



# Ocala City Council Agenda - **Revised** Wednesday, September 3, 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.

**Revised - Moved 6g. to General Business, 10j.; Removed 5a.****1. Call to Order****2. Roll Call**

- a. New Employees
  - Michael McAdams Medina, Information Technology
  - Lyman Granger, Public Works

**3. Public Notice****4. Proclamations and Awards**

- 4a. [Presentation of the Mayor's Citizen Recognition Award to Myles McConico](#)
- 4b. [Presentation to Julius Bryant and Sean Price, Founders of Movement Inspires Many \(MIM\) Run Club and MIM Run Club group members](#)

**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. [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](#)

**BR-2025-175**

**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](#)

**BR-2025-176**

**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](#) **[RES-2025-37](#)**

**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

- 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

- 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

- 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

- 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

- 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 \(Case No. PD24-45706\) \(Quasi-Judicial\)](#)

**RES-2025-38**

**Presentation By:** Endira Madraveren

- 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 \(District C\)](#)

**BR-2025-177**

**Presentation By:** Tammi Haslam

- 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](#)

**BR-2025-178**

**Presentation By:** Tammi Haslam

- 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](#) [BR-2025-179](#)

**Presentation By:** Tammi Haslam

- 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](#) [BR-2025-180](#)

**Presentation By:** Tammi Haslam

**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

- 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

- 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

- 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](#) [RES-2025-39](#)

**Presentation By:** Tom Duncan

- 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](#) [BR-2025-181](#)

**Presentation By:** Tom Duncan

- 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

- 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

- 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

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

**Presentation By:** Doug Peebles

- 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

**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**

**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**

**19. Comments by City Council Members**

**20. Adjournment**