

**City of Dunnellon
Special City Council Meeting
Zoom Meeting**

<https://dunnellon.zoom.us/j/82957306056?pwd=bEsvOWdKMC9raEVOa0YyeUJXc3g5QT09>

Meeting ID:829 5730 6056

Date: March 21, 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, March 21, 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 6:42 p.m. and noted the meeting started late due to the CRA Board meeting running over. He led the Council in the Pledge of Allegiance. He invited any citizen wishing to volunteer to open with prayer. No one stepped forward and Mayor White offered words of hope for those in Ukraine. He then called upon the City Clerk to call roll.

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

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 Monday, March 14, 2022. The agenda was amended on March 15th to add Agenda item #1.

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 the agenda.

Mayor White stated normally we provide opportunity for Council comments at the end of the meeting and asked if Council would approve having comments at the end of item number two. The Council consented.

Mayor White called for public comments on non-agenda items – 3 minute time limit.

There were none.

Regular Agenda

Agenda Item No. 01 – Proclamation #PRO2022-03, In Honor Of Reverend Paul E.C. Hamilton

Mrs. Odom stated this Proclamation was requested by the Holy Faith Episcopal Church for his 50th anniversary in the priesthood. She read the last "Whereas" of the proclamation into the record.

"Now, therefore be it recognized the Dunnellon City Council honors the 50th Anniversary of Reverend Paul E.C. Hamilton and proclaims Friday, March 25, 2022 as "Father Paul E. C. Hamilton Day" within the City of Dunnellon and urges the citizens of Dunnellon to acknowledge the occasion of this day. He has earned the respect and affection of the residents and friends of Dunnellon."

Mrs. Odom stated the Proclamation would be presented to him at his celebration on March 25th and then by Council at the April 11th meeting.

Vice-Mayor Hanchar motioned to approve Proclamation #PRO2022-03 to honor Reverend Paul E.C. Hamilton. Councilwoman Williams seconded the motion. A vote was taken and the motion passed 5-0.

Agenda Item No. 02 – First Reading – Ordinance #ORD2022-02, Blue Run Park Commercial Use Exceptions

Attorney Hand provided a brief history of this Ordinance and the number of times it has been presented to Council. He said there was a title change which warranted this additional First reading.

Public Comment

There were no public comments

Councilwoman Williams moved Ordinance #ORD2022-02 be read by title only. Vice-Mayor Hanchar seconded the motion. A vote was taken and the motion passed 5-0.

Mrs. Odom read the following into the record:

“ORDINANCE #ORD2022-02

AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA, AMENDING SECTION 46-79 OF THE CODE OF ORDINANCES OF THE CITY OF DUNNELLON TO CLARIFY THE PROHIBITION ON COMMERCIAL USES WITHIN BLUE RUN PARK; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.”

Vice-Mayor Hanchar moved Ordinance #ORD2022-02 be approved as written. Councilwoman Kenny seconded the motion. A vote was taken, and the motion passed 5-0.

Council Comments:

Councilwoman Cabbage stated there was past discussion regarding rental properties within Dunnellon. She referred to similar issues happening in Colorado and stated investors are buying up rental units and marketing them as Airbnb’s. She said this is causing rentals to become unaffordable and because of this some cities have begun requiring special permits. She stated they are utilizing the funds to help people who work in the city but need to live further away because of the shrinking number of rental units.

Mayor White stated someone on the Council needs to champion these types of topics. He suggested Councilwoman Cabbage assume that responsibility because it seems near and dear to her heart. She said it is a growing issue within our City and the Council needs to be kept abreast of it. Attorney Hand said a few years ago the Florida legislature preempted vacation rental to the state. He stated licensure is not an available option but you can require registration. He said he will provide additional information at a later date.

Mayor White stated Mrs. Odom, Chief McQuaig and himself participated in a conference call with Mr. Burke from FDOT to discuss Dunnellon’s concerns and position on the No Build option for the Northern Turnpike Extension. He stated FDOT reached out to us due to our publicity. He explained their kickoff meetings in Chiefland and Lecanto provided a different timeline and since the public took note of the initial timelines, Mayor White suggested FDOT come to Marion County for another

kickoff meeting and address the new timelines. He is asking for Council agreement to write a letter to FDOT to have their kickoff meeting here.

Councilwoman Cabbage asked about a venue and Vice-Mayor Hanchar stated Dunnellon doesn't have a place large enough. Further discussion followed with suggestions for a place to hold the meeting and FDOT not being ready for an actual public hearing. Council agreed Mayor White should send the letter requesting FDOT to hold a second kickoff meeting.

Mayor White reminded everyone March 24th is the grand opening of the bike path tunnel at 10:30 a.m. He commented the State and several local dignitaries will be there. He shared at 4:00 p.m. that day there will be a meeting with Marion County and FGUA to discuss what is standing in the way of getting a restroom at Blue Run Park. He reported the Art Festival had a great turnout.

Mayor White spoke about his concerns regarding the billboard that was blown over in the storm. He shared his thoughts about the other billboards in town and the dangers to the adjacent buildings.

Attorney Hand stated billboards are prohibited in Dunnellon and the ones still standing were grandfathered in. He provided an explanation of the City Codes and suggestions of how to eliminate billboards completely in the future. Mayor White asked for this topic to be added to the April Workshop.

Councilwoman Kenny stated she had mentioned the possibility of the Police helping with Code Enforcement. She explained Community Development seems to have been a dumping ground for any work in which staff didn't know who to delegate to otherwise. She provided a copy of Section 2-202 Code Violation Procedure and read it into the record.

"The manager may designate certain employees or agents as code enforcement officers. The training and qualifications necessary to be a code enforcement officer will be determined by the manager or his/her designee. Employees or agents who may be designated as code enforcement officers include, but are not limited to, code inspectors, law enforcement officers, animal control officers, or fire safety inspectors. Designation as a code enforcement officer does not provide the code enforcement officer with the power of arrest or subject the code enforcement officer to the provisions of F.S. sections 943.085 through 943.255."

Councilwoman Kenny stated we are a City with a variety of departments and a City which needs to be cleaned up to protect our property rights and be compliant with the State. She explained we need to work together. Mayor White stated if our law enforcement officers should be doing this, they need to be given a directive.

Mr. Slattery stated FGUA and US Water will be completing a water line repair on Williams Street at night so it will be less of an impact on traffic.

Chief McQuaig praised one of his officers for several drug arrests at a house in Dunnellon. He stated the property owner was told if he didn't get the drug people out he would be sued. He shared shortly thereafter the land owner told Police when the lady was home and she is now in jail. Chief McQuaig stated the art festival went well, aside from the traffic, and our local businesses really prospered from it.

Public comment:

Kathy Dunn, 11386 SW Hendrix Dr., stated the billboards never should have been erected in the first place. She said she would like to see Council find a way to take them down. She thanked the volunteers and Code Enforcement for working so hard. Mayor White asked if the volunteers would be interested in a City Beach clean-up day and Mrs. Dunn responded they absolutely would.

Juliane Mendonca, 11894 E. Blue Cove Dr., thanked Councilwoman Cabbage and said she hopes she is taking up the vacation rental issue because she doesn't know who is living in her neighborhood any more. She stated the vacation rental she looked into rents the house for \$19,000 a month. She thanked Ms. Cid for her help in working out Code Enforcement issues as it is impacting safety and quality of life.

Agenda Item No. 03 – Adjourn

At approximately 7:26 p.m. Vice-Mayor Hanchar moved the City Council meeting be adjourned and Councilwoman Williams seconded.

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

Attest:

Penna Signature of
Amanda Odom, CMC
City Clerk

Penna Signature of
William P. White, Mayor