

**City of Dunnellon City Council
Zoom Meeting**

<https://dunnellon.zoom.us/j/92305676825?pwd=VTNETDhGMHBMTHBRUFEzZXI3bnE1Zz09>

Webinar ID: 923 0567 6825

Date: June 14, 2021

Time: 5:30 p.m.

Place: City Hall, 20750 River Dr., Dunnellon, FL 34431

Dunnellon City Council meeting attendance information.

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 Monday, June 14th. Public input on non-agenda items were heard at the beginning of the meeting with a three (3) minute time limit.

Call to Order and Pledge of Allegiance

Mayor White called the meeting to order at approximately 5:33 p.m. and led the Council in the Pledge of Allegiance. He invited any citizen wishing to volunteer to open with prayer. Marilyn Welch provided the invocation. Mayor White then called upon the City Clerk to call roll.

Roll Call

Bill White, Mayor, Seat 1

Louise Kenny, Councilwoman, Seat 2

Anita Williams, Councilwoman, Seat 3

Valerie Hanchar, Vice-Mayor, Seat 4

Jan Cabbage, Councilwoman, Seat 5

Staff Present

Mandy Roberts, City Clerk

Troy Slattery, Public Works Department

Jan Smith, Finance Department

Julie Danowski, Clerk's Department

Chief McQuaig, Police Department

Lt. Shane Yox, Police Department

Richard Powell, Powell & Jones, CPA

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 Thursday, June 10, 2021.

One or more members of the City of Dunnellon advisory boards may have attended this meeting and may have spoken to Council.

Mayor White explained the public speaking portion and sign-up sheet. He said this is a recorded meeting with video, audio and closed captioning. This meeting proceeded under Roberts Rules of Order and Chair conducted the meeting. Council was advised to wait to be acknowledged before speaking.

Mayor White called for Council comments regarding agenda.

Vice-Mayor Hanchar asked if the Little League agenda item was supposed to be on the Consent Agenda. Council agreed it was supposed to be on consent, but it was decided to leave the agenda as is.

Mayor White called for public comments on non-agenda items – 3 minute time limit.

- 1) Van Akin, Fox Fire Realty, 615 E. Silver Springs Blvd., said if council does not have long range plans for the former Souls Harbor Church, he would be happy to do a market study and list it for them.
- 2) Juliane Mendonca, 11894 E. Blue Cove Dr., said Protect Our Neighborhoods (P.O.N) conducted a city wide survey. She said they mailed 872 surveys and have received 150 responses. Ms. Mendonca said the survey included questions regarding the police building, rivers, community center, business district and roads. She said P.O.N. is in the process of compiling the data and she would like Council to delay voting on critical items until after the survey results are available and tax payers are heard.

Consent Agenda

1. City Council Minutes

April 07, 2021 Council Workshop

April 12, 2021 Council Meeting

- 2. Authorize The Mayor To Sign Proposal, Agreement #AGR2021-20, With Dan Ryan Construction For The Complete Construction Of One Custom Wood Pavilion For Chaplin A. Dinkins III Memorial Park In The Amount Of \$11,515.16**
- 3. Authorize The Mayor To Sign Kimley-Horn IPO #93, Agreement #AGR2021-06, Grant Preparation And Writing Services For The Dunnellon Heights Infrastructure Design And Construction In The Amount Of \$15,000.00**
- 4. Authorize The Mayor To Sign The Memorandum Of Understanding (MOU), Agreement #AGR2021-19, Between The Dunnellon Police Department And The Florida Department Of Children And Families**
- 5. Authorize The Mayor To Sign The Grant Distribution Letter And All Associated Grant Documents When Received For, Agreement #AGR2021-06, Justice Assistance Grant (JAG) Program**

- 6. Motion To Find That Vice-Mayor Hanchar's Anticipated Absence At The City Council Meeting Scheduled For July 12, 2021 Is Due To Extraordinary Circumstances And In Consideration Of Same, To Allow Vice-Mayor Hanchar To Attend The Meeting Via Telephone Conference To Address And Vote On The Proposed Millage Rate, So Long As A Physical Quorum Of City Council Is Present For The Meeting At City Hall As Noticed**

Consent Agenda Approval

Mayor White called for public comments. There were none.

Vice-Mayor Hanchar moved the consent agenda be approved as presented. Councilwoman Williams seconded the motion. All members were in favor. The vote was 5-0.

Regular Agenda

Agenda Item No. 7 – Community Liaison – Presenters

Christine Mills for The Granada was scheduled to speak but was not in attendance.

Faith O'Brien spoke on behalf of Dunnellon Square and said the third Monday of every month from 3:00-4:00 p.m. is an old fashioned hymn sing in the club house. The Presbyterian Church is resuming their concert series and she will be playing piano for them the 3rd Sunday of October.

Agenda Item No. 8 – Presentation – FY2019-2020 Annual Financial Report, Richard Powell of Powell And Jones CPA

Mr. Powell said he performed the field work on sight with City staff. He said it is a complete audit of the City of Dunnellon and is an accurate reflection of the City's standing at the time of the audit. Mr. Powell reviewed several sections and explained each in detail. He said the Fire & Police Pension Trust is fully funded. Mr. Powell said the City was stronger at the end of the year because we have stayed within our budget. He said there were no findings or questionable costs related to grant activity and there were no reportable recommendations or findings with regard to the management letter.

Mayor White asked if the auditors cross check the numbers to make sure the City is processing the correct way, rather than simply looking for the unusual. Mr. Powell said it is a financial audit and they always compare history. He said they would question anything that looks different.

Agenda Item No. 9 – Agreement #AGR2021-05, Kimley Horn #92 Grant Preparation And Writing Services For The Dunnellon Police Station In The Amount Of \$15,000.00

Public Comments:

Kathy Dunn, 11386 SW Hendrix Dr., said she would like to see a total of all expenses for the retrofit of the former Souls Harbor Church due to the preliminary findings of the survey. She said the survey indicated the citizens placed low priority on it. Mrs. Dunn suggested Council allow Mr. Akin to do the market study he offered. She commented the amount gained from the sale of the church would repair the current police station.

Council Discussion:

Councilwoman Cabbage said Kimley-Horn was paid \$4,100 for the last grant they helped us apply for, and it was rejected. She said the current grant we are seeking is created for cities that have sustained damage from natural disasters. Since Dunnellon has not suffered this type of damage, the City would unlikely receive it. Councilwoman Cabbage stated Kimley-Horn is charging a great deal of money to apply for grants in which the City has little hope of receiving. She said she agrees with the need for a new police station, but thinks the City should sell the church and make better use of the funds.

Vice-Mayor Hanchar commented \$15,000 is a lot of money and asked if the City would receive a lower bill from Kimley-Horn if the work is less than projected. Mrs. Smith said she believes they would bill based on hours worked. Vice-Mayor Hanchar said the Council's job is to make sure the employees have acceptable facilities to work in.

Councilwoman Kenny said the survey conducted by the citizens was sent to registered voters who pay the City's bills. She said Council should table this discussion until the results of the survey are reviewed.

Councilwoman Williams said she believes law enforcement is the City's primary responsibility. She said a nice building to work in increases morale for the employees. She said the current police building can be repaired but not expanded. Councilwoman Williams stated the Council should give the police, some of whom are military veterans, a decent place to work.

Mayor White said when the Souls Harbor Church was purchased, the Council knew grants would be needed for its retrofit. He said this grant is an attempt to have it almost fully funded. He said if the City is turned down for the grant, then Council would be able to re-evaluate what to do with the building at that time. He stated it is unacceptable to have the building sitting empty.

Ms. Roberts read an emailed public comment:

"I write to you today in order to encourage you to vote in favor of funding the architect proposal for the proposed police department. Dunnellon is very fortunate to have this opportunity to provide a facility which will provide; #1) a modern clean and safe environment for our police officers, #2) a location suitable for training and community meetings, #3) additional space for historic district parking. This building will serve the constituents and community of Dunnellon for many years to come. We are blessed with excellent community minded leadership and our police department. Chief McQuaig and his officers model servant leadership as they protect and serve our community. This project has been needed for many years and now is the time to move forward. A "No" vote on this proposal will speak clearly to our community. It will say that you have no regard for the men and women who place their lives on the line each day so that the rest of us may go about our business without fear. It will say that you have an agenda that does not care about the safety of our community, and perhaps most loudly it will say that you have no vision for the true needs of our community. Council, I implore you to move forward on this project. A project that will have a positive impact for generations to come.

Thank you. Russ Randall, Pastor First Baptist Church, Dunnellon"

Vice-Mayor Hanchar moved to authorize the Mayor to sign Kimley-Horn IPO #92, Agreement #AGR2021-05, grant preparation and writing services for the Dunnellon police station in the amount of up to \$15,000.00. Councilwoman Williams seconded the motion.

Further Council discussion included; a suggestion to ask Kimley-Horn to reduce their fee; the building size being insufficient for what it was intended; a suggestion to build a new station on Bostick Street; the grant application due date of September 10th and what to do with the building if the City does not receive the grant.

A vote was taken and passed 3-2.

Opposed were Councilwoman Cabbage and Councilwoman Kenny.

Agenda Item No. 10 – RFQ2021-01 Architectural Services For Souls Harbor Church Retrofit

Public Comments:

Pastor Aaron Kramer, First Baptist Church of Dunnellon, said he is discouraged the City hasn't taken care of the Police Department yet. He said the citizens need to trust the Council and police when they say they need something. He also commented the relationship between the community and police department is important and the budget speaks volumes.

Pastor Tom Welch, PO Box 143, said when the voters voted for this council what they said is "we trust you". He said votes speak loudly. He thanked Attorney Hand for clarifying Agenda item #10. He said the Council would not be committing to a contract and the dollar figure is a lot better than what was budgeted. He commented we need the figures from the architect to make an educated decision and he is in favor of the police station and community center.

Mrs. Suzanne Eno, 9220 SW 193rd Circle, suggested looking at the grant to see if the City meets the criteria before applying. She commented it would be wonderful to have a better police station, but if the people of the City feel roads should be the priority that should be considered.

Wendy Sams, 11580 Camp Dr., said it doesn't sound like the grant is applicable to the situation. She said if we are going to pay a company to write it, then we need to find a grant that fits. She said perhaps grant selection should be more important.

Dave Porter, 11835 E. Blue Cove Dr., said Dunnellon has a history of short sightedness regarding the Fire and Police Departments. He said he believes the police are extremely important and the people are only worried about a community center and street paving because, thanks to the police, there is no crime to worry about. He commented it's worth it to invest the money and he said if the grant doesn't come through, the City can recover the expense by selling the building.

Council Discussion:

Councilwoman Cabbage said she doesn't think spending the money for Agenda items #9 and #10 is right when there are alternatives. She asked Mr. Slattery how many work orders he has received for the current police station. Mr. Slattery answered, only small work order items have been

submitted because of Council's ongoing debates regarding police location. Councilwoman Cabbage commented the current police station has unaddressed needs due to the distraction.

Vice-Mayor Hanchar stated this needs to be done regardless of what the City does with the current police station. She said there have been past discussions regarding building a new station on Bostick Street and it won't work for various reasons. She said the \$39,000 needed is already in the budget and the plan should go forward since it is not requiring additional funds.

Councilwoman Kenny said this council is new and has a different perspective than the last council and she doesn't think a police station of this size is appropriate for a city of 2,000 people. She said she would like to seek grants for a new police station rather than retrofitting. Councilwoman Kenny also commented the police station and community center should not be combined.

Attorney Hand recommends the motion to be amended to indicate staff is authorized to go forward to create a contract based on these numbers and to make it clear this is not a signed agreement.

Vice-Mayor Hanchar moved to accept the proposal submitted by Partin Architecture Co. in the amount of \$39,000.00 as presented at the June 9, 2021 City Council Workshop. The motion was seconded by Councilwoman Williams. There were no further comments.

A vote was taken and motion was defeated 2-3.

Those opposed were Mayor White, Councilwoman Cabbage and Councilwoman Kenny.

Agenda Item No. 11 – Volunteer Program

There were no public comments.

Ms. Roberts reviewed the workshop discussion. Mayor White said he thought there would be members of the community interested and who would like to provide feedback. Ms. Roberts said Mrs. Dunn requested a copy of the application last week but she has not returned any feedback. Council made brief positive comments.

Vice-Mayor Hanchar motioned to approve the volunteer program application and guidelines as discussed during the June 9th Workshop. Councilwoman Kenny seconded the motion.

A vote was taken and all were in favor. The vote was 5-0.

Agenda Item No. 12 – Dunnellon Little League – Council Sponsorship

Mr. Slattery reviewed details discussed at the workshop. He said he received a text from Adam Parker who is extremely excited about the City's support, but was unable to make this meeting because two of Dunnellon's teams are playing in the district championship tonight. Mr. Slattery said on behalf of the league, they are very appreciative of getting their lights back on.

Councilwoman Kenny motioned to support the Dunnellon Little League by donating at total of \$15,000 as outlined during the Council Workshop. Vice-Mayor Hanchar seconded the motion.

Council discussion included creating a letter in an attempt to obtain matching funds from the Steinbrenner Foundation. Attorney Hand said he would review the rules regarding fund solicitation prior to their going forward. Vice-Mayor Hanchar suggested the Little League could write the letter if the City is not permitted. Mr. Slattery volunteered to suggest it to them if it is needed.

A vote was taken and all were in favor. The vote was 5-0.

Agenda Item No. 13 – Council Liaison Reports And Comments

Florida Wildlife Commission Boat Ramp Agreement:

Mayor White reviewed the history for the citizens. He suggested we reach out to the State of Florida to request modifications to the agreement providing the City more control over the area. He suggested the State continue to utilize and maintain the easement, but allow the City control of the parking and boat ramp. Consensus was given for staff to contact the State of Florida.

Blue Run Park Ordinance Discussion:

Mayor White recapped the discussion from Wednesday's workshop. He said the City has the responsibility to manage the park and an ordinance needs to be developed. He said the list of rules outlined in the resolution is a good starting point. Mayor White said Council should review the rules and reach out to the county for their input prior to modifying them. He said the City also needs to create a committee who would periodically discuss the interests of the park.

Vice-Mayor Hanchar asked Attorney Hand if he could provide a draft ordinance to build from for the next meeting. Attorney Hand said it depends on how Council would like to move forward. He said Council could wait until the committee is in place, or they can consider adopting something similar to the resolution.

Chief McQuaig said when a person violates a resolution, legally he can only give them a warning but if an ordinance is in place, he can issue a citation. He said the Police Department needs the strength an ordinance would provide. He spoke about the good relationship with the kayak rental company and the difficulties regarding the number of people exiting the river. Chief McQuaig said he would like to see clarification regarding who regulates the commercial use of the park. Mayor White said as usage in that area grows, it is only a matter of time before a different location for tuber and kayak take out will be needed. Consensus was given for staff to begin creating the ordinance.

Nine Island Cove Florida Forever Program:

Mayor White reported on the trip he and Burt Eno took to Tallahassee to make an in person presentation. He said the State of Florida has retired 2 million acres to protect land for future generations. He said their presentation was made to the Acquisition and Restoration Council (ARC) and they voted unanimously to include Nine Island Cove in the Florida Forever Program. He reported the total cost to the City was an Egg McMuffin, coffee and a tank of gas. Mayor White said the ARC attached this property to the Rainbow River Corridor and it's part of the effort to protect the Rainbow River and wetlands associated with it. He said the State will re-rank all the properties within the program in December and Nine Island Cove is currently #18. He said in May

the Governor's cabinet will decide which properties will be purchased. Mayor White said this park would become part of the Rainbow River / Blue Run Trail system and make Dunnellon a destination.

Pennsylvania Avenue Multi-Modal Project:

Vice-Mayor Hanchar said she has been trying to get the County to work with the City on this project. She said the pedestrian bridge is holding up the progress due to the expense. She explained the County has suggested Council discuss going forward without the bridge to have a better chance of it being funded. Vice-Mayor Hanchar said Council would need to send a letter to the County stating they would be willing to go forward with the project without the bridge at this time.

There was discussion regarding how the bike trail would work without the bridge portion, when the pedestrian bridge idea was introduced, adding the bridge in as a phase 2 and whether to proceed by motion or consensus.

Consensus was given for staff to develop and send a letter to Marion County stating the City agrees to move forward with the approved plan without the bridge, specifying "at this time".

Public Comment:

Susan Eno, 9220 SW 193rd Circle, said she is terrified to hear the Council agree to pedestrians and bikes walking along the inside of the bridge. She said there would have to be an amazing structure between the cars and the pedestrians to maintain safety. She also suggested lowering the speed limit when this goes forward.

Sunshine Law Regarding Email Communication:

Vice-Mayor Hanchar said the Council has had discussion about emails and the Sunshine Law in the past. She said she has been keeping track of emails received from Councilwoman Kenny which could be in violation of the law. Vice-Mayor Hanchar said the majority of the time Councilwoman Kenny's emails say "thank you so and so", but there are others that were more than just a thank you. She said she wanted to go on record to ask all Council members to not email her or click "Reply All" going forward because they could cause a violation of the Sunshine Law.

There was further discussion about the law itself, where Councilwoman Kenny stated she received the indication she was to do it that way and that she would discontinue the practice.

Agenda Item No. 14 – City Clerk Comments

Ms. Roberts reminded the Council to review the budget calendar and let her know if there were any conflicts.

Agenda Item No. 15 – City Attorney's Report

Attorney Hand had nothing to report.

Project update from Public Services:

Mr. Slattery reported the parking lot project is still incomplete due to difficulty obtaining the fencing and brick pavers. He said the pickle ball court is coated but he is still waiting on the basketball court to be finished. Mr. Slattery said he attended a seminar with our insurance company in preparation

for hurricane season. He reported the Lions Club has officially gone on the market for \$75,000; this building is 2,000 square feet with at least 20 parking spots at the center of the Historic District and needs some work but the roof is only a few years old. Mr. Slattery commented it would be a nice community center and suggested adding it to the July workshop agenda. He also asked the Council to provide direction to staff regarding the former Souls Harbor Church building. He said the architect is a necessity because there is no growth ability for the current police station and the lack of parking is hurting the businesses next to it.

Agenda Item No. 16 – Adjourn

At approximately 8:52 p.m. Vice-Mayor Hanchar motioned to adjourn and Councilwoman Williams seconded. A vote was taken and all members were in favor. The motion passed 5-0.

Attest:

Penna Signature of
Amanda Odom, CMC
City Clerk

Penna Signature of
William P. White, Mayor