



Ocala

City Council

Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Tuesday, December 16, 2025

4:00 PM

1. Call to Order

2. Roll Call

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

2a. New Employees

- Bryan Cohen, Electric
- Kayla McDonald, Electric
- Richard Russell, Electric
- Trenton Clancy, Information Technology
- Travis Hutchinson, Information Technology
- Gregory Means, Water Resources

3. Public Notice

- **Public Notice for the December 16, 2025 City Council Regular Meeting was posted on November 24, 2025**

4. Proclamations and Awards

4a. The Mayor's Citizen Recognition Award will be presented to Brett Stanley

The item was postponed, as Brett Stanley was not present to receive the Mayor's Citizen Recognition Award.

RESULT: POSTPONED

4b. On behalf of HCA Florida Ocala Hospital, Mayor Marciano's recognition of City of Ocala staff and a Florida Highway Patrol Officer

Mayor Marciano recognized City staff and a Florida Highway Patrol Officer on behalf of HCA Florida Ocala Hospital, for their heroic efforts.

5. Presentations

5a. Office of Homeless Prevention Quarterly Update

Deputy Director Community Development Services Robin Ford provided a quarterly update on the Office of Homeless Prevention. She provided a brief overview of the

following: clients served (939 clients), housing outcomes (81% permanent housing placement), services provided (3,531 services delivered), call volume (2,771 calls), Ticket Home Program (16 homeless clients), permanent supportive housing project, and Point-In-Time (PIT) count (starts January 21, 2026).

Council Member Hilty expressed gratitude for Saving Mercy's community support efforts, a successful program created by former City Manager John Zobler. He requested the organization ensure veterans are included in the PIT count.

Ms. Ford advised City Council that the PIT count includes veterans.

Council President Bethea recognized the Office of Homeless Prevention and partnering organizations for their community support efforts.

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

MOVED: James P. Hilty Sr

SECONDED: Kristen M. Dreyer

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

ABSENT: Musleh

6a. 2025 Community Development Block Grant Consolidated Annual Performance Evaluation Report

Presentation By: James Haynes

6b. First Amendment to the agreement with Stejack, LLC, for additional services required on the Norton Residence in the amount of \$5,512, resulting in a total contract value not to exceed \$50,552

Presentation By: James Haynes

6c. Resolution 2026-9 to adopt the Marion County Consortium 2024-2028 Citizen Participation Plan

Presentation By: James Haynes

6d. Award of development opportunity, and an Affordable Housing Agreement, to MCAN, LLC, to construct and sell an affordable housing unit on surplus property in West Ocala identified as Parcel 2849-005-027

Presentation By: James Haynes

6e. Funding from the Florida Department of Transportation to reimburse overtime expenses relating to the Speed and Aggressive Driving Program in the amount of \$65,000

Presentation By: Michael Balken

- 6f.** Budget Resolution 2026-116 to amend the Fiscal Year 2025-26 budget to accept and appropriate funds from the Florida Department of Transportation to reimburse expenses relating to the Speed and Aggressive Driving Program in the amount of \$65,000

Presentation By: Michael Balken

- 6g.** Budget Resolution 2026-117 to amend the Fiscal Year 2025-26 budget to accept and appropriate funds from the Florida Department of Transportation to reimburse overtime expenses relating to the Distracted Driving Program in the amount of \$40,000

Presentation By: Michael Balken

- 6h.** See item 10j.

- 6i.** One-year renewal of contract with Granicus for video streaming, agenda management, and captioning services with an estimated expenditure amount of \$52,085

Presentation By: Christopher Ramos

- 6j.** Fourth Amendment to the Community Paramedicine Program Agreement with Florida Hospital Ocala, Inc. doing business as AdventHealth Ocala

Presentation By: Clint Welborn

- 6k.** Donation of one surplus vehicle to Veterans Helping Veterans USA with an estimated residual auction value of \$5,500

Presentation By: John King

- 6l.** Approval of settlement in the matter of City of Ocala, Florida versus FiberPro Network Services, LLC, with a proposed settlement amount of \$110,000 payable to the City of Ocala, Florida

Presentation By: William E. Sexton

- 6m.** December 2, 2025 City Council meeting minutes

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 - January 6, 2026)

- 8a.** Ordinance 2026-5 to amend the code of ordinances Section 122-1225 to authorize the use of above-ground air curtain burners as an ancillary use to a materials recovery facility as well as establishing conditions and limitations relating to such ancillary use (COD25-0004)

Introduced By: James P. Hilty Sr

RESULT: INTRODUCED

- 8b.** Ordinance 2026-6 to rezone approximately 3.57 acres for a portion of property located at 2336 NW Seventh Street (Parcel 22682-000-00) from M-1, Light Industrial, to M-2, Medium Industrial (Case ZON25-0014) (Quasi-Judicial)

Introduced By: Kristen M. Dreyer

RESULT: INTRODUCED

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

- 9a.** Ordinance 2026-4 designating a historic landmark at the southeast corner of 117 East Silver Springs Boulevard (Parcel ID# 2823-064-007) and installing a historic marker titled “Elvis in Ocala, Tom Petty Inspired” (Quasi-Judicial)

Presentation By: Aubrey Hale

Introduced By: James P. Hilty Sr

Council President Bethea opened the public hearing.

Planning Director Aubrey Hale discussed the adoption of Ordinance 2026-4. The applicant requested to designate a historic landmark in honor of Elvis Presley's visit in 1961, for the filming of the movie Follow That Dream. He provided a brief overview of the criteria for historic landmark designations. To note, the Ocala Historic Preservation Advisory Board and staff recommend approval.

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

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

ABSENT: Musleh

- 9b.** Affordable Housing Advisory Committee 2025 Annual Report

Presentation By: James Haynes

James Haynes, Director of Community Development Services, presented the 2025 Affordable Housing Advisory Committee (AHAC) Annual Report. The committee, comprising 10 members from diverse professional backgrounds, meets bi-monthly to support staff efforts and reduce barriers to affordable housing. The report outlines five key strategies selected for the next three-year Local Housing Action Plan (LHAP), including expedited permitting, ongoing regulatory review, promotion of accessory dwelling units (ADUs), flexible lot configurations, and increased affordable housing production. The City Council may choose to act on these recommendations or accept the report for informational purposes.

10. General Business

- 10a.** Purchase of three TITUS Twister Mixing Aerators with Ozone Enhancement from The Wass Company LLC., with an estimated cost not to exceed \$161,479

Presentation By: Sean Lanier

City Engineer & Director of Water Resources Sean Lanier clarified the operations of the

TITUS Twister Mixing Aerators and anticipated cost savings with Council President Bethea.

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

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: James P. Hilty Sr

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

ABSENT: Musleh

- 10b.** 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 \$382,225 plus a contingency of \$50,000 for a total expenditure of \$432,225

Presentation By: Sean Lanier

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Barry Mansfield

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

ABSENT: Musleh

- 10c.** Contract for Manhole and Structure Rehabilitation Services with Engineered Spray Solutions, LLC., for an amount not to exceed \$3,300,000

Presentation By: Sean Lanier

City Engineer & Director of Water Resources Sean Lanier clarified the three-year contract and number of manholes with Council Member Mansfield. Furthermore, he explained methane gas causes with Council President Bethea.

Council Member Musleh arrived 4:34 PM.

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

RESULT: APPROVED

MOVER: Barry Mansfield

SECONDER: James P. Hilty Sr

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

ABSENT: Musleh

- 10d.** Additional expenditures under the Agreement for Overhead Door Repair, Maintenance, and Replacement with Material Handling Systems, Inc., for an increased aggregate expenditure not to exceed \$100,000

Presentation By: Gary Crews

RESULT: PULLED

- 10e.** Utilization of Sourcewell's cooperative purchasing agreement with Hussey Seating Corporation for the purchase of retractable bleachers for the E. D. Croskey Recreation Center Gymnasium in the amount of \$124,886

Presentation By: John Spencer

Recreation Division Head John Spencer clarified the planned improvements and program enhancements with Mayor Marciano.

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

- 10f.** First Amendment to renew the Agreement for Property and Casualty Insurance Broker Services between the City of Ocala and Risk Management Associates, Inc., for an additional three-year period with compensation not to exceed \$235,500

Presentation By: Todd Swanson

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

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: James P. Hilty Sr

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

- 10g.** Additional expenditures under the Agreement with Premise Health Employer Solutions, LLC, for the period ending December 31, 2025, in an amount not to exceed \$425,000

Presentation By: Todd Swanson

Director of Human Resources & Risk Management Todd Swanson clarified increased costs with Mayor Marciano and Council Member Hilty.

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Jay A. Musleh

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

- 10h.** Fifth Amendment to the agreement with Premise Health Employer Solutions, LLC, for on-site health and wellness center services in an amount not to exceed \$2,271,022

Presentation By: Todd Swanson

Director of Human Resources & Risk Management Todd Swanson reported that the City's on-site health clinic is now fully staffed as of the previous month, marking the first time in three years. The increase in staffing has contributed to higher operational costs, including salaries and liability insurance. Rising prescription costs have also impacted the budget. Utilization remains strong, with over 1,200 unique patients served in 2024, more than 15,000 lab draws, and nearly 15,500 diagnoses treated. The clinic continues to be a key cost-control strategy for the City's self-insured health plan, offering primary care, wellness services, and treatment for work-related injuries at no cost to employees, retirees, and covered dependents. A contract amendment with Premise Health was proposed to extend services through September 30, 2026, aligning with the City's fiscal year and updating pricing based on the approved staffing model. The amendment includes a not-to-exceed amount of \$2,271,022 and will be reviewed by the City Attorney. He noted the contract would be going out to bid in 2026.

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

RESULT: APPROVED

MOVER: Jay A. Musleh

SECONDER: James P. Hilty Sr

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

- 10i.** Purchase of four R-Mag circuit breakers from WESCO Distribution for the Shaw Substation in the amount of \$177,999

Presentation By: Doug Peebles

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Kristen M. Dreyer

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

- 10j.** Continued utilization of Sourcewell cooperative purchasing agreement with Fastenal Company for facility, industrial, and other related supplies and equipment purchases with an increased aggregate expenditure amount of \$100,000

Presentation By: Doug Peebles

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

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: Jay A. Musleh

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

- 10k.** Grant agreement between the City of Ocala and Community Foundation for

Ocala/Marion County for the Community Paramedicine Program in the amount of \$100,000

Presentation By: Clint Welborn

Mayor Marciano spoke in support of the Community Paramedicine Program

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

RESULT: APPROVED

MOVER: James P. Hilty Sr

SECONDER: Jay A. Musleh

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

- 10l.** Budget Resolution 2026-118 to amend the Fiscal Year 2025-26 budget to accept and appropriate funding from the Community Foundation for Ocala/Marion County for the Community Paramedicine program in the amount of \$100,000

Presentation By: Clint Welborn

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

RESULT: ADOPTED

MOVER: James P. Hilty Sr

SECONDER: Jay A. Musleh

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

- 10m.** Award of contract to Robinrose Construction, LLC, for a new build of the Taylor residence located at 725 SW Third Street with a total project cost not to exceed \$169,500

Presentation By: James Haynes

Director of Community Development Services James Haynes confirmed the City evaluates the lowest bids with Mayor Marciano.

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

RESULT: APPROVED

MOVER: Kristen M. Dreyer

SECONDER: James P. Hilty Sr

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

11. Internal Auditor's Report

12. City Manager's Report

- **Sanitation Workshop is scheduled for Tuesday, January 13, 2026, at 12 pm**
 - **Vision 2050 Workshop pending for January 28, 2026, at 12 pm**
-

- **Upcoming events**

City Manager Pete Lee reported on upcoming events for the New Year: Uptown presentation (January 20, 2026, City Council meeting), and Tallahassee Annual Legislative Visit (January 27, 2026).

- **City staff recognition**

City Manager Pete Lee recognized City staff for their hard work this year.

13. Ocala Police Department Report

- **Overview of Crime and Traffic Stops**

Police Chief Mike Balken reported on crime data for the period, November 24, 2025 to December 7, 2025: 6,054 total incidents, 3,721 proactive calls, 2,333 dispatched calls quadrant breakdown (dispatched versus proactive), 235 crimes, 260 arrests, 662 traffic stops, and 117 crashes.

- **Department Highlights**

Police Chief Mike Balken reported the department successfully disarmed a juvenile with a gun during the Christmas Parade. Furthermore, the department conducted several Shop With A Cop events in the community, and Operation Secret Santa in underway for the holidays. He confirmed motor vehicle accidents have decreased, due to grant funding, with Mayor Marciano.

14. Ocala Fire Rescue Department Report

- **Unit Responses**

Fire Chief Clint Welborn reported on unit responses for a two-week period, December 2, 2025 to December 15, 2025. The two busiest units: Fire Rescue Four (159-unit responses) and Fire Engine Four (98-unit responses).

- **Service calls update**

Fire Chief Clint Welborn reported on call type spotlights for a three-week period, December 2, 2025 to December 15, 2025: motor vehicle accidents 112, structure fires 2, and community paramedicine/core 23, and calls for service 918 (24,001 calls-to-date).

- **Department Highlights**

Fire Chief Clint Welborn reported the department welcomed three new Firefighter EMT's. Furthermore, the department hosted a successful Cathy's Kids event and Christmas Parade.

15. City Attorney's Report

16. Public Comments

- **Jason Tolbert, 1700 NE 50th Avenue, Ocala, FL, proposed an entertainment/sports center development project near the Airport**

Jason Tolbert, 201 NE 37th Court, Ocala, FL, discussed a proposal for an entertainment/sports center development project near the Airport. He provided a brief overview of the following: estimated project cost (\$65-\$90 million), funding, anticipated revenue, and community benefits. Furthermore, he requested City Council direct staff to complete the FAA Form to proceed with the development project.

17. Informational Items and Calendaring Items

- Wednesday, December 24 and Thursday, December 25, 2025 - Christmas Eve & Christmas Day Holidays - City Offices closed
- Thursday, January 1, 2026 - New Year's Day Holiday - City Offices closed
- Tuesday, January 6, 2026 - City Council meeting - 4:00pm - Council Chambers
- Monday, January 19, 2026 - Martin Luther King Jr. Day Holiday - City Offices closed
- Tuesday, January 20, 2026 - CRA Board meeting - 3:45pm - Council Chambers
- Tuesday, January 20, 2026 - City Council meeting - 4:00pm - Council Chambers
- Tuesday, January 27, 2026 - TPO Meeting - 3:00pm - Marion County Commissioners' Auditorium
- Tuesday, February 3, 2026 - City Council meeting - 4:00pm - Council Chambers
- Tuesday, February 17, 2026 - CRA Board meeting - 3:45pm - Council Chambers
- Tuesday, February 17, 2026 - City Council meeting - 4:00pm - Council Chambers

17a. Fully Executed Contracts Under \$50,000

18. Comments by Mayor

- **2025 Christmas Parade**

Mayor Marciano recognized City staff for hosting a successful Christmas Parade.

19. Comments by City Council Members

- **Council Member Mansfield shared his wonderful experience attending the Christmas Parade**
- **Council Member Hilty recognized the City for hosting a successful Christmas Parade**
- **Council Member Dreyer congratulated fellow Council Member's on re-elections**
- **Council Member Musleh wished the public a Merry Christmas and Happy New Year**
- **Council President Bethea requested Mr. Tolbert share his ideas with City directors**

20. Adjournment

- **Adjourned at 5:17 pm**

Ire J. Bethea Sr.
Council President

Angel B. Jacobs
City Clerk