

**City of Dunnellon**  
**City Council Workshop**

<https://dunnellon.zoom.us/j/82584401770?pwd=NVNORzVNYINHcUp2bERkS2Frc2ZhZz09>

Webinar ID: 825 8440 1770

Date: December 08, 2021

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](mailto:modom@dunnellon.org)

Members of the public who wished to participate were encouraged to register in advance by Noon on Wednesday, December 08, 2021.

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

Mayor White called the meeting to order at approximately 5:33 p.m. and led the Council in the Pledge of Allegiance. He asked if any invitee or volunteer was present to open with prayer. Pastor Tom Welch provided the invocation.

**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 Mike McQuaig, Police Department

Troy Slattery, Public Works Manager

Georgina Cid, Community Development Manager

Julie Danowski, Records Clerk – via Zoom

Lt. Shane Yox, Police Department

Michelle Leonard, Assistant City 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 Wednesday, December 01, 2021.

Mayor White welcomed everyone and covered public and Council meeting etiquette. He asked for a photo of Paul Marraffino to be posted on the screen and he shared information regarding everything he has done for the City in remembrance.

Mayor White said the Council is strongly opposed to the proposed turnpike extension. He invited people to speak to items other than this first. He then took a poll to see how many people in attendance lived in the City of Dunnellon and then the surrounding area.

### **Agenda Item No. 1 – Public Comments**

Susan Jones, 20804 W. Pennsylvania Ave, Rainbow Springs Art Coop, stated they had a pop up show a couple weeks ago which was well attended. She shared the building has facility issues and Mr. Slattery is aware of them. She added there was an electrical failure and the building has been without air conditioning for a month. She commented they have extended hours for December.

Juliane Mendonca, 11894 E. Blue Cove Dr., spoke regarding the success of the Christmas parade. She suggested a better plan for clean-up next year.

Art Jones, 12163 Palmetto Way, stated there is a legislative delegation on Friday in the Inverness Court House and Representative Ralph Massullo, who is running for senate, is going to be there. He stated legislative funding was obtained for clean-up of the Crystal River and he would like to see the same achieved for the Rainbow River.

Dave Porter, 11835 E. Blue Cove Dr., said he was shocked by the passing of Mr. Marraffino and spoke fondly of him. He shared a bit of Mr. Marraffino's personality and accomplishments, stating he was the true spirit of volunteerism.

Ernie Mills, address not provided, thanked Council for considering his lien relief request.

David Koger, 11983 Palmetto Way, stated in reference to the SW corner of Rainbow River Bridge over 484, the FWC is finalizing regulations for protecting waterways from being degraded by traffic. He offered to work with the City, in a volunteer capacity, to review the new regulations and see what they can do together to keep foot and boat traffic down. He is asking for support. Mayor White suggested he reach out to Mrs. Odom to obtain information on how to reach the Rainbow River Conservation Group.

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

Judy Terwilliger provided the monthly report.

- **Membership Update:**

*Branch of Hope, Inc.*

*Grace for Today Massage Therapy*

*J n' C Pressure Washing*

*Law Office of Lora L. Wilson*

*Workout Anytime Dunnellon*

- **Christmas Parade Update:**

*The parade was a success. We had 27 floats with 436 participants. There were many spectators, live-streamed by Al's TV & Satellite, and can be found on YouTube.*

- **First Saturday Market Update:**

*Our first market in the park was very successful. We had 27 vendors. The feedback from both shoppers and vendors was excellent. People seemed to be happy about having it at the park as there was plenty of parking, and the vendors were easily accessible. They say they saw good sales and would be back. It was nice to see children playing on the basketball court and the playground.*

- **Turnpike Survey:** *Most of the responses we received back most would like to keep it rural.*

- **Upcoming Events:**

*December 11, Santa in the Park at Ernie Mills Park 4:00 p.m.-7:00 p.m.*

*December 12, Women's Club of Dunnellon Christmas Brunch 11:00 a.m.-2:00 p.m.*

*December 15, Ribbon cutting at All Florida Home & Title at noon.*

*December 15, our 3<sup>rd</sup> Business After Hours at Ocala Eye at 5:30 pm.*

*December 16, City of Dunnellon Tree Lighting 5:30 - 6:00 at City Hall*

*December 16, The Greater Dunnellon Historical Society will host their holiday party and cookie exchange starting at 6:30 pm at the Dunnellon Historic Train Depot.*

- **Other:**

*On December 2, we painted the Chamber building. I would like to thank our volunteers from the DCBA, Home Depot, Habitat For Humanity, Public Works (Troy Slattery for cooking), Dunnellon Police Department Off Duty Officers, Steve Tallman (Nature Coast Web Design), Ron Hipner (Kangen Water), Danielle Stevens (Stevens Labs) & Michelle Wooten (Brannen Bank)*

*The Next Dinner Mixer will be in February the Date, and the venue is T/B/A*

*Our Next Chamber Board Meeting Will Be December 14, at 6:00 p.m.*

*There will not be a First Saturday Market in January as it falls on January 1st.*

*The Next First Saturday Market in the Park will be February 5th, from 8:00 a.m.-2:00 p.m.*

## **Agenda Item No. 3 – Board Reports**

Brenda D'Arville, 11661 Camp Dr., stated she is looking forward to bringing back the Main Street program. She commented there is still a vacancy on the Planning Commission for an alternate and if anyone is interested in serving, they can speak with Ms. Cid.

**Agenda Item No. 4 – TPO Update On The Northern Turnpike Extension – Rob Balmes, TPO Director**

Mayor White stated the turnpike extension announcement just came out within the last couple of weeks. He said he will ask Mr. Balmes to share what he knows prior to public comment. He suggested those in attendance keep in mind this turnpike extension is a State of Florida project and Mr. Balmes is not a part of FDOT. He said Mr. Balmes is here only to provide information. Mayor White asserted the City of Dunnellon is a critical component in the proposed turnpike corridors and will be impacted regardless of the direction FDOT chooses. He believes all routes would create a disastrous impact to the Rainbow River.

Rob Balmes, Director of the Ocala/Marion Transportation Planning Organization, stated his focus is technical in nature to help educate and inform the citizens. He said at this point in the process, Efficient Transportation Decision Making (ETDM) is being undertaken to help analyze alternative corridors. ACE, Alternative Corridor Evaluation, is a process for preliminary screening prior to an in-depth study and helps them to see where all the issues are along the corridor. Mr. Balmes stated there will be a number of state agencies reviewing these reports and the result is to identify one of those corridors to move forward with. He said the public engagement piece is very important and he suggested Dunnellon invite the Florida Turnpike Enterprise to speak at a future meeting. He said he believes they would be happy to entertain the opportunity. He also suggested the citizens review the public portal on the FDOT website where one can track the project, as well as a suggestion to attend another meeting tomorrow night.

Vice-Mayor Hanchar asked Mr. Balmes to share the role of TPO once a project is brought forward. Mr. Balmes said it is entirely up to the governing board and TPO will follow whatever direction is given to them.

Mayor White provided FDOT charts, which showed the current path of the existing turnpike and the four possible paths of the expansion. Mayor White stated, according to FDOT, all routes are in an attempt to relieve the bottle neck on I-75 and try to connect with SR19. He shared the detrimental effect each path would create, especially to the sensitive Rainbow River and recharge area. He stated the statute has already been passed and approved, but if we want to stop something in the legislative process it needs to be done in the beginning.

**Public Comment –**

Charles Lee, 1101 Audubon Way, Maitland, said he is hopeful the Council will focus on the Northern two routes and send a clear message to FDOT with copies to the Governor and his delegation. He referred to the M-CORES taskforce and said the two northern corridors should be ruled out right away. He suggested Council contact other commissioners to support Commissioner Bryant since this is her area. He stated he hopes for a quick engagement to get these off the table quickly.

Debra DiRosato, 12834 SW 98<sup>th</sup> St., said she believes there is a lot of anxiety for people in general. She said she hasn't seen anything comprehensive showing what subdivisions will be involved. She states people should know the impact to themselves and the environment. Vice-Mayor Hanchar stated they can go online, put in their address and find out if their home is impacted.

Bob Jewett, 11170 SW 121 Ave., stated he is against it.

Mrs. Odom said Jean and Bill Kline, 13470 SW 80<sup>th</sup> St., emailed their opposition and simply stated "No Build".

Burt Eno, 9220 SW 193<sup>rd</sup> Circle, stated he is the President of Rainbow River Conservation and their duty is to protect the Rainbow River from harm. He asserted he was floored by this proposal. He said RRC, along with other entities, including a member from FDOT had a meeting with the Wildlife Corridor recently. He shared how they discussed Dunnellon as being the nucleus of the Wildlife Corridor on this side of the State. He said he doesn't believe the turnpike is being planned to relieve traffic on I-75, but rather to simply create work for FDOT employees.

Ed Mann, 14 NW 210<sup>th</sup> Ave., stated he moved here from Manhattan. He shared his reasons for relocating to our area, including getting away from the noise and traffic. He said he enjoys hearing the sounds of nature now, but one of the proposed routes goes right through his property. He commented this has become his home and the financial impact of losing it will be devastating.

Sharon Cassain, 5300 SW 186 Ct., Lake Tropicana, stated she went to the FDOT meeting in Ocala yesterday. She said she lives on the blue line and these are large homes on this route. She commented she is definitely against the road.

Iris Cahtle, 1699 NW 165<sup>th</sup> Ct. Rd., stated she is a farmer and moved here from Chicago. She said one route would go right through her property. She said everyone in this room is part of the State and Tallahassee is messing with livelihoods. She commented the citizens are pleading to keep their little piece of rural land. She stated even if she wanted to move now, she couldn't sell her property because no one will buy it knowing there is a highway coming through.

Mayor White took a poll of the room and asked for a show of hands for those with no position, those for the toll road and those against the toll road. All persons present were against the toll road.

Jeffery Baldanza, 13900 SW Hwy 484, stated he and his neighbors' homes are right in the bullseye and the toll road will wipe out all their homes. He shared he moved there specifically because the house is right in the Greenway. He said he believes it would be a loss of \$90,000 because the State will not give him what he put into his house and land. He suggested everyone needs to get together and stop it before it grows.

Thomas Lowry, 17400 SW 47<sup>th</sup> Lane, stated he creates four newspapers from his home in the woods. He stated this has come up before and they keep coming back. He stated we have to figure out how to stop it for good. He shared about the gas line coming through three of his parcels and he watched the destruction of nature. He commented there is a lot of trickery going on. He stated there were three choices when he went to Gainesville in the past, but not a choice for no road at all.

Carrie Homer, 2050 SW 36<sup>th</sup> St., said she is new to the area and came to Dunnellon from the West Coast. She stated this is her first home and she has horses, chickens, dogs and neighbors. She said she believes if she has to leave the value of her property would be so low they won't have anything. She expressed she wants the politicians to know they are not a bunch of Podunk people who don't know anything. She said FDOT thinks this is going to be great for Dunnellon but it's not and we need to find out who prospers from this.

Michael McGrath, 3630 Piazza Dr., Fort Myers, stated he is an organizer for the Sierra Club of Florida and he wanted to let the public know that 93% of public comment during the M-CORES was in opposition to the toll roads. He stated they had an army of volunteers who submitted public record requests to the State, gathered information and physically counted the comments. He asserted the only people that are for this project are the asphalt companies and other organizations that will profit from it. He said we need to show solidarity with our neighbors and encourage Council to pass a No Build Resolution encouraging FDOT not to put a road through the area.

Jeff Slauson, 1900 NW 13<sup>th</sup>, offered his thanks to Council for giving the citizens a voice. He commented the meetings from last night were a sham and didn't allow people an opportunity to speak. He stated the standard of eminent domain is for the public, but they said last night it is for the strategic interest of the State, not the public.

Don Wurley, 4479 SW Floral Ct, shared he lived in Chicago for 55 years dealing with bad roads, traffic, congestion and people. He came to Dunnellon, fell in love with the Rainbow River and can't think of a better place to live. He said for that reason, he votes no.

Daryl Henmen, 1884 SW 27<sup>th</sup> St., said the real problem is they are going to build something regardless of public concerns. He asked why they wouldn't enlarge US27 and widen I-75,

which are already there. He commented No Build isn't going to work, but rather encourage them to build where it makes the most sense.

Gloria Edwards, 13892 SW Hwy 484, said if they are so proud of their roads why didn't they put the roads on the flyer they sent out.

Amber Serena, 11426 SW Hendrix Dr., stated her family owns 100's of acres in this area. She said she moved up here from Naples and if anyone tries to pull her from the land it will be by her dead body.

Nancy Voght, 20401 SW 80<sup>th</sup> Pl Rd., commented with concerns about big machines and sink holes into the water that feeds Rainbow Springs. She stated Rainbow Springs is a protected area, but they want to run a road through it. She commented Florida is running out of water and there is State discussion regarding recycling waste water. She asked why they would risk ruining one of our fresh water supplies.

Kurt Reed, 1066 SW 180<sup>th</sup> Ave., stated he is the Vice President of the Rio Vista Homeowners Association. He suggested everyone collectively write to Governor DeSantis.

Anna Barber, 19560 SW Eagle Dr., suggested everyone write to Joe Harding, our area representative. She stated he sits with the Governor in his chamber. She said if everyone gave him the letters he will take it to the Governor.

Cheryl Brown, 12750 SE 103<sup>rd</sup> Lane, stated the aquifer is what we need to be most concerned about. She said it starts in the Goethe Forest along with endangered species. She said she has seen roads go through where they promised not to touch the wetlands, but filled them in anyway. She said they are talking about going through Steeple Chase, which is a large horse community.

Paulette Stout, 19551 SW 36<sup>th</sup> St., commented she has been a horse trainer all her life and she came to Ocala because it is the horse capital of the world. She said there is no place else like that and once you destroy it, it's gone. She stated the better alternative is widening US27 and I-75.

Stacy Tobin, via Zoom, 11951 SE County Rd 337, said this is her first home and she has concerns over the wildlife in the area. She stated, just say no to the road.

**Council discussion:**

Mayor White gave a very sincere thank you for each person's input.

Councilwoman Cabbage thanked everyone who came out tonight. She said the turnpike is a waste of taxpayer money and we need to pressure our County Commissioners to do what is practical by utilizing the roads that are already in existence. She said she attended a Horse Farms Forever Conservation summit recently and she believes Ocala is on the fence about it. She stated Kevin Sheilley's thoughts are that Ocala is becoming a logistics hub and corporations are adding to the employment potential.

Mayor White commented we can certainly let the County know our position and hopefully they will agree so together we could present to the state.

Councilwoman Kenny said she agrees to extend a letter to the legislators and the Governor. She commented the sooner we become active the greater our ability to stop it.

Councilwoman Williams shared she was imagining herself in the citizens position. She said she would not want to lose what she had built either. She stated she is in agreement with the No Build stand they have taken.

Vice-Mayor Hanchar thanked everyone for coming. She stated she was the Chairwoman for the TPO of Ocala during M-CORES and she shared the history of those discussions. She stated she doesn't believe this is about a hurricane route. She said she has fought this for years. Vice-Mayor Hanchar declared we listened to you then and we are listening to you now.

Mayor White stated the worst thing a person can do is to get in their car and try to out run a hurricane. He commented for the State to use safety as an excuse is counter intuitive. He asserted he is very clearly against it and Dunnellon was clearly against it during the M-CORES. He suggested Council instruct staff to prepare a Resolution and letter to be ready for discussion at Monday's meeting. He stated the City will let the surrounding Counties, Representatives and Governor know that Dunnellon is against this. Consent was received from Council to direct staff to draft a letter and Resolution.

Mayor White called for a break at 7:38 p.m. and the meeting reconvened at 7:50 p.m.

**Agenda Item No. 5 – Presentation – EV Charging Stations – Joe Josephson**

This presentation has been postponed until the January 5, 2022 Workshop.

**Agenda Item No. 6 – Presentation – Take Stock In Children Of Marion County – Ashlie Gray, Mentor Coordinator**

This presentation has been postponed until the December 13, 2021 Meeting.



**Agenda Item No. 7 – Code Enforcement Lien #2013-13, 20689 W. McKinney Ave. – Ernest Mills**

Jan Smith stated she was approached by Mr. Mills regarding a lien on a property he purchased in November. He is asking for consideration for relief of the lien. She shared the lien was placed on the property in 2013 for demolition of a house. Staff recommendation is to wave the accumulated interest and settle for the original lien amount. She stated it should be conditional that the lien is paid in full within 12 months.

Mayor White asked for clarification of the conditions. Mrs. Smith stated Mr. Mills would have 12 months to pay the \$5,370 and if it isn't paid the interest would continue to accrue.

Council agreed to add this to the consent agenda.

Attorney Hand stated this process typically involves a quasi-judicial hearing, but since Council already agreed it would be recommended to proceed without the hearing.

**Agenda Item No. 8 – Presentation Of Proposals – Notice Of Intent To Dispose Of Public Property Bid #BID2021-02, 11808 N. Ohio Street**

Mrs. Odom read the agenda summary into the record:

*“On October 11, 2021 during the regular city council meeting, City Council adopted Resolution #RES2021-17 declaring city owned property located at 11808 N. Ohio Street as surplus property. During the same meeting, City Council authorized staff to advertise the Notice of Intent (BID#2021-02) in accordance with F.S. 163.380. Staff advertised the Notice of Intent on the City Website, Riverland News, Ocala Star Banner and Citrus County Chronicle. The deadline to submit proposals was November 15, 2021. The City received one offer on November 15th from Foxfire Realty representing the prospective buyer in the amount of \$325,000. The proposed contract contains an additional term that the seller (City) execute a 10 year lease with the buyer. On November 16th we received a second offer from Attorney Art Fisher in the amount of \$275,000. If the offer from Mr. Fisher were to be considered, we are required to re-advertise for another 30 days since it was received after the deadline. If Council chooses to reject all proposals, staff recommends utilizing a real estate agent to market the property. We are in receipt of two offers to provide this service: Foxfire Realty and Bricks and Mortar Real Estate Development. Both appear to be highly qualified.”*

Mrs. Odom stated council can consider all the proposals or reject all the proposals.

Vice-Mayor Hanchar stated Vickie Morrison is the licensed broker for Bricks & Mortar. Vice-Mayor Hanchar assured Council she wouldn't receive anything personally from their utilizing this realtor, but was concerned about a conflict if she voted. Attorney Hand offered to look into it.

Councilwoman Williams suggested accepting the offer with the most money, to keep the building from sitting empty.

Councilwoman Kenny and Councilwoman Cabbage agreed to accept neither offer.

Vice-Mayor Hanchar explained to Council the differences between the offers and stated the one with the monthly buyback isn't a logical choice. She stated as a real estate professional she wouldn't accept either offer, but asked if Council could counter offer. Attorney Hand responded with yes they can negotiate and provided further information regarding offers.

Mayor White stated he rejects both offers as they are not competitive. He suggested Mrs. Odom recommend real estate agents to work with.

Council agreed to add this topic to the regular council meeting agenda.

**Agenda Item No. 9 – Cedar And Ohio Street Roadway Project Bid #BID2021-03 Results And Awards Recommendation**

Troy Slattery shared the bid opening results and stated of the four bids received, the lowest bidder was Ranger Construction. He said after review, staff agreed with the findings of Kimley-Horn and recommends accepting the bid of Ranger Construction.

Councilwoman Kenny said she assumes Kimley-Horn knows they are an efficient construction company capable of doing the work. Mr. Slattery stated while they have not yet worked with Ranger Construction, Ranger Construction has worked with the County and the City of Ocala. He said they are a local company and he is confident it is a fair price.

Council agreed to add this topic to the consent agenda.

**Agenda Item No. 10 – Proposed Ordinances**

**ORDINANCE #ORD2021-02 – Blue Run Park**

Attorney Hand stated the draft Ordinance has gone to planning and all the partners. He said no one has rejected it and Council has a copy in front of them with a couple recommended changes. He talked about a change on page 4 referring to golf carts and page 6 regarding KP Hole Shuttle Service. He said there were no loop holes regarding commercial use, but with the change it now matches the Management Plan.

He mentioned the effective date of the Ordinance has been changed to April signifying the start of the season and to allow time for providing notice to the citizens.

**ORDINANCE #ORD2021-03 – Animal Control**

Mr. Slattery stated this was brought to council several months ago and has been a challenge in the City for years. He said the best direction for the City would be to adopt the Animal Control Codes of Marion County. He asserted it expedites the process for citizens who need animal control and he has discovered other municipalities have also adopted the County's Code.

Councilwoman Kenny asked about the issue with chickens. Mr. Slattery explained chicken keeping can be monitored separately because it does not fall under animal control. Attorney Hand inserted the legal explanations for the chickens and animal control. Further discussion followed regarding agricultural rules. Council agreed to add this to the consent agenda.

**ORDINANCE #ORD2021-04 – Private Property Rights Element**

Ms. Cid stated during the 2021 Legislative Session they amended the laws in Chapter 163, which now requires local governments to adopt and include a private property rights element within their respective Comprehensive Plans for any proposed plan amendment initiated after July 1, 2021. She confirmed this Ordinance has been reviewed by the Planning Commission and they agreed to present it to Council for approval. Attorney Hand stated this is required and contains minimally invasive language.

Councilwoman Kenny stated it is getting confusing with people regarding properties on the river. She asked about a new state statute where a property owner can basically do whatever they want, referring to Airbnb's. Attorney Hand replied there isn't a statute that states that, but when government is making decisions they have to consider property rights.

Council agreed to add this to the regular meeting agenda.

**Agenda Item No. 11 – Kimley-Horn IPO #99 For Design And Construction Plans For Mockingbird Drive And Blue Cove Drive Roadway Project Agreement #AGR2021-32**

Mr. Slattery stated upon review with the engineers, it was decided to include a short section of the roadway which ties these intersections together. He said the proposal is to design and create the construction plans at a cost of \$33,600. He commented if we start now, by the time we finish with the Ohio Street and Cedar Street project we will be ready to begin on this one. He asked Council to approve this IPO.

Mayor White requested clarification regarding the fee, as it sounds high. Mr. Slattery explained the amount of work that needs to be done by the engineers, but offered to conduct a comparison prior to Monday.

Councilwoman Cabbage asked if the City works with other engineering or construction firms to obtain cost comparisons. Further discussion followed regarding the contract with Kimley-Horn and the fee involved. Council agreed to add this to the regular meeting agenda.

**Agenda Item No. 12 – Public School Facility Planning Working Group**

Ms. Cid said there is an effort to maintain effective communication strategies between the City of Dunnellon, Marion County, Marion County School Board and other governmental entities. The goal is to share operational and maintenance responsibilities with public school facilities. She stated staff recommends Council honor the Marion County BOCC request to assign a city representative along with a councilmember to participate in the process of updating, or repealing the interlocal agreement for Public School Facility Planning with a more current version.

Further discussion followed with Mayor White requesting to discuss the topic with the other liaison topics coming up. Council consented to add this to the regular meeting agenda.

**Agenda Item No. 13 – Boat Launch/Parking Fee – Mayor White**

Mayor White provided background information from past discussions regarding the possibility of a boat launch fee and a parking fee. He said he would like input from Attorney Hand regarding how and where these kinds of fees may be spent. He said he believes this could possibly be a significant revenue source.

Vice-Mayor Hanchar suggested staff look at other boat ramps and come back with recommendations.

Attorney Hand stated Florida law indicates user fees cannot be used as a general income generator. He said the fees need to be spent within the system that generates them.

Mrs. Smith inserted monies collected for this would have to be spent on the ramp and the dock. Attorney Hand stated it would need to be spent in the parks and recreation system for boating related activity, but not necessarily just the boat ramp area.

**Agenda Item No. 14 – Letter Of Support For Marketing Grants – Visit Florida, Councilwoman Cabbage**

Councilwoman Cabbage spoke about the Dunnellon Chamber and Business Association building, a magazine and advertisements to help Dunnellon's development and growth. She stated Dunnellon doesn't have any type of advertisement to give its visitors. She stated normally grants for this are given to larger cities; however, Dunnellon has a great deal of visitors. She is hoping to help Visit Florida see that we are an area to consider.

Council agreed to add this to the consent agenda.

**Agenda Item No. 15 – Council Discussion – CRA Advisory Board**

This item was postponed to the January 5, 2022 Workshop.

**Agenda Item No. 16 – Council Discussion – Police Facility**

Mrs. Odom stated an appraisal and market value for Gruff's Restaurant was received. She stated Rhodes and Rickolt of Ocala were used to prepare the appraisal and they quoted a total of \$3,000 which included an estimate of the market value.

Mayor White stated there were two appraisal methods and both came to \$1.3 million. He said his issue is with the "best use" concept. He believes the appraisal is what the building is worth as a restaurant, not the value of what we would use it for.

Vice-Mayor Hanchar offered an explanation of what appraisals are for. She stated the parking spaces have value and is not something an appraiser can provide. Mayor White said he understands, but it doesn't give us the information we need.

Mrs. Odom read a section from the quote into the record.

*"Due to the age of the subject building and the resulting subjectivity regarding depreciation estimates, as well as the irrelevancy of this approach in the current market, the Cost approach was not developed."*

Councilwoman Kenny stated the appraiser knew how we intended to use the building. She asserted it was for them to tell us they couldn't appraise it the way we asked.

Councilwoman Cabbage suggested putting it on Monday's meeting agenda for discussion of an alternative evaluation of the property.

Further discussion continued regarding the appraisal, appraiser comments, what Council would have preferred to see and why they appraised it that way.

Mayor White asked if the building was purchased for \$950,000, what would be the additional cost for refurbishing. Chief McQuaig stated Patrick Sheppard would have a price available by Monday. He stated it would be a ball park number.

Mayor White stated we know generally what it would cost to build the modular facility; we knew the former Souls Harbor Church amount and now we are looking for a comparison. Chief McQuaig stated we need to take into consideration the parking lot is already there. Further discussion continued regarding parking lot paving expenses and it was decided there was over \$300,000 in pavement at Gruff's restaurant, a new roof and the building is already hardened. Mayor White stated it is one of the best built buildings he has seen.

Council agreed to add this topic to the Regular Agenda.

**Agenda Item No. 17 – Liaison Assignments**

This agenda item has been postponed. Mayor White directed staff to email a list of liaison assignments to Council.

**Agenda Item No. 18 – Council Comments**

Councilwoman Williams stated a lady in Dunnellon accidentally locked her keys in her car. She praised Chief McQuaig for sending someone to help her.

Councilwoman Cabbage stated Dunnellon had the best Christmas parade in the state of Florida. Mayor White agreed and said it was a big event with many people and not one arrest or problem.

Mayor White stated he had a phone call with Marion County Commissioner Kathy Bryant. He said she informed him an individual in the County offered to donate \$50,000 to the Little League Ball Park if the County would match and they agreed. He exclaimed the Little League is going to get \$100,000!

Vice-Mayor Hanchar shared the local cheerleaders won 2<sup>nd</sup> place at Regionals and were advanced to Nationals. She stated thanks to their fund raising efforts, they were able to go to Nationals in Orlando where they achieved 5<sup>th</sup> place. Vice-Mayor Hanchar thanked those that contributed to the fund raising and praised the team for their success.

**Agenda Item No. 19 – Department Head Comments**

Mrs. Smith stated the Auditors will be here next week to begin the annual audit.

Ms. Cid requested commendation for Dan Adams for going above and beyond the call of duty. She stated he provided advisement regarding an issue at the Dinner Bell Motel, which could have been a life threatening event. Mayor White directed staff to prepare a letter of commendation for Mr. Adams by Monday.

Mrs. Odom stated we have invited the volunteers who worked on the landscaping at City Hall to the Monday meeting. She stated Vice-Mayor Hanchar asked staff to create certificates of recognition to present to them.

Mr. Slattery stated the City Beach pavilion is complete and the electricians for the art gallery will be there at 9:00 a.m. tomorrow morning. He said the police building has been completely re-plumbed and a backflow device was installed. He shared the Fire Department has had issues with the bay doors, but they are now fully functional. He said, lastly, FGUA has rescheduled a hydrant repair for December 17<sup>th</sup>.

**Agenda Item No. 20 – City Attorney Comments**

Attorney Hand spoke to Councilwoman Kenny about her question regarding vacation homes. He shared that FL Statute 509.032.7b states local law enforcement may not prohibit vacation home rental, nor regulate the frequency and duration of vacation home rental.

**Agenda Item No. 21 – Public Comments**

Scott Kiefer, 9075 N. Cedar Cove Rd., stated it is not a wise idea to sell the former Souls Harbor Church, a building we already own, and is already fortified. He believes egos or political promises are trying to be kept and he strongly asked them to reconsider. He followed by providing the positive aspects of the building, and his reasons for the request.

Dominic Batista, via Zoom, 19860 SW 93<sup>rd</sup> Lane, spoke regarding Commissioner Bryant’s call and the donation to Dunnellon Little League. He stated he watches the County meetings and was somewhat shocked by the full presentation on the Little League topic. He suggested the Council members take some time to watch that particular segment of the County meeting. He said he found it curious there wasn’t a representative from the Little League or the City of Dunnellon there.

The meeting was adjourned at approximately 9:38 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