

City of Dunnellon
City Council Workshop

<https://dunnellon.zoom.us/j/97439949136?pwd=V1BoOTB2QkY0VTFYQlhQb2NQU0VuUT09>

Webinar ID: 974 3994 9136

Date: July 12, 2021

Time: 5:30 p.m.

Place: City Hall, 20750 River Dr., Dunnellon, FL34431

Public Comment

Anyone who wished to provide public comment was able to do so by participating in the City Council meeting in person, via the Zoom "AUDIO ONLY" platform and/or telephone, by speaking during public comment portions of the meeting when recognized, 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 were interested in participating were encouraged to register in advance by Noon on Wednesday, July 07, 2021.

Call to Order and Pledge of Allegiance:

Mayor White called the meeting to order at approximately 5:36 p.m. and led the Council in the Pledge of Allegiance. He asked if any invitee or volunteer present would like to open with a prayer. Pastor Tom Welch provided the invocation.

Roll Call

The following members answered present at roll call:

Bill White, Mayor, Seat 1

~~Louise Kenny, Councilwoman, Seat 2~~– ABSENT

Anita Williams, Councilwoman, Seat 3

Valerie Hanchar, Vice-Mayor, Seat 4 - ZOOM

Jan Cabbage, Councilwoman, Seat 5

Staff Present

Mandy Odom, City Clerk

Jan Smith, Finance Department

Chief Mike McQuaig, Police Department

Troy Slattery, Public Works Department

~~Julie Danowski, Clerk's Department~~– ABSENT

Lt. Shane Yox, Police Department

Michelle Leonard, Assistant City Clerk

Legal Counsel

Andrew Hand,

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

Proof of Publication

Mrs. Odom announced for the record the agenda for this meeting was posted on the City's website and City Hall bulletin board on Wednesday, June 30, 2021. The agenda was amended on July 01, 2021 to add item #11 and on July 8, 2021 to add item #9 and backup to items #5, #7 and #12.

Welcome from Mayor White and housekeeping announcements.

Mayor White announced Kathy Bryant and Jim Couillard from Marion County were present.

Agenda Item No. 1 – Public Comments

Amber Serena, 11426 SW Hendrix Drive, presented pictures for Council to review of Hendrix Drive. She specifically talked about a curve going toward homes in the area. She asked the City to restore the area back to its previous condition with grass replanted, a timeline for completion and who would be responsible to complete the cleanup.

Susan Jones, Rainbow Springs Art Gallery, presented Council with a report and due to the recent storm, asked if storm shutters could be installed. She said she found debris reminiscent of drug activity in the parking lot and would like to request a motion activated light be installed for night classes.

Arnette Kaplan and Father Arthur, 19098 St. George Drive, came to discuss the new pickle ball court on Bostick Street. He provided his phone number so people could contact him to learn how to play.

Agenda Item No. 2 – Dunnellon Chamber & Business Association Report

Jeff Buchko, Executive Director, reviewed the Chamber report which included new members, existing and upcoming projects, mixer, café, duck race, festivals, Christmas parade and all other local business happenings. He then provided a presentation he entitled "Do More" Dunnellon. He said it is his take on the City and Chamber coming together to create a marketing website showing Dunnellon as a tourism destination.

Mayor White said people come to see rivers, but not necessarily Dunnellon. Councilwoman Cabbage commented she has done extensive research on the subject and she feels we need to support the local businesses by putting more into the website. She quoted residential value and asked to put a discussion about this on a future meeting agenda to help provide the Chamber funding to get this project started.

Agenda Item No. 3 – Board Reports

Councilwoman Cabbage stated SWFWMD is having a Zoom meeting tomorrow at 6:00 p.m. to do a review of a local preserve.

Agenda Item No. 4 – Proposed Planned Unit Development Project – John Pierpont

Mr. Pierpont did not appear.

Agenda Item No. 5 – Proposed Letter To Steinbrenner Family Foundation, Inc. Regarding Dunnellon Little League Support – Councilwoman Cabbage

Mayor White explained the purpose of the letter. Mrs. Odom said the letter has been edited and Mayor White provided a more personal letter. Attorney Hand commented about the legal aspects regarding solicitation and suggested taking out any personal aspects within the letter. It was suggested to add this topic to the next regular meeting agenda.

Agenda Item No. 6 – Pennsylvania Avenue Multi-Modal Project – Discussion

Mayor White said this is a recent topic and is greatly looked forward to by all. He stated there is a meeting with the County pending and he asked Burt Eno to speak to the subject.

Burt Eno, 9220 SW 193rd Circle, remarked about Vice-Mayor Hanchar's comments at the June 14th meeting regarding safe passage across the bridge on Pennsylvania Avenue. He stated it was always a part of the project and feels it should stay a part of the project. He said he wants to talk to the County engineers and TPO representatives to find a proper solution. He stated his opinion is Vice-Mayor Hanchar misrepresented the City at the TPO meeting.

Mayor White said this was addressed at a previous meeting and Council voted to reach out to the County to notify them we did not want to make this a separate project. Councilwoman Cabbage asked why Vice-Mayor Hanchar should continue in her liaison position after making such a decision on behalf of the City. She suggested Vice-Mayor Hanchar be removed from her position. Vice-Mayor Hanchar remarked she was directed by Council to present the letter to the TPO. She said the Council agreed to move forward with the project making the bridge a separate project and that is what she presented to the TPO. She said she whole-heartedly wants the project to move forward with safe passage for pedestrians. Councilwoman Cabbage read a transcript of a previous meeting discussion and stated that Vice-Mayor Hanchar was contradicting herself. Vice-Mayor Hanchar clarified when she said the bridge was an afterthought she meant it was an afterthought of the Multi-Modal project. Mayor White said this was already voted on and asked for a new letter to be added to the next meeting agenda for approval. Councilwoman Cabbage asked to add Vice-Mayor Hanchar's removal as TPO liaison to the next meeting agenda so it could be put forward for a vote. Attorney Hand suggested putting it on the August workshop for discussion and all were in agreement.

Agenda Item No. 7 – Blue Run Park Rules And Regulations

Mayor White stated this Council is addressing what should have already been completed.

Bill Vibbert, 9552 SW 192nd Ct. Rd., gave a brief history of Blue Run Park and the Management Plan. He stated almost every requirement in the Management Plan has been completed. He provided Council with a packet of backup documents. He read from the Plan where it states the City will create an Ordinance establishing rules for the park. He said the current rules were established via Resolution and not Ordinance causing issues with enforcement. He suggested the Resolution be terminated and a new Ordinance be adopted.

Councilwoman Cabbage thanked Mr. Vibbert. Councilwoman Williams thanked Mr. Vibbert as well and stated she would love to see how this will be enforced.

Mayor White asked Attorney Hand to comment. Attorney Hand spoke on legislative history, stating both a Resolution and Ordinance had been submitted previously but only the Resolution was adopted. He then explained how the draft Ordinance presented to Council was created and explained his recommendations within it. He stated this was just a starting point for Council. Mayor White asked what the next step would be. Attorney Hand replied Council could provide staff direction to bring back recommendations within a proposed Ordinance for the next workshop. He provided a template Ordinance with suggestions on some verbiage the Council may want to add and/or remove.

Mr. Vibbert agreed there should be a penalty and remarked about the excessive approvals, as it had been approved for completion several times over several years. He asked Council to address the soundscape specifically and provided an explanation as to why it should be included within the Ordinance. He also suggested reducing the wording so it would fit on a readable sign. Mayor White asked Mrs. Odom to schedule a special workshop at 3:00 p.m. on August 4th for further discussion. Attorney Hand spoke to the signage, stating the City can have a rules of conduct sign with reference to the Ordinance. Chief McQuaig stated his agreement with the Clerk of the Court is for fines of \$50 and said if the fine is anything less, he would have to rework his agreement with the Clerk of the Court.

Mayor White presented several photos relevant to items #6 and #7.

Councilwoman Cabbage said Withlacoochee Trail is actually a state park. She said if you go to their web page Dunnellon is not listed yet as a stop. She suggested Mr. Couillard consider diverting traffic to San Jose Boulevard when they come into Blue Run Park for safety's sake.

Commissioner Kathy Bryant stated one thing everyone is forgetting is that Dunnellon has exciting things coming. She said Council needs to think about master planning and not piecemealing things. She said the County has done everything they can at KP Hole to manage things. She said it is very important the City look at solutions for the overall safety of visitors as well as residents. She said the City needs to make it a priority at the next legislative session to fund a pedestrian bridge and it very important everyone understands none of these things will happen overnight. Commissioner Bryant said working together will solve these problems much more quickly and asked Council to keep Jim Couillard in mind when making rules for Blue Run Park. Mayor White thanked her for coming and said Council is in total agreement with everything she has said.

Jim Couillard commented we are seeing the success of the park. He thanked Dunnellon for the staff and for the cooperation. Mayor White thanked him for his cooperation and for his staff as well.

Agenda Item No. 8 – Agreement #AGR1996-30 with Florida Fish and Wildlife Conservation – Discussion

Mayor White gave a brief overview of the agreement with the Florida Fish and Wildlife Commission (FWC) and explained how it automatically renews. Attorney Hand reviewed the draft agreement and the call with the FWC. He said the State has no interest in continuing with the current agreement. He said the City can either continue the agreement by revising the template or terminate totally and undertake maintenance and care with the ability to charge for such. Councilwoman Cabbage said we need to address this before time runs out. Councilwoman Williams asked if we terminate the agreement, what that would mean for the Public Services Department. Mr. Slattery said if we are able to charge fees, we could recoup costs. He stated the City is doing most of the current maintenance anyway. Mayor White said he has been working with Chief McQuaig on this and on a nice weekend day the parking lot is full with over 50 vehicles. He said it could easily be over 75 boats and trailers throughout the day. Mayor White said in his opinion, we are currently getting nothing in return. He stated this will put us in control of something that is ours and he sees no reason why we would renew the Agreement. Vice-Mayor Hanchar commented how the State Park she recently visited functioned with regard to paying user fees. She said something along these lines would be affordable and workable for the City. She further commented she would be in favor of the City having control of the boat ramp. Councilwoman Williams asked if it was an honor system. Vice-Mayor Hanchar responded it did appear to be that way. Mayor White said discussion could be had at a later time about how it would run. Councilwoman Cabbage commented about a park in Marion County that also works on the honor system. Mrs. Odom stated she believes staff needs direction to go back to FWC to prepare a termination agreement. Attorney Hand said FWC would also need to draft a release of easement. He said given the simplicity of the document he would anticipate it coming back to Council in August. Council agreed to have it put on the regular meeting agenda.

Agenda Item No. 9 – Certification Of Taxable Value And Millage

Mrs. Smith provided Form DR420 for review with Council and explained this form will be used to set the proposed millage rate. She said the millage rate proposed on this form goes on the TRIM notice and cannot be made higher after voting but can be made lower. She then reviewed the millage rate table to show the revenue each millage increment would bring into the City. She asked Council to come to a consensus and propose a millage rate at the next meeting. Mayor White commented he had worked on the past two budgets and they both started at 7 then worked down to 6.5. Vice-Mayor Hanchar recommended staying at 7 mills, with the understanding it is not Council's goal. She explained she too has worked on several budgets in the past and commented having this "wiggle room" in case of an extreme event is wise. Council agreed to 7 mills as the proposed rate and agreed to place this item on the meeting consent agenda.

Agenda Item No. 10 – Lions Club Property Discussion – Mayor White

Removed from discussion.

Agenda Item No. 11 – Dunnellon Police Station

Mayor White reviewed all the options discussed over the past 6 months and gave his opinion on each. He stated all of Council is in agreement that something needs to be done, it is just not clear exactly which route to take. He asked Council if they could write down only one answer to this issue, what would it be? Councilwoman Cabbage stated she thinks we should look for another piece of property and sell the former Souls Harbor Church property. She said she thinks going toward a modular construction would save a lot of additional costs and she believes it is economically feasible and will cost at least 30% less than any other option. Councilwoman Williams stated she is tired of talking about it but knows it needs to be discussed. She asked why they couldn't just do a little bit at a time and retrofit Souls Harbor Church. Vice-Mayor Hanchar commented the property and introduced Bob Brady, an engineer from her church, who volunteered to look at the Souls Harbor Church and offer a professional opinion.

Robert Brady, 6568 SW 62nd Ave, Ocala, provided an opinion regarding the condition and possibility of retrofitting the Souls Harbor Church into the police station. He said it is structurally sound, much of it could be converted, it would involve interior partitioning, ceiling work, restroom remodeling and remodeling for specific PD needs. He said he has only worked up a ball park figure, but feels a total would be in the neighborhood of \$350,000 for all of the retrofitting necessary.

Mayor White asked if he has looked at the current police building. Mr. Brady said he has not, but he would be willing to do so before the meeting on Wednesday.

Vice-Mayor Hanchar asked if Mr. Brady had an estimate for drawings on the current police department. Mr. Brady stated it would be somewhere around \$10,000, give or take 20%. Vice-Mayor Hanchar pointed out that going with Mr. Brady would be a significant cost savings. Council agreed to put it on the meeting agenda as a discussion with regard to the current police building.

Agenda Item No. 12 – Approve Change Orders And Amended Contract Price For Ernie Mills And Short Tower Way Parking Lot Projects - Agreement #AGR2021-01 – Troy Slattery, Public Works Manager

Mr. Slattery said as they are nearing the end of the project, he was reminded of some change orders that had not been signed. He explained the ones that had not been signed and reviewed the specifics of each one with regard to each phase of the project. He also gave an overview of both projects and the budget dollars spent thus far. Council agreed to put all change orders on the next meeting consent agenda for approval.

Agenda Item No. 13 – Social Media

Removed from discussion.

Agenda Item No. 14 – Council Comments

Councilwoman Cabbage stated she has a friend in government in Georgia who contacted a recruiter in Florida to help recruit a new City Planner. She said she put them in contact with the City Clerk. Mrs. Odom showed Council a letter from the recruitment agency and stated it would require an RFP for services. She said, according to our purchasing policy, we would have to send it out for bid. Council agreed to add this to the next workshop agenda for discussion.

Councilwoman Williams spoke regarding the police department building. She said her heart goes out to them being in a building that has been around since she was a child with very little repair or maintenance.

Vice-Mayor Hanchar spoke regarding her commitment to the City and Council. She said she wanted it on the record one more time that she went to the TPO on the direction of her Council. She said she proudly serves her City and gives more than she should at times. She also thanked the Police Department, Public Services Department and City staff for all the work done during the recent storm.

Mayor White gave a double thumbs up to Chief McQuaig and Mr. Slattery for working as such a great team during the storm. He also asked Chief McQuaig to commend the officers who showed up in uniform shoveling sand. He also commented when things goes smooth you do not notice police and first responders, it is when things do not you receive comments.

Agenda Item No. 15 – Department Head Comments

Chief McQuaig spoke about the new strain of COVID-19. He said we need to let citizens know if you have not been vaccinated, you're more susceptible to get this new strain. He thanked Mr. Slattery for the fill sand, as he provided it, and stated he too felt things went very smoothly.

Mr. Slattery stated he is designing a sandbag machine. He said Dunnellon Heights roads were impacted severely by the storm. He said in comparison to county roads it stood up well, but he is going out there to do some emergency repairs. He said the final engineered drawings are back for the shade shelter and he will have permits by end of week. Mr. Slattery said the Dunnellon Little League has received a \$5,000 matching donation giving them a total of \$10,000 in their own donations. He said with the addition of the City donation they are well on their way to getting things completed.

Agenda Item No. 16 – City Attorney Comments

Attorney Hand gave an update on House Bill 403. He said the Governor did sign the bill and it is currently law. He said he is not sure if it will impact the City and there are tools the City can utilize if it becomes a problem. He said he would keep Council informed of any challenges.

Agenda Item No. 17 – Public Comments

Juliane Mendonca, 11894 East Blue Cove Drive, acknowledged the engineer that spoke previously in the meeting. She stated she wonders if a friend of Council giving a free estimate is an appropriate option and if a friend's opinion is really going to get the City where it needs to be. Mayor White stated asking the gentleman to come in was just one more opinion.

Kathy Dunn, 11386 Hendrix Drive, pointed out that Williston and Chiefland have police stations of similar age and they have larger populations. She said they have been able to maintain their buildings. She commented we should look more at repairing the station and if it is not repaired the City will have one more blighted building on Hwy 41.

The meeting was adjourned at approximately 8:59 p.m.

Attest:

Penned Signature of
Amanda Odom, CMC
City Clerk

Penned Signature of
William P. White, Mayor