

City of Dunnellon
Special City Council Meeting
Zoom Meeting

<https://dunnellon.zoom.us/j/82957306056?pwd=bEsvOWdKMdC9raEVOa0YyeUJXc3g5QT09>

Meeting ID:829 5730 6056

Date: March 28, 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 28, 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 5:35 p.m. led the Council in the Pledge of Allegiance. He invited any citizen wishing to volunteer to open with prayer. Councilwoman Williams provided the invocation. Mayor White 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 - Absent

Jan Cubbage, Councilwoman, Seat 5

Staff Present

Mandy Odom, City Clerk

Troy Slattery, Public Works Manager

Jan Smith, Finance Officer - Absent

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. – 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 Monday, March 21, 2022. The agenda was amended on March 22nd 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.

There were no comments.

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

James Hughes, 652 Hwy 40, stated he is the Voiceful Master of the Inglis Masonic Lodge and he shared the lodge located at 20751 Powell Road is up for sale. He advised Council the Masonic Lodge would like to offer the building to the Dunnellon Police Department. He said the building has 5,580 square feet which includes a lodge room, restrooms, storage building, parking with 4-5 handicapped spaces and another 25 unpaved parking spaces in the back. He stated the building was built in 2000 and the asking price is \$500,000.

Councilwoman Kenny said Council would need to do their due diligence. Councilwoman Cabbage asked about taxes and Mr. Hughes explained they were non-profit so they didn't pay taxes. Mayor White asked if the property was currently listed and Mr. Hughes replied it was not yet. He said he will suggest to the lodge leadership they wait to list it until Council has an opportunity to consider the offer. Mayor White informed him the next workshop is April 6th and they would be able to discuss it again at that time. Council agreed to allow staff to prepare a report and recommendation.

Regular Agenda

Agenda Item No. 01 – Agreement #AGR2022-09, Contract For The Sale And Purchase Of Surplus Property Located At 11808 North Ohio Street #BID2021-02

Attorney Hand spoke about the contract and the changes which had been made. He stated there is a \$10,000 deposit that will be held in escrow upon signing and another \$50,000 deposit to be made at some point, which is not indicated on the contract. Mrs. Odom requested clarification on the completion of the contract regarding the next deposit date.

Van Akin, 615 E. Silver Springs Blvd., stated there was never any discussion of an additional deposit of \$50,000. He said the initial deposit was \$10,000 and there is a check on file. Attorney Hand stated it is fine and it was a misunderstanding. He said if there is not going to be a second deposit, it's ok and the contract is still ready for execution.

Public Comment:

There was no public comment.

Councilwoman Kenny moved Mayor White be authorized to sign Agreement #AGR2022-09 with Twin Property Investments Unlimited LLC for the sale and purchase of surplus property located at 11808 North Ohio Street. Councilwoman Cabbage seconded the motion.

Council Discussion:

There was no additional discussion.

A vote was taken and the motion passed 4-0.

Mrs. Odom read the public hearing statement 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."

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

Mayor White gaveled down and said "it is now 5:57 p.m. and I close the regular meeting and open the Public Hearing to discuss:

ORDINANCE #ORD2022-02, 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

(Ordinance Posted on the City’s website on March 3, 2022. Public hearing advertised on the City’s website on March 16, 2022 and advertised in the Ocala Star Banner on March 18, 2022.)”

Staff Comment:

Attorney Hand stated this is the third time Council has seen it and there have been no changes since the last Council review.

Public Comment:

Bill Vibbert, 9552 SW 192nd Ct. Rd., thanked Council and Attorney Hand for staying with this project as it has been ongoing since 2008. He shared an image of the permanent signs being prepared for posting in the park and he thanked staff for their work on them. He said the next big step is enforcement and he appreciates the cooperation. Mayor White thanked Mr. Vibbert for his insight, expertise and assistance during this project. He stated we recognize his years of service.

Mayor White gaveled down and said “it is now 6:02 p.m. and I close the public hearing held to discuss Ordinance #ORD2022-02 and reopen the regular March 28, 2022 Council meeting.”

Agenda Item No. 03 – Final Reading – Ordinance #ORD2022-02, Blue Run Park Commercial Use Exceptions

Councilwoman Kenny moved Ordinance #ORD2022-02 be read by title only. Councilwoman Cabbage seconded the motion. A vote was taken and the motion passed 4-0.

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.”

Councilwoman Williams moved Ordinance #ORD2022-02 be approved as written. Councilwoman Cabbage seconded the motion. A vote was taken and the motion passed 4-0.

Agenda Item No. 04 – Council Comments

Councilwoman Cabbage thanked the staff for their volunteer efforts during the Marion County Days event. She said the kids had a blast throwing darts and suggested making the objects on the dart board invasive species next year.

Councilwoman Kenny commented it’s a happy day and she appreciates the work of Mr. Vibbert and the team.

Councilwoman Williams stated she was excited to attend the reception for our Olympic champions from Marion County. She reported she and Mayor White attended a meeting with the Chatmire residents last Thursday. Mayor White explained FGUA is converting the septic systems to sewer

and the project is meant to shut down septic systems that are polluting the river. He shared if a resident didn't sign up to convert, there would be a substantial fee to do it later.

Mayor White stated they went to the ribbon cutting for the bike path tunnel a week or so ago. He said Mr. Slattery set up all the equipment and Chief McQuaig supplied the policing even though the event was in Citrus County. He stated there was rain so the event was held inside the tunnel with various commissioners and state representatives in attendance. He shared the paved trail is now 47 miles long and Dunnellon will be the hub for the Florida Trail System.

Mayor White stated he wrote the letter to FDOT requesting a kick-off meeting in Dunnellon or Marion County. He said he received a response from William Burke stating he would bring it to his leadership's attention. Mayor White explained to him Marion County is in the cross hairs of the toll road and we have a large senior citizen population who may not have the ability or access to communicate via the internet.

Mayor White shared the funding for the Blue Run Park restroom is coming together. He stated the County has agreed to an additional \$275,000, the City has provided another \$24,000, FGUA has agreed to contribute \$25,000 and US Water has agreed to contribute \$25,000 toward the project. He said the County has also granted us \$25,000 toward a weather pavilion. He commented Mr. Slattery will have some homework regarding the plumbing. He recognized Marion County Commissioner Kathy Bryant and Chairman Carl Zalak for their assistance. Councilwoman Williams asked clarifying questions regarding the funding. Mayor White stated Representative Harding has worked hard to include \$2.5 million in the State appropriation budget toward the pedestrian bridge and bike trail and we are waiting to see if the Governor signs it.

Mayor White stated now that we have completed the sale of the former Souls Harbor Church, we need to start talking again about the Police Department. He asked Mrs. Odom to put it on the April workshop agenda.

Ms. Cid stated her department is finally fully staffed and she is working on getting things back up to date and under control.

Mr. Slattery said he and Mayor White attended a quarterly meeting with the residents of Blue Cove and discussed the paving project. He stated an update was provided to them about other projects throughout the City and they are very excited about the changes coming.

Chief McQuaig stated a Blue Run Park meeting was held with Mrs. Odom and Jim Couillard. He said they discussed how to enforce the rules of Blue Run Park along with things they can and cannot enforce. He shared Marion County sent letters out to everyone who received commercial use passes by the County explaining the change was coming. Chief McQuaig called one person who might be a violator and that person said they will be selling their business. He stated there may be others attempting to violate the new regulations and the Officers have been prepared. He reported there was an uncommonly young person who died within the city limits and it is being investigated.

Mrs. Odom stated there is a notice on the Police Department Facebook page, the City's website, the DCBA website and there are 6 signs posted at the park notifying people of the new Blue Run Park rules. She said she also reached out to the Riverland News and asked them to write an article. She said there isn't much more that could have been done to get the word out.

Mrs. Odom stated everyone at City Hall came out to the Marion County Days event. She said it was amazing and described the video presented there and who contributed to its' content. She shared information about the educational material handed out and how much the kids loved the magnetic dart board. She commented the City's booth stayed pretty crowded all day.

Agenda Item No. 05 – Adjourn

At approximately 6:26 p.m. Councilwoman Williams moved the City Council meeting be adjourned and Councilwoman Kenny seconded the motion. A vote was taken and the motion passed 4-0.

Attest:

Penned Signature of
Amanda Odom, CMC
City Clerk

Penned Signature of
William P. White, Mayor