



Ocala City Council Agenda - Final

Tuesday, May 6, 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**

- 2a. New Employees
- Amber Delonge, Growth Management
 - Lacey Ritchie, Growth Management
 - Amarilis Rivera, Growth Management
 - Demetrius Franklin, Public Works
 - Heriberto Collazo, Water Resources
 - Robert Mathis, Water Resources
 - Diego Zea, Water Resources

3. Public Notice**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](#)
- 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](#)
- 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](#)
- 4d. [Presentation of the Melanoma Awareness Month Proclamation to Jessica Strange, Advocate for Melanoma Research Foundation](#)

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.

- 6a. [Approve the purchase of a Vista Pad-mount Gas Operated Switch from Stuart C. Irby with an estimated expenditure of \\$81,940](#)

Presentation By: Doug Peebles

- 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](#)

Presentation By: John Spencer

- 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](#)

Presentation By: John Spencer

- 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](#)

Presentation By: James Haynes

- 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](#)

Presentation By: James Haynes

- 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](#)

BR-2025-147

Presentation By: Michael Balken

- 6g. [Adopt Resolution 2025-21 accepting the donation of two Skydio X2 Thermal Drones from the Florida Highway Patrol](#)

RES-2025-21

Presentation By: Clint Welborn

- 6h. [Approve Winding Oaks Commercial Phase 2 Conceptual Subdivision Plan \(SUB25-0007\)](#)

Presentation By: Aubrey Hale

- 6i. [Approve minutes from April 15, 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 - 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](#)

ORD-2025-23

- 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 \(Case ZON25-0004\) \(Quasi-Judicial\)](#) **[ORD-2025-24](#)**

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](#)

Presentation By: Tom Duncan

- 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](#)

Presentation By: Endira Madraveren

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](#)

Presentation By: Tom Duncan

- 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](#)

Presentation By: Tom Duncan

- 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](#)

Presentation By: Michael Balken

- 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](#)

Presentation By: Michael Balken

- 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](#)

Presentation By: Sean Lanier

- 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](#)

Presentation By: Sean Lanier

- 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](#)

Presentation By: Sean Lanier

- 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](#)

Presentation By: Sean Lanier

- 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](#)

RES-2025-22

Presentation By: Matthew Grow

- 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](#)

BR-2025-148

Presentation By: Matthew Grow

- 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](#) **[RES-2025-23](#)**
- Presentation By: Matthew Grow
- 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](#) **[BR-2025-149](#)**
- Presentation By: Matthew Grow
- 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](#) **[RES-2025-24](#)**
- Presentation By: Matthew Grow
- 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](#) **[BR-2025-150](#)**
- Presentation By: Matthew Grow
- 10o. [Adopt Resolution 2025-25 to accept a Florida Department of Transportation grant to design and construct taxilane and apron rehabilitation at the Ocala International Airport in the amount of \\$706,829](#) **[RES-2025-25](#)**
- Presentation By: Matthew Grow
- 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 taxilane and apron rehabilitation at the Ocala International Airport for a total amount of \\$883,536](#) **[BR-2025-151](#)**
- Presentation By: Matthew Grow

- 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](#) **[RES-2025-26](#)**

Presentation By: Matthew Grow

- 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](#) **[BR-2025-152](#)**

Presentation By: Matthew Grow

- 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**

- 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](#)

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**
- 19. Comments by City Council Members**
- 20. Adjournment**