

**City of Dunnellon
Special Joint Council Workshop and
Planning Commission Workshop**

Date: November 06, 2019

Time: 5:30 p.m.

Place: City Hall

20750 River Dr., Dunnellon, FL34431

Call to Order and Pledge of Allegiance:

Mayor Burns called the meeting to order at approximately 5:30 p.m. and led the Council in the Pledge of Allegiance. He asked if any invitee or volunteer was present to open with prayer. There was none. He then called for a moment of silence.

Roll Call

The following Council members answered present at roll call:

Dale Burns, Mayor, Seat 1

Bill White, Councilman, Seat 2

Anita Williams, Councilwoman, Seat 3

Valerie Hanchar, Vice-Mayor, Seat 4

Linda Fernandez, Councilwoman, Seat 5

The following Planning Commission members answered present at roll call:

Brenda D'Arville, Chair

Louise Kenny, Vice Chair

Mary Ann Hilton, Member

Staff Present

Dawn Bowne, City Administrator

Mandy Roberts, City Clerk

Chief Mike McQuaig, Police Dept.

Jan Smith, Finance Dept.

Lonnie Smith, Community Development

Teresa Malmberg, Community Development

Troy Slattery, Public Works

Lynn Wyland, Records Clerk

Legal Counsel

Andrew Hand,

Shepard, Smith, Kohlmyer & Hand, P.A.

Proof of Publication

Ms. Roberts announced for the record the agenda for this meeting was posted on the City's website and City Hall bulletin board on Wednesday, October 30, 2019.

Attorney Hand announced he had a conversation this date with Attorney Bryce Ackerman, representing Rainbow River Ranch, Inc. in the lawsuit against the City of Dunnellon. Attorney Hand noted he will provide a report at the November 12th Council meeting.

Agenda Item Number 1 – Presentation of Proposed Gissy Rainbow River Ranch Resort – Jim Gissy and Geoff Goetz

Mr. Goetz provided a presentation and reviewed conceptual plans for a proposed resort on Mr. Gissy's Rainbow River Ranch property. The presentation included a video of the Westgate River Ranch Resort and Rodeo, a conceptual map of the property noting proposed launch and landing sites for kayaking and tubing, pedestrian walkway and golf cart bridge and an RV park with a pool and bathhouse. Mr. Gissy also noted a proposed teaching platform could be implemented to promote the health of the springs.

Mr. Goetz noted the potential benefits the proposed project could bring to the City and residents such as jobs for local residents and improving the City's tax base.

Mr. Gissy stated he would not move forward with the project if the community didn't want it. He said these are just ideas and he is open to suggestions.

Agenda Item Number 2 – Council Comments

Vice-Mayor Hanchar thanked Mr. Gissy and Mr. Goetz for their presentation.

Councilwoman Williams said she liked the potential for local jobs in the community.

Councilwoman Fernandez commented she would like to hear from the residents and the Planning Commission.

Councilman White said it is a lot to consume and noted his concerns for the residents living on Hendrix Drive.

Mayor Burns said he appreciated the vision and involving the community.

Agenda Item Number 3 – Planning Commission Comments

Brenda D'Arville said it was a very good presentation and she appreciated the efforts. She said her primary concern is a potential traffic issue.

Louise Kenny said she looks forward to seeing more specific plans.

Mary Ann Hilton said she had some reservations and encouraged caution.

Agenda Item Number 4 – Public Comments

Public comments were received from the following:

- Gary Lake, 19990 SW 71st Place
- Keith Caton, 8621 SW 200th Circle

- Larry Hartman, 11486 SW Hendrix Drive
- Jason Anderson 8965 SW 213th Terrace Rd.
- Curt Reed, PO Box 532
- Burt Eno, 9220 SW 193rd Circle
- Bill Vibbert, 9552 SW 192nd Court Road
- Amber Serena, 11426 SW Hendricks Drive
- Nancy Folk, 20401, SW 80th Place Road
- Mike Rausch, 11865 E. Blue Cove
- Meagan Siegfried, 18337 SW 102nd Street Road
- Annette Stutzman, 204 SW 192nd Court
- Andy Arevalo, 11928 N. Williams Street

Mayor Burns provided his comments and said he appreciates the concerns from citizens.

Agenda Item Number 5 – City Attorney Comments

There were none.

The meeting was adjourned at approximately 7:25 p.m.

Attest:

Amanda Roberts, CMC
City Clerk

C. Dale Burns, Jr., Mayor