

**City of Dunnellon**  
**City Council Workshop**

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Webinar ID: 931 4130 1416

Date: October 07, 2020

Time: 5:30 p.m.

Place: City Hall

20750 River Dr., Dunnellon, FL34431

Dunnellon City Council workshop will be held on October 07, 2020, at 5:30 p.m. at Dunnellon City Hall with Social Distancing Modifications.

Anyone attending the workshops will be required to wear a mask/face covering. All attendees will be subject to screening to include a temperature check.

**Public Comment**

Anyone who wishes to provide public comment will be able to do so by participating in the City Council meeting in person, or via the Zoom "AUDIO ONLY" platform and/or telephone, by speaking during public comment portions of the meeting when recognized per the instructions below or by submitting written comments, evidence and/or written testimony in advance of the meeting via email to the City Clerk at [mroberts@dunnellon.org](mailto:mroberts@dunnellon.org)

Members of the public who would like to participate are encouraged to register in advance by Noon on Wednesday October 7th. Please see instructions below on how to register.

Public input on non-agenda items will be heard at the beginning of the meeting. A three (3) minute time limit will be strictly administered.

**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. Marylin Welch provided the invocation.

**Roll Call**

The following 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

Jay Dugan, Councilman, Seat 5

**Staff Present**

Dawn Bowne, City Administrator

Mandy Roberts, City Clerk  
Jan Smith, Finance Officer  
Chief Mike McQuaig, Police Chief  
Lonnie Smith, Community Development  
Troy Slattery, Public Works Manager  
Lynn Wyland, Records Clerk  
Alan Garri, Kimley-Horn

**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, September 30, 2020. Modified on 10/05/2020 to add backup to items #3, 4 and 7.

**Agenda Item Number 1 – Dunnellon Chamber & Business Association Report**

Julie Mancini, Director, provided her report of new members, activities and upcoming events.

**Agenda Item Number 2 – Board Reports**

There were none.

**Agenda Item Number 3– Present Final Construction Drawings for Ernie Mills Parking Improvement Plan - Alan J. Garri, PE with Kimley-Horn (Backup added)**

Mr. Garri presented the final design and permitting is complete. He said the project is ready to move toward construction.

Troy Slattery reviewed the conceptual parking sketch. The proposed parking area will add an additional seventy-three (73) public parking spaces and four (4) spaces for employees. He provided a run-down of the cost and said by combining both projects the savings is approximately \$15,000.

Councilman White asked Chief McQuaig if he had any concerns regarding the road behind public works. Mr. Slattery responded the road is not a public road.

Council agreed to place this item on the consent agenda.

**Agenda Item Number 4 – Present Final Construction Drawing for Short Tower Way Parking Improvement Plan - Alan J. Garri, PE with Kimley-Horn**

Mr. Garri presented an overview of the project and said it is ready to move to construction. He said the goal is to pave the roadway, improve the access and add additional parking. He commented on Roberts Funeral Home donating and deeding property to the City which

was a critical component of the project. This project will provide thirty-three (33) additional parking spaces.

Mr. Slattery explained the owner of a plaza near the project said he will be putting something in place to stop any thru traffic. Mr. Slattery addressed the DRA's and SWFWMD requirements. He has a detailed stormwater report proving that both locations are adequate. He mentioned the DRA will be required to be inspected every five (5) years.

Vice-Mayor Hanchar asked questions regarding the landscaping and aesthetics of the DRA's. Mr. Slattery replied they are "dry" DRAs and should not retain any water for any length of time.

Councilman White asked a question regarding the timeframe of the project.

Mr. Slattery said staff plans to go out to bid on both projects at the same time. He said the projects will begin simultaneously.

Mr. Garri replied the approximate timeframe for the bidding process is 45 to 60 days. He estimates 90 days to complete the project once construction begins.

Mr. Slattery explained \$210,000 is budgeted for Short Tower Way project and will be paid out of Roads and Streets gas tax revenue. \$393,000 in the budget for the Ernie Mills project to be funded by the CRA budget.

Councilman White engaged in discussion with Mr. Slattery regarding paving of roads. Mr. Slattery stated \$588,000 is budgeted for road paving; totally separate from these two projects.

Council agreed to place this item on the regular agenda.

**Agenda Item Number 5 – Efforts to Secure Grants Based on the Needs of the Community - Walter Green**

Mr. Green said six years ago he joined the City Council. One of the first things he did was review the financial situation of our City. He said in this study he discovered the City was spending over \$1,000 a day above its income. Mr. Green discussed the 25% surcharge to Rainbow Springs customers and said he opposed it and did not feel it was justified. The City was in the middle of a very deep recession. This recession was very detrimental to our residents and businesses in our community. He visited all the businesses in the City and found that 90% of the businesses were owned by citizens who did not live within the City of Dunnellon. Less than 10% had voting rights in the City. He said one of the issues that was discussed was what can we do about water and sewer rates. It cost the businesses a great deal of money.

Mr. Green said he met with Richard Grabbe, Water/Sewer Manager, who explained all he knew about the system; where its deficiencies were, how he was managing it and what our basic situation was in Rainbow Springs and the City of Dunnellon. He thought, how can we tie an interest in all of this, our entire community, not just the City, in an effort to benefit our rivers and our aquifer. He said try to modernize, try to create additional efficiency. He said he could not think of any way to make it work any better. Mr. Grabbe was doing everything that he could. He said as time went by, his efforts took him to looking for grants.

Mr. Green said one of the grants we worked to acquire was a CDBG grant for improvements to our water/sewer system and repaving the streets in the historical part of town. The engineering work was done by Kimley-Horn. Woodard and Curran came in and did an assessment of the City's entire utility operation. He said there were three suggestions. We could keep it and manage it ourselves, we could sell it or we could lease it. We chose after much consideration to sell it. Although, we sold it to a State agency which is non-profit and operates many water/sewer systems over the entire state of Florida. The City moved forward with the grant. The grant stayed in Dunnellon. Every dime that went to FGUA was supplied by the CDBG grant of \$625,000 plus an additional \$300,000 which was secured in State funding.

Mr. Green said the CDBG grant is based on income. He explained if you go down the street and you have four or five houses that are a certain amount, they qualify under the program. Or, if it supplies the needs of an area of people under a certain income. You have to work the project to the federal government standards. By getting a State grant to accompany it, we had an additional \$300,000 to supplement the CDBG grant. He said we also pursued a \$350,000 State grant but when the Marjory Stoneman Douglas High School shooting happened, the State pulled it due to extra funding required due to the shooting.

Mr. Green explained when we were moving along with the water and sewer project, Woodard and Curran reported that the sewer plant in Rainbow Springs County Club Estates was obsolete and would have to be replaced. He said he worked just as hard for the citizens in Rainbow Springs and for the streets in Dunnellon.

Mr. Green said every time that we can improve the efficiency of our water and sewer system, those improvements stay here. When you see grant funding coming into Dunnellon it goes into our system. Our water and sewer rates are based on our system; not the systems in Coco Beach, Crystal River or Tampa. They are based on our system. So every dime that we can use and every dime that we can talk our federal or state government out of improves not only the City of Dunnellon but also helps the residents of Rainbow Springs and it helps our local businesses. It's a win, win.

**Agenda Item Number 6 – DEO Grant Agreement #AGR2020-19 and Consultant Engagement Letter/Agreement #AGR2020-28 for the Historic District Enhancement Plan**

Mrs. Bowne said the agreements have not been received. She explained one is the agreement with DEO and the second is with the consultant. She said they are pretty basic agreements. She explained the options. She said if the agreements come in before Monday, they can be sent to Attorney Hand for review. She will then provide to Council and ask for approval Monday. Another option would be for Council to authorize the Mayor to sign after review and approval by the attorney or they can be placed on the November's agenda.

**Agenda Item Number 7 – Agreement #AGR2020-17, MT Causley (Florida Municipal) - Building Inspection Services**

Mr. Smith reviewed the service agreement. He referred to the termination clause and noted the City has the right to terminate the agreement within thirty (30) days at any time with or without cause. The consultant may terminate the agreement at any time without cause by giving one hundred-eighty (180) days prior written notice.

He said Exhibit A lists the services the consultant shall provide. He referred to the Code Enforcement services and said this is an optional service if we choose to enact it. He explained the goal is to hire a part-time code enforcement officer at an hourly rate.

Mr. Smith explained Exhibit B, Fee Schedule for Services has been adjusted to hourly rate; previously was flat percentage of the permit cost.

Mr. Smith said if approved, the effective date would be November 2, 2020.

Council and staff engaged in brief discussion with Mr. Smith. Mr. Smith answered their questions.

Council agreed to place this item on the consent agenda.

**Agenda Item Number 8 – Resolution #RES2020-25, Surplus Police Vehicle**

Chief McQuaig said he was contacted by the City of Belleview's Chief of Police stating they were having vehicle problems and it is costing them a lot of money. Chief McQuaig stated the City has a surplus Ford Crown Victoria that is very good shape. He asked if the City would consider donating the surplus police vehicle to the Belleview Police department. He explained the Dunnellon Police Department and Belleview Police Department have a Mutual Aide Agreement and they work together in Police Services. Chief McQuaig said the department desires to do this because Dunnellon has been the recipient of cars from other agencies. The agencies have a history of helping each other in this way due to all working with limited funds.

Chief McQuaig said the Kelly Blue Book value of the vehicle is approximately \$2,300. The mileage is 114,000.

Councilman White questioned giving an asset to another agency.

Councilwoman Williams said its great team work and together we achieve more.

Council agreed to place this item on the regular agenda.

**Agenda Item Number 9 – Council Comments**

Vice-Mayor Hanchar reported on MCORES and said there will be a presentation Monday evening, October 12<sup>th</sup>. Another meeting is scheduled for October 23<sup>rd</sup>. She encouraged all to express their views and concerns on the FDOT's website.

Mayor Burns announced a Tourist Development Commissioners (TDC) meeting tomorrow morning. They will be looking at some grants. He said businesses are starting to pick up.

Councilman White commented on the temporary fencing around City Hall parking lot and asked if it was necessary to keep it in place.

Mr. Slattery said with the boating season slowing down, the temporary fencing can be taken down.

Councilman White commented that Rainbow River Conservation group received a grant from Duke Energy to purchase a new kiosk for Blue Run Park.

Councilman White engaged in brief discussion with Attorney Hand regarding a candidate forum and the possibility of a Sunshine violation.

Attorney Hand said the prophylactic measure for that would be to announce it as a meeting and to make sure it is in a public forum where the public can attend. A reasonable meeting notice is a requirement for compliance with the Sunshine Law.

Councilman White commented on former Mayor Green's presentation and his comments regarding very few owners of businesses live within the City. Councilman White pointed out only a few of the City's staff members live within the City. We have to be real careful not to put people on two sides of the line. He said it doesn't work. It essentially creates arguments.

Mayor Burns said he agreed that when negative comments come in and are directed at folks, we need to be very mindful of the discontent that it is trying to create between all of us.

**Agenda Item Number 10 – City Administrator Comments**

Mrs. Bowne provided her report to Council by email and placed copy at their seat.

**Agenda Item Number 11 – Attorney Comments**

There were none.

**Agenda Item Number 12 – Public Comments**

Larry Winkler, 19948 Burkett Road, spoke to two ethics complaints filed against him.

Lynda Ryan, 20408 W. Pennsylvania Avenue, Rainbow Springs Art in Dunnellon, provided a handout. She reviewed the group's accomplishments and plans amid the COVID-19 pandemic. She also discussed a list of requests of improvements to the property.

Mrs. Bowne explained the lease agreement which outlines the responsibilities. She will work with Troy Slattery on the items the City is responsible for.

Art Fisher, 11897 Ohio Street, said six (6) candidates are seeking our trust. He said transparency is vital in establishing and maintaining trust. He noted three (3) of the candidates are obtaining funds from Political Action Committee in Tallahassee. He said he agrees that there should be an open discussion held by the Chamber of Commerce or Riverland News. He said it needs to be civil, candid, credible and coherent.

Wally Dunn, 11386 SW Hendrix Drive, said he appreciates all of Lonnie Smith's work. He commented we not a community of 1,800 but a community of 20,000. He said this next city council needs to find a way to raise money other than property taxes. He said if there is only 1,800 here, he is tired of paying for 20,000.

Mr. Dunn said his wife and another council member donated money towards repairing the fountain in front of City Hall. He said it worked for about a week, and now it's not working. He asked when it will be fixed.

Julie Mancini, Executive Director of Chamber of Commerce, engaged in discussion with Attorney Hand regarding the forum. She said due to there not being enough time to advertise the forum, can she schedule each candidate separately to answer questions.

Attorney Hand said what triggers Sunshine Law is dialog echoing back and forth. If it is just a series of questions, and there is no interaction and they are not responding to each other, then it does not create an issue.

Councilman Dugan expressed his concern of being asked questions that may violate the Sunshine Law.

Council and staff engaged in lengthy discussion with Attorney Hand regarding the public forum.

Attorney Hand said with the Sunshine Law, the concern is interaction between two City Council members, members of the same board. Interaction with an opponent is not an issue. With regard to notice, he said advertising over the radio would not be sufficient. He

explained generally, you need written notice for an emergency meeting, seventy-two hours is recommended for a special meeting.

Zoom Participants – Public Comments

Katherine Burns, 20181 Short Tower Way, applauded all for moving forward with the parking plans. She said Renee Gualeni did so much for our City with her parking plans and improving the historic district. Mrs. Burns recommended the City present some type of recognition/honor to Renee Gualeni. Council agreed.

Councilman White expressed his concern with political comments from the public during the next Council meeting and would like to know what the rules are.

Attorney Hand referred to the Council Code of Conduct and read the section pertaining to Public Decorum.

The meeting was adjourned at approximately 7:43 p.m.

Attest:

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Amanda Roberts, CMC  
City Clerk

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Valerie Hanchar, Vice-Mayor