

City of Dunnellon City Council Workshop

Date: November 04, 2020
Time: 5:30 p.m.
Place: City Hall
20750 River Dr., Dunnellon, FL34431

Dunnellon City Council workshop will be held on November 04, 2020 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

Members of the public who would like to participate are encouraged to register in advance by Noon on Wednesday November 4th. Please see instructions below on how to register.

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. Pastor Tom 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 Department
Chief Mike McQuaig, Police Department
Lonnie Smith, Community Development
Troy Slattery, Public Works Department
Lynn Wyland, Clerk's Department

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 28, 2020. Agenda was amended on October 29, 2020 to add engagement letter to item #4 and additional item #7.

Agenda Item Number 1 – Dunnellon Chamber & Business Association Report

Julie Mancini, Director, provided her report on events and new members. The Christmas Parade is scheduled for December 5th. Applications are available on their website and at their office.

Agenda Item Number 2 – Board Reports

There were none.

Agenda Item Number 3 – Ordinance #ORD2020-11 Comprehensive Plan, Amendment #CPA2020-04, Solar Farms

Lonnie Smith reviewed the following staff report, benefits and proposed changes:

**Staff Report to City Council
Comprehensive Plan Text Amendment**

To: Dunnellon City Council
From: Lonnie Smith, Community Development Manager
Date: November 9, 2020

Subject: Request to City Council for approval of transmittal of proposed text amendments to the City of Dunnellon Comprehensive Plan Future Land Use Element, Ordinance #ORD2020-11.

BACKGROUND INFORMATION

The City of Dunnellon is committed to planning and managing the future growth and development of the City and recognizes the increasing demand for clean energy sources. Dunnellon is known for the importance its citizens place on its environmental resources and in harmony, desires to grow in a well-planned and environmentally friendly manner. Large-scale solar deployments are increasing at a rapid rate and as costs drop, are expected to continue this trend for the near future. The City is taking this opportunity to prepare for the growing demand for solar energy generation by adopting Land Development Regulation amendments to allow for the availability of and properly regulate large-scale solar energy installations as a special exception in the Agriculture and Public land use categories. The community benefits of solar energy projects are many, including job creation, economic development, clean energy sourcing, and increased city tax base. Having provisions in the code for the regulation of Solar Energy facilities brings the City one step closer to completing its adopted Economic Development plan.

FUTURE LAND USE ELEMENT:

Goal: Through the provision of appropriate land uses, promote and improve the public health, safety, and welfare of Dunnellon's residents, while maximizing economic benefits and minimizing threats to natural and man-made resources.

Objective 6:

Designate land use categories on the Future Land Use Map to meet the short term and long-term needs of the community in a manner consistent with the policy direction set forth in the elements of the Comprehensive Plan. All proposed amendments to the comprehensive plan, including amendments to the Future Land Use Map, shall meet the criteria in the following policies.

Policy 6.2:

The City of Dunnellon shall allocate sufficient residential and non-residential land uses to support community needs through the 20-year planning period. The City population projections shall be based on the medium population projections published by the Office of Economic and Demographic Research for Marion County and shall allocate, at a minimum, a proportionate share of countywide population growth to the City, taking into account historic growth trends and potential alternative growth scenarios. In evaluating long term community needs, the City recognizes the following guiding principles:

- A. Support a diversity of residential housing types and products and allow for the operation of real estate markets as set forth in Section 163.3177(6)(a), Florida Statutes.
- B. Encourage job creation, economic diversification and capital investment from the private sector to achieve and sustain a healthy local economy.
- C. Provide opportunities for diverse growth within the City to discourage urban sprawl beyond the City corporate boundaries.

Impacts to the Future Land Use Element

The Future Land Use Element is critical in formatting how the city chooses to grow. For Dunnellon, Goal 1 addresses improving the public health, safety, and welfare of Dunnellon's residents. The proposed changes will continue to protect the future needs of the community while still encouraging job creation, economic diversification and capital investment from the private Sector.

INTERGOVERNMENTAL COORDINATION ELEMENT

Goal: To establish processes which respond to the needs for coordination among City, local, regional, state and federal governments and private entities resulting from the implementation of Dunnellon's comprehensive plan and any incompatible goals, objectives and policies proposed in other local, regional or state plans.

Objective 2:

Coordinate the impacts of development proposed in the City's Comprehensive Plan upon development in Marion and Citrus Counties, the region, and the state.

FINDINGS OF FACT:

To determine whether the proposed ordinance is consistent with all adopted elements of the adopted Comprehensive Plan, all elements were examined. Consistency has been established with the preceding goals, objectives, and policies;

RECOMMENDATION:

Based on the findings of fact above, staff finds Ordinance ORD2020-11 is consistent with the comprehensive plan and meets city code criteria. The Planning Commission reviewed the ordinance for Comprehensive Plan consistency on Oct 20th 2020 and recommends, via Resolution RES2020-24, that the City Council approve for transmittal Ordinance ORD2020-11 as presented.

Mr. Smith noted the increasing demand for clean energy and said the City is taking an opportunity for the growing demand.

He explained the procedure in amending the text in the Comprehensive Plan. He said the Land Development Regulations (LDR's) will come back before the Planning Commission and then to Council at a future meeting.

Vice-Mayor Hanchar expressed her concern for aesthetics. Mr. Smith said they will be defined in the Land Development Regulations (LDR's).

Councilwoman Williams said based on her review of Kimley-Horn PowerPoint presentation, she feels it will be good for the City.

Councilman Dugan asked questions regarding the timeline, which Mr. Smith answered.

Councilman White spoke to intergovernmental (County) relationship and asked what if we do not agree with what the County does.

Lonnie Smith said Council can only control what portion is in the city limits.

Council agreed to place this item on the regular agenda.

Agenda Item Number 4 – DEO Grant Agreement #AGR2020-19 and Consultant Engagement Letter/Agreement #AGR2020-28 for the Historic District Enhancement Plan

Lonnie Smith said the City has been awarded a grant from the Department of Economic Opportunity that will allow for the creation of a Historic District Enhancement Plan. Additionally, the grant will allow for an evaluation of potential locations where a public-private partnership could be implemented to develop a maritime oriented urban district with multimodal connections to other points of interest.

Mr. Smith stated this is a 100% grant in the amount of \$35,000. City match is not required.

Jan Smith explained there are two agreements; one is the grant agreement with DEO and the second will be Ken Metcalf's engagement letter.

Council agreed to place this item on the consent agenda.

Agenda Item Number 5 – Resolution #RES2020-26, FY19-20 Budget Amendment

Jan Smith said due to the COVID-19 pandemic expenses were incurred that were not anticipated when the budget was officially adopted September 2019. As of September 30, 2020, \$65,703 has been paid. The remaining expenses anticipated to be paid for FY2019-2020 are estimated at approximately \$4,297 for a total of \$70,000. The budget amendment is required by statute for these unanticipated expenses.

Mrs. Smith stated in FY2019-2020 and FY2020-2021 the City has received reimbursement in the amount of \$51,981.45 from the Federal CARES Act. This has been redeposited back into the General Fund Unrestricted Reserve.

Council agreed to place this item on the regular agenda.

Agenda Item Number 6 – Lease Agreement #LEA2020-03 for Xerox Copier, Community Development

Lonnie Smith said currently the Community Development department leases a copier/scanner via State contract pricing from Xerox. The forty-eight (48) month lease is expiring in December so a renewal for a new unit is required. The current lease cost is \$115.73 monthly and the per page cost is \$0.0093. The lease for a new unit has increased slightly to \$126.35 monthly; however, the per page costs have decreased to \$0.0062 each. An annual lease cost increase had been anticipated so the increase is still below the adopted budget amount for a new copier. The cost is split evenly between the Community Development and Building Inspector departments.

Council agreed to place this item on the consent agenda.

Agenda Item Number 7 – Lease Agreement LEA2020-04, Holiday Light Pole Decorations

Troy Slattery addressed this item and said the City uses Clark Sales Display, Inc. to provide and install holiday decorations. They are the only full service provider in our area. This proposal provides for installation in November. The City will be invoiced in November. Funding in the amount of \$5,500 is budgeted in the Fiscal Year 2020-2021 Parks and Recreation budget.

Council and staff engaged in brief discussion regarding the receptacles needing replaced on power poles.

Council agreed to place this item on the consent agenda.

Agenda Item Number 8 – Council Comments

Councilwoman Williams said she worked at the election precinct on CR484 and they had a good turnout.

Mayor Burns congratulated the winners of the election.

Agenda Item Number 9 – City Administrator Comments

Mrs. Bowne received a draft Public Participation Plan (PPP) from Ocala Marion Transportation Planning Organization (TPO). She said they are accepting public comments on the plan through December 19th. She will forward the email to Council.

Mrs. Bowne stated she and a few staff members met with Lt. Col. Dwayne Gray, ROTC Program at the Dunnellon High School. He was interested in partnering with the City to provide insight into possible career paths.

Mrs. Bowne announced she was going to apply for retirement with the State retirement system. She explained her contract calls for a sixty (60) day notice unless she and Council agree to a different timeframe. She requested Council consider a thirty (30) day notice beginning on Monday. She said she will work with staff through the transition.

Council members provided many positive comments regarding Mrs. Bowne’s outstanding service and performance throughout her career with the City.

Council agreed to place this item on the consent agenda.

Agenda Item Number 10 – City Attorney Comments

There were none.

Agenda Item Number 11 – Public Comments

Julianne Mendonca, 11894 E. Cove Drive, commented on Mrs. Bowne’s announcement and thanked her for her service.

Ms. Roberts called for public comments from any Zoom participants. There were none.

The meeting was adjourned at approximately 6:40 p.m.

Attest:

Amanda Roberts, CMC
City Clerk

Valerie Hanchar, Vice-Mayor