

City of Dunnellon
City Council Workshop

<https://dunnellon.zoom.us/j/84462839852?pwd=TTR3cXo4TGlpRU9LdWV5bTJhaHVGZz09>
Webinar ID: 844 6283 9852

Date: August 04, 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, or 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 wished to participate were encouraged to register in advance by Noon on Wednesday, August 04, 2021.

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 asked if any invitee or volunteer was present to open with prayer. Pastor Tom Welch provided the invocation.

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
Jan Smith, Finance Department
Chief Mike McQuaig, Police Department
Troy Slattery, Public Works Department
Julie Danowski, Clerk's Department
Lt. Shane Yox, Police Department

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, July 28, 2021. An amended agenda was posted July 29, 2021 to add items #9 and #12.

Mayor White welcomed everyone and covered public and Council meeting etiquette.

Agenda Item No. 1 – Public Comments

Bridget Hanley, President of Rainbow Springs Art Co-op.; presented a video that airs at different times on WUFT.org. She asked for the following; restrooms to be attended to, replace molding and calking at the front entry windows, clearing the storage shed of surplus City equipment, painting the building and paving Cedar St. before the March festival. She offered her thanks to the City for being a great cultural partner.

Paula Koger, 11983 Palmetto Way, presented a video demonstrating the noise produced by a crowd of people in Blue Run Park. She said she saw a family going to swim there one day and explained to them swimming was not allowed. She said they put up a huge fight, but were persuaded to go to the springs. She said it is nice to make these laws, but she wonders how the City would be able to enforce them. She said people don't read or obey the signs but when Chief McQuaig sent an officer down there a few hours a day for a few days it made things much better.

David Koger, 11983 Palmetto Way, said he appreciates wanting to allow people to swim there, but Mayor White was mistaken when he said everything else closes at 6 p.m. He said the state park closes at sundown. He stated sun up to sun down is more restrictive than dusk to dawn and he would like to see the verbiage changed. He said in reference to the swimming signs, if you leave it the way it is, it isn't going to change much.

Don Dewitt, 19665 Fox Trail, said he has owned property here since 1972. He said he has spoken to other citizens and together they question whether the police moving into the former Souls Harbor Church is in the best interest of Dunnellon. He said he was a base planner and city engineer for 30 years and he has designed all sorts of facilities. However, he said he has never built a police or fire station in a housing area due to the sirens and lights in the middle of the night. Mr. Dewitt asked if the City still has the money available to refurbish the building considering the increase in material cost due to the pandemic. He added the citizens are not as interested in the police department as they are in fixing the roads and infrastructure.

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

No report.

Agenda Item No. 3 – Board Reports

No board reports.

Agenda Item No. 4 – FastTrac Dunnellon Program – Ocala (CEP) Chamber & Economic Partnership

Tylor Lecompt, 405 SE Ave., Ocala, said he was here representing the Ocala Metro CEP along with his partner Jessica McCallum. He explained the Ocala Metro CEP was created to be a one stop hub for community business attraction, creation and retention efforts. He shared the

mission of the organization is to be a catalyst for a prosperous community. He said in two weeks they would like to launch a program called FastTrac Dunnellon. Mr. Lecompt introduced Ms. McCallum, who is the Director of Business Creation and Operation, to talk about the program.

Jessica McCallum, 405 SE Ave. Ocala, said the Kaufman Foundation is based out of Kansas City, Missouri and they work with communities around the United States to build and support entrepreneurship by providing continuing education and programs. She spoke about two programs launched successfully in Ocala and said the programs are free for anyone to attend. Ms. McCallum said FastTrack is a 10-week program with a 3 hour per week commitment. She said each meeting will focus on a specific area of business and be taught by local business leaders. The Kaufman Foundation facilitates these meetings and after completion the entrepreneurs will leave with a solid business plan.

Mr. Lecompt said they are seeking permission to promote the class and utilize the council chambers to hold the classes. He said they would like to schedule class on either Tuesday or Thursday. He said the focus will be retail and eco-tourism and they are seeking local professionals who would be willing to contribute to the classes. Mr. Lecompt said a website has already been built and is dunnellonfasttrac.com.

Discussion and questions followed with Council and staff regarding days, times, how a person can sign up and adding their information to the City website.

Agenda Item No. 5 – Termination of Agreement #1996-30 Florida Fish And Wildlife Commission

Mayor White provided a history of the agreement for the citizens. He said Council has decided to take over management of the boat ramp and dock, and the state has been notified. Mrs. Odom presented a letter from the State of Florida showing control of the property will revert back to the City. Attorney Hand added that a quit claim deed is needed and said it is being prepared. Mrs. Odom said it needs to be added to the consent agenda for Council to approve the quit claim deed when it arrives.

Mrs. Odom asked to have agenda item number 9 moved forward and Council consented.

Agenda Item No. 9 – Historic Preservation Board Appointment

Mrs. Odom said Mr. Martins has applied for the vacant position on the Historic Preservation Board and invited him to the podium to introduce himself.

Wilton Martins, 9685 SW 105th St., Ocala, said he grew up here in Dunnellon and has recently purchased property on Williams Street. He said he wants to bring business to Dunnellon and develop it. He said he has much to offer and he loves the City. Council agreed to place the appointment of Mr. Martins on the consent agenda.

Agenda Item No. 6 – Agreement #AGR2021-23 Marion County Animal Control Services
Troy Slattery read into the record;

Request For Approval Summary Explanation & Background:

“The current agreement with Marion County to provide certain specific animal control services dates back to 2009. Due to increasing costs, Marion County will be presenting the City with a new proposed agreement that will cover all animal control services offered by the County. The fee associated with this agreement is based on a formula used by the State of Florida for the distribution of the ½ cent sales tax. This formula takes into consideration Dunnellon’s population. The fee will be a flat rate per year based on .45% of Marion Counties’ prior year actual expenses. The State formula is being applied to all jurisdictions within Marion County for Animal Control Services.

Acknowledging the short notice given the City, Marion County is proposing to phase in the cost of the services provided at 50% for FY2022, 75% for FY2023 and 100% thereafter. For FY2021-2022 the amount due will be \$4,256.58 or 50% of \$8,513.15.”

Mr. Slattery said this program streamlines the request process and the County will be able to respond with little delay. He said in the past the County billed us by the call and they only handled dangerous or distressed animals. He said this agreement covers unlimited calls and reasons. Mayor White said this is a major step forward from the old program. Attorney Hand has reviewed the agreement and didn’t see any major issues with the language, but he will make some suggestions to Council regarding the ordinance. Mrs. Odom said this is very preliminary and will not be on the agenda for Monday. However, if the County agrees to allow us to adopt the agreement but not the ordinance language, we could go forward right away with the agreement.

Agenda Item No. 7 – Ordinance #ORD2021-03 Adopting Marion County’s Animal Control Regulations

This portion of the agenda was discussed in conjunction with Agenda Item No. 6.

Agenda Item No. 8 – RFP For Community Development Manager Recruitment Services

Mrs. Odom said Councilwoman Cabbage brought this topic up in a previous workshop. She said it doesn’t fall within her ability to go forward without Council direction. Mrs. Odom said the City has had a difficult time recruiting for this position. Council agreed to add this topic to the consent agenda.

Agenda Item No. 10 – Liaison Assignments – Councilwoman Cabbage

Councilwoman Cabbage said during the July Council meeting, Mayor White asked for Vice-Mayor Hanchar to relinquish her position as TPO liaison. She spoke to Senior Attorney Caroline Marsh who said there should be one motion requesting Vice-Mayor Hanchar relinquish her TPO liaison position and a 2nd motion to insert Mayor White into the position. Councilwoman Cabbage asked for this discussion to be added to the meeting agenda.

Vice-Mayor Hanchar said she is involved with several projects with the TPO and removing her before December would cause difficulties because Mayor White has not been involved and is not familiar with what is transpiring. She said Mayor White has the ability to attend any TPO meeting he would like. She stated she doesn't believe she has done anything so devastatingly wrong as to be removed from the position in the middle of everything. She said she will respectfully step down in December if it is required and requests that this topic not be added to the next meeting agenda.

Mayor White stated he would be more comfortable going to the meeting on August 24th before going forward with Councilwoman Cabbage's request. Councilwoman Cabbage agreed to withdraw the agenda request.

Agenda Item No. 11 – Tourism Specific Website – Councilwoman Cabbage

Councilwoman Cabbage said this presentation was to address items she and Jeff Buchko, the new director of the Dunnellon Chamber & Business Association, had been discussing. Unfortunately, he became ill and could not attend. Councilwoman Cabbage talked about what other cities and towns do to provide websites for their chamber and business associations. She shared different ways to access the DCBA website and stated there are no links to local businesses on it. She provided examples of websites she found superior and suggested the City and the DCBA adopt some of these ideas. She stated Mr. Buchko had planned to ask for this to be added to the meeting agenda and he was going to ask for funding for a website.

Julie Mancini, the former DCBA Director, was attending by Zoom and asked to speak. She said due to the Chambers bylaws they can only promote Chamber member businesses. She said if we wanted another website, it would have to be something separate from what the Chamber already has. She said there are local business links on the DCBA website and she explained how to find them. She said if they were to create a website like this, they would need to name it Rainbow River because not everyone knows Dunnellon. She said they would also need to make it ADA compliant.

Discussion followed on various topics such as, Mr. Buchko's vision, cost to build the website, what would be the requirement for the City to assist and what revenue the City receives from tourism. Councilwoman Cabbage said this topic will need to be put on hold until Mr. Buchko returns.

Agenda Item No. 12 – Social Media Discussion – Vice-Mayor Hanchar

Vice-Mayor Hanchar suggested the City of Dunnellon create a Facebook page. She stated it would be a quick way to offer information to citizens and she made some suggestions about what we could post on it. She shared information about Facebook pages for the City of Ocala and the TPO.

Mrs. Odom said any social media posting falls under the public record law and has to be maintained for a certain amount of time. She also said the City did look into this years ago and

a Facebook page can only be created by connecting it to an individual person. She said there are things that need to be researched and before she began to investigate, she wanted to make sure Council was on board.

Vice-Mayor Hanchar added the TPO suggested “Pagefreezer”, which is a company that archives websites, social media and mobile text messages. She said Pagefreezer would keep all back data and it costs approximately \$2,600 per year. She said they provide free training and posting 2-4 times a week for about 30 minutes. She said it waylays into our tourism and can be linked to other Facebook pages.

Discussion followed with ideas about who would maintain the social media, ADA compliance, cost and financial priorities. Council gave consent to pursue research.

Agenda Item No. 13 – Council Comments

Councilwoman Kenny said knowing how to put links on a website is pretty easy and there are people out there to help.

Councilwoman Williams thanked Chief McQuaig for the community meeting he held at the former Souls Harbor Church on Monday.

Councilwoman Cabbage asked when the next budget meeting would be and for clarification on the process. Mrs. Smith said the next meeting is August 18th and there will be two public hearings in September. Mrs. Smith summarized the process and said if changes need to be made, August would be the best time to do so.

Vice-Mayor Hanchar offered her thanks to Troy Slattery and his staff. She said last Friday Mr. Slattery received a phone call from a family who lost their 21-year-old son. She said Mr. Slattery stopped what he was doing at 6 p.m. Friday night to try to help them figure out where to bury him. She stated he worked over the weekend to make sure it was ready for them by Monday. She also thanked them for working in the rain to set up for Chief McQuaig’s meeting. She then thanked Chief McQuaig and the police department for their professionalism and kindness during a difficult time where a friend of hers had passed away. Vice-Mayor Hanchar talked about the seriousness of Covid and asked everyone to consider wearing masks again for the protection of themselves and staff. Councilwoman Williams spoke about one of her church officers who lost their battle with Covid. Mayor White said he knows a lot more people who have it this time than with the original strain and it is kind of worrisome.

Mayor White said the church building is sitting empty and people are asking to use it on occasion. He said he had assumed with it being empty it could be used from time to time. Mrs. Odom said a council discussion is needed because there is a lot to be taken into consideration. She suggested it be added to a future workshop. Council agreed to add this topic to next month’s workshop.

Mayor White said the volunteer program everyone was excited about seems to have stopped due to the amount of information required on the forms. Discussion followed regarding what the City of Ocala does, social security number collection, volunteer interviews, liability, personal reference, who our volunteers will likely be and fees for background checks.

Agenda Item No. 14 – Department Head Comments

Jan Smith reminded everyone there is a CRA board meeting on Monday.

Troy Slattery reported the parking lot project is back on schedule and should be wrapped up in two weeks; the draft plans for the Ohio St. and Cedar St. projects have been received and are scheduled for review; the Dunnellon Little League lighting repairs are being made; the art gallery asked for a new entry door facing Pennsylvania Avenue and it is being looked into; a meeting is scheduled for Tuesday with the grant writers and engineers to discuss grants for Dunnellon Heights and there was an unexpected storm water pipe that broke on a private property so he will be meeting with engineers on Tuesday to discuss repairs.

Mr. Slattery also brought up the police department and former Souls Harbor Church building, encouraging council to move forward. He stated he received a new estimate to get them into the former Souls Harbor Church for approximately \$500,000. He stated it can be funded and provided financial details on how to do so. He said if this was done, they could have it completed within a year and a half. He stated roads and infrastructure is a life time project and will never go away, but the City has the ability to put this project to rest in the near future. He asked that they consider putting it on an agenda and move forward. Council agreed to add it to Monday's agenda.

Agenda Item No. 15 – City Attorney Comments

No comments

Agenda Item No. 16 – Public Comments

Miller Birch, 25135 SW Peach Blossom, said social media is a tool and is a key component to city growth. He said a website is a billboard. He said with regard to volunteer work, many hard-working men have records.

Walter Green – 19090 St. Augustine Dr., said there is a special occasion occurring. He said Del Smallridge, Dunnellon's middle school principal, has retired. He said he would like to honor him with a proclamation. Mr. Green is hoping to make it a surprise and has coordinated with Mr. Smallridge's wife to obtain some information for the proclamation. He also brought up the police department issue and said the money set aside for it has been squandered over the years. He said he would like to see a fine police station that would be a celebration for this Council and the community.

Tom Welch, PO Box 143, said in regard to the eviction of Vice-Mayor Hanchar from her TPO liaison position, "I feel it is unprofessional". He said unless gross negligence has been

identified, he did not suggest the Council entertain this idea. He stated it sends a message that the Council lacks unity and harmony, and it is his professional opinion no one would want to submit themselves to a Council that treats its members in this manner. He encouraged Council to choose their words wisely.

The meeting was adjourned at approximately 8:15 p.m.

Attest:

Amanda Odom, CMC
City Clerk

William P. White, Mayor