

**City of Dunnellon
City Council Workshop**

<https://dunnellon.zoom.us/j/84095403486?pwd=UTNhWjdDRk9yNDJJPVGdHUDZFaldEUT09>
Webinar ID: 840 9540 3486

Date: February 09, 2022
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 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 5:54 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
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 Officer
Chief McQuaig, Police Department
Troy Slattery, Public Works Manager
Georgina Cid, Community Development Manager
Julie Danowski, Records Clerk
Lt. 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, February 02, 2022.

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

Agenda Item No. 1 – Public Comments

David Koger, 11983 Palmetto Way, thanked Mr. Slattery for his help. He stated he and his wife live across from the park and walk the trail almost daily. He said there is a group of people who utilize the trail with motorized skateboards and bicycles. He complained they are running walkers off the path.

Susan Jones, 9129 SW 129th Terrace Rd., representing Rainbow Springs Art Co-op, stated they are preparing for their two-day art festival in March. She said there are over 30 artists whose work will be shown along with food vendors, a raffle and the gallery itself will be open. She encouraged everyone to come and enjoy the event. She invited Mayor White to open the festival. Vice-Mayor Hanchar asked about the FDOT permit for road closures and Mr. Slattery stated he is working on it. Mayor White commented the art show is always a win for the City.

Kathy Dunn, 11386 SW Hendrix Dr., said she is on the Planning Commission and suggested advertising the City's amenities. She stated she has no idea the cost of the Wayfinding signage, but suggested tabling the project to consider other priorities. She said our priorities should be to maintain City owned properties, reengage the Main Street program, revamp the City website and City code enforcement.

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

Judy Terwilliger, Executive Director, read the following monthly report:

“Membership Update:

Barbers & Beers

The Oak Room Bar & Grill

Upcoming Events:

February 12th: Ribbon Cutting at Barbers & Beers Barbershop at 11371 N. Williams St. Suite 5, Dunnellon, FL.

February 16th: Business After Hours will be at the Boys & Girls Club of Dunnellon beginning at 5:30 p.m.

March 5th: First Saturday Market at Ernie Mills Park from 8:00 a.m. – 2:00 p.m.

March 22nd: Dinner Mixer at Rainbow Springs Village Church beginning at 5:30 pm.

April 2nd: First Saturday Market at Ernie Mills Park from 8:00 a.m. – 2:00 p.m.

April 9th: Boomtown Days from 9:00 a.m. – 5:00 p.m.

Other.

The next DCBA Board Meeting will be on February 8th at 6:00 p.m.

Annual Awards Dinner: February 24th at 6:00 p.m. at the Palm Grove Clubhouse in Oak Run.

The next dinner mixer: March 22nd at 5:30 p.m. at the Rainbow Springs Village Church, catered by Bubba Que's.

Danielle Stevens (Stevens Lab) - Website update/Questions"

Mayor White asked if the dates could be printed and placed in the lobby and Mrs. Odom said it would be done. Councilwoman Williams inquired about first Saturday and Ms. Terwilliger said the turnout was good.

Danielle Stevens, 11928 N. Williams St., spoke about the dates and said she is working closely with Julie Mancini on the new website. She stated the title of the new website is "Discover Dunnellon" and the goal is to have it up in approximately 6 weeks.

Mayor White asked what is the website's main goal. Ms. Stevens said to provide something for people to find things to see and do in Dunnellon. She stated she would like the home page to be about the visitors and what they can do when they come here.

Agenda Item No. 3 – Board Reports

Brenda D'Arville, 11661 Camp Dr., stated at the last Planning Commission meeting, Mike New, the City of Newberry's Manager, provided a very informative presentation. She shared he offered his assistance for developing our mission statement and Main Street program. She provided the development and budget information. Mrs. D'Arville shared a quote she heard "a vision without implementation is hallucination" and provided more details regarding Mr. New's presentation.

Mayor White spoke about the TPO board and the cross walk in front of Blue Gator. He stated FDOT is strongly focused on the cross walk and they should begin working on it within the next year. He commented he was surprised the widening of US41 from Walmart up to SR40 has been totally removed from their five-year plan. He speculates it has something to do with the Northern Turnpike Extension. He stated there is also discussion regarding widening US19 and he speculated this is also something to do with the Northern Turnpike Extension.

Agenda Item No. 4 – Presentation – Take Stock In Children Of Marion County – Ashlie Gray, Mentor Coordinator

This agenda item has been postponed to the Monday, February 14th meeting.

Agenda Item No. 5 – Agreement #AGR2021-15 Roadway Condition Assessment, DEO Grant Agreement #P0436 – Jan Smith, Finance Officer

Mrs. Smith stated the City has finally been awarded a grant to contract with a consultant for development and maintenance of our roads. She shared it is in the amount of \$45,600 and staff is seeking consensus to proceed.

Mr. Slattery reminded Council he has made presentations regarding a master road plan and he had spoken about this type of grant to help the project. He said this is exactly what we needed and the work will start right away.

Council agreed to add this to the consent agenda.

Agenda Item No. 6 – Agreement # AGR2022-05 Roadway Condition Assessment, Kimley Horn IPO #100 – Troy Slattery, Public Works Manager

Mr. Slattery stated with the grant we have been awarded and coordination with Kimley-Horn, RoadBotics will come to Dunnellon. He explained they will arrive with dashboard cameras and recording devices and evaluate every linear mile the City owns. He said the data will be analyzed and returned to the City complete with GIS mapping and recommendations. He stated they would provide a road rating scale allowing us to identify roads needing immediate attention and roads that can be repaired with minimal cost. He commented Kimley-Horn is ready to begin. Vice-Mayor Hanchar asked if unpaved roads will be included. Mr. Slattery answered dirt roads will not be assessed. He said, however, the unpaved roads in Dunnellon Heights have a 6.5-million-dollar grant pending.

Council agreed to add this to the consent agenda.

Agenda Item No. 7 – Blue Run Park Ordinance Enforcement

Mayor White commented staff did a wonderful job putting together the Blue Run Park Ordinance. He said he presented the information to the County last week. He explained now that the Ordinance has passed, we need to discuss how to put it into play. He said he sent a letter to the County informing them that he will be putting together a meeting and Jim Couillard was invited to attend.

Vice-Mayor Hanchar asked if our staff and the County staff should get together first to bring their ideas to Council regarding how to enforce the codes. Councilwoman Cabbage commented too many chefs spoil the soup.

Attorney Hand stated he would be discussing this with Chief McQuaig and would propose common sense exceptions at a later date.

Agenda Item No. 8 – Boat Launch / Parking Fee

Mayor White reconfirmed the City is in charge of the boat ramp and parking lot, which now allows us to discuss charging fees. He stated staff has contacted other cities and this would be in line with what others are doing. He said there has been discussion regarding ecotourism and the amount of tourism that comes into Dunnellon which could provide another resource for revenue.

Attorney Hand explained there isn't a lot of case law out there regarding user fees, but the income received from the fees need to be spent within the system where the monies are gained. He stated this means launch fees obtained can be used throughout the parks system related to boating.

Mayor White reviewed the Boat Ramp Fee Survey presented by staff to Council. He stated the bottom line is finding ways to capture funds from people coming into our town and using our facilities. He shared the number of parking spaces, vehicles and trailers that are sitting in the lot throughout the week.

Vice-Mayor Hanchar shared information on several other City boat ramps and their launch fees. She said Citrus County has a kiosk and a QR code through Premium Parking Services LLC and she provided a list of their fees.

Further discussion entailed a suggestion for a financial analysis, the need for a Resolution to establish fees, the various cost of kiosks, honor systems and lot attendants.

Council directed staff to put together suggestions and bring them to the March workshop.

Agenda Item No. 9 – Council Discussion – Ordinance #ORD2015-08, Purchasing Policy – Mayor White

Mayor White stated we currently have a \$15,000 cap on purchases and anything above this would have to go out to bid. He referred to the pavilions at City Beach and stated we are ready to get the work done but we have to go out to bid.

Mrs. Smith suggested a minimum of \$35,000 considering today's costs. She pointed out regardless of what dollar amount they choose, staff will still have to bring anything \$5,000 or more before Council for approval.

Mrs. Odom explained unless it is a statutory requirement, staff wouldn't have to go through the entire process of advertisement, attorney fees, creating the paperwork and so forth with a higher limit. She said it would allow staff more flexibility and she asked Mrs. Smith to create a chart. She stated the code could be amended via ordinance; however a charter change

would require a referendum. She asked for Council's ideas on what threshold they would be comfortable with.

Councilwoman Kenny shared her concern about the \$35,000 suggested increase. She stated when asking for a quote a type of contract is entered into and you have to pay for it. Mrs. Smith explained the difference between a bid and a quote. Attorney Hand talked about referendums and categories of things the City purchases. He explained contractual services and expanded on the information Mrs. Smith provided.

Attorney Hand stated he and Mrs. Odom would be able to bring a draft Ordinance to the March meeting for Council's review. He explained the \$5,000 - \$15,000 thresholds and how to move forward with changing these if Council so chooses. He commented raising the \$15,000 to \$35,000 will help staff and Public Works a great deal.

Mrs. Odom explained the difference between charter and code provisions. She stated she recommends changing both because both amounts are very low.

Attorney Hand stated he could have an Ordinance ready for first reading on Monday.

Council agreed to add this topic to the Monday agenda.

Agenda Item No. 10 – Council Discussion – 2022 Legislative Session Proposed Bills – Mayor White

Mayor White shared there is a proposed bill in Tallahassee which states if a City Ordinance effects the profitability of a business by 15% or more then that business can bring legal action.

Attorney Hand said this bill is called the "Local Business Protection Act" and the League of Cities believes it is going to pass and will likely become effective when the Governor signs it. He shared more specifics regarding the Bill, but stated the good news is there are 120 days with which the City can reverse an action.

Vice-Mayor Hanchar said she believes this is a knee jerk reaction from people losing money by being forced to close down during the pandemic. Attorney Hand confirmed it could be, but this bill excludes emergency actions and it also excludes Ordinances enacted prior to the bill becoming law.

Attorney Hand stated the second piece of legislation is also not good news. He stated if a civil action is filed against a local government on the grounds that the Ordinance is arbitrary or unreasonable, the court may assess reasonable attorney's fees, costs and damages to a prevailing plaintiff. He explained this basically means if a City is sued, then an award of reasonable attorney's fees of up to \$50,000 can be awarded. He stated, also, if this passes

there will be a requirement of the staff to prepare a Business Impact Statement prior to enacting an Ordinance.

Further discussion followed with Council asking clarifying questions regarding the bill and Attorney Hand responding. Mayor White commented let's just hope legislature doesn't pass these bills. Mrs. Odom encouraged everyone to write the legislators and oppose both these bills and said contact information can be obtained from the Florida League of Cities news releases they should be receiving by email.

Agenda Item No. 11 – Council Discussion – Hours Of Operation – Councilwoman Cabbage

Councilwoman Cabbage stated she met people throughout the City who were surprised about the operating hours of City Hall. She said she made a pros and cons list, called other cities in the area and obtained their hours. She explained all the cities she spoke with had regular hours of Monday through Friday. She stated there are people who believe we are on the same time schedule as other offices in our area. She spoke about issues with visitors coming to City Hall to find the office is closed and about employee's well-being with regard to working so many hours and not having family time. She stated Monday holidays leave a three-day work week for City administration. She feels we should consider returning to a five-day work week and she asked for the topic to be added to Monday's agenda.

Councilwoman Kenny said it would seem with a five-day work week City meetings would have to be held during the day. She said she sometimes wonders how difficult it is for employees when the meetings start at 5:30 p.m. and the staff has already been here for nearly ten hours. She expressed it would be for the City employees to consider and she would be interested in hearing their thoughts.

Councilwoman Williams said she would like to know who's complaining because no one has ever said anything to her. She asked if the work is getting done in the four days. She commented when she was here the other day some of the staff were out sick but were working from home. She believes the four-day work week is an incentive, would likely attract applicants and she doesn't have a problem with it.

Vice-Mayor Hanchar agreed with Councilwoman Williams and asked if Mrs. Odom, Ms. Cid or Mr. Slattery had any complaints, to which they all replied they had not. She then asked staff their opinions.

Ms. Cid said the four-day work week was one of the reasons she accepted the job. Ms. Danowski stated she agreed with Ms. Cid and added it is a blessing to have three full days off in a row. Mr. Slattery confirmed he hasn't had any complaints from his employees and it allows a couple of them to work a second job. He added he and his team do provide services when needed seven days a week. Mrs. Odom stated none of the staff have complained to her

and she enjoys the extra day to decompress. She explained all the Managers have a City cell phone and are available 24 hours a day. She confirmed the majority of the employees see this as a benefit and wouldn't be happy with it being taken away from them. Ms. Cid stated longer hours is also a benefit to the citizens and contractors. Mrs. Smith stated database management impacts have disappeared since the change to four days.

Mayor White stated this is one of the first topics he was involved in when he moved here. He said staff presented it to Council explaining it was necessary to keep morale up, retain current employees, allow working people better access to City Hall business and having the building open four days rather than five would provide a cost savings. He remarked he had issue with holidays that fall on Monday because six times a year staff would have only a three day work week. He stated he still has some issues with it but he believes the good outweighs the bad.

Councilwoman Cubbage said she would like to withdraw her request to add this to the Monday agenda.

Councilwoman Kenny stated there is sense in the community this is privileged, although she said she doesn't understand why we have to be a community that works so hard. She commented other countries have amazing schedules. She suggested City staff be sympathetic to others in the community that have to work five days or more.

Agenda Item No. 12 – Council Comments

Councilwoman Cubbage agreed with Kathy Dunn's earlier comments regarding the Wayfinding signs. She stated the total bill was \$226,200 and asserted the cost is unacceptable. She suggested piecemeal with 20 signs installed at a time. She shared she loves Crystal River's signs and they work with Kustom Glass. She said she spoke with Kustom Glass and she shared several businesses Kustom Glass has contracted with. Councilwoman Cubbage said she likes the idea of working with a local company and she stated Kustom Glass is interested in talking with us. She asked for this to be added to Monday's agenda.

Mayor White stated he likes the idea of the signs, but he thinks we can find a better price. Mrs. Odom inserted they should keep in mind the price includes installation. She also stated by using the company in Weston we would not have to go out to bid. She explained we couldn't simply choose to do business with Kustom Glass without going out to bid unless we can piggyback on Crystal River.

Ms. Cid said it is 60 signs total and she has gathered more information regarding a piggyback contract. She revealed the quote received is not an apples to apples comparison. She explained we will not be able to piggyback with Weston after all and the Wayfinding signs will have to go out for bid. She reminded everyone the CRA funds are specifically for Wayfinding signs and having the entire area done at once would make a bigger impact on beautification.

Mrs. Odom stated if we have to go out for RFP, a larger quantity of signs would give us a better price. Mayor White agreed and said he would like the whole thing done at once and when we go out to bid, we will find the best price. Ms. Cid asserted the sign price speaks to the quality and it is important to have an open mind about the City looking different.

Vice-Mayor Hanchar commented Ms. Cid did speak to a local business and they didn't have the capability to do the job as designed.

Councilwoman Kenny stated we finally have someone who is really looking into design elements and branding. She said the design is of utmost importance and she said she is confident Ms. Cid will be able to do a good job for us.

Agenda Item No. 13 – Department Head Comments

Mr. Slattery stated the Cedar and Ohio Street road resurfacing is scheduled to start April 11th. He shared the new truck he ordered has been received. He reported an incident on Palmetto Way and Magnolia where a garbage truck caused damage to an intersection and he is working with their insurance company for resolution. He stated he has been asked to participate on three advisory committees and for these he will be in Ocala a couple days a month. He stated the beautification volunteer group will be working at Blue Run Park to paint park benches this Friday.

Mrs. Smith stated tomorrow through February 18th asset inventory will be conducted by our property insurance company. She said the draft budget calendar for this year has been given to Mrs. Odom and the plan is to start a little earlier this year. She reminded Council of the CRA meeting at 5:00 p.m. on Monday, where she will provide the budget data.

Ms. Cid reminded Council she is the only one currently handling Community Development and asked for patience while she works to hire a replacement assistant. She reported she has a temporary employee along with Teresa Malmberg, who has been retained remotely for assistance and training. She said due to being short staffed the Main Street program has been put on hold. Mayor White commented he is nervous about her coming here and having been put into a high pressure situation.

Mrs. Odom stated the Property Rights Element Ordinance has been accepted by the DEO.

Chief McQuaig reported there was a robbery at the Sunoco station by gunpoint a little over a week ago and they took a substantial amount of money. He stated an Officer was on scene within 2 minutes. He said the department notified the County Sheriff and a high speed chase ensued. He commented he was pleased to report they caught the suspects, retrieved the gun and recovered the stolen money.

Chief McQuaig also reported an Officer sat on a drug house in town and a person who left the drug house committed a traffic violation. He said when the Officer pulled them over, they obtained a substantial amount of cocaine and drug money.

Agenda Item No. 14 –City Attorney Comments

Attorney Hand had no further comments.

Agenda Item No. 15 –Public Comments

David Porter, 11835 E. Blue Cove Dr., explained perfect communication is when he has a mental image and he is able to communicate so that you have the same mental image. He said with written communication an image can be swayed. He talked about the Ordinance regarding Blue Run Park commercial use and Marion County. He said his mental image is of people parking at KP Hole and getting out at Blue Run Park. He said last year there were a ton of people that parked at Winn Dixie and walked. He said the enforcement of how many people come out of Blue Run Park is going to vary.

Juliane Mendonca, 11894 E. Blue Cove Dr., spoke about Blue Run Park and she said she can appreciate Mr. Porter’s comments. She said she believes enforcement of the new Ordinance will involve many levels and thinks Mayor White should be present during the discussions with the Police department. She thanked Councilwoman Kenny for her persistence in understanding the topics. She thanked Councilwoman Cabbage for her comments regarding the hours of operation because today the staff has been here for 14 hours and important decisions are being made on hour 14. She said she hopes the staff can have other time off throughout the rest of the week. She commented she would like to hear about the barriers regarding the Main Street project.

Dave Koger, 119383 Palmetto Way, spoke about competitive bids and pricing. He shared he managed bridges in Oregon and he dealt with bids and RFP’s. He said at the time in Oregon anything \$15,000 or more had to go to bid and he worked to have it changed to \$50,000. He said at the end of a four-year period he saved the state a great deal of money by raising the limit.

The meeting was adjourned at approximately 8:51 p.m.

Attest:

Penna signature of:
Amanda Odom, CMC
City Clerk

Penna signature of:
William P. White, Mayor