

**City of Dunnellon
City Council Meeting
Zoom Meeting**

<https://dunnellon.zoom.us/j/87678386165?pwd=dW5YclcvTXFwSHNKRGVvYXAxZkNrZz09>

Meeting ID: 876 7838 6165

Date: October 11, 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 modom@dunnellon.org

Members of the public who were interested in participating were encouraged to register in advance by Noon on Monday, October 11th. 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 5:30 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 Odom, City Clerk

Troy Slattery, Public Works Manager

Jan Smith, Finance Officer

Georgina Cid, Community Development Manager

Julie Danowski, Records Clerk

Chief McQuaig, Police Department

Lt. Shane Yox, Police Department

Cpl. Megan Feliciani, Police Department

Jeannette Rehberg, Planning Assistant

Teresa Malmberg, Planning Assistant

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 Thursday, October 07, 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.

There were none.

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

Chris Anderson, 11463 N. Williams Street said he is against the changes of the proposed Blue Run Park Ordinance. He read through his material outlining his reasoning for his disagreement with the changes. He spoke regarding commercial use, the City’s attempt to restrict that use, how FCT said the loss of the amenity would be detrimental to the City and how they clarified this is not considered a disallowable activity. Mr. Anderson is requesting the City to re-evaluate because the Ordinance is unduly restrictive and Blue Run Park is the only publicly designated tuber take out.

Kathy Dunn, 11386 Hendrix Dr., spoke out against the purchase of a new building for the police station, stating we have not sold the former Souls Harbor Church and we are in debt already. She asked the Council to consider reestablishing the CRA Advisory Board. She asserted the citizens need transparency and to be able to see a treasurer’s report. She also asked for a speed limit monitor to be placed on US 41.

Art Jones, 12163 Palmetto Way, said Hunter Springs Park had a lot of commercial kayak rental companies. He said the City of Crystal River was careful not to disallow them, but when it got too busy they relocated them down the road. He asked Council to consider that option. He also stated it is important to fix the drainage system on Palmetto Way.

Consent Agenda

1. City Council Minutes

July 21, 2021 - Special Council Budget Workshop

August 04, 2021 - Special Council Workshop

August 04, 2021 - Council Workshop

August 09, 2021 - Council Meeting

- 2. Approve River View Road Emergency Street Repairs In The Amount Of \$5,130.00 As Presented At The October 06, 2021 Council Workshop**
- 3. Ratify Mayor's Signature On Letter Of Support – Marion County Legislative Appropriation Request For Dunnellon Trail Project**
- 4. Authorize Mayor To Sign Letter Of Support – Kerry Irons, Adventure Cycling Association (US Bicycle Route 15 Through Dunnellon)**
- 5. Authorize Mayor To Sign Letter Of Support – Phil Wiechmann, Vitas Healthcare (Hospice Care In Dunnellon)**
- 6. Authorize Staff To Contract With Rock And Roll Pavers, Inc. For Road Grading In Dunnellon Heights In The Amount Of \$7,130.00**
- 7. Authorize Tyler Munis Permit Training On Code Enforcement And Permitting Module In The Amount Of \$6,520.00 As Presented At The October 06, 2021 Council Workshop**
- 8. Waive Sec. 6-4 Of The City Code, Possession Or Consumption On Public Property Or On Private Property Without Permission, During The Hours Of 5:00 P.M. To 10:00 P.M. On October 16, 2021 For Application PZ20210371 2021 Two Rivers Music Festival And Restricted To The Areas Shown On The Attached Map. Please Note: The Event Will Take Place On East Pennsylvania Avenue Only And Including Ernie Mills Park On Bostick Street Where Indicated**

Consent Agenda Approval

Mayor White called for public comments. There were none.

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

Regular Agenda

Agenda Item No. 9 – Special Presentation

Mrs. Odom, stated Teresa Malmberg's retirement is at the end of the month. Mayor White Presented Mrs. Malmberg with a plaque and read:

“Presented to Teresa Malmberg

In recognition of your 14 years of dedicated service to the citizens of Dunnellon. You are hereby commended for your exemplary service throughout your multiple roles within the Public Works and Community Development Departments. With heartfelt gratitude, pride and appreciation, we wish you much success in your future endeavors.”

Mrs. Malmberg was presented a personalized watch from Mrs. Odom. Mayor White shared the Community Development Director resigned last January and Mrs. Malmberg has been covering both roles for 9 months. He said she is now training both Jeannette Rehberg and Georgina Cid. He complimented her in admirably stepping up and keeping everything going.

Agenda Item No. 10 – Presentation – Florida Main Street Program – Catherine Beck, Florida Main Street Coordinator

Catherine Beck, Florida Department of State, presented a PowerPoint presentation, regarding the Main Street project. She stated it is economic development within the context of historic preservation and currently 51 communities have active Main Street Programs. She stated the program advocates design and planning. She said people stay longer and spend more money in places that attract their attention. Ms. Beck stated downtown is important because it is a major employer, it is the infrastructure, it has an impact on property values and it is our heart. She shared 12.5 million dollars go to local governments from property values in downtown. She reviewed the cost to the City for empty storefronts and the difference between big box stores and downtown small businesses favoring greatly the downtown. She covered the approach, return on investments, the benefits of downtown and grants. She closed her discussion by sharing reorganization requirements, a proposed funding model and basic do's and don'ts.

Vice-Mayor Hanchar stated Dunnellon was a Main Street community in the past. Ms. Beck confirmed her statement and said 2006 was the last year. Vice-Mayor Hanchar asked about an Executive Director and Ms. Beck stated Ms. Cid would act as the Executive Director. She stated there is no match and Dunnellon would just need to renew its membership with National Main Street.

Mayor White asked why the City shouldn't emphasize parking as she suggested during her presentation. Ms. Beck said we need to get the community back into the pedestrian mindset. She stated in the heart of downtown, the citizens will not be able to park right in front of their favorite store. She asserted this is why we need to make the community walkable. Mayor White confirmed that in any big city a person would have to walk two or three blocks. He said it is expected and normal.

Councilwoman Kenny said she was happy to see Ms. Beck here and her presentation was on target. She stated she was involved with Main Street in the past and volunteers were a big part of it.

Councilwoman Cabbage said she has watched Inverness develop their downtown area and she would love to see Dunnellon begin to evolve evening activities to draw people.

Ms. Beck stated the next step is to go through the CRA board for approval and then the City would just have to renew its membership. She suggested looking at Crystal River because the program, along with their City Council cooperation, turned their downtown around. Ms. Cid stated the CRA already has most of the program structure so we can put it together quickly.

Agenda Item No. 11 – Dunnellon Chamber And Business Association Request For Assistance With Tourism Website

Public Comments:

Julie Mancini, Dunnellon Chamber Consultant, explained their current website and said they would like to develop a tourism website too but they need help. She said she has visited the agro tourism and taken pictures. She stated she already has all the content and feels this is something we could do with Council cooperation.

Council Discussion:

Mrs. Smith asked if an invoice will be forthcoming. Ms. Mancini stated it is her understanding that the City would present the funds and the Chamber would provide receipts. Mrs. Smith stated she will prepare the check.

Vice-Mayor Hanchar moved City Council adopt the following findings; proceed with the actions stated herein and deliver the following direction to the Dunnellon Chamber and Business Association. The motion was seconded by Councilwoman Williams.

Mrs. Odom read the following into the record:

“The City Council of the City of Dunnellon hereby finds that the Dunnellon Chamber and Business Association’s efforts to implement and develop a website to promote tourism within the City limits of the City of Dunnellon serves a paramount public purpose that is in the best interests of the citizens of Dunnellon in furtherance of their health, safety, and welfare. City Council will provide \$2,000 to assist the Chamber in its implementation and development of such website. The Chamber must use these funds for these purposes only, return such funds to the City if not used accordingly, return to the City any unused funds, and provide to the City an accounting of all expenditures of these public funds.”

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

Agenda Item No. 12 – Resolution #RES2021-17, Declaring City Owned Property Located At 11808 N. Ohio St. As Surplus

Public Comment:

There were no comments.

Councilwoman Kenny moved the Resolution be read by title only. The motion was seconded by Councilwoman Cubbage.

Council Comment:

Vice-Mayor Hanchar stated it would not be smart business at this time to surplus the building because we don’t have another location for the police station. Councilwoman Cubbage stated the

building has been vacant since November. She said if it is put on the market now, a viable business will be established there quickly.

A vote was taken and passed 4-1. Vice-Mayor Hanchar opposed.

Mrs. Odom read the following into the record:

“RESOLUTION #RES2021-17

A RESOLUTION OF THE CITY COUNCIL OF DUNNELLON, FLORIDA, DECLARING PROPERTY OWNED BY THE CITY, PROPERTY ID NO. 3380-1359-00, AS SURPLUS PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE”

Council Discussion:

Vice-Mayor Hanchar stated she doesn't think the decision is sensible. Councilwoman Kenny said this has been studied for a considerable time and they need to move forward.

Councilwoman Kenny moved Resolution #RES2021-17 be approved. Councilwoman Cubbage seconded the motion. A vote was taken and passed 4-1. Vice-Mayor Hanchar opposed.

Agenda Item No. 13 – BID # BID2021-02, Notice Of Intent To Dispose Of Public Property Located At 11808 North Ohio Street

Public Comments:

There were no comments.

Council Discussion:

Mrs. Odom suggested considering rezoning the property back to what it was originally, before we advertise to increase the opportunity for multiple uses. She said she spoke with Attorney Hand briefly before the meeting and it is not required to rezone because the sale could be contingent upon successful rezoning, but good business would be to expand the use.

Vice-Mayor Hanchar said she reached out to a commercial broker today and they said it didn't matter if it stays public or not, as it would not affect the value of the building. They also said if a business wants to purchase it, the business would apply for the rezone and it would take just as long.

Councilwoman Kenny feels the process can run concurrently. She said we could check the market and also send it to planning for zoning.

Mayor White said if the property is rezoned, we would expand our potential buyer base.

Councilwoman Cubbage stated we should go ahead and start marketing and then advertise the potential for rezoning.

Attorney Hand stated it is up to Council to decide whether to go forward with rezoning and sell concurrently; or one at a time. He also said a sale contingent on a particular zoning would work too. Mrs. Odom stated the ad says “zoned public” and asked Attorney Hand if this was okay. He said it was, even if it is rezoned. Mrs. Odom and Attorney Hand discussed details about modifying the website and the ad. Attorney Hand stated the City does not have to accept the first, best offer. Vice-Mayor Hanchar asked if we have to accept a minimum and if the potential buyer must share what they are planning to use the building for. Attorney Hand stated we could look at all the proposals and accept the one we want and the potential buyer would need to tell us what they plan to do with the building. Mayor White asked Attorney Hand how to go forward and he replied by providing direction to staff and taking public comment.

Councilwoman Cabbage moved to authorize staff to advertise Bid #BID2021-02, Notice of Intent to Dispose of Public Property located at 11808 North Ohio Street, Parcel #3380-1359-00 pursuant to Florida statute 163.380. Councilwoman Kenny seconded the motion.

A vote was taken and passed 4-1. Vice-Mayor Hanchar opposed.

Mayor White asked Attorney Hand how to move forward with initiating the process for rezoning. Attorney Hand stated he would just need to provide direction to staff. He said you could also do it by motion and he feels it would be good to take public comment on it.

Councilwoman Cabbage motioned to direct staff to begin the rezone process at the property located at 11808 North Ohio Street to rezone it back to RBO. Councilwoman Kenny seconded the motion.

Mayor White called for public comments. There were none.

A vote was taken and passed 4-1. Vice-Mayor Hanchar opposed.

Agenda Item No. 14 – Council Discussion – Modular Buildings

Mayor White stated we now have two figures to work from, and they are close. He said two are from modular builders and two are from brick-and-mortar builders. He stated Council has discussed the property on Powell Road, which is two lots at \$70,000 each. He said vacant buildings are over \$300,000 for what we need. He said the Powell property is the right price and is a throughway. He stated the only issue with it is that it is on the edge of the Historic District, but he believes there is never going to be a perfect spot. Mayor White said the funds from the Ohio Street building sale and the funds in the budget together come in over the current bids for the new building. He asked Council to consider this option, because he believes this is the best solution they have seen so far.

Councilwoman Cabbage reminded Council these decisions will stay with the City a long time and value is added to the property when a building is placed on it. She believes it’s a win-win and a good investment. She said even if the police were disbanded in the future, the City would still have

a sellable building. She spoke about preparing for the future by having an emergency management center at that location.

Councilwoman Kenny asked how the lots on Powell are currently zoned. Mrs. Odom replied she believes RBO, but can't confirm at this moment. Councilwoman Kenny stated the homeowners would be disappointed because their properties would be devalued by being located next to a police station. She feels we need to stop changing the districts and stated we would not obtain taxes from a police station. She does not see this as an asset and would like to see the people who live in the area voice their opinions.

Vice-Mayor Hanchar confirmed it is zoned RBO and the property beside it is R3A (multiple houses). She said some of the property is in a flood zone.

Councilwoman Williams said she is tired of talking about the police department. She said they are working in an unsafe environment, there is no parking and it is overcrowded. She would be fine with the Powell Road property.

Councilwoman Cabbage stated she understands Councilwoman Kenny's point of view. She said she travels a lot through small towns and she has seen many police stations within Historic Districts. She said they set it up with landscaping and make it user friendly.

Vice-Mayor Hanchar said we already have a building; it is the same price and it also sits in the Historic District.

Attorney Hand said to go forward with the concept, Council would need to direct staff to compile pertinent information to bring to the Council. He stated after Council has received the information, they could instruct staff to bring contracts back for review.

Council consented to direct staff to gather pertinent information needed to make a decision and bring the information forth at the November workshop along with any other properties that come on the market.

Agenda Item No. 15 – Council Liaison Reports And Comments

Councilwoman Williams thanked Mr. Slattery for making sure FGUA worked on the meter problem at her church.

Vice-Mayor Hanchar stated there will be a TPO meeting on October 21st.

Mayor White provided photos of the City Beach's new pavilion. He expressed his pleasure with how it turned out and said there are two more budgeted. He also showed photos of Riverview Road and the finished product after digging and filling the holes. He reviewed photos of the new bicycle tunnel traveling underneath US 41, showing how large the tunnel is.

Agenda Item No. 16 – Department Head Comments

Mr. Slattery shared Cherokee Circle is no longer flooded. He stated they will be working with SWFWMD to perform a permanent repair. He said the goal at City Beach is to have the other pavilions completed by April 15, 2022.

Ms. Cid thanked everyone for embracing the Main Street program.

Mrs. Smith said the Park and Plug program is closed for this year, but there is an opportunity for next year. Mr. Slattery inserted Duke Energy is looking at Dunnellon seriously for this.

Chief McQuaig thanked Council for considering the purchase of the Powell Road property for a modular building.

Agenda Item No. 17 – City Attorney’s Report

Attorney Hand had nothing to report.

Agenda Item No. 18 – Adjourn

At approximately 7:36 p.m. Vice-Mayor Hanchar moved the City Council meeting be adjourned and Councilwoman Kenny 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