

**City of Dunnellon
Special City Council Meeting**

Zoom Meeting

<https://dunnellon.zoom.us/j/94735641808?pwd=cHluV3NLQk5ZYVpyL3hJdlBKdTd2dz09>

Webinar ID: 947 3564 1808

Date: June 23, 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 5:31 p.m. and led the Council in the Pledge of Allegiance. He invited any citizen wishing to volunteer to open with prayer. No one came forward so he called for a moment of silence.

Mayor White 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 Odom, 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

Legal Counsel

Andrew Hand, Attending by Zoom

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

Proof of Publication

Ms. 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 16, 2021.

One or more members of the City of Dunnellon advisory board 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. He said this meeting proceeds under Roberts Rules of Order and Chair conducts the meeting. He advised Council to wait to be acknowledged before speaking.

Mayor White called for Council comments regarding the agenda.

There were no comments.

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

Eric Collop, 21320 SW 106th Lane Rd., said he has a 30 acre parcel of property next to the First United Methodist Church on West Hwy 40. He explained he and the project manager, Chris Shirley, are in the process of developing an RV park in the City limits. He said they have experienced some issues going forward, from engineering issues to lack of a clear plan on how to execute the development from here. He said they are here to ask Council what they would like to see from them to help execute the plan.

Chris Shirley, 7770 SE 12th Circle, Ocala, added to Mr. Collop's comments stating what is being proposed could be very beneficial to the City. He said they have put a lot of research into this project, but there isn't a clear process in place at the City level. He said they are happy to do whatever is required, they just need to know what those requirements are.

Vice-Mayor Hanchar asked Mr. Shirley if the problem they are having is related to the City's lack of a Community Development Director. Mr. Shirley replied yes. He said he understands there are hurdles in place, but part of their issue is they have to go through a consultant who is not affiliated with the City. He said they have to pay the consultant for the service without any guarantees. Vice-Mayor Hanchar suggested they speak to Mrs. Malmberg and invited them to the next workshop.

Councilwoman Cabbage said they made a good start by coming to this meeting. She said she would like to see their conceptual plan, as an RV park can mean anything. She would also like clarification on how the park will environmentally enhance the community and what they would do about sewer. Mr. Shirley said environmentally they are a Planned Unit Development (PUD). He said they know there are things needed, like removing tortoises, and they will be developing in a conscious way.

Mayor White said we have a workshop scheduled in a couple weeks where you can make a presentation. He said tonight is the first time we have been made aware of this and they should consider it a starting point. Mayor White asked Ms. Odom to add Shirley, Pierpont and Collop to the next workshop agenda.

Crazy Chicks: Jaima Bowmeyer, 1910 Ridge Oaks Court, Oakridge, NC, she said she is speaking on behalf of Tom and Peggy Isenuckle. She said there is some confusion as to why the City has called a special meeting regarding the Lion's Club property. She said the question is; why is the City of Dunnellon interested in the property and what revenue is the City expected to receive from it. She said the owners of Crazy Chicks wanted to purchase the property to expand their store. Mr. and Mrs. Isenuckle feel more retail would be a better benefit to the area rather than turning the building into a police department. Ms. Bowmeyer explained a variety of benefits to the community to expand the retail section of the district and provide additional parking.

Kim Mandella, 11348 N. Bunny Terrace, Citrus Springs, said she is the manager of Crazy Chicks. She asked if anyone knows why First Saturday was discontinued as it was a big revenue source. Vice-Mayor Hanchar said it was a Chamber of Commerce event, not a City driven event.

Cat Boui, 10392 Riso Dr., commented Dunnellon is a huge draw for people not just from surrounding areas but also from other states. She spoke about the great people that work here and how they enjoy answering customer questions about the town and suggesting other businesses to visit. She said we are running out of retail business in the area.

Tim Inskeep, 12140 Maple St., asked if a spreadsheet showing the expenditures for the last five years for studies and grant applications could be produced. He said there doesn't seem to be a lot of return for the money. He said he would like to see what was spent, to whom and what the City has gained from it. Mayor White said the City could provide the numbers, but wouldn't be able to conduct an analysis.

Brenda D'Arville, 1161 Camp Dr., spoke regarding the group seeking to open an RV park. She suggested looking into borrowing a Community Development Director from a sister city. She also suggested moving the Police Department to the City Hall building. She said it already has a vault and meeting room. She said it would provide citizen visibility while also being able to oversee the boat launch and parking. She said the City staff could easily be moved to the former Souls Harbor Church. She said this would be less expensive than some of the other options presented.

Jeff Buchko, SW 81 Loop, the new Chamber of Commerce Director, said he knows there would be interest at the Chamber to help resurrect First Saturday. Mayor White volunteered to look into the matter.

Agenda Item No. 1 – Lions Club Property Discussion

Mayor White said because of their declining membership, the owners of the Lions Club have decided to sell their building. He said this is the first time it is being discussed by Council and the City is very interested in the building. He said one of the great needs in the down town area is parking and with it being three lots, it would help a lot of the businesses nearby. The usage possibilities include a community center, police department or administrative staff facility. He said if Council decides it is a good deal and fits our goals, then Council will pursue it. Mayor White presented pictures of the property and said it is a 2,000 square foot building, has a small stage, restrooms and beautiful large lot in the Historic District.

Councilwoman Cabbage said she saw the property and commented the building is in a derelict condition with a bad roof. She said the Council still doesn't know if the immediate need is for a police station. She said she had mentioned a modular building for them, stating they are used by the United States Government, hurricane ready and can be constructed any way needed. She also said a two story building could be placed in that location.

Councilwoman Kenny said she has been on the Planning Commission for a number of years and knows we follow the Comprehensive Plan which compels us with limitations. She suggested utilizing regional consultants and due process. She commented there needs to be a lot of work before a decision can be made and the City should not buy every building it likes.

Councilwoman Williams said the Lions Club building is older than the current police building. She also said she wouldn't like the police in that area as it is too far from the main road, but she does like Ms. D'Arville's idea.

Vice-Mayor Hanchar said she went to see the building and saw many things that worried her such as mold, old windows, shingles lifting and wires. She commented it would have to be stripped down to the studs and she could not support going forward with a purchase. She said we already have increased parking at the former Souls Harbor Church. Vice-Mayor Hanchar said if she had to vote on it tonight, it would be a heartfelt no thank you.

Mayor White said when he heard what it could be bought for, he talked to Mr. Slattery. He went to look at the property and was amazed it was for sale for \$75,000. He said he thought it was a great opportunity for the City being right in the middle of the Historic District and solving our parking problem. He said he didn't look at it with regard to the building itself, but for the lot and land. He commented it's worth the price even if the building was leveled because its use was unlimited. Mayor White said a new business there would be good too.

Further council discussion included the length of time the sellers would need to wait before the City makes a decision and the possibility of the seller lowering the price to \$50,000 if the building was turned into a police station.

Sally Chesterfield, 11937 Hale St., said she had been involved with the Lions Club for seven or eight years and the president passed away from COVID-19. She explained her main objective is for the City to acknowledge the Lions Club as an old, historic building. She said it does have a new roof and doesn't understand why everyone thinks it's bad. She said the Lions Club has been part of the city since 1945 and she doesn't want to sell it thoughtlessly thereby allowing it to be forgotten. Ms. Chesterfield said the building was part of the Baptist Church before it was the Lions Club and commented it is not just a building but a piece of history.

Mayor White asked Ms. Odom to add the topic to the July workshop.

Agenda Item No. 2 – IPO #92 And IPO #93 With Kimley-Horn For Grant Writing Services – Update And Discussion

Mayor White complimented City staff for their work on grants for the Police Department and Dunnellon Heights. He said going forward with major projects relies on our ability to obtain grants. He said everyone felt uncomfortable with the amount being charged for these two grants and it was decided to discuss grant writing with Fred Fox who has been successful in the past. Mayor White said Mr. Fox writes grants without any upfront fees in the hopes he would be appointed administrator of the grant when it is awarded and thereby receiving a percentage of it. He commented Mr. Fox said the police station grant we had approved to go forward with was not likely to be awarded and he would be willing to write the Dunnellon Heights paving project grant with no fee to the City.

Ms. Odom said she spoke with Attorney Hand and his recommendation is for a motion to be made not to move forward with the IPO's as presented.

Councilwoman Cabbage moved not to move forward with IPO #92 and IPO #93 assigned to Kimley-Horn for grant writing services. Councilwoman Kenny seconded the motion.

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

Ms. Odom requested consensus from Council to allow staff to move forward with Fred Fox for grant writing services for Dunnellon Heights.

Vice-Mayor Hanchar recommended a motion to allow staff to move forward utilizing the services of Fred Fox for grant writing services for Dunnellon Heights. Councilwoman Kenny seconded the motion.

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

Public Comments:

Tim Inskeep, 12140 Maple St., said he is confused regarding the Dunnellon Heights road paving. He said if a person purchases a home on an unpaved road it is valued differently than a person who purchases a home on a paved road. He asked what the return is for the tax payers for paving someone else's road. He said he doesn't understand why he would have to pay taxes on someone else's road. Mrs. Smith said the grants address drainage and flooding issues while increasing property values without charge to the property owner and at the same time generates more tax dollars. Vice-Mayor Hanchar said those funds are already out there and if we don't receive and use them, another municipality will.

Nancy Myers, 10925 SW 186th Circle, asked what the current property value of the Souls Harbor Church is compared to when it was purchased. She said the market is high and maybe the City should just sell it.

Mayor White requested new motions and voting on the grant writing services to allow for the consideration of public comments.

Councilwoman Cabbage moved not to move forward with IPO #92 and IPO #93 assigned to Kimley-Horn for grant writing services. Councilwoman Kenny seconded the motion.

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

Public Comments: no comments

Vice-Mayor Hanchar moved to allow staff to go forward utilizing the services of Fred Fox for grant writing for Dunnellon Heights. Councilwoman Kenny seconded the motion.

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

Agenda Item No. 3 – Re-Adoption Of Resolution #RES2021-08 – Local Mitigation Strategy Plan 2020 Update

Ms. Odom explained Council adopted Resolution #RES2021-08 adopting a Local Mitigation Strategy (LMS) Five-Year Plan 2020 update in accordance with the requirements of the Florida Division of Emergency Management (FDEM) on April 12, 2021 following a presentation of the plan by Ken Odom of Marion County Growth Services. She said Mr. Odom notified the City on June 22, 2021 that FDEM requires the adoption date to be post adoption by Marion County which occurred on May 5, 2021 and he is requesting that the City consider re-adoption of the resolution in order to comply with FDEM's request.

Public Comments: no comments

Vice-Mayor Hanchar moved Resolution #RES2021-08 be read by title only. The motion was seconded by Councilwoman Kenny.

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

Ms. Odom read the following into the record:

“Resolution #RES2021-08

A Resolution By The City Of Dunnellon, Florida, Adopting The Marion County Local Mitigation Strategy Plan 2020 Update; Providing For Repeal And Conflict; Providing An Effective Date.”

Vice-Mayor Hanchar moved Resolution #RES2021-08 Adopting The Marion County Local Mitigation Strategy Plan 2020 Update be approved. Councilwoman Williams seconded the motion.

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

Agenda Item No. 4 - Council Comments:

Mayor White said he and Attorney Hand have an appointment tomorrow at 9:30 a.m. with the State of Florida regarding the parking and boat ramp at City Hall. He provided an explanation of the contract with the State of Florida for those in attendance who were unfamiliar. Mayor White thanked Paul Marraffino for the amount of work he put into writing the applications for the Florida Forever Program and Nine Island Cove. He also thanked Councilwoman Cubbage on her comments regarding Ken Metcalf's presentation. Mayor White asked Ms. Odom to add Blue Run Park

ordinance to the next workshop, stating he would also like to further discuss the letter to Marion County agreeing to remove the bridge component from the trail project. He said if Council went forward with this plan, the City would have a completed trail with no way to cross the bridge. Mayor White said he spoke to Jim Couillard regarding the issue and Mr. Couillard agreed it didn't make sense.

Councilwoman Cabbage said it is an advantageous thing to do if you want to apply for grants because breaking the project into two parts lowers the amount required.

Councilwoman Kenny said she wasn't clear on how integral the bridge portion was either and she is glad Mayor White brought it up.

Vice-Mayor Hanchar provided a hand out to each Council member and staff of transcripts from a prior Council meeting. She said she was disappointed when she attended the TPO meeting and discovered the letter agreed upon by Council to send to the County eliminating the bridge for the Multi-Modal Trail was not sent. She said she was surprised the change happened after the meeting and said she has never worked with a Mayor that did not follow through on a directive made by Council. She read through the meeting transcripts and said she isn't sure what made it unclear. She said she still made her presentation, as directed by the Council, and the TPO priority list was sent to FDOT. Vice-Mayor Hanchar said the Multi-Modal Trail is #21 on the Phase A list and the bridge is #51 on Phase B list. She said the TPO explained to her there are grants for bridges regardless of where it falls on their priority list, so the bridge could easily be moved up in priority.

Mayor White invited Paul Marraffino to the podium to speak on this topic. He said Mr. Marraffino is a co-founder of Blue Run Park and is a part of everything connected to it.

Paul Marraffino, 19544 SW 82nd Pl. Rd., said at the last meeting Vice-Mayor Hanchar said the bridge was an afterthought. He said to the contrary, the City was required by the Florida Communities Trust to put it in the Management Plan because if it didn't connect to the community they wouldn't get the grant. He said in order to get your projects funded you need representation pushing for those projects. He said he didn't see Vice-Mayor Hanchar was being effective in that area. Mr. Marraffino said typically the five projects at the top of the TPO list are those that get funded every year. He said if the bridge project is at #51 it will be a long time and a lot more traffic before it is finished.

Mayor White provided photos of the bridge area in question and explained where the problem areas are. He said there is a sidewalk that goes all the way down Pennsylvania to the bridge but then the sidewalk ends. He said there is no real safe way to get to the bridge from the park.

Discussion followed and included why there was a rush to create the letter; why the letter was delayed; the work Vice-Mayor Hanchar put into the project to keep it going; whether the bike trail would be functional without the bridge; safety issues and past suggestions for it.

Chief McQuaig said when you look at the pictures, you can see a very narrow space and cars traveling along the bridge. He said if the bridge was re-stripped, it could probably have enough room, but the other side of the bridge is an issue.

Councilwoman Cabbage said it is going to be a light duty bridge. She said it will be prefabricated off sight and then hauled in on a flatbed truck. She said she would like this on the next agenda to get an estimate of how much it would cost to build in an effort to avoid depending on the State for funding.

Councilwoman Kenny said when we are talking about something this technical, she didn't think they should hesitate to revoke the letter. She commented it is no reflection on Vice-Mayor Hanchar as she did what she could.

Councilwoman Kenny moved to rescind the letter drafted to separate the bridge from the Multi-Modal Project. Mayor White seconded the motion.

Public comment:

Tim Inskip, 12140 Maple St., said it is so narrow there, if you are not riding with your wheels in the gutter your handlebars are in the road.

Art Jones, 12163 Palmetto Way, said the portion of the bridge over the water has room. He said they could very easily go over land on the other side rather than putting up a barrier. He said it seems like a simple solution to take the guard rail down and put the trail on the land.

A vote taken and passed 3-2. Opposed were Councilwoman Cabbage and Vice-Mayor Hanchar.

Ms. Odom offered to read some notes she found on the project as a point of clarification. She said there is no question that the inclusion of the bridge was in the Management Plan of Blue Run Park when it was developed in 2008. She said it was not part of the design of the Kimley-Horn Multi-Model project plan that was approved in 2016. She read verbatim from a conversation she had from the engineers a few weeks ago indicating the bridge was added to the design in 2019.

Walk On - Councilwoman Cabbage Regarding the Steinbrenner Foundation Letter

Councilwoman Cabbage said there was an error in the letter she drafted in that the City gave \$15,000 not \$10,000 to the Little League and it needs to be amended.

Vice-Mayor Hanchar said she would like to bring it back to the workshop, but she advised Councilwoman Cabbage to compress the letter and get their attention in two to three paragraphs. Councilwoman Kenny and Councilwoman Williams liked the idea.

Mayor White said he knows the Steinbrenner family personally and will do what he can to get their attention.

Agenda Item No. 5 – Department Head Comments

Mayor White asked Mr. Slattery to provide a summary of the status of the parking projects.

Mr. Slattery said the parking lot project stalled due to delivery issues with the chain link fence and red brick pavers. He said the basketball court resurfacing has also stalled due to weather.

Agenda Item No. 6 – City Attorney’s Report

Attorney Hand said he has reviewed the Florida Fish and Wildlife Commission’s (FWC) updated agreement regarding the boat ramp and will meet with Mrs. Odom prior to the meeting with FWC.

Linda McCone, 12440 N. Handy Terrace, said she is here because she would like a dog park in Dunnellon. She said she goes to a dog park in Inverness called “Bark Central” as do other Dunnellon residents. She said they would also love to have one here. Council commented it was a great idea.

Mayor White said the police station has taken a lot of time and energy. He said it is time for Council to make a decision and give direction on it. He asked Mrs. Odom to add it to the next workshop agenda.

Agenda Item No. 7 – Adjourn

At approximately 8:03 p.m. Vice-Mayor Hanchar motioned to adjourn and Councilwoman Kenny seconded the motion. A vote was taken and all members were in favor. The motion passed 5-0.

Attest:

Pened Signature of
Amanda Odom, CMC
City Clerk

Pened Signature of
William P. White, Mayor