

City of Dunnellon
City Council Workshop

<https://dunnellon.zoom.us/j/87154123627?pwd=S25qcWV4bEZ1ampPM1ZldHNYU2Vwdz09>
Webinar ID: 871 5412 3627

Date: January 05, 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, January 05, 2022

Call to Order and Pledge of Allegiance:

Mayor White called the meeting to order at approximately 5:35 p.m. and led the Council in the Pledge of Allegiance. He 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 Cubbage, 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, December 29, 2021. The agenda was amended on December 30th to update backup for item #9, add backup to item #10, and to add items #14, #15 and #16.

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

Agenda Item No. 1 – Public Comments

Paula Koger, 11389 Palmetto Way, stated there is a public issue with people parking in her business lot and urinating on her property. She complained of general distress over people in the water being loud and rude. She pointed out there is a piece of property adjacent to her business where ownership has not been identified and the public is utilizing it to access the river. She requested something be done to prevent the public from having access to their property via the vacant property.

Mr. Slattery stated he has looked into it and there have been no solid findings about the property. Mayor White asserted we need to provide Mr. and Mrs. Koger an answer. Attorney Hand said he will look into ownership and provide more information at the February meeting.

David Koger, 11389 Palmetto Way, stated the original permit for that property was a joint venture between the City and the County. He reported the upper half is a park and the bottom half is a bio retention area. He warned he would take legal action to move forward with this if necessary.

Kathy Dunn, 11386 Hendrix Dr., asked to add citizens to the CRA board. She also requested a treasurer's report to be presented at the beginning of every CRA meeting. She reminded Council she was interested in a flashing speed sign on US41 and stated it hasn't been done yet. She complained about leaves on the Roberts Funeral Home property that have been building up over the years.

Art Jones, 12163 Palmetto Way, complimented Public Works for fixing a broken culvert. He stated there is not enough public access to the river and he believes there should be a way to expand the ability for people to enter the water. He suggested possible locations for this. Mayor White stated a public walkway is in the County plans.

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

Dunnellon Chamber and Business Association Report read into the record by Judy Terwilliger:

"Membership Update:

Personal Mini Storage & U-Haul

Flavor Vibes
Angela Rose Helton

Upcoming Events:

No First Saturday Market in January. The next one will be Saturday, February 5th.
Our next business After Hours will be January 19th at Clear Choice Title. It will start at 5:30 pm. Please RSVP to the Chamber no later than January 14th.

Other:

No dinner mixer for January.
The next DCBA Board Meeting will be on January 11th, at 6 pm.
Annual awards dinner is February 24th, venue & caterer T/B/A
The next dinner mixer will be on March 22nd venue and caterer T/B/A.”

Agenda Item No. 3 – Board Reports

Councilwoman Cabbage stated she went to a Rainbow Springs State Park open house and the topic was a 10-year plan. She shared Al Brittan, Director of State Parks, attended. She reported they plan to build a primitive camping sight, a pavilion and a bath house.

Agenda Item No. 4 – Presentation - EV Charging Stations, Joe Josephson

Mr. Josephson, Associate Member of Rainbow Springs Art, encouraged Council to consider the information in a proposal provided during the December workshop. He stated more people are seeking a transition to electric vehicles due to 70% of the public being concerned about climate change. He emphasized it causes people to reconsider coming to our area because we don't have a place for them to charge their vehicles. He reiterated the financial information offered in the proposal.

Vice-Mayor Hanchar asked Mr. Josephson if he has a charging station at his home. Mr. Josephson stated he has a charging port but not a station. Vice-Mayor Hanchar asked how much his electric went up and he shared \$1.00 per day. He pointed out Ford Motors plans to be producing entirely electric vehicles by 2023.

Councilwoman Cabbage reminded Council of a grant opportunity she brought to their attention in the past. She said the grant should be available again in 2022.

Councilwoman Kenny stated this conversation had been initiated by Councilwoman Cabbage and the Council is sensitive to it. She thanked him for coming

Councilwoman Williams stated she went to a nearby restaurant and saw their charging stations full.

Mayor White asked how many cars could be charged at Rainbow Springs Art and how long would a car need to park there. Mr. Josephson responded two cars could be there at one time

and they would park from 1 to 1.5 hours. Mayor White directed staff to reach out to Duke Energy to gather information about our eligibility. Mr. Slattery commented their name is already on a list for the grant and Duke Energy would notify him when it becomes available.

Agenda Item No. 5 – Presentation Of Foxfire Realty Marketing Proposal And Listing Agreement For 11808 N. Ohio Street – Van Akin, Foxfire Realty

Van Aiken, Foxfire Realty, stated he had sent a marketing proposal in August which included a review and opinion of value to confirm he would be able to sell the property. He said he is here today to see if there are any questions.

Mayor White spoke about the six lots on the property and their value. He stated when that value is added to the building value, the number he comes up with is closer to \$700,000. He asked why Mr. Aiken would list the building for half that. Mr. Aiken explained he based his market study on the building being a church. He stated he doesn't believe he could sell it at cost value. Vice-Mayor Hanchar commented what Mr. Aiken provided is not an appraisal, but a current market analysis. Mr. Aiken said it is his opinion of value based on the appraisal and similar sales.

Vice-Mayor Hanchar stated Council needs to be fair with him and tell him if it is our intention to put the building on the market, or if we are still considering it as our Police Department. Mayor White asserted all options were considered at the special workshop, but there hasn't been a vote to rescind putting the building on the market. Vice-Mayor Hanchar stated it is better to put it in the hands of the professionals if we are going forward with the sale.

Councilwoman Kenny said she appreciates Mr. Aiken's work thus far. She stated a commitment was made to him and she supports going forward with him as long as the Council goes forward with the sale.

Mayor White stated he is in favor of putting the building on the market. He reminded everyone we have a professional appraisal of \$410,000 and he would not want to list it for less. Attorney Hand reminded Council about its location within the CRA and the need for it to go out to bid with all legitimate offers considered. Vice-Mayor Hanchar asked if the offers can be made closed so others cannot see what is on the table. Attorney Hand said he understood her reason for the question, but it is subject to public record law with possible exceptions. Council consented to add this topic to the regular meeting agenda.

Agenda Item No. 6 – Proposal To Renew Contract For Annual Financial Audit With Powell & Jones CPAs For An Additional 3 Years Through Fiscal Year Ending September 30, 2024

Mrs. Smith stated this contract is expiring and a proposal has been presented with the same price as they have charged for the past 3 years. She explained a complete and separate CRA audit will need to be done, but even with this extra work Powell & Jones will not charge extra.

Mayor White said he reached out to a retired accountant he knows for comparison and discovered this fee is more than reasonable. Council agreed to add this topic to the consent agenda.

Agenda Item No. 7 – Proposed Resolution #RES2022-01, Surplus Vehicles And Equipment

Mrs. Odom stated this proposed Resolution was distributed to Council today. She said staff has worked together to determine the surplus list. She reviewed some of the items on the list including the vehicles and excess electronics. She explained Technology Conservation Group in Lecanto takes equipment without cost and provides a Certificate of Destruction or Wiping. She identified which vehicles would be able to be sold by a sealed bid auction.

Vice-Mayor Hanchar asked where the funds from these sales go and Mrs. Smith stated they are applied to the general revenue. Mayor White asked if this was simply spring cleaning and Mr. Slattery stated yes, but it includes about 15 years' worth. Council agreed to add this topic to the regular agenda.

Agenda Item No. 8 – Police Vehicle Repair - Chief McQuaig

Chief McQuaig stated when Police vehicles are sold they cannot look like a Police vehicle and because of this they will have to be repainted prior to sale. He explained the speed sign was put up for over a week, but it broke down so they are currently attempting to put up another one. He said they took another Police vehicle to the transmission shop because it broke down and needed a new one. He stated it will cost a little over \$5,000 and he utilized his emergency fund for it. Councilwoman Cabbage commented there was a recall on that transmission due to faulty gear covers and it was only good up to 100,000 miles.

Agenda Item No. 9 – Proposed Agreement #AGR2022-01 And Proclamation #PRO2022-02 Dunnellon Blueway Community - Georgina Cid, Community Development Manager

Ms. Cid reviewed the Memorandum of Understanding with the Florida Paddling Trail Association. She stated it is ready for Council approval and with it Dunnellon would receive a special designation as a Blueway Community. She said there is a \$50.00 annual membership fee.

Dorsey DeMaster, 8206 N. Dandelion Way, stated she is the President of the Florida Paddling Trails Association and she is the first person to paddle around the entire State of Florida. She explained it is an all-volunteer organization and operates with the Environmental Protection Agency and Greenways and Trails.

Vice-Mayor Hanchar spoke about the Northern Extension Turnpike and asked if they had reached out to FDOT or the Marion County Commission to discuss the impact the turnpike will have. Ms. DeMaster stated they had not, but would be happy to do so.

Councilwoman Cabbage asked about signage for Blueways Communities. Ms. DeMaster stated they are working on cost estimates, but there would be two signs for Dunnellon.

Council agreed to add this to the consent agenda.

Agenda Item No. 10 – Wayfinding Signs - Georgina Cid, Community Development Manager

Ms. Cid stated she is attempting to tackle the specific goals made prior to her joining the City of Dunnellon and wayfinding signs are one of them. She said upon research she discovered the main focus should be branding, business development and place making. She provided the City of Weston as an example of a place with good wayfinding signage. She recommended placing the signs in the Historic District only, at this time, due to limited CRA funding. She provided examples of the sign designs. She said they would be unique to Dunnellon and part of the beautification efforts already in progress. She provided the estimate drawn up by Graphplex Signs and explained we should be able to piggy back on Weston's contract eliminating the need for an RFP.

Mayor White asked how soon the project could be started. Ms. Cid stated it would take 16 weeks total. Mayor White agreed this is a continuation of the beautification of Dunnellon project and in line with what the City wants.

Vice-Mayor Hanchar asked about budget funds. Mrs. Smith explained CRA funds can be moved around to cover the cost of the project. Vice-Mayor Hanchar asked Mrs. Smith to put together a report for Monday's meeting.

Attorney Hand reviewed the contract and he said he believes adding this to the consent agenda would be fine. Council agreed to add this topic to the consent agenda.

Agenda Item No. 11 – Council Discussion - CRA Advisory Board

Mayor White reminded everyone the City has had a CRA Advisory Board in the past and it was dissolved. He explained there are individuals who are interested in reinstating it. Attorney Hand informed the Council the advisory board does not need to exist legally, but the CRA Board does.

Discussion followed regarding whether it would be worth reinstating.

Vice-Mayor Hanchar shared the history of the CRA Advisory Board and why it dissolved. She said the current process does allow citizens to come forward and advise Council. She pointed out the budget is always reviewed publicly to provide transparency and it is a public record, which means the budget reports can be requested at any time. She suggested designating the Historic Board as the CRA Advisory Board.

Mrs. Odom shared a Sunshine Board will already have to be created for the Main Street program. She said this board would be very similar and the citizens interested in the CRA Advisory Board may be interested in this instead.

Councilwoman Kenny commented she can see why it would be difficult to create two new boards. Councilwoman Cabbage reminded everyone when the last CRA Advisory Boards existed, often only two board members would show up. Vice-Mayor Hanchar encouraged the citizens to continue doing what they have been doing. Mayor White commented it is difficult to entice people to become and stay involved. He said even the Planning Commission is struggling. He summarized there isn't anything compelling to move the Council to do this. Council has agreed not to continue this topic of discussion.

Agenda Item No. 12 – Discussion Points - Mayor White

- 125th Anniversary Park Funds – Mayor White stated this project has been sitting idle for many years with \$47,000 in its budget. He commented he sees no reason to maintain it and asked Council if they are interested in continuing to pursue it. Vice-Mayor Hanchar stated we can revisit later, but she would like to move the funds. Mrs. Smith stressed the donors would have to be notified and offered an option to allow the fund movement or receive a refund. Vice-Mayor Hanchar said some of the funds come from the CRA district and could be moved to the wayfinding sign project.
- Cost Analysis of Vendors and Consultants – Mayor White commented this is an observation, but once a relationship is built one doesn't often double check on the pricing. He suggested staff always review pricing prior to utilizing services. Mrs. Smith stated staff always performs research into pricing when contracts renew.
- Blue Run Park Restroom Project – Mayor White reminded Council \$30,000 was provided for this project, \$18,000 was used for the design portion and \$12,000 remains available. He stated the County responded favorably to the Dunnellon Little League project after the City offered to pay for a portion. He suggested reallocating funds from the 125th Anniversary Park, to offer an additional \$25,000 for the Blue Run Restroom project. He said he believes the County may be encouraged to act if we provide more funding. Councilwoman Kenny stated they would like to see genuine interest in the project and this would show that. Council agreed and consented to authorize the Mayor to make a presentation to the County.
- Marion County Commission Meeting Regarding Turnpike Extension – Mayor White stated there was a commission meeting yesterday and another group of people came forward to share their displeasure of the turnpike extension. He said the commissioners are split 3-2 and he explained reasons behind taking a strong or soft position. Councilwoman Cabbage commented regarding letters going into the Ocala

Star Banner. She asserted the letters are putting pressure on commissioners who are ignoring the will of the public. She suggested people keep writing those letters.

Agenda Item No. 13 – Proclamations

- PRO2021-10, Dunnellon School Choice – Mrs. Odom stated National School Choice Week requested a Proclamation to be mailed to them. Councilwoman Cabbage stated we should not sign this proclamation and provided reasons. Vice-Mayor Hanchar suggested Council review this further. Council agreed to add this topic to the regular agenda.
- PRO2021-11, Centenarian Clinton Burns – Mrs. Odom explained staff had to write and present this Proclamation in advance to make it to his birthday party on time. She said this is simply a Proclamation by ratification. Council agreed to add this topic to the consent agenda.

Agenda Item No. 14 –Proposed Agreement #AGR2021-23 Marion County Animal Control Services

Mrs. Odom stated this Agreement is a result of the soon to pass Animal Control Ordinance. She reviewed the history of how this Ordinance and Agreement came about. She stated the Ordinance needs to be passed prior to the Agreement, which will be on the Monday agenda. Council agreed to add this to the regular agenda.

Agenda Item No. 15 –Special Event - Rainbow Springs Artist Co-Op (RSAC), Permission For Service And Consumption Of Alcoholic Beverages

Ms. Cid stated Rainbow Springs Co-Op requested to have this topic pulled from the agenda.

Agenda Item No. 16 – Reappointments For The Historic Board And Planning Commission

Ms. Cid reported for the Historic Preservation Board and said Chairman Dane Myers' and Vice-Chairwoman Viola Soffe's terms are about to expire. She stated they both wish to continue as full members for another three year term. She said Martin Moughan's term as Second Alternate will expire as well, but there is a First Alternate opening. Ms. Cid would like approval to appoint Mr. Moughan to that position. She informed Council there were no other applications for membership at this time.

Ms. Cid reported for the Planning Commission and stated Dusty Walters term is scheduled to expire. She said Mrs. Walters would like reappointment as a full member. Council agreed to add this topic to the consent agenda.

Agenda Item No. 17 –Council Comments

Vice-Mayor Hanchar thanked the board members for volunteering their time and suggested staff invite them to the next workshop to be recognized.

Councilwoman Williams publicly thanked Mayor White and Chief McQuaig for attending her church services to welcome their new pastor.

Mayor White shared Patrick Shepherd has been working on a cost analysis report for the Police Department. He said the tunnel under US41 is in use although an official opening has not been announced. He asked Mrs. Smith about the State lease agreement regarding the Dunnellon Little League field. Mrs. Odom answered by stating a call was received today and there was discussion regarding the ability to retroact the date. She asserted we are very close to receiving the lease agreement.

Agenda Item No. 18 –Department Head Comments

Mr. Slattery stated his preconstruction meeting for the Ohio and Cedar Streets project is being planned. He shared volunteers will be working on West Pennsylvania Ave. cleaning and mulching, with three guys working on the East Pennsylvania Ave. sidewalks. He said they cleaned it up and it looks great. He explained there is 500-600 square feet of sidewalk on The Granada which needs to be repaired and the cost is approximately \$4,000. He reported the culvert on Magnolia Ave., which Art Jones referred to, was repaired but he announced the very next morning a large garbage truck rode over the curb and broke the pipe again. He received a request from Andy Murray, who is with the Historic Train Depot, for access to the historic maps and photos in the Public Works office. He explained they are trying to utilize them for an overlay to identify the old phosphate pits.

Ms. Cid stated she had 24 construction permits and 6 zoning permits, which brought in \$5,282.11 this month. She provided an update on the Main Street project and she said we have 7 of the 15 members needed for the board. She shared a draft vision statement for Main Street was created. She commented both the Planning Commission and the Historic Preservation Board are happy with it.

Chief McQuaig provided a list of the officer statistics. He stated there were 69 vehicle stops, 14 traffic citations and the parking ticket information will be provided next month. He explained "Part 1 Assigned" means major crime such as rape, murder, etc. He shared there were 13 assigned and 9 were closed. He explained several other headings to help Council understand the list. He also described the details of the felonies on the list.

Agenda Item No. 19 – City Attorney Comments

Attorney Hand said he had no comments tonight. Mayor White asked about the boat ramp and charges discussed previously. Attorney Hand stated he is working on more information for that piece. He commented he has some guiding case law, but he wants to narrow it down before presenting the information. Mayor White indicated they would like to have this ready for the upcoming season.

Agenda Item No. 20 – Public Comments

Brenda D’Arville, 11661 Camp Dr., commented regarding the discussion of vendors and consultants. She said Mr. Bailey, a past City Manager, formed a board of volunteers. She stated there were quite a few proposals and a grading system. She explained they took the top three of the grades, which is how Powell and Jones was selected. She suggested a similar process on a five-year basis. Mayor White agreed it is good business practice.

The meeting was adjourned at approximately 8:12 p.m.

Attest:

Penned signature of:
Amanda Odom, CMC
City Clerk

Penned signature of:
William P. White, Mayor