

**City of Dunnellon
City Council Meeting**

Zoom Meeting

<https://dunnellon.zoom.us/j/89024824444?pwd=bkNmYVd6UWZOa3VjSzZBcFFHUEp4Zz09>

Meeting ID: 890 2482 4444

Date: February 14, 2022

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, February 14, 2022. 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 6:00 p.m. 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. Mayor White noted the meeting began 30 minutes late due to the CRA Board meeting running over.

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

Michelle Leonard, Assistant City Clerk

Julie Danowski, Records Clerk

Chief McQuaig, Police Department

Lt. Yox, Police Department

Corporal Raines, 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, February 10, 2022.

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.

Michael Karst, 12292 SE 111th Pl., came forward because he wanted everyone to know he was the person who started the insurrection at the White House. He said Trump is serving his second term and he wanted everyone in the government to stop lying about it. He stated he is a real American and we will get our Country back.

Juliane Mendonca, 11894 E. Blue Cove Dr., asked the Council, staff and residents to work together to develop a plan for proactive code enforcement, specifically to clean up old signs in the town prior to purchasing new ones. She presented a PowerPoint showing unsightly signs throughout Dunnellon including the electronic message signs along US41. She stated three electronic signs were too many within a ½ mile distance. She proposed working together with businesses, stating she personally reached out to Wendy’s regarding their signage. She asked Council to begin making plans to address the issue.

Glenn (and Kathy) Palhof, 5086 N. Citrus Ave., stated he belongs to the Dunnellon Chamber and Business Association. He said he provides lettering, printing, signs and laser engraving. He commented he could see the City needs some help and provided samples of his work. He provided pricing for the signs and stated a project does not need to be completed all at once.

Discussion followed regarding scheduling and an appointment with Ms. Cid and others who should be in attendance.

Consent Agenda

- 1. City Council Minutes**

- November 03, 2021 City Council Workshop Minutes
 - November 08, 2021 City Council Meeting Minutes
2. **Authorize The Mayor To Sign Agreement #AGR2021-15 Roadway Condition Assessment, DEO Grant Agreement #P0436**
 3. **Authorize Mayor To Sign Agreement #AGR2022-05 Roadway Condition Assessment, Kimley Horn IPO #100**

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 the motion passed 5-0.

Regular Agenda

Agenda Item No. 04 – Presentation – Take Stock In Children Of Marion County – Ashlie Gray, Mentor Coordinator

Ms. Gray could not make it due to a family emergency, so this topic will be rescheduled for the March meeting.

Agenda Item No. 05 – Recognition Of Historic Preservation And Planning Commission Board Members

Mayor White and Vice-Mayor Hanchar presented certificates to the members from these boards who were present. They thanked them for being a part of the City and helping to make Dunnellon great.

Agenda Item No. 06 – FY2021-2022 First Quarter General Fund Budget Update – Jan Smith

Mrs. Smith presented the first quarter budget update and stated this is a living, breathing document and these are the results as of December 31st.

Mrs. Smith started with revenues. She called out the year to date actuals and said a big portion of the amount is from a federal grant entitled “The American Rescue Plan Act”. She said we have 6 years to spend the funds. She stated we have received 28% of our revenues and because of ARPA funds, she projects we will have more revenue than budgeted. She reviewed several individual lines on the report such as charges for services, public safety and transportation. Mrs. Smith completed this section by answering Council’s specific questions including ad valorem taxes and what is received from the County.

Discussion followed regarding property taxes and the County. Mayor White commented we are running the City quite frugally.

Mrs. Smith shared the General Fund Expenses. She stated we are spending slower than the year is moving and the bulk of the revenue comes in late November, so the spending rate is typical. She

explained again how this budget is projected. She reviewed the individual department budgets and spoke of the increases and decreases within their budgets. She stated she is projecting a surplus at the end of the year because of ARPA.

Mrs. Smith shared the Reserved portion details providing information about the specific lines on the report. She stated the debt service is now under two million dollars. She explained there is three months of reserves in the event of an emergency and most of the reserves are fixed amounts. Mayor White said it is important for the people to know even though these figures are called reserves, there are expenditures planned for the monies. Mayor White asked what fund can be used for anything. Mrs. Smith responded the Unrestricted fund which contains \$1,688,522.17.

Agenda Item No. 07 – First Reading – Ordinance #ORD2022-03, Purchasing Policy Amendment

Mrs. Odom stated this Ordinance was created by Attorney Hand at Council’s direction last week. Mrs. Smith spoke to line 45 and said the \$15,000 threshold minimum has been increased to \$35,000. She covered other sections that have been changed and stated staff will still come to Council for any expenditure \$5,000 or greater. Mrs. Smith explained it provides the staff a lot more movement by not having to go out for sealed bids and it puts Dunnellon more in line with other governmental entities. She stated we will still require two quotes for anything under the \$35,000 threshold.

Public Comments

There were no public comments

Vice-Mayor Hanchar moved Ordinance #ORD2022-03 be read by title only. Councilwoman Cabbage seconded the motion. A vote was taken and the motion passed 5-0.

Mrs. Odom read the following into the record:

“ORDINANCE #ORD2022-03

AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA, AMENDING BIDDING AND PURCHASING POLICIES WHICH ARE SUPPLEMENTAL TO STATE LAW REQUIREMENTS; AMENDING SECTION 2-381 OF THE CITY’S CODE OF ORDINANCES WITHIN ITS PURCHASING POLICY; PROVIDING LEGISLATIVE FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT ORDINANCES; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.”

Vice-Mayor Hanchar moved Ordinance #ORD2022-03 be approved. Councilwoman Cabbage seconded the motion. A vote was taken and the motion passed 5-0.

Agenda Item No. 08 - Public Hearing - Ordinance #ORD2021-04, Property Rights Element Comprehensive Plan Amendment (Posted On The City Website On February 4, 2022 And In The Ocala Star Banner On February 9, 2022)

Mrs. Odom read the following into the record:

“All persons wishing to address the City Council will be asked to limit their comments to the specific subject being addressed. Public opinions and input are valued by the Council. However, it is requested that comments are directed at specific issues rather than personal comments directed toward the Council members or staff in order to foster mutual respect between Council members and the public.

Members of the public in attendance at public forums should listen courteously and attentively to all public discussions before the body; and focus on the business at hand. They shall refrain from interrupting other speakers; making personal comments not germane to the business of the body; or otherwise interfering with the orderly conduct of meetings.

Members of the public addressing City Council and boards/commissions on a specific project or proposal are requested to disclose any personal interest or relationship; and any business, professional, or financial interests with any individual, group, project or proposal regarding the subject matter under review. Members of the public should always err on the side of more public disclosure, not less, in order to provide integrity to the public process.”

Mayor White gaveled down and said “it is now 7:07 p.m. and I close the regular meeting and open the public hearing to discuss:

Ordinance #ORD2021-04 Property Rights Element Comprehensive Plan Amendment - Transmittal #CPA2021-01(Posted On the City's Website On 2/04/2022 And Advertised In The Ocala Star Banner On 2/9/2022)”

Staff Comment

Ms. Cid stated this Ordinance is required by the State of Florida. She explained the statute required local governments to adopt property rights elements into their Comprehensive Plans. She said it is to make sure the property owner’s rights, interests, ability to improve, protect and dispose of their property is considered during local decision-making concerning land use and zoning matters.

Public Comment

There was no public comment.

Mayor White gaveled down and said “it is now 7:09 p.m. and I close the public hearing held to discuss Ordinance #ORD2021-04 and reopen the regular February 14th Council meeting.”

Agenda Item No. 09 – Final Reading - Ordinance #ORD2021-04, Property Rights Element Comprehensive Plan Amendment

Vice-Mayor Hanchar moved Ordinance #ORD2021-04 be read by title only. Councilwoman Williams seconded the motion. A vote was taken and the motion passed 5-0.

Mrs. Odom read the following into the record:

“ORDINANCE #ORD2021-04

AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA, ORD2021-04, AMENDING THE TEXT OF THE CITY'S COMPREHENSIVE PLAN TO INCLUDE A PRIVATE PROPERTY RIGHTS ELEMENT AS REQUIRED BY GENERAL LAW; PROVIDING FOR TRANSMISSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE."

Vice-Mayor Hanchar moved Ordinance #ORD2021-04 be approved as written. Councilwoman Williams seconded the motion.

Council Discussion

There was no further discussion.

A vote was taken and the motion passed 5-0.

Agenda Item No. 10 – Council Liaison Reports And Comments

Councilwoman Cabbage stated Jim Gissy was recognized by the Little League Association for his donation to them. She invited Council to also recognize Mr. Gissy and include his wife Barbara. She explained Mrs. Gissy is the person who saw the needs of the Little League field and brought it to Mr. Gissy's attention. She suggested our Council recognize them with a plaque or a write up in the newspaper. Discussion followed with other presentation suggestions and staff's need to make phone calls to see if others were involved.

Councilwoman Williams stated the Dunnellon Chamber and Business Association sent her something regarding Dunnellon High School's needs for funding portions of the graduation ceremony. She asked if this is something Council can make a donation toward. Mrs. Odom stated donations need to serve a public purpose and Attorney Hand said he would look into it. Discussion followed with questions regarding donating to other area schools, monetary suggestions and needing specifics on what the donation would go toward should they be able to go forward.

Mrs. Odom read a portion of the letter received from the high school graduation coordinator into the record:

"I am writing you today to ask for your help. As the Graduation Coordinator, I am responsible for raising money to help cover the cost of graduation. This year's cost of graduation is approximately \$6,500. This cost covers the World Equestrian Center venue, live streaming the event so that family and friends can celebrate this important milestone, and replacing our decades-old white, high-honor stoles that have become stained and discolored. I would like to use a portion of the donations to replace them with red stoles that would hold up better, last longer and most importantly, give students that earn a 3.5+ grade point average the recognition they deserve."

Vice-Mayor Hanchar motioned to direct staff to donate \$250, as long as Attorney Hand returns with verification approving the public purpose. Councilwoman Williams seconded the motion.

Public comment:

Dominic Batista, 19860 SW 93rd Lane, suggested Mr. Gissy throw out the first pitch for the Little League opening and stated he supports the idea of the donation to the high school.

A vote was taken and the motion passed 4-0, as Councilwoman Cabbage had momentarily left the room and was not present for the vote.

Councilwoman Williams stated there was supposed to be a second meeting in September at the Boys and Girls Club regarding the Septic to Sewer project in Chatmire and it never happened. She shared the citizens finally got in contact with someone at FGUA last week and they are going to try to schedule the meeting in late March. Mayor White said he, Mr. Slattery and Mrs. Odom met with John Worrell and the project was moving forward. He stated the people in the Chatmire area are ok with the change now. Mr. Slattery stated he would follow up with Mr. Worrell tomorrow to see if they have another meeting scheduled and to find out who isn't responding to the residents.

Mayor White presented a handout on the Blue Run of Dunnellon Park bathroom project. He stated basically it is Jim Couillard's presentation and apparently the Council's decision to offer the extra funding brought renewed interest from the County. Mayor White reviewed the data and shared the cost of the current portable system. He stated the original restroom design is now quite a bit more expensive due to the rising costs of construction. He explained to reduce the price they will have to lose some of the amenities. He described the other possibilities presented by the County including a pre-cast model, a shipping container bathroom and a portable restroom on a trailer which is serviceable similar to a Port O' Potty. He shared Mr. Couillard recommended the pre-cast model with an estimated price of \$302,376. Mayor White reviewed all the options which include accepting one of the suggestions by the County or let the County know this is our signature park and we still want the original restroom plan.

Vice-Mayor Hanchar stated the precast model doesn't seem that bad but we need to see what it looks like in person before we make a decision. She also pointed out since KP Hole's revenue is approximately \$900,000 with their people exiting the river in our City they can afford a better restroom.

Councilwoman Kenny stated the selections are a real disappointment for as long as we have waited and as hard as we have worked. She said it isn't just our people but also those using KP Hole park. She commented she would rather they do nothing than put up any of these options because it would cheapen the park.

Councilwoman Williams stated she uses the park a lot and had been forced once or twice to use the Port O' Potty. She commented it is embarrassing when people come from out of town and see we do not have a nice restroom at this park.

Agenda Item No. 11 – Department Head Reports

Mr. Slattery reported the beautification volunteers got together with Rainbow River Conservation and repainted the park benches at Blue Run Park. He said it took about three and a half hours from start to finish.

Ms. Cid stated Code Enforcement has continued to work reactively due to having only one employee. She commented there is only so much he can do.

Mrs. Odom shared she has advertised for a Planning Assistant and one application was received so far, but it was rescinded. She stated they have advertised on Career Source and are working with Express Employment Professionals Agency.

Walk On

Chief McQuaig stated he has an annual MOU Agreement with the Florida State Attorney at the 5th Circuit Court. He explained he needs this to be able to prosecute and without it we would have to go to the Magistrate which is very expensive. He said he is requesting the Mayor to sign it. Attorney Hand said this is a standard Agreement and a good one but he did make some updates.

Councilwoman Kenny asked about the difference between criminal and non-criminal violations. Attorney Hand stated it would be considered criminal if you can go to jail for it.

Vice-Mayor Hanchar motioned the Mayor sign the MOU Agreement between the Dunnellon Police Department and the Florida State Attorney's 5th District Court. Councilwoman Williams seconded the motion. A vote was taken and the motion passed 5-0.

Department head reports continue

Chief McQuaig reported last month there were 3 burglaries in KP Hole and 1 burglary at Blue Run Park. He stated when most people go to a park they put their valuables under the seat. But he asserted if someone really wants to protect their valuables they should put them in the trunk.

Mrs. Odom said the Shade Shelter RFP has been published and she should receive responses by February 24th. She stated the soonest she could get the CRA notice for the former Souls Harbor Church into the paper was February 16th and that is when the 30 days will start. She reminded everyone about Marion County Days on March 26th where City staff will be volunteering their time at the City of Dunnellon tent.

Brenda D'Arville, 11661 Camp Dr., asked if there has been another special meeting for the Police Department scheduled yet. Mayor White answered not yet. Mrs. D'Arville said she was referring to Mr. Shepherd's presentation and stated it has become apparent that we don't have a level 4 coded building in town. Mayor White agreed and said we are in a position to build new.

Agenda Item No. 12 – City Attorney Report

Mayor White asked Attorney Hand about ideas on how to implement enforcement of the Blue Run Park Ordinance prior to a meeting with the County in March. He also mentioned there was supposed to be information forthcoming about the boat ramp and parking fees. Attorney Hand

stated he would get with Chief McQuaig regarding enforcement and staff will report back at the next Workshop regarding the boat ramp and parking fees.

Agenda Item No. 13 – Adjourn

At approximately 8:17p.m. Vice-Mayor Hanchar moved the City Council meeting be adjourned and Councilwoman Cabbage seconded the motion. A vote was taken and the motion passed 5-0.

Attest:

Penned Signature of
Amanda Odom, CMC
City Clerk

Penned Signature of
William P. White, Mayor

P:\minutes council meeting\20220214.doc