

**City of Dunnellon  
City Council Meeting**

**Zoom Meeting**

<https://dunnellon.zoom.us/j/86807489129?pwd=MU1GL3l1dU15N0tycXFXaEpFRjRYQT09>

Meeting ID: 868 0748 9129

Date: November 08, 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](mailto:modom@dunnellon.org)

Members of the public who were interested in participating were encouraged to register in advance by Noon on Monday, November 08, 2021. 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 5:35 p.m. and led the Council in the Pledge of Allegiance. He invited any citizen wishing to volunteer to open with prayer. Pastor Tom 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 Cubbage, 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

**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, November 04, 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.**

Mayor White called for consent agenda item #2 to be removed and placed on the regular agenda to allow for discussion.

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

Bill Vibbert, 9552 SW 192<sup>nd</sup> Ct. Rd., stated commercial use in parks has always been a contentious subject. He shared a story about an urban park he was involved with where the park was cleared and millions of dollars were spent, but they didn't have a Management Plan. Therefore, every commercial use imaginable started and took over the whole park. He stated we have the same situation starting here. Mr. Vibbert stated we don't want Blue Run Park to turn into a commercial park and what stops this from happening is a good Management Plan.

Beatrice Trip, 20162 Quail Run Dr., said Blue Cove needs maintenance of the neighborhood to return it to its previous beauty. She spoke about the pumps installed after the storms of 2004, but are not being maintained. She complained there is no dredging, it's not clean, the pumps are not running and roads are an embarrassment. She stated many homes are being sold and becoming Airbnb's. She claimed the residents don't know who their neighbors are any more. She is asking for the city's advisement.

David Koger, 11983 Palmetto Way, spoke about a piece of property across the street from Blue Run Park. He stated he has asked for a fence at the bio retention area and said the river is the most precious thing in our community. He complained about the foot traffic causing channels of mud paths going into the river. He suggested signs disallowing swimming and river access from the retention area, but said it would require police enforcement. He stated the area has now become a local swimming hole and he doesn't believe it is healthy for the river.

Mayor White stated Mr. Koger has come to Council a half a dozen times with this concern and he is just asking for us to come up with a solution. He said we need to decide what we can do and if we can provide relief.

Patrick Sheppard, 20202 Quail Run Dr., shared a flyer representing Dunnellon Community Services. He stated they will be setting up a free medical clinic on November 20<sup>th</sup> at Holy Faith Episcopal

Church offering legal, medical and dental services that are all free. He said all one would have to do is simply sign up. Mr. Sheppard stated in the future they will provide mentoring opportunities as well. He shared they have 40 volunteers participating.

Mayor White clarified if people are interested they would just call the number. Mr. Sheppard agreed and said they want to accommodate as many people as they can. He stated the program is ongoing in Ocala and they would like to bring the program back to Dunnellon every 3-4 months.

## **Consent Agenda**

### **1. City Council Minutes**

August 18, 2021 - Special Council Meeting  
August 18, 2021 – Special Budget Workshop

### **2. Authorize Staff To Move Forward with Appraisals Of Property Located At 12084 S. Williams St. And Powell Road Vacant Parcel #3350-066-000 And #3350-071-000**

REMOVED FOR LATER DISCUSSION

### **3. Authorize Mayor To Sign Agreement #AGR2021-30, Kimley-Horn IPO #98 – Dunnellon GIS Tool Development Project**

### **4. Authorize Mayor To Sign Lease Agreement #LEA2021-02, Holiday Light Pole Decorations**

### **5. Approve Public Works Request To Purchase A Ford 250 Super Duty Crew Cab Pickup Truck As Presented At The November 03, 2021 Workshop**

### **6. Authorize Staff To Forward Proposed Resolution #RES2021-16 To The Managing Partners Of Blue Run Park For Review And Comment**

### **7. Appoint Mrs. Lisa Sheffield As 1<sup>st</sup> Alternate Member On The Planning Commission For A Three-Year Term, Effective November 08, 2021 to November 08, 2024**

### **8. Re-Appoint Ms. Jane Keele As A Full Member To The Historic Preservation Board For A Three-Year Term Effective November 08, 2021 To November 08, 2024 And Appoint First Alternate Mr. Wilton Martins To Fulfill The Unexpired Term Of James Burchett, Term – November 08, 2021 To January 22, 2024**

### **9. Approve City Clerk Evaluation And Budgeted Merit Increase**

## **Consent Agenda Approval**

Mayor White called for public comments. There were none.

Vice-Mayor Hanchar moved the consent agenda be approved as amended. Councilwoman Kenny seconded the motion. A vote was taken and passed 5-0.

## **Regular Agenda**

### **Agenda Item No. 10 – Special Presentation – Fast Trac Dunnellon – Tyler LeCompte, CEP Director Of Entrepreneurship Services**

Tyler LeCompte, 6224 S. 134<sup>th</sup> St., Belleview, spoke regarding the Fast Trac classes completed here at City Hall. He recognized each of the recent graduates of the program utilizing a Power Point presentation he provided. He offered a special thanks to Mayor White, City Council, Staff, the Dunnellon Chamber and Business Association and local restaurants.

Vice-Mayor Hanchar said she was excited that they brought this to us and our entrepreneurs didn't have to travel to Ocala. Mr. LeCompte said he is excited to come back again next year.

Mayor White stated he attended the last meeting and every participant believed it was well worth the time and gave high marks.

### **Agenda Item No. 11 – Dunnellon Little League**

Mayor White provided a history of the donation to the Little League and the balance of funds they had left over.

#### **Public Comment:**

There were none.

Vice-Mayor Hanchar moved Council authorize Dunnellon Little League to utilize the remaining balance of \$3,111.56 of the City Council contribution of \$15,000 for lighting improvements to serve the public purpose of making additional baseball facility repairs and infrastructure improvements, with any funds not utilized for such purposes to be returned to the City. Councilwoman Williams seconded the motion.

#### **Council Comment:**

Vice-Mayor Hanchar asked if anyone knew what they would be doing with the funds. Mayor White stated they would need to provide an itemized account of where the money is spent.

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

### **Agenda Item No. 12 – Agreement #AGR2021-17, DEO Technical Assistance Community (TAC) Grant – Historic District Enhancement Plan Implementation**

Mayor White provided an explanation of this agreement.

#### **Public Comment:**

Burt Eno, 9220 SW 193<sup>rd</sup> Circle, shared his thoughts about Ken Metcalf's Historic District presentation, stating it was garbage. He said he can't see where it fits Dunnellon at all and he said there should be an honest proposal worthy of funding. Dr. Eno stated it is bad practice to accept money for the wrong reasons and he doesn't want his tax money supporting DEO grants.

Juliane Mendonca, 11894 E. Blue Cove Dr., said she reviewed the attachment on the agenda and stated it includes providing guidance for developers and a mixed-use village center. She asserted since Mr. Metcalf's plan was rejected, the honest thing to do is to not accept grant money that is attached to his plan. She believes moving forward with it is a waste of time.

Vice-Mayor Hanchar requested staff speak about this, prior to a motion. Mrs. Odom stated staff has discussed the topic at length. She agreed the initial grant awarded was regarding the project Mr. Metcalf worked on. She commented the application was made prior to his final presentation and due to staffing changes, there was a lack of understanding. She asserted she could not, in good faith, recommend forward movement at this time. Mayor White provided the options for Council regarding this issue.

Vice-Mayor Hanchar moved to direct City Council to follow advice of staff and write a letter authorizing Mayor White to sign the DEO letter declining the grant award. Councilwoman Williams seconded.

Councilwoman Cabbage said she thought we were following another grant that was similar to Distinctly Dunnellon. She said once we accept the second part of the grant, then we are obligated to go forward with Ken Metcalf's plan. She stated this is why the grant needs to be declined.

Mayor White asked Mrs. Smith if this grant can be applied any other way rather than piggy backed onto Mr. Metcalf's and she responded no.

A vote was taken and passed 5-0.

### **Agenda Item No. 13 – Resolution #RES2021-20, Credit-Debit Card Surcharge**

#### **Public Comment:**

There was none.

Vice-Mayor Hanchar moved Resolution #RES2021-20 be read by title only. The motion was seconded by Councilwoman Kenny. A vote was taken and passed 5-0.

Mrs. Odom read the following into the record:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNNELLON, FLORIDA, ADOPTING A CREDIT/DEBIT CARD SURCHARGE: PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE."

Vice-Mayor Hanchar moved Resolution #RES2021-20 be approved. Councilwoman Williams seconded the motion. There being no further discussion, a vote was taken and passed 5-0.

**Agenda Item No. 2 –Authorize Staff To Move Forward With Appraisals Of Property Located At 12084 S. Williams St. And Powell Road Vacant Parcel #3350-066-000 And #3350-071-000.**

(from Consent Agenda)

Mayor White provided history regarding the two lots on Powell Road and Gruff's Restaurant. He stated we have been told the asking price is clearly beyond what a reasonable appraisal would show. Mrs. Odom said she was approached by the property owner for clarification and they confirmed they would not be willing to drop their price nor negotiate. Due to this, Mrs. Odom suggested not spending money on an appraisal.

**Public Comment:**

Juliane Mendonca, 11894 E. Blue Cove Dr., stated she is opposed to the appraisal of Gruff's due to the cost of retrofitting. She believes they would return to square one.

Kathy Dunn, 11386 SW Hendrix Dr., asserted she is adamantly opposed to purchasing anything until the former Souls Harbor Church is sold.

Mayor White said the current options on the table are; appraise both, don't appraise either or choose one or the other to appraise.

**Council Discussion:**

Councilwoman Cubbage believes we are back to square one again. She stated the Gruff's owner is willing to reduce his asking price to \$950,000. Mrs. Odom said the assessed value is around \$600,000. Vice-Mayor Hanchar commented about the County not appraising properties at real values and said as a realtor she doesn't know if \$950,000 is the value she would place on it. Councilwoman Cubbage agreed with Mrs. Dunn and suggested waiting for the former Souls Harbor Church to be sold. Councilwoman Kenny stated she likes that Gruff's is on a commercial corridor. She confided she believes Gruff's to be an opportunity to consider, which wouldn't be encroaching into the residential district and the parking is great.

Councilwoman Williams said she doesn't find issue with the Gruff's building, but believes the Police should have been in the former Souls Harbor Church months ago.

Vice-Mayor Hanchar spoke to Brenda D'Arville regarding her suggestion to tear down the Gary's Carpet and the current Police building, to put a modular building there. She explained the financial numbers to buy the building and retrofit it. Vice-Mayor Hanchar repeated we own the former Souls Harbor Church, it has passed planning and zoning, is not far from the other options and common sense says we should utilize it. She reminded everyone Gruff's and the current Police Department are also in the Historic District.

Mayor White reminded everyone this is not a commitment to do anything, we are simply gathering information.

Mrs. Odom stated it will be \$3,000 to appraise the Gruff's building. Mayor White stated there are a lot of pluses, such as parking, and it is just an option for consideration.

Councilwoman Kenny moved to proceed with an appraisal for the Gruff's property. Councilwoman Cabbage seconded it. There being no further discussion a vote was taken and passed 3-2, with Vice-Mayor Hanchar and Councilwomen Williams opposed.

**Agenda Item No. 14 – Council Discussion**

Councilwoman Williams offered her thanks to the Police Department for assisting a citizen at the Citco gas station who had locked their keys in the car.

Councilwoman Cabbage stated it is getting cold outside and asked if there was a place people could call who are destitute and having trouble. She asked if that information could be added to the Riverland News. Vice-Mayor Hanchar said the Dunnellon Presbyterian Church has helped in the past. Chief McQuaig said most of the churches would give money.

Councilwoman Cabbage brought up an issue in Blue Cove. She stated residents are voicing concerns with guests at Airbnb's in the neighborhood. She said cars are clogging the streets and there is loud music late at night.

Vice-Mayor Hanchar stated she observed two instances tonight where Council has asked for public comment prior staff being given an opportunity to explain the meaning of an agenda item. She suggested a return to inviting staff to speak to a topic prior to discussion to assist in understanding it and explain why it is being presented. Mayor White said he will take her suggestions into consideration.

Mayor White spoke about comments made by Council regarding the RV Park and stated those comments should not influence the Planning Commission. He offered compliments to Troy Slattery regarding a telecommunication problem in which he worked on a Sunday to resolve. He stated during his conversation with Mr. Slattery, it was realized an after-hours list of repair professionals is needed for emergencies. He asked staff to compose a list. Mayor White thanked Councilwoman Cabbage for bringing the grant information discussed earlier to the Council's attention.

**Agenda Item No. 15 – Community Liaison Reports**

There were none.

**Agenda Item No. 16 – Department Head Comments**

Mr. Slattery said yesterday afternoon there was an electrical issue at the OpticalTel building. He stated he had the power restored quickly, but a new panel box is needed in the art gallery. He said he will replace the panel box once OpticalTel fixes the generator. Mr. Slattery said there were 14 students signed up for art lessons and he provided the Public Services building for the evening so their class didn't need to be cancelled.

Mr. Slattery stated the Police Department has an emergency plumbing issue. He said they are losing water pressure in the building. He commented a plumber informed him there is a significant amount of work required due to aged pipes. Mr. Slattery provided the various options discussed

and said he has another plumbing company coming Thursday for an additional estimate. He stated they must act immediately as the police will likely not have water within a month. Discussion followed regarding bathroom usage and pipes clogging.

Mr. Slattery shared that a hydrant on the corner, in front of Grumbles House, is leaking and during the investigation a water main leak was found. He stated they will be digging on the side of the road to repair it. He also spoke about the DRA in Blue Cove. He said his crew has been unable to get into it for two years now because it has been full of water. However, it is maintained to the best of their ability. Mayor White commented there are a lot of issues in Blue Cove along with big plans to correct them as well. He stated he would like to get this information out to the residents there. Mr. Slattery suggested posting projects slated for the year at City Hall, Public Services and on the City Website.

Ms. Cid shared information regarding the Main Street program and reorganization. She stated she is bringing that information to the Planning Commission. She offered clarification for the previous comments regarding the CRA budget. She stated we have \$100,000 available for facade improvements but not the whole CRA budget. She commented staff is trying very hard to get the information out there. She said Code Enforcement is in a reactive mode because they only have one part-time staff person. She shared they created a flyer that will go out with the next utility bill, which contains questions and answers regarding Code Enforcement issues.

Mrs. Smith stated she has been contacted by auditors to schedule the interim audit. Full audit will take place in January.

**Agenda Item No. 17 – City Attorney’s Report**

Attorney Hand stated he had nothing to report today.

Mayor White invited Linda McCone of 12440 N. Handy Terrace to speak. Ms. McCone said she thought she had a good place for a dog park, but realized it was in Citrus County. She stated she will bring pictures to the next meeting and come better prepared. Mayor White stated her suggestion at her last visit took root and staff is still looking for a good place for a dog park.

**Agenda Item No. 18 – Adjourn**

At approximately 7:29 p.m. Vice-Mayor Hanchar moved the City Council meeting be adjourned and Councilwoman Williams seconded the motion. A vote was taken and passed 5-0.

Attest:

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Penned Signature of  
Amanda Odom, CMC  
City Clerk

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Penned Signature of  
William P. White, Mayor