

**City of Dunnellon
City Council Meeting**

<https://dunnellon.zoom.us/j/88263890057?pwd=ZTNsWFh2bFgrUHJKTW9DNDQwSXk0QT09>

Webinar ID: 882 6389 0057

Date: August 09, 2021

Time: 5:30 p.m.

Place: City Hall

20750 River Dr., Dunnellon, FL 34431

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 Monday, August 09th. Public input on non-agenda items were heard at the beginning of the meeting. A three (3) minute time limit was strictly administered.

Call to Order and Pledge of Allegiance

Mayor White called the meeting to order at approximately 5:38 p.m. and led the Council in the Pledge of Allegiance. He invited a citizen to volunteer and open with a prayer. Mary Ann Hilton provided the invocation.

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 Mike McQuaig, Police 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 Thursday, August 05, 2021.

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 proceeds under the Roberts Rules of Order and Chair conducts the meeting. Council should wait to be acknowledged by Chair before speaking.

Mayor White called for Council comments.

Mayor White said the consent agenda needs to be amended to remove the June 14th minutes because they are incomplete.

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

Kathy Dunn, 11386 Hendrix Dr., said there is speeding between the Blue Gator and Publix, because no one adheres to the speed limit. She asked for a flashing speed sign and she would like to see the police work toward getting people to obey the speed limit.

Mayor White explained the consent agenda process.

Consent Agenda

1. City Council Minutes

- June 09, 2021 Council Workshop
- June 09, 2021 Special Council Workshop
- June 14, 2021 Council Meeting – Removed

2. Accept Termination Of Agreement #96-30 With Florida Wildlife Commission (FWC)

3. Approve Proclamation #PRO2021-07 Constitution Week

4. Approve Proclamation #PRO2021-08 Dunnellon Little League Senior All-Stars

5. Authorize The Ocala/Marion County CEP To Utilize The City Council Chambers To Facilitate The Dunnellon FastTrac Program In Partnership With The Dunnellon Chamber & Business Association Finding That The Same Promotes Paramount Public Purpose By Supporting The General Business Community And Enhancing The Health, Safety And Welfare Of Dunnellon Citizens

6. Approve Proclamation #PRO2021-09 Special Recognition

7. Appoint Wilton Martins To 1st Alternate, Historic Preservation Board, To Fulfill The Existing Vacancy, Term To Be Effective August 10, 2021 – August 10, 2024

8. Authorize Staff To Proceed With RFP For Professional Recruitment Services

Vice-Mayor Hanchar moved the consent agenda be approved as amended. Councilwoman Cubbage seconded the motion. A vote was taken and all members were in favor. The motion passed 5-0.

Regular Agenda

Agenda Item No. 9 - Legislative Update – Joe Harding, State Representative House District

Mayor White introduced Mr. Harding and provided a list of his accomplishments. Mr. Harding thanked the Mayor and Council for the warm welcome. He stated the challenge of this district is its size and commented this legislative session was his first. He said the amazing thing about this session is there was potentially going to be large budget shortfalls and issues with continued funding. He stated state leadership was able to meet the needs. Mr. Harding said he is really excited about next year and fiscal responsibility is important to him. He said he is trying to help non-degree seeking students and grant money was brought in for math and science students. He stated springs restoration has received record funding.

Mr. Harding said he met with the County and City and he believes he can be of assistance with the Multi-modal Trail project. He stated he watched the traffic and can see it is an issue. He mentioned former Mayor Green has been a good friend of his for a long time and they have discussed the issues of Dunnellon. He said environmental protection is a passion of his and Dunnellon is a unique part of Florida that we need to keep that way. He closed with inviting everyone to come to the Capitol. He said he wants to hear from us, rather than the lobbyists.

Council Comment:

Mayor White said Dunnellon will be a big part of the Wildlife Corridor and we will be connected into the statewide trail system. He also commented a bike path will connect to the corridor, which would go through the Historic District and into Nine Island Cove. He asked Mr. Harding if he could help with raising Nine Island Cove on the Florida Forever Program list.

Mayor White recognized Eric Cummings, elected to the School Board in 2018 for District 3, who was also present and thanked him for joining the meeting.

Agenda Item No. 10 – Present Proclamation #PRO2021-08 Dunnellon Little League Senior All-Stars

Mrs. Odom read the proclamation:

“Proclamation #PRO2021-08 Dunnellon Little League Senior All-Stars – State of Florida Finalists

WHEREAS, founded in 1939 by Carl Stotz, Little League has instilled leadership, character, courage and loyalty in all that participate, including the nearly 1.5 million adult volunteers. Little League can be found in more than 80 countries worldwide with more than 2.4 million children participating each year. Little League has celebrated many milestones due to the dedication of its players, parents and volunteers.

WHEREAS, the mission of the Dunnellon Little League is to promote, develop, supervise and voluntarily assist the interest of those who want to participate in Little League Baseball. Through proper guidance and exemplary leadership, our goal is to assist youth in developing the qualities of citizenship, discipline, teamwork and physical well-being. Our goal is to provide a safe, fun, wholesome combination of recreation and competition to players whose ages are 4-16 through regular season play among local teams.

WHEREAS, under the leadership of Dunnellon League President Adam Parker and Coach Dub Fredieu, the Dunnellon Senior League was created of 10 Junior Varsity players ranging in age from 14 – 16 years old who gained an opportunity to play in the Section 7 Tournament.

WHEREAS, on June 27, 2021, the Dunnellon Senior League won the Section 7 Tournament becoming the All-Star Champions advancing to the State Tournament with an opportunity to play for the State Championship.

WHEREAS, on July 11, 2021, the Senior All Stars traveled to the State Championship Tournament and finished the 2021 season with a final ranking of Runner-Up for the State of Florida.

WHEREAS, these young men that came together accomplished this great honor through determination, attitude and effort. These traits were displayed throughout the season and proved to be the attributes that brought this team to the State of Florida Championship Tournament.

WHEREAS, the Dunnellon City Council would like to sincerely thank each of the players for their unwavering discipline, devotion and determination; and the coaches for their faithful leadership in this community. You have our genuine reverence and most heartfelt congratulations.

NOW, THEREFORE, be it proclaimed that the Dunnellon City Council recognizes the week of August 9, 2021 through August 13, 2021 as **Dunnellon Little League Week** and encourages the entire community to show their support and appreciation to this baseball team for bringing pride, respect and an honorable piece of fame to our community.

PASSED and PROCLAIMED this 9th day of August 2021.”

Mayor White presented the proclamation to Dusty Duncan, All Star Coach and Vice-President of the Dunnellon Little League.

Agenda Item No. 11 – Present Proclamation #PRO2021-09 Special Recognition

Mrs. Odom read the proclamation:

“Proclamation #PRO2021-09 Honoring Delbert Smallridge

WHEREAS, Delbert Smallridge was born and raised in Marion County, Florida and is a 1984 graduate of Lake Weir High School. He and his wife Lisa have been married for 35 years and have raised their two sons here; Justin, who is a Staff Sergeant in the US Air Force, and Jordan who is a Junior at the University of Florida; and

WHEREAS, after graduating from University of Central Florida in 1989 with a Bachelor of Science in Mathematics, Del became a math teacher at Osceola Middle School from 1990 to 1997. He taught Pre-Algebra, Algebra 1 and Geometry; and

WHEREAS, Del served as the Dean of Students at Belleview Middle School from 1997 to 2000. He was promoted to Assistant Principal of Discipline in 2001 and served in this capacity until 2004; and

WHEREAS, in 2004 Del moved on to North Marion High School where he served as the Assistant Principal of Curriculum until 2007. He then moved to Lake Weir Middle School and served as the Assistant Principal of Curriculum from 2007 until 2012; and

WHEREAS, Del served his remaining years in education as the Principal at Dunnellon Middle School from 2012 until his retirement in July 2021; and

WHEREAS, after more than 31 years serving as an esteemed educator in Marion County, Del can enjoy a richly deserved retirement of antique car restoration, particularly his 1955 Corvette, traveling through the Smoky Mountains and hunting at his property in Georgia with family and friends.

NOW THEREFORE, be it proclaimed, the Dunnellon City Council hereby honors and appreciates Principal Delbert Smallridge for his dedication to the youth of Marion County.

PASSED AND PROCLAIMED THIS 9th DAY OF August 2021.”

Mayor White presented the Proclamation to Delbert Smallridge.

Agenda Item No. 12 – Present Proclamation #PRO2021-07 Constitution Week, To Rainbow River Chapter, National Society Of The Daughters of the American Revolution

Mrs. Odom read the proclamation:

“Proclamation #PRO2021-07 Constitution Week

WHEREAS: The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS: September 17, 2021, marks the two hundred and thirty-fourth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS: Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week; and

WHEREAS: It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS: The Rainbow River Chapter, National Society of the Daughters of the American Revolution is locally sponsoring Constitution Week,

NOW, THEREFORE be it proclaimed the City Council of the City of Dunnellon, Florida does hereby recognize the week of September 17 through 23 as

**CONSTITUTION
WEEK**

and ask our citizens to reaffirm the ideals of the Framers of the constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained.

Passed And Proclaimed this 9th day of August 2021.”

The Proclamation was presented to Connie Taylor and Kathy Massanet on behalf of the Daughters of the American Revolution.

Agenda Item No. 13 – Presentation to Council – Bill Breitzke

Billy Breitzke from Rainbow Springs, asked council, Chief McQuaig and Lieutenant Yox to come forward. He presented them with a cake, thanking them for their service.

Agenda Item No. 14 – Presentation – Councilwoman Cabbage And Chris Russell, Vesta Modular

Councilwoman Cabbage spoke about the World Equestrian Center and stated they utilized modular buildings as a part of their shopping village. She also talked about the funding being tight in Tallahassee and grants being trimmed. She spoke about the advantages of modular buildings and then introduced Chris Russell of Vesta Modular.

Chris Russell, 816 Berryhill Circle, Fruitland, FL, said Vesta is partnered with Kinderhook Investments as their financial source. He discussed some of the current government projects in process. He said you can do anything with a modular building that you can do with a site built structure. Vesta has been in business since 2017 and is surrounded by people who have been in the business for 25 plus years. He presented a PowerPoint introducing Vesta and what the company can do regarding designing for specific needs, budget and builds. They are licensed general contractors and would be with the City every step of the process. He said it is a common misconception that modular buildings are the same as mobile homes. He stated modulars are built to the same codes as standard construction, but in sections and in a controlled environment keeping weather off the materials. He shared the process involved in the development and shared images of some of the structures they have built. He presented another PowerPoint regarding cooperative purchasing and shared the benefits of cooperative contracts.

Councilwoman Kenny said she found the presentation interesting and asked about getting quotes. Mr. Russell said he utilizes price, quality and lead time and creates his quote from that. The quote itself is free, but he cannot give a quote until he sits down with the City and collects more information.

Councilwoman Cabbage asked what the general price difference is between site built and Modular. Mr. Russell said his material cost would be the same as a site built, but where they shine is how and where they are built. He said because they are in a controlled environment, without weather or labor shortages to deal with, the cost would be 5 – 20% less than site built.

Vice-Mayor Hanchar asked what the basic estimate is per square foot, if the building would be on a slab and how long it would take to build. Mr. Russell said maybe \$95 – \$135 per square foot depending on specifications, the building could be on a slab, or piers and it typically takes 6-8 weeks. He said he would guarantee his quote for 30 days regardless of market volatility. Vice-Mayor Hanchar asked Attorney Hand if the City would have to send it out to bid. Attorney Hand said he would have to look at state statutes before he could answer.

Mayor White had several defining questions such as where Council could go to see a building, which factory location would be used, how long it would take to build, would there be architectural fees, would there be a way to match the building to other structures next to it and would it cost extra for the additional security features needed for a police station. Mr. Russell said he could take Council to see a building, start to finish would be 4-6 months, there is no extra charge for the architectural

work, the building could be matched to other structures and it could cost more per square foot depending on the security features selected.

Other discussion involved interior finishing, parking lots, ADA compliance and life expectancy.

Mayor White called for a break which lasted from 7:15 to 7:22.

Agenda Item No. 15 – Discussion – Mayor White – Police Building

Mayor White stated he has spent an inordinate amount of time thinking about this issue. He stated for 20 years or more, Councils have discussed this and have failed to act. He reviewed the history of the former Souls Harbor Church, the purchase and his thoughts. Mayor White said since the building was already purchased at the time they took their Council seats, they needed to decide how to go forward. He said there are no grants and the budget is showing \$365,000 per year for the next three years. He said he was told it can be financed if we use our reserves, but replenishing the reserves would be slow. He stated it is time to make a decision and announced a special meeting on August 18th at 5:30p.m. to have a final discussion and vote. This meeting will follow the 3:00p.m. budget meeting and will include the Blue Run Park ordinance topic and animal control.

Mayor White presented photos of the former Souls Harbor Church and a diagram of its six lots. He said the options are; 1) press forward and retro fit, 2) put it back on the market or 3) sell the building and retain one or two lots for future use. Mayor White said he prefers option 3 which would free up the 2022 funds of \$365,000 to make the current police building habitable. He also suggested the 2023 & 2024 funding could be used for roads.

Vice-Mayor Hanchar spoke on behalf of the last council and the work they put into the decision of purchasing the building. She agreed that the cost for the retrofit is scary and said no one wants to drop 1.2 million dollars, but she disagrees with selling the building. She stated the police need something now, not later. Vice-Mayor Hanchar spoke about the engineer who made a presentation at the last meeting regarding the disrepair of the current police department. She stated putting funds into the current police station is bad money. She said she would like someone to speak with the owners of the businesses next to the police department and find developers who would like to work with those buildings rather than sell the church.

Councilwoman Kenny said when she ran for Council she was opposed to the church retrofit for the police department because of its incompatibility with a residential neighborhood and a Historic District. She stated the speed with which the police would have to travel and sirens are an issue. She stated putting a police station on a commercial corridor is more logical.

Councilwoman Williams said she had already shared her opinions about the current police building. She said the people that work in that building know what they need better than anyone else. She said she hears sirens all over regardless of where the station is.

Councilwoman Cabbage said she has a problem with the amount of money it would take to retrofit the church. She stated it is not a sensible solution nor is applying for grants the City will never receive. She feels bad for the police and they should not have to be in the old building, but the person from Vesta gave a solution that would be paid for by selling the church. She said she likes the idea of selling the property and saving a couple lots for parking.

Public Comments:

Tim Inskeep, 12140 Maple St., said selling this property makes sense to him, but he hasn't heard what is going to be done for the police in lieu of the church. Mayor White responded and said it will be discussed at the August 18th meeting.

Agenda Item No. 16 – FY 2020-2021 3rd Quarter General Fund Budget Update

Mrs. Smith said the documents she provided Council are for the period ending June 30th. She talked about revenue first and said we've actually received \$2.2 million dollars so far this year and she is projecting we should receive \$3,226,000 by the end of the fiscal year. She talked about the 1 cent sales tax and building permits contributing to revenue greater than expected.

Mrs. Smith covered expenses and explained the decreases and overages per department. Some are due to staffing changes and vacancies, capital projects moving into the next fiscal year and roads and streets projects. She said overall she is anticipating a surplus of about \$270,000.

Mayor White asked if the one cent sales tax is the primary source for funding roads. Mrs. Smith said no and pointed out other areas where roads can be funded. Further discussion included the source that funds the roads, emergency funds, reserve funds, gas tax, carried over funds and the funds allocated to the retrofit of the church property. Mrs. Smith said she is still waiting on some data from insurance and another revenue stream.

Agenda Item No. 17 – Council Liaison Reports And Comments

Vice-Mayor Hanchar said she went to the Florida Metro Planning Organization Advisory Council (MPOAC) in Orlando on Thursday, July 29th representing the TPO. She said they provided an overview of legislative updates. She said hopefully funding will go through and there will be a good opportunity for the State of Florida to receive some of those funds to help with infrastructure, roads and bridges. She said they are attempting to hire an executive director.

Mayor White said he is making a correction regarding a statement made about swimming late at the head springs. He said you can swim there until dusk, however in the summer when the park reaches capacity, it will be closed the rest of the day. He said some residents had brought up the possibility of a dog park. He suggested Ernie Mills Park and asked Council to consider the idea. The area he thought would fit is already partially fenced, away from everything and generally being unused. Mayor White also talked about the Code of Conduct and presented pages 13 & 14 of the document, which covers personal or derogatory comments from councilmember to councilmember. He asked the Council to consider the Code and understand they can express disagreement, but they may not personally go after any councilmember in a derogatory or belittling way.

Agenda Item No. 18 – Department Head Comments

Troy Slattery said the parking lot project is complete. He suggested maybe Thursday evening on the 19th they should have a pickle ball competition. He also said he is meeting with engineers tomorrow regarding the tentative plans for Ohio and Cedar streets.

Agenda Item No. 19 – City Attorney's Report

Attorney Hand said he would like to go over the new statutes and Sunshine Law in the near future.

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Agenda Item No. 20 – Adjourn

At approximately 8:30 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:

Penned Signature of
Amanda Odom, CMC
City Clerk

Penned Signature of
William P. White, Mayor

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