

City of Dunnellon
City Council Workshop
Zoom

<https://dunnellon.zoom.us/j/89114915048?pwd=bllkcU5peHkxWINYd0RTdCtwWFZsQT09>
Webinar ID: 891 1491 5048

Date: April 06, 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, April 06, 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 Cabbage, Councilwoman, Seat 5

Staff Present

Mandy Odom, City Clerk

Michelle Leonard, Assistant City Clerk

Jan Smith, Finance Officer

Troy Slattery, Public Works Manager

Georgina Cid, Community Development Manager

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 Wednesday, March 30, 2022 and amended March 30, 2022 to remove Police Fitness Presentation.

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

Agenda Item No. 1 – Public Comments

David Koger, 11983 Palmetto Way, stated motorized vehicles in Blue Run Park to include skateboards, bicycles and tricycles are becoming an issue. He said he believes motorized vehicles are not allowed and he has an issue with a vehicle moving 30 mph and running him off the trail. Mr. Koger explained the designation of specific areas of the property next to his home and he stated it has become a public access. He reported Mr. Slattery put some signs up but people have taken one down and no one pays attention to the other. He stated he is going to the County next to push them into protecting the bio-retention area and then to FWC if necessary. Mayor White replied Chief McQuaig will be addressing the motorized vehicle issue. Councilwoman Cabbage stated the Withlacoochee Trail is a State Park and she doesn't believe there is a law against motorized bikes. She offered to reach out to the State for clarification.

Susan Jones, 9129 SW 198th Avenue Rd., stated the annual art festival was a huge success. She said parking was a little tricky in places but sales were great. She shared they will have another festival in the spring of next year. She announced they have six classes available this month and she invited members of the community to teach a class. She asserted there are facility issues still pending and there is funding in the city budget. She said she is hoping the painting project can proceed soon.

Paula Koger, 11983 Palmetto Way, congratulated staff and Council on the great job they are doing with the town. She commented it would be nice if everyone had the same bell on their bikes to warn pedestrians they are coming. She said it isn't relaxing to walk on the trail when you don't know when a fast bike is going to come up behind you. Mayor White commented there is an etiquette issue between the bikers and the walkers on the trail. He stated bikers are silent and they need to realize pedestrians have the right of way.

Kathy Dunn, 11386 SW Hendrix Dr., held up the City of Dunnellon code book and stated it is quite extensive. She explained staff informed her Code Enforcement is driven by complaints and the City cannot afford a full time Code Enforcement Officer. She read from the code book

sharing the Police are authorized to function as Code Enforcement Officers. She asserted our elected officials are allowing hap hazard Code Enforcement.

Bill Vibbert, 9552 SW 192nd Ct. Rd., talked about Premium Parking and stated he is familiar with how boat ramps are funded. He said he spoke to a citizen at the Fort Island Trail boat ramp and they didn't know what a QR code was. He said it isn't an ideal way to collect a fee and he offered other suggestions. He asserted bringing this type of system into Dunnellon would be the worst possible thing for the City and he recommends we do not implement.

Art Jones, 12163 Palmetto Way, reminded Council there is a clean-up day at City Beach on April 14th and Mr. Slattery will be there to help. He invited everyone else to come out and help. He shared there is a presentation coming up from Sea & Shoreline and he is excited about it.

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

Judy Terwilliger, Executive Director, read the monthly report into the record:

“New Members

The Healing Solutions Center, JJ Ice Cream

Upcoming Events

- *April 9: Boomtown Days from 9:00a.m.-5:00p.m. in the historic downtown.
We have 125 vendors
A Car show from 9:00a.m.-1:00p.m. that is open to all makes & models and prizes will be awarded.
Entry into the event is from 8:30a.m. - 9:00a.m. via Ned Love Ave.
There is a pie eating contest at 1:00 p.m. on the lawn of Crazy Chicks located at the corner of Cedar & Walnut Streets. Contact the Front Porch Restaurant to register.*
- *April 23: Rainbow Springs Art Earth Day Show*
- *April 21-24: Vietnam Traveling Memorial Wall at Crystal Harley Davidson Suncoast Blvd. Homosassa, FL (coming to Dunnellon in 2023).”*

Danielle Stevens came forward to share her progress with the Discover Dunnellon website. She apologized for the delay in its completion and explained she had some technical difficulties. She showed the Council a bit of the website as it is currently and described some of the changes to come. She stated it should take about 4 more weeks before it will be ready for launch. Councilwoman Cabbage asked if there will be links to the Withlacoochee Trail and Blue Ways. Ms. Stevens responded yes she would include that, as well as, a “plan your visit” section where she would add some of the rules of the trail.

Agenda Item No. 3 – Board Reports

Brenda D’Arville, Chairwoman, Planning Commission, talked about Dunnellon’s Vision Statement. She commented Attorney Brackins stressed the importance of having one. She stated it appears there was a Vision Statement adopted back in 2004 via Ordinance. She explained no one knew it existed and they will need permission from Council to amend the Strategic Plan and create another Ordinance. She said the statement was supposed to be reviewed and updated every two years but that didn’t happen. Ms. Cid confirmed the Strategic Plan needs to be amended and she will email it to Council. Attorney Hand stated Council needs consensus and he provided details regarding the public participation and planning sessions. Council consented the Planning Commission could go forward.

Agenda Item No. 4 – Presentation – One Rake At A Time / Sea & Shoreline – Rainbow River Restoration – Mark Mekelburg, Field Manager

Art Jones introduced the Sea & Shoreline group. He stated they do a phenomenal job with river restoration and asserted we need these guys to get the job done right. He shared they are currently working in Crystal River and Homosassa.

Dr. Andrew Reesy, Vice President of Sea & Shoreline, 701 SW Kingsbay Drive, Crystal River, stated they specialize in spring restorations. He shared he and his team have been working for the past five years in Crystal River and Homosassa. He said the change there has been awesome. He explained what they do creates habitat and improves water quality.

Brian Brushwood, Lead Biologist, 701 SW Kingsbay Drive, Crystal River, stated they are an aquatic restoration company and they specialize in planting sea grass. He shared the various restoration projects they are involved in. He explained his company’s mission is to identify areas in need and bring back the plants and water quality that should be there. He said their practices are very similar to farming in that they plant, protect and monitor the success of the project.

Mark Mekelburg, Dredge Superintendent, 701 SW Kingsbay Drive, Crystal River, shared what he sees is happening in the Rainbow River. He stated our waterways are similar to Crystal River and it is better to be proactive rather than reactive. He remarked our water isn’t as bad as Crystal River but in a few years it will be. He stated a solution to the problem is vacuuming, replanting seagrass, monitoring and protecting. He explained what they do is extremely meticulous and they don’t subcontract their work out. He shared he was raised in Dunnellon and the water quality and clarity has changed drastically since he graduated high school in 2012. He exclaimed he would be proud to be a part of cleaning it up.

Mr. Brushwood stated he understands it sounds like a lot and then talked about funding sources and statistics from Kings Bay. He said they have directly restored 60 acres, but this actually helped open 750 spring vents. He provided an idea of where their project here would start.

Mayor White suggested they submit their ideas to staff for analyzation and then they can report about it at the May meeting. Vice-Mayor Hanchar asked what the price point would be. Mr. Brushwood stated there wouldn't be any out of pocket for Dunnellon and the money would come from the State. He shared it would cost approximately \$41 million to restore 90 acres. Further discussion involved Hunter Springs for viewing completed work, Rainbow River being an aquatic preserve, permitting through FDEP and Army Corps of Engineers. He stated there shouldn't be any trouble obtaining funding, as the State is very excited about these projects.

Agenda Item No. 5 – Presentation – Premium Parking, Boat Launch Fee Program – Charles Dummett, Market President

Charles Dummett, Vice President, 815 Marbella Ave., Tampa, stated he has extensive experience in this area and understands the sensitivities when beginning a new operation such as this. He explained how the Premium Parking program and website works. He stated in the website if you search for a location it will show the price of the boat launch and it will show color dots indicating if the boat launch is busy. He stated their system provides photos for enforcement, monitors boat launches, can assist in inclement weather, maintenance issues and even assist law enforcement in helping with silver alerts. He used a Citrus County boat launch as an example and explained where the cameras were placed. He stated they could photo trailer license plates, boat registration or utilize face recognition.

Mr. Dummett spoke about enforcement and stated if someone does not pay, they would be mailed a citation. He asserted, however, their core business is not citations it is collecting payments and making it a pleasant experience for the citizens. He added if someone does get a citation, they have an opportunity to appeal.

Mr. Dummett stated payments to utilize the boat launch can be made in several ways. He said it can be done via text, QR code, app, website or phone call. He stated annual passes are also available which can be completed simply with an app.

Vice-Mayor Hanchar asked about the annual pass and if the \$75 fee is for one ramp or any ramp. Mr. Dummett responded one subscription is for all four boat ramps. Vice-Mayor Hanchar also asked about kayak traffic stating those citizens might not drive their trailer down to the boat ramp. Mr. Dummett stated it would be our choice and it would be added to the policy.

Mayor White asked various questions regarding fee split, options for billing, amount of funding the City would need to provide, fine amounts and length of contract. Mr. Dummett responded there would be an 80 / 20 revenue share with the City receiving the larger portion, after the fact billing is not available as of yet, the City would not have to provide any funding, the fines would be up to the Council and the contract is typically 2-3 years.

Vice-Mayor Hanchar requested a draft agreement for staff to review and Mr. Dummett stated he would have one available prior to the next workshop.

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

Ashlie Grey, 1239 NW 4th St., Ocala, stated Take Stock is a public education program of Marion County. She explained it is a statewide program and currently has 18 students at Dunnellon High School as well as other students selected for future programs out of Dunnellon Middle School. She said students come from families at or below poverty level with risk factors that might prevent them from graduating high school on time. She stated students must fill out an application and the program is very competitive. She spoke about the details of the scholarships and said they want their students to be successful, but success looks different to each individual. She shared the positive statewide average results and explained all mentoring occurs during school hours on the school campus. She stated she is here today to promote program awareness and mentoring, which is the cornerstone of their program. She commented all of which helps to break the cycles of poverty.

Vice-Mayor Hanchar asked what the mentor criteria is and if mentors could provide needed items such as clothing or food. Ms. Grey stated anyone 18 years or older, with a clean background and who can devote an hour a month to meet with a student can be a mentor. She explained providing tangible items is at the discretion of the mentor.

Councilwoman Williams asked if the mentor would need to meet with the parents. Ms. Grey said it is not discouraged but it is not required, as it is school based mentoring.

Councilwoman Cabbage shared a success story of a student she knows who utilized this program.

Agenda Item No. 10 – Discussion – Police Facility

Council consented to move this agenda item here.

Mayor White reminded Council that buying a pre-existing building and converting it into a Police facility would be cost prohibitive. He said the building would need to be something new and the challenges are location and budget. He introduced Patrick Shepherd and invited him to the podium for a building presentation.

Patrick Shepherd, 20202 Quail Run Rr., stated he brought Architect Mike Penetta and Chris Kavala from PermaTherm. He said he would like to present Council a complete system rather than just a building and remarked the presentation will address the issues presented in the past.

Chris Kavala, 3714 Covington Drive, Holiday, Florida, stated PermaTherm is a paneled system, there are no trusses and it is structural. He showed photos of finished buildings and described their construction. He explained they can be built in 8 days, complete with stucco exterior and shingle roofs. He described the buildings as energy efficient, with the ability to withstand 150 mph winds and are 6x's stronger than wood frame construction. He stated panels can be completely exposed for economy and he shared the step by step details on how the system works.

Vice-Mayor Hanchar asked him if they have ever built a Police or Fire Department, the type of roof material utilized and how they would handle the evidence and firearms storage. Mr. Kavala stated they had built Fire Stations in Mississippi and the Bahamas and the roof is the same material just thicker. Mr. Shepherd stated they would use a wire mesh behind the walls for the evidence and firearms spaces. He shared the life expectancy of the building is about 400 years, as it does not degrade. He commented it is 100% recyclable and is a certified green product.

Mike Panetta, 115 21st Ave., St. Pete, talked about how to get through the process. He stated it is really an interfacing between the contractors. He said they have had discussions with the armory regarding impact and sound resistance. He assured Council they understand what the building needs and would discuss it thoroughly before the construction begins. He explained he knew a contractor who priced out this system versus concrete block and this system was slightly less expensive but only takes 5 days to install rather than 6 -7 weeks for block, if you can even get block right now. He stated they would discuss budget and try to fit the options needed into the budget. He provided many suggestions, ideas and other ways this system can be used and built.

Further discussion involved adding on, roof repair, challenges, contractors, plans, bidding process and timeframes. Mayor White asked Mrs. Odom to add possible Police Department sights to the Monday meeting agenda.

Agenda Item No. 7 – Presentation of Proposals – Construction Of Two Wood Pavilion Shade Shelters – Troy Slattery – Public Works Manager

Mr. Slattery stated he has received quotes for the pavilions. He said two contractors looked at the site and one never provided a follow up. He spoke about Lark Sheds who looked at the site and provided a quote which is good for only 7 days. He stated he discovered Lark Sheds is only a distribution point. He then talked to Reeds Construction which he said was misleading because they don't do any actual construction, they merely provide materials and there were hidden costs in the contract that were never discussed. He stated he liked their price but found other discrepancies and he is recommending Council not go forward until he has solid information. He stated he has found another contractor he wants to talk with. Council consented to wait for Mr. Slattery to come back with better information.

Agenda Item No. 8 – Duke Energy Electric Vehicle Charging Stations – Troy Slattery, Public Works Manager

Mr. Slattery stated Mrs. Smith got in touch with Duke Energy and they met in the field. He said they looked at our locations and chose Datesman Park and Ernie Mills Park for the charging stations with other locations discussed for later. He explained they both offer minimal work for the electricity and minimal interruption in the asphalt. He said they think four charging ports would be a good start but it would take six months or better to get the materials. Duke Energy is going to include them in their next order. He explained they take care of all expenses up front. He said the contract was reviewed by Attorney Hand and sent back to Peter King, who is the project coordinator. Mrs. Smith added it is a super-fast charger and interchangeable with Tesla at zero cost to the city and zero cost to the consumer for 10 years. Attorney Hand summarized the contract itself is typical and he just requested some municipal language to be added. He also felt some of the charges were a little vague and he requested an update from Duke Energy.

Agenda Item No. 9 – Discussion - Billboards

Mayor White stated there are issues with the esthetics of the billboards in the City. He said we are focused on making the City look better and they are unsightly. He added the other issue is the fact that one came down during the storm and if one fell the others could fall, potentially injuring someone. He suggested the possibility of phasing them out.

Councilwoman Kenny passed out pages from the code book sharing billboards are prohibited in the City and asked Attorney Hand what the process is now that they know this.

Attorney Hand explained existing billboards are allowed to remain under certain conditions and no new billboards are allowed to be erected. He stated defining what a billboard is, needs to be more clearly outlined. He provided examples of what Council could do, including a 10 year phase out and maintenance provisions. He stated it certainly appears the City has the ability to prevent the sign that fell over from going back up. Consent was given for Attorney Hand to present a template for the 10 year phase out when he returns from leave.

Agenda Item No. 10 – Discussion – Police Facility

Moved to an earlier point in the meeting.

Agenda Item No. 11 – Proclamations – Mandy Odom, City Clerk

Mrs. Odom reviewed several Proclamations which would be coming up for presentation at the Monday meeting. She stated the following will be presented at the meeting; Proclamation for Reverend Paul E.C. Hamilton and the Proclamation for Motorcycle Awareness Month. She said the Proclamation for the Anniversary of The Woman’s Club will not be presented, as it is going to be done at their gathering and the Proclamation for the Public Education Foundation will only need to be approved because it will be mailed. She also informed Council Mr. Gissy

will be in attendance on Monday to accept his special thank you gift for donating to the Little League of Dunnellon.

Walk on –

Mrs. Odom stated there was an oversight with the Agreement for the Little League of Dunnellon regarding utilities. She said we failed to exclude that part in the Agreement and the only change needed is to take out the word “water”. She requested to add it to Monday’s agenda for an Agreement amendment. Council agreed to add this topic to the Consent Agenda.

Mrs. Odom said she prepared a letter to the Governor for Mayor White’s signature regarding support for the Multi-Modal Improvements. She explained she just needs Council consent to have the letter signed so she can get it out tomorrow. Council consented to allow Mayor White to sign the letter.

Agenda Item No. 12 – Council Comments

Councilwoman Cabbage asked if there are any staff evaluations coming up Council should be aware of. Discussion followed regarding whose evaluations Council is responsible for.

Councilwoman Williams asked if we ever did anything for the Dunnellon High School graduation ceremony request. Mrs. Odom stated staff sent \$250 and she added we received a nice thank you letter.

Vice-Mayor Hanchar thanked Chief McQuaig for being on television discussing the pedophile sting operation conducted recently. Chief McQuaig responded it was a joint effort between Federal, State and local law enforcement and they were able to remove 22 perverts from the streets. He stated the officers did an excellent job talking with these pedophiles for a whole week and shared his concern for their wellbeing while they listened to what these men wanted to do to a 12-year-old child. He added two of Dunnellon’s officers worked on these cases.

Mayor White brought up the Blue Run Park Ordinance and said the Ordinance is going to do what we are hoping it would, but he reported commercial activity is now showing up here at the City Hall boat ramp. He stated if there are boats lined up to get in the water when they come in, the commercial business will park in the grassy area and then walk the kayaks up the ramps. He said if there are no boats they back right down to the water. Mayor White added he went to Blue Run Park and there was a commercial shuttle there that didn’t have the KP Hole Shuttle logo on it. He reported when he asked them if they were a KP Hole Shuttle they said yes.

Attorney Hand stated it is a safety issue and the best way to deal with it is through an Ordinance, but that takes time. He said the next best way would be a Resolution or the City can use the trespass system. He stated he is looking for legal impediments and he hasn’t

found any yet but he stated he should have a Resolution draft ready by Monday and it could be effective immediately. He said then we could start the Ordinance process.

Further discussion involved liability in the event of an injury, congestion when boat launch fees take effect, trespass fines, parking on the grass fines, avoiding a moratorium and rules for all parks versus individual rules.

Mayor White stated the bottom line is it is City property and we can use City property from time to time for commercial if it's permitted. He added it is outrageous that a commercial business is blatantly using City property to run its business without talking with us first. He commented there is a concern about safety and we need to respond right away.

Agenda Item No. 13 – Department Head Comments

Chief McQuaig spoke about the battery operated skate boards and motorized bikes on the Withlacoochee Trail. He stated he can enforce the rules at Blue Run Park but once they leave the park and enter the trail he doesn't have any authority. He shared during the opening of the tunnel he saw several bikes that could be pedaled or motorized with elderly men riding them. He said they would not issue a citation to an elderly person for trying to get exercise.

Mr. Slattery stated there was a meeting scheduled with Marion County regarding the Blue Run Park restroom exploratory digs for utilities today, but it was delayed because of the water main repair on Pennsylvania and Williams. He said they have rescheduled the meeting for next week. He reminded everyone the construction on Ohio and Cedar Streets are to begin on Monday. He shared City beach received additional picnic tables and that project was completed on March 16th. He added Sharon Alicea submitted applications for grants through AARP in the hopes of redoing all the mulch and every picnic table and park bench in all the parks. He stated Marion County traffic light division has been out and they are moving forward with the battery pack addition to our traffic lights, but it may take 6 months to get the parts.

Mrs. Smith provided an update on the 125 Park donations. She stated two notices have gone out giving them until March 29th to respond. She said we will be sending \$4,000 to the State as unclaimed funds because we cannot keep donations from people we did not receive a response from. She shared we are able to keep \$16,483 of the donated funds.

Ms. Cid said she is attending a joint working group with Marion County and the school board for information exchange. She provided an update on her department activities and has asked Safebuilt to send a person to work on Code Enforcement issues. She stated Planning and Zoning is under control now with the help of her new Planning Assistant who is wonderful.

Mayor White said Council would do whatever needed regarding the Code Enforcement issue. Mrs. Odom stated she and Ms. Cid are looking into it and will come back with some

information. She explained there are some big ticket items that require a certified Code Enforcement Officer.

Agenda Item No. 14 –City Attorney Comments

Attorney Hand stated he will not be here Monday and Patrick Brackins will fill in.

Agenda Item No. 15 –Public Comments

David Koger, 11983 Palmetto Way, spoke about the noise on the river with loud boom boxes on jet skis. He is asking if someone could help get the volume reduced. He agrees the fees for the boat ramp is a good idea, but as a resident his taxes should allow him to use the ramp without a fee.

Jason Craftson, 1590 W. J. Williams Lane, spoke regarding Blue Run Park and stated it is correct there is a safety issue at the boat ramp but the City created the safety issue by enforcing the ban on the commercial use at the much safer Blue Run Park. He commented there are local restaurants that were gaining business with hungry tubers coming off the water. He said if you keep banning them from everywhere it is taking money out of the City. He stated he doesn't like the traffic noise and you can try to ban noise from the river but it will continue to get worse.

The meeting was adjourned at approximately 9:29 p.m.

Attest:

Penned signature of:
Amanda Odom, CMC
City Clerk

Penned signature of:
William P. White, Mayor