case PD23-45431) (Quasi-Judicial)

Presentation By: Jeff Shrum

Introduced By: James P. Hilty Sr

RESULT: POSTPONED

MOVER: James P. Hilty Sr

SECONDER: Ire J. Bethea Sr

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

ABSENT: Mansfield

- 9i.** Request to postpone to the July 1, 2025 City Council meeting - Adopt Ordinance 2025-31 to rezone approximately 0.59 acres for property located at the southwestern corner of the intersection at NE 49th Avenue and E Silver Springs Boulevard (a portion of 2735-000-002) from PD, Planned Development, to B-2, Community Business (Case ZON23-45419) (Quasi-Judicial)

Presentation By: Jeff Shrum

Introduced By: Barry Mansfield

RESULT: POSTPONED

MOVER: Ire J. Bethea Sr

SECONDER: James P. Hilty Sr

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

ABSENT: Mansfield

- 9j.** Request to postpone to the July 1, 2025 City Council meeting - Adopt Resolution 2025-30 to approve a resolution for a Planned Development Plan and Standards Book for property located at the southwestern corner of the intersection at NE 49th Avenue and E Silver Springs Boulevard (Parcel 2735-000-002, 2735-009-001, 2735-009-002, 2735-006-017, and a portion of parcel 27028-004-03), approximately 6.83 acres (Case No. PD23-45431) (Quasi-Judicial)

Presentation By: Jeff Shrum

RESULT: POSTPONED

MOVER: James P. Hilty Sr

SECONDER: Ire J. Bethea Sr

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

ABSENT: Mansfield

10. General Business

NOTE: Item 10a will be considered at 5:00 pm or shortly thereafter.

- 10b.** Approve first amendment to contract with Polydyne, Inc. for liquid polymer supply and delivery services at Water Treatment Plant No. 1, Water Reclamation Facility No. 2, and Water Reclamation Facility No. 3 with an estimated aggregate expenditure of \$250,000

Presentation By: Sean Lanier

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Ire J. Bethea Sr

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

ABSENT: Mansfield

- 10c.** Approve award of a two-year contract to Sherman Mechanical Contractors for heating, ventilation, and air conditioning repairs and installations as needed with an estimated aggregate expenditure of \$150,000

Presentation By: Gary Crews

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Jay A. Musleh

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

ABSENT: Mansfield

- 10d.** Approve the purchase of inventory items for Ocala Electric Utility from multiple vendors in the amount of \$260,724

Presentation By: Chad Lynch

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

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

ABSENT: Mansfield

- 10e.** Approve Amendment 2 to Traffic Signal Maintenance and Compensation Agreement with the Florida Department of Transportation for reimbursement to the City of Ocala in the amount of \$524,949

Presentation By: Darren Park

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Ire J. Bethea Sr

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

ABSENT: Mansfield

- 10f.** Approve proposed Policy Statement for Roll-Off Compactor Solid Waste Collection Services

RESULT: APPROVED

MOVER: Ire J. Bethea Sr

SECONDER: Jay A. Musleh

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

ABSENT: Mansfield

- 9c.** Adopt Ordinance 2025-26 concerning Chapter 70 of the Code of Ordinances to amend Sections/Subsections 70-301(d)(4), 70-321(b), 70-391, 70-411(a), 70-413, 70-414, 70-417(b) and (c), and adding Sections/Subsections 70-301(d)(5), 70-418 and 70-419

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, Musleh, and Dreyer

ABSENT: Mansfield

- 9d.** Open a public hearing to consider the adoption of Ordinance 2025-27, adjusting the water and sewer impact fees under Chapter 70, Article V, Division 2, Section 70-502, Code of Ordinances, City of Ocala, Florida

Presentation By: Sean Lanier

Introduced By: Barry Mansfield

RESULT: ADOPTED

MOVER: Ire J. Bethea Sr

SECONDER: James P. Hilty Sr

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

ABSENT: Mansfield

- 10a.** Adopt Resolution 2025-31 concerning a new sewage rate schedule pursuant to section 70-301, City Code, a new water rate schedule pursuant to section 70-416, City Code, and new reclaimed water service fees and connection fees pursuant to section 70-358, City Code, effective October 1, 2025

Presentation By: Sean Lanier

RESULT: ADOPTED

MOVER: Jay A. Musleh

SECONDER: Ire J. Bethea Sr

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

ABSENT: Mansfield

11. Internal Auditor's Report

12. City Manager's Report

Commercial and residential comprehensive fees

Police Department recognition

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**

Sharma Robinson, 621 SW 7th Street, unit 301, expressed concern regarding Suntran's operations in the City

17. Informational Items and Calendaring Items

- Thursday, June 19, 2025 - Juneteenth Day Holiday - City Offices closed
- Monday, June 23, 2025 - 3:00pm - TPO meeting - Marion County Public Library
- Tuesday, July 1, 2025 - 4:00pm - City Council meeting - Council Chambers
- Friday, July 4, 2025 - Independence Day Holiday - City Offices closed
- Tuesday, July 15, 2025 - 3:45pm - CRA Board meeting - Council Chambers
- Tuesday, July 15, 2025 - 4:00pm - City Council meeting - Council Chambers
- Tuesday, August 5, 2025 - 4:00pm - City Council meeting - Council Chambers
- Tuesday, August 12, 2025 - 12:00pm - City Council Workshop Re: FY 2025-26 Budget - Council Chambers
- Tuesday, August 19, 2025 - 3:45pm - CRA Board meeting - Council Chambers
- Tuesday, August 19, 2025 - 4:00pm - City Council meeting - Council Chambers

17a. Moved to 10f.

17b. Informational item regarding the emergency payment of the price difference for offloading and field service for transformer unit in the amount of \$47,000.

17c. Local Mitigation Strategy 2024 Annual Report

18. Comments by Mayor**Hoops & Badges Basketball Tournament****Successful protests in the City****19. Comments by City Council Members**

Council Member Hilty requested information regarding fees for public record requests

Council Member Bethea requested Pete Lee, City Manager, investigate the Suntran complaint

20. Adjournment

Adjourned at 5:48 pm