



Ocala City Council Agenda - Final

Tuesday, June 17, 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
- Rebecca Bleschke, Customer Service Office
 - Jazmine Early, Customer Service Office
 - Clay Surdam, Electric
 - Walter Norris, Electric

3. Public Notice**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](#)

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 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](#)

BR-2025-159

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](#)

BR-2025-160

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](#)

BR-2025-161

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 \(Case No. CDD25-0001\) \(Quasi-Judicial\)](#) **[ORD-2025-32](#)**

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 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

- 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

- 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

- 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

- 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 \(Parcels 2735-0006-017 & 2735-009-002\) \(Case ABR23-45418\) \(Quasi-Judicial\)](#) **RES-2025-29**

Presentation By: Jeff Shrum

- 9g. [Request to postpone to the July 1, 2025 City Council meeting - Adopt Ordinance 2024-29 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

- 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

- 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

- 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 \(Case No. PD23-45431\) \(Quasi-Judicial\)](#) **[RES-2025-30](#)**

Presentation By: Jeff Shrum

10. General Business

- 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](#) **[RES-2025-31](#)**

Presentation By: Sean Lanier

- 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

- 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

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

Presentation By: Chad Lynch

- 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

- 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, 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. [Informational update: Proposed Policy Statement for Roll-Off Compactor Solid Waste Collection Services](#)**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****19. Comments by City Council Members****20. Adjournment**