

## **City of Dunnellon City Council Special Workshop**

<https://dunnellon.zoom.us/j/83919425567?pwd=azJnWGc3UkQ1S28rcnFKc2R5QjBxQT09>

Webinar ID: 839 1942 5567

Date: February 09, 2022

Time: 3:30 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 [modom@dunnellon.org](mailto:modom@dunnellon.org)

Members of the public who wished to participate were encouraged to register in advance by Noon on Wednesday, February 09, 2022.

### **Call to Order and Pledge of Allegiance:**

Mayor White called the meeting to order at approximately 3:35 p.m. and led the Council in the Pledge of Allegiance. He asked if any invitee or volunteer was present to open with prayer. No one came forward and a moment of silence was observed.

### **Roll Call**

Bill White, Mayor, Seat 1

Valerie Hanchar, Vice-Mayor, Seat 4

Louise Kenny, Councilwoman, Seat 2

Anita Williams, Councilwoman, Seat 3

Jan Cabbage, Councilwoman, Seat 5 –absent

### **Staff Present**

Mandy Odom, City Clerk

Jan Smith, Finance Officer

Chief McQuaig, Police Department

Troy Slattery, Public Works Manager

Georgina Cid, Community Development Manager

Michelle Leonard, Assistant City Clerk

Lt. Yox, Police Department

Julie Danowski, Records Clerk

**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 February 02, 2022.

Mayor White welcomed everyone and covered public and Council meeting etiquette. He stated this is a continuation of the City's efforts to obtain solutions for the Police Department Headquarters. He provided a history of the past discussions regarding this issue.

**Agenda Item No. 1 – Council Discussion – Police Facility**

Mayor White stated they had reached out to Patrick Shepherd and Michael Panetta who is attending via Zoom. He welcomed them both and invited Mr. Shepherd to the podium.

Mr. Shepherd provided a history of his business and personal experiences here in Dunnellon. He spoke about the commercial properties he had helped to build. He stated Mr. Panetta is helping him redesign the Holy Faith Church which is where they met and discussed our Police Department facility. Mr. Shepherd stated he is not an engineer and he shared both his and Mr. Panetta's credentials.

Mr. Shepherd spoke about what would be necessary in a Police Station and what the current facility already had. He talked about FEMA and how they consider Police a critical service. He spoke about wind coding and explained the current Police Department is not structurally sound. He asserted it could experience severe wind damage. He stated Police buildings need to be at a structural performance level 4 and not many buildings are at this level within the City limits.

Mayor White called for a 15 minute recess due to technical difficulties at 4:05 p.m. Mayor White called the meeting to order again at 4:20 p.m.

Mr. Panetta stated the current building has four additions with four different structural sections. He explained the roof doesn't line up and it is impossible to unify the structure. He confirmed it wouldn't be cost effective to remodel the building and make it structurally sound. He commented it is cobbled together and not a great place for people to work. Mr. Shepherd asserted he found over 70 cracks and some of them are structural. He said the evidence processing room has a large hole in the wall and he pointed out the termite droppings are 2" thick. He continued and stressed he has never seen a building quite this bad. He reported the door in the evidence room and windows throughout don't meet code. He stated the lamps were put in prior to the ceiling and they are unmaintainable. Mr. Panetta said the best use of

the building would be to crush it and make a road foundation out of it. Together they declared it is a dangerous building and the Police should not be in it. Their recommendation is to tear it down and start new.

Mr. Shepherd said the next building to discuss is the former Souls Harbor Church. He stated it is a nice building, but it's not suitable for a Police Department because it is a level 2 building. He said it would be rather costly to harden the building and bring it up to a level 4 structure. Mr. Shepherd said to meet the level 4 critical facility rating the entire roof would need to be replaced. He said it is unknown how the walls are constructed and if there is steel inside them. He shared there are no electrical outlets anywhere except the main hallway and the air conditioning duct work would need to be redone completely to bring it to code.

Mr. Shepherd spoke about various Police buildings in small communities throughout Florida. He suggested a SIP, which is a structural foam building that could be completed in about 14 days. He stated the structural foam buildings have a metal coating on the outside. He said it wouldn't really save any money, but it could be done quickly. Mr. Panetta stated you can put stucco on the outside and drywall on the inside if you wish. Mr. Shepherd commented subcontractors are difficult to come by and he provided suggestions for alternatives.

Mr. Shepherd and Mr. Panetta provided the following recommendations:

1. Build a new critical level 4 Police building.
2. Form a 3-person team to work with the Police Chief to determine the best site.
3. Solicit proposals from architects with experience in critical facility design.
4. Work with a local contractor for construction pricing of conventional or non-conventional designs.
5. Develop a design that is functional for the needs of the Police.

Finally, he suggested discussion points for the 3-person team including Options, Building Type, Site Plan and Project Management.

Mayor White thanked the both of them and said it was a wonderful presentation.

Councilwoman Kenny said she appreciates what they have provided and understands it is a big task. She commented it sounds like we have a lot of work ahead of us.

Councilwoman Williams thanked them for their detailed presentation.

Vice-Mayor Hanchar thanked them for the 3<sup>rd</sup> party look at some of our buildings and confirming some of the things they already knew. She said she was glad to hear the former Souls Harbor Church building is a healthy building and asked what size property they would recommend for a 5,000sf building. Mr. Shepherd suggested 16 parking spaces and the lot size

would be dictated by code requirements. He also spoke about water run off considerations. Vice-Mayor Hanchar stated she appreciated his suggestion to gather a team of experienced people. Vice-Mayor Hanchar asked what part of the project could be postponed. Mr. Shepherd stated they could hold back the costs of the finishes.

Mayor White summarized stating the current building is in such bad repair there is no reason to put any money into it and the report they provided eliminated the idea of its retrofit. He stated of other significance are the essential requirements for a new building. He said a level 4 building is far above what they understood. He spoke about the former Souls Harbor Church and stated Council may have looked at that building differently had they understood this when it was purchased. He agreed the former Souls Harbor Church is a beautiful building and would have made a perfect community center. Mayor White recapped any building purchased would have serious retrofit requirements. He stated they have simplified the decision process for Council and asked Mr. Panetta to explain the SIP concept including pros and cons.

Mr. Panetta stated the pros are it has all the Florida certification requirements, it is energy efficient, it has very good air quality with a good air conditioner and it goes up very quick. He provided technical details on how the building is constructed. He stated the cons are not a lot of people know about it and there is a lot of parts and pieces. He provided comparisons with modular and stick built buildings.

Further discussion involved cost comparison between types of buildings, structural coding, supply chain issues and construction costs.

#### **Agenda Item No. 2 – Public Comment**

Kathy Dunn, 11386 SW Hendrix Dr., stated she is puzzled why placing the Police in the City Hall building was not discussed. She said she is aware this is not optimal, but Council may need to consider things they would rather not. Mayor White asked Mr. Shepherd if City Hall would fall under the same issues as the former Souls Harbor Church and Mr. Shepherd said it would.

Van Akin, 615 E. Silver Springs Blvd., Ocala, thanked the staff for helping him gather the information regarding the former Souls Harbor Church. He stated he delivered a contract for the property to Mrs. Odom yesterday. He stated Michelle Smith, with Remax, is the selling agent and he is the listing agent. He talked about the deadlines involved for the contract. He reminded Council the buyer is planning on using the building as a center for special needs children.

Attorney Hand stated there cannot be any official action taken tonight, because it would need to be advertised again for 30 days. However, Council could discuss the offer because there would be nothing binding. Attorney Hand shared details on the process of the offer, time

frame, and negotiations. Further discussion followed regarding the statutes, Council considerations and information vs negotiation.

Vice-Mayor Hanchar stated she noticed things which need to be reviewed. She commented the information Attorney Hand just shared goes against the normal process realtors would conduct with a sale. She asserted a closing cannot happen on March 31<sup>st</sup> because title companies are currently taking approximately 3 weeks and she said we need proof of funds. Vice-Mayor Hanchar stated she wouldn't feel comfortable negotiating with the buyer until the end of the 30-day advertisement period. She commented she likes what they plan to do with the building and is not unhappy with the price. Mayor White said he likes her strategy of not negotiating until the end of the 30 days.

Councilwoman Kenny brought up the zoning because the building was changed in anticipation of it becoming a Police Station. She said she thought it would automatically go back to RBO. She stated the use would determine the zoning.

Mayor White asked about net gain and Mrs. Smith stated there would be a small net gain of approximately \$6,000. Mrs. Odom said she could request advertising tomorrow and it would appear in the newspaper next week. She confirmed the 30 days would officially begin on the day it is posted in the paper. Council consented staff is to begin advertising.

Mr. Aiken said he would not start inspections or financing until a contract was accepted by the City. He stated those dates would have to be coordinated. There was further Council discussion regarding the contract, when the Council meetings fell in relation to the advertising, when the closing would be if the contract was accepted and zoning.

The meeting was adjourned at approximately 5:39 p.m.

Attest:

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Penned Signature of  
Amanda Odom, CMC  
City Clerk

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Penned Signature of  
William P. White, Mayor