

**City of Dunnellon City Council
Zoom Meeting**

<https://dunnellon.zoom.us/j/91010079954?pwd=WjBLd0w5N2c4dWhFYUNZWtIvNTRMdz09>

Webinar ID: 910 1007 9954

Date: July 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 Wednesday, July 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 5:36 p.m. and led the Council in the Pledge of Allegiance. He invited any citizen wishing to volunteer to open with prayer. Paula Koger 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 Cubbage, Councilwoman, Seat 5

Staff Present

Mandy Odom, City Clerk

Troy Slattery, Public Works Department

Jan Smith, Finance Department

Chief McQuaig, Police Department

Lt. Shane Yox, Police Department

Michelle Leonard, Assistant City Clerk

Legal Counsel

Andrew Hand,

Shepard, Smith, Kohlmyer & Hand, P.A. – via zoom

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 Tuesday, July 13, 2021 and amended on July 14, 2021 to add backup to item #10.

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.

No comments.

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

Bill Vibbert, 9552 SW 192nd Ct. Rd., commented he has done additional research regarding the topic of discharging a firearm discussed at the workshop. He read aloud the Florida Statute that pertains to this specific topic.

Mayor White stated a special workshop will be held August 4th to discuss Blue Run Park regulations.

David Koger, 11983 Palmetto Way, asked if anyone was aware of the teaching to students about critical race theory. He said he has heard it is being taught in Marion County Schools. Councilwoman Cabbage responded and said Mr. Koger could visit the Florida Department of Education website to see a discussion and said the Governor said it isn't going forward therefore, it is not a concern at this time.

Paula Koger, 11983 Palmetto Way, stated she believes this is a wonderful place to live and thanked the Chief and Council for their part. She said she has been asking about law enforcement within the City while she is out and about. She commented the City could get rich if there were more fines being given out.

Consent Agenda

1. City Council Minutes

May 05, 2021 Council Workshop

May 10, 2021 Council Meeting

2. Authorize The City Clerk To Certify Form DR-420 Certification Of Taxable Value 2021 And Set The 1st Public Hearing For The FY 2021-2022 Tentative Budget And Tentative Millage Rate On September 13, 2021 With The Final Public Hearing On September 27, 2021

3. Authorize Mayor To Execute Change Orders Amending Contract Price For Ernie Mills And Short Tower Way Parking Lot Projects Agreement #AGR2021-01

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. 4 - Protect Our Neighborhoods – Review Of Citizen Survey

Juliane Mendonca, 11894 E. Blue Cove Drive, reviewed the results of the citizen survey with a PDF presentation. She explained what the survey was inclusive of, who it was sent to, how many voter households it was sent to and what exactly was sent with the survey to encourage participation. Ms. Mendonca commented 20% responded to the survey.

Councilwoman Cabbage said they did an awesome job based on her educational experience of polling. Councilwoman Kenny thanked her and said we are here to service the citizens. Councilwoman Williams thanked her for her efforts. Vice-Mayor Hanchar thanked her for a job well done and stated City staff has been working on many of the projects prior to the current Council and remarked on some of them. Mayor White stated these are the sort of things Council enjoys. He said he believes the survey mirrors what he found while campaigning for his election as Mayor.

Agenda Item No. 5 - Dunnellon Police Department Presentation By Mr. Robert Brady, P.E.

Robert Brady, 6568 SW 62nd Ave, Ocala, stated at the request of Council he evaluated the current police building. He presented Council with a sketch of the building and explained several additions have been done over the years. He stated this is important to note because it is reflective of the current condition of the building. He said restrooms do not meet current ADA codes, doorways do not allow handicapped access, termite presence is evident, cracks are evident in cementitious coating and throughout the building, ventilation issues are apparent, AC system needs to be redone for proper operation, wiring needs updating, he could not determine but would not be surprised if there was asbestos and it would need a total upgrade to current building codes. He stated he could not enlarge the space without building up and there is insufficient parking as well as insufficient work space. He believes the financial cost to remodel the building would be \$275,000 - \$300,000, not including asbestos treatment.

Mayor White confirmed Mr. Brady estimates the current police building can be retrofit for \$300,000 - \$400,000 and if they vacated that building it could be a good office space. He also talked about the ability to add additional space by expanding up after adding a separate foundation.

Councilwoman Cabbage talked about Souls Harbor Church and the total cost if retro-fitting was done.

Councilwoman Kenny said it is clear to her we need to analyze what road to take here, as this has been an ongoing issue for many years. She said she is concerned about being consistent with the Comprehensive Plan no matter which avenue is chosen.

Councilwoman Williams thanked Mr. Brady and stated listening to the presentation showed proof the condition of the building is unsafe for our police.

Vice-Mayor Hanchar said it was an eye-opening presentation. She said putting good money to a bad building makes no sense because there is no growth potential.

Agenda Item No. 6 – Planning Commission Appointment

Public Comments: None

Mrs. Odom provided background information for Council on all current applicants and expiring term members.

Council Discussion:

Mayor White asked Ms. Walters to introduce herself.

Donna Walters, 20201 Quail Run Dr., stated she has been in the City for 2 years and is looking forward to working with the City staff.

Councilwoman Kenny commented it would be a nice gesture to send Mrs. Sheffield a letter from the Council commending her on her service.

Vice-Mayor Hanchar moved to:

- Reappoint Brenda D’Arville to serve a three-year term as a regular member of the Planning Commission effective July 14, 2021, term to expire July 14, 2024
- Appoint Kathy Dunn to serve a three-year term as a regular member of the Planning Commission effective July 14, 2021, term to expire July 14, 2024 (this position was formerly held by Lisa Sheffield whose term expired July 13, 2021)
- Appoint Donna “Dusty” Walters to serve as 1st alternate member of the Planning Commission to fill the unexpired term formerly held by Kathy Dunn effective July 14, 2021, term to expire January 11, 2024

Councilwoman Kenny seconded the motion. A vote was taken and the motion passed 5-0.

Agenda Item No. 7 – Steinbrenner Family Foundation, Inc. Regarding Dunnellon Little League Support

Public Comments: None

Council Discussion:

Councilwoman Cabbage suggested sending the newspaper article with the letter and all were in agreement.

Vice-Mayor Hanchar moved the Mayor be authorized to sign the letter to Steinbrenner Family Foundation, Inc. regarding Dunnellon Little League Support. Councilwoman Williams seconded the motion. A vote was taken and all were in favor. The motion passed 5-0.

Agenda Item No. 8 – Pennsylvania Avenue Multi-Modal Trail Project

Public Comments:

Burt Eno, 9220 SW 193rd Circle, stated he was very concerned how the pedestrian walkway got “off the tracks” and the TPO voted it to be separated within the project. He discussed a meeting he and Paul Marraffino had with the Assistant County Engineer. He said he left the meeting with a feeling

the County is as concerned as the City with getting the pedestrian crossing completed concurrent with the Pennsylvania Avenue re-design. He said their conversation included a pedestrian pathway rather than a pedestrian bridge, as a pathway could mean just widening the road on the other side of the bridge.

Council Discussion:

Vice-Mayor Hanchar provided a history of how the pedestrian bridge came to be incorporated into the project and the events occurring which caused the project to be done separately. She emphasized the need to make the County aware of the City's desire to have a walkway instead of a bridge and suggested sending a photo to go along with the letter.

Dominic Batista, 19860 SW 93rd Lane, via zoom, commented about the County's park budget meeting from the day prior. He stated the County commented about KP Hole being the biggest park revenue source and there was no mention of restroom facilities at Blue Run Park. He said Kathy Bryant did a presentation regarding Dunnellon needing assistance with the park. He suggested viewing the meeting if interested.

Mayor White presented several photos of different walkways both in Dunnellon and other areas around the country.

Mrs. Odom clarified the letter should be edited wherever it states bridge to now say pedestrian pathway. Mr. Slattery suggested terminology to state a pedestrian pathway utilizing the existing bridge.

Bill Vibbert, 9552 SW 192nd Ct. Rd., commented the City has an obligation to FCT to provide access from Blue Run Park to downtown and he recommended it be in the letter.

Councilwoman Kenny moved the mayor be authorized to sign the letter as amended using terminology of a pedestrian pathway instead of a bridge and to utilize the existing 484 bridge to Marion County regarding the Pennsylvania Avenue Multi-Modal Trail Project. Councilwoman Williams seconded the motion. A vote was taken and all were in favor. The vote was 5-0.

Agenda Item No. 9 – Agreement #96-30 With Florida Wildlife Commission (FWC)

Public Comments: None

Council Comments:

Mayor White provided a recap of the workshop discussion for Councilwoman Kenny.

Vice-Mayor Hanchar moved to authorize staff to work with FWC to create a draft Termination Agreement and Release of Easement. Councilwoman Williams seconded the motion. A vote was taken and all were in favor. The vote was 5-0.

Agenda Item No. 10 – Dunnellon Police Chief Annual Evaluation

Public Comment: None

Council Comment: None

Vice-Mayor Hanchar moved to approve the Chief of Police annual evaluation as presented and authorize a 3% performance increase. Councilwoman Williams seconded the motion. A vote was taken and the motion passed 5-0.

Mayor White spoke to the Chief commending him for stepping up when the City was in a tough situation at the time this Council was seated. He also commented he thinks it is only fair to match the Chief's salary to that of the City Clerk. He recommended an additional increase of \$3,700. Vice-Mayor Hanchar asked if this increase was breaking any Human Resource policies and if it would keep the salary within the assigned range. Mrs. Odom stated it would not violate any policies, but they would need time to evaluate the budget to see if funding was available. Vice-Mayor Hanchar commended the Chief for not only stepping in during a time of need but also for his Emergency Management responsibilities.

Vice-Mayor Hanchar moved to approve the Chief of Police to have a salary increase to \$70,000 annually. Councilwoman Williams seconded the motion.

Councilwoman Cabbage thanked Chief McQuaig and stated she sees no rift between this community and the Police Department. Councilwoman Kenny agreed with the increase, commenting she wished the City could fund increases for all department heads. She spoke of the City's financial needs and stated she wished there was more to give and hopes it is understood there are some restraints. Councilwoman Williams said she appreciates Chief McQuaig very much and he is deserving of any increase. She said there seems to be a positive attitude from all the staff every time she visits the Police Department.

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

Chief McQuaig thanked the Council and stated the Police Department is here for the citizens. He noted crime is not spoken about at these meetings and that is a good thing. He commented he has a rebuttal, but will keep the full reading off the record. He said he had to comment that he does not and cannot have a quota for speeding tickets.

Agenda Item No. 11 – Council Liaison Reports And Comments

Councilwoman Cabbage commented after hearing the word "cruel" referenced at her church with regard to the Police Departments working conditions within the current building. She wanted to note it is of great importance to move the police to a better working environment. She stated a modular building would be expeditious if the City could secure a piece of commercial property on Williams Street.

Councilwoman Williams asked if the Little League Seniors could be recognized for their second place win in the State Championship. Council agreed to have staff do a Proclamation.

Vice-Mayor Hanchar said she looks forward to working with the County on the pedestrian walkway project.

Mayor White commented the connection between the City and TPO is much bigger than he thought. He said because of his passion for the parks, he would like to be involved with TPO. He asked Vice-Mayor Hanchar if she would consider stepping aside and let him be the liaison. Vice-Mayor Hanchar respectfully declined, stating she too has a passion for TPO as well as a great working relationship with the staff. She further commented about her work as the Chair, several additional boards and several projects over the years. Mayor White clarified and said by asking it was not at all a criticism, but more a request due to his better understanding of how important this project is, as well as his feeling that as the Mayor he should be the one to represent the City on a project of this magnitude. He stated he would take the next steps in the process if she did not willingly step down. Vice-Mayor Hanchar replied she was insulted by his request. Councilwoman Cabbage read from the Code of Conduct regarding the Mayor's decision making abilities. She suggested putting it as a discussion and motion for the August workshop and meeting. Councilwoman Kenny agreed with Councilwoman Cabbage's interpretation of the COC and suggestion. She said the project with the TPO is of great importance. Councilwoman Williams asked how long the Vice-Mayor had been the liaison and wondered if there were any complaints from TPO about her service during that time. She said she does not believe it is fair and wondered why they could not work together instead.

Agenda Item No. 12 – Department Reports And Comments

Mr. Slattery stated follow-up was done and resolved regarding the complaint made about Hendrix Drive during the workshop.

Mrs. Smith reminded everyone of the budget workshop on Wednesday, July 21st at 3:00 p.m.

Agenda Item No. 13 – City Attorney's Report

Attorney Hand commented about firearms regulation at Blue Run Park and said it falls under Florida Statute 790-15.

Agenda Item No. 14 – Adjourn

At approximately 8:00 p.m. Councilwoman Kenny moved the City Council meeting be adjourned and Councilwoman Cabbage seconded. A vote was taken and all members were in favor. The motion passed 5-0.

Attest:

Penned Signature of
Amanda Odom, CMC
City Clerk

Penned Signature of
William P. White, Mayor