

City of Dunnellon
City Council Workshop
Zoom

<https://dunnellon.zoom.us/j/82484557420?pwd=V3NUL0hITGNsek9tVXBPamtlOUdGUT09>

Webinar ID: 824 8455 7420

Date: May 04, 2022

Time: 5:30 p.m.

Place: City Hall

20750 River Dr., Dunnellon, FL 34431

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, May 04, 2022

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

Valerie Hanchar, Vice-Mayor, Seat 4

Louise Kenny, Councilwoman, Seat 2

Anita Williams, Councilwoman, Seat 3

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 - ABSENT

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, April 27, 2022. The agenda was amended on April 28, 2022 to add item #10 and backup to item #4 and #6 and again on May 3, 2022 to add backup to items #2, #4, #9 and #13.

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

Agenda Item No. 1 – Public Comments

Paula Koger, 11983 Palmetto Way, commented she is inspired. She stated her husband went out of state to fix up a house and the town remembered them as the team who organized The Follies for people with talent. She said there are people here in Dunnellon who could benefit from expressing themselves, including children. She stated the platform in Ernie Mills Park would be an excellent location. Mayor White clarified and said Mrs. Koger is proposing a talent day here in Dunnellon.

Andy Arevalo, 11928 N. Williams, stated someone will be here representing him next week regarding a \$15,000 Historic District project and mural. He said he is hoping Council approves his petition. He commented John Semmes Singing River Boat Tour is a great talent and a part of Dunnellon. He shared he would like to see the City find a way to help him continue his business even if the commercial use policy changes.

Bill Vibbert, 9552 SW 192nd Ct. Rd., spoke about the Blue Run Park restroom project. He shared history regarding unsuccessful grants and the struggle to obtain funding for this project. He said thanks to Mayor White's partnership with Marion County, we have received unexpected funding and are up to \$549,000 from various sources. He reminded Council of the packet he handed out to them containing information provided during past discussions.

Kristyne Cox, 11465 SW 136th Ct. Rd., presented questions regarding the Little League Ball Park. She stated she is representing a team located outside the City limits. She asked if they are allowed to use the fields, if there are any fees associated with that usage and how they hold themselves accountable for trash, etc. She commented they were able to use the fields a lot in the past and are hoping to do so again.

Tim Inskeep, 12140 Maple St., stated the Council should not provide tax payer money to One Rake at a Time nor Sea-N-Shoreline. He explained the problems they presented are not based on facts and the hydrilla will not go away until the phosphorous is eliminated. He added the

work they do does not come without its own problems and he found the project start location as being odd. He spoke about Code Enforcement and stated the roads are more important than hiring a full time Code Enforcement officer. He suggested Council be prudent with the tax dollars.

John Semmes, 11715 N. Circle M Ave., thanked the City for allowing his business to have use of the boat ramp and parking. He commented he is hopeful they can come to an agreement which allows him to continue his business. He reminded Council part of the discussion of the boat ramp is about parking and he noted there aren't many people who use the parking lot after snowbird season. He stated there are only a couple months of controlled chaos and he asked the Council to keep this in mind during their discussions.

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

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

“New Members:

3 Floors Inc.

Rainbow River Chapter Daughters of the American Revolution

Health & Vigor

Wealth of Health Mostly Mattress

- *Boomtown Days Report: Outstanding Turnout! Feedback was overwhelmingly positive. My best guess at attendance was approximately 10,000.*
- *Renovation update: The chamber has been working on renovating our building and we recently had new flooring installed. Please stop by and see.*

Upcoming Events

- *May 5th City Beach Cleanup from 9-11 am.*
- *On May 8th, Sweeties' Cafe and Tea House has a Mother's Day tea on Sunday from 1-3. Reservations are required. Call (352)216-2510.*
- *May 14th Starting at 9 am Rainbow River Cleanup at Rio Vista Beach Park, call Jerry Rogers (352)489-4648*
- *May 18th Ribbon Cutting for Mostly Mattress at 1 pm. The address is 11352 N. Williams St. Suite 502 •*
- *May 24th at 5:30 pm Dinner Mixer at Holy Faith Episcopal church, catered by the Front Porch*
- *Other: Dannielle Stevens Website update”*

Danielle Stevens provided an update regarding the new Discover Dunnellon website and explained its purpose is to showcase Dunnellon and help visitors find things to do. She shared she is working on pages for fishing, kayak launching, hiking, where to eat, where to stay and

where to play. She stated she included a section regarding what is and is not allowed on the Rainbow River. Ms. Stevens said her goals are to make the site beautiful and user friendly.

Mayor White stated he served as liaison for the Marion County Tourist Council and one of the concerns were the alphabetical listing of businesses. He explained the problem was that businesses starting at the beginning of the alphabet received more attention than those at the end of the alphabet. Ms. Stevens stated she will address that issue by making the page shuffle.

Vice-Mayor Hanchar suggested a larger font. Councilwoman Kenny stated she was impressed with the simplicity. Councilwoman Cabbage suggested reaching out to the fishing guides in the area and requested links to Florida Hikes, Florida Trails and Florida Paddling Trails Association be added.

Agenda Item No. 3 – Board Reports

Councilwoman Cabbage stated SWFWMD is having a career fair in Brooksville with various jobs available, including internships.

Councilwoman Williams shared the Martin Luther King Club will be honoring the legacy of Dr. King on May 21st at 6:00 p.m. at Beulah Missionary Baptist Church on Illinois Street.

Agenda Item No. 4 – Sea-n-Shore Donation Request – Mandy Odom, City Clerk

Mrs. Odom reminded Council the Sea-N-Shoreline group came and spoke to them last month. She stated they provided her a presentation for tonight but were unable to attend. She explained Art Jones with One Rake at a Time will present on their behalf.

Mr. Jones described the Rainbow River as one of the most beautiful rivers in the world, located right here in Dunnellon. He stated the challenges are the amount of nitrogen and phosphorus in the water feeding the hydrilla, which is an invasive plant capable of destroying native habitat and wildlife. He explained herbicides are currently being used to poison the hydrilla, causing additional problems and the best way to eliminate hydrilla is to remove it rather than poison it. He stated the eel grass which will be planted in its place are grown specifically for this purpose and are not harvested from other areas of the river. He finished his presentation by sharing the phases involved in cleaning up the river and the cost involved to obtain a survey.

Councilwoman Cabbage asked if the company could piggy-back the study with other studies already completed and utilize graduate students already working in the area to save on expense. Mr. Jones said a new survey is required to find out what is there today. He stated a current report is necessary to obtain permits and funding from the State. There was further discussion regarding why he is addressing Council prior to discussing the issue with other possible partners.

Mayor White summarized stating \$137,000 is required to do the study and the completed study will help to achieve State funding. He confirmed Mr. Jones is asking the City to help with that cost and whatever the City can offer will be appreciated.

Mr. Jones projected he will need future help from the Council, as well, when they begin lobbying in Tallahassee. He stated he will ask them for a letter when they are ready to bring the study to the State.

Agenda Item No. 5 – Police Facility Site Feasibility – Georgina Cid, Community Development Manager

Mayor White stated it looks like the former Souls Harbor Church will be closing soon and the City was able to retain two of the lots from that property to be used for whatever the City sees fit. He reminded everyone a new Police building is required and there are no existing buildings within the City limits which are already constructed to meet the requirements of a critical facility.

Ms. Cid stated she conducted the analysis, per Council's request and hopes it will help them with their decision. She explained she found 6 sites for them to consider:

- 1) 12038 S. Williams St. (Maintenance & More Service Station)
- 2) 11990 S. Williams St. (Gary's Carpet)
- 3) Powell Rd. (Vacant Lot)
- 4) E. Pennsylvania Ave. (Vacant Lot)
- 5) 12014 S. Williams St. (Current Police Station)
- 6) 11868 N. Williams St. (Dunnellon Blue Lodge)

Ms. Cid stated location is very important, but Council needs to keep in mind location is just one component. She explained the types of spaces are important and effective technology systems need to be in place immediately. She provided a presentation outlining the various locations, their attributes and sale prices. Mayor White inserted the owner of Gary's Carpet said they would come down in price to \$250,000. Ms. Cid provided the financial estimates to combine the current Police building with the adjacent buildings.

Ms. Cid provided an overview of other vacant properties in the area as a comparison. She stated they all face US41. Mrs. Odom inserted these properties were included in this presentation because of past questions about why they haven't been considered. She also asserted the prices provided are only estimates and we will not know the true cost until it goes out to bid. She stated the biggest focus is having and maintaining an operational building.

Councilwoman Kenny said when we first recognized we needed a new building, they reached out to Sheriff Woods about utilizing a substation. She stated an acquaintance shared his thoughts with her and said the following;

- 1) We only have 2,000 people in our City and we have gone through difficult times financially.
- 2) Our two main roads, 40 and 41, are patrolled by the State and the County.
- 3) Council should have gone directly to Marion County prior to talking with Sheriff Woods.

Mayor White asked if she was suggesting Council again consider turning the Police over to Marion County. Mrs. Kenny replied, it is something to think about.

Councilwoman Cabbage stated fiscal responsibility is what we promised the people and the Powell Road property is what we can afford. She pointed out the positive features and the option for a modular or site built structure. She spoke to Councilwoman Kenny's comments and stated there are many subdivisions being built in Marion County and the influx of people is creating a problem for their law enforcement. She said Marion County would turn a request from us down right now because they are already struggling.

Vice-Mayor Hanchar thanked Ms. Cid for her presentation and work on the project. She stated economically the Powell Road property is the best choice. She said we need to do our due diligence, but we also need to act now. She spoke about the work our Police do and advised it is not logical to expect the State Police to do the job.

Mayor White said the properties next to the Police building would provide plenty of parking and expansion. He commented the current buildings in that area are an eye sore and a new Police building would put a pleasing structure in their place. However, he declared the Powell Road property is perfect and will eventually be a main thoroughway. He stated no matter how it is looked at, the figures are at least a million dollars and the funding for the project is competing with roads. He pointed out the funds we will receive from the sale of the former Souls Harbor Church plus those set aside in this year's budget provides us \$700,000 for the job. He suggested Council select and purchase the best location for the Police Station. He stated the next step would be to direct staff to find the additional funding needed by utilizing grants and he added right now there is money available. He utilized the City of Williston as an example and stated they just applied for a grant for their Police Station.

Councilwoman Cabbage suggested adding the topic to this Monday's agenda for a vote.

Further discussion followed regarding verification of Mayor White's position on the properties, the concern about demolishing the current Police building and not having a place

for the Police to work while the new building is being constructed, where the funds were going to come from within the budget and the option to obtain a loan. Council agreed to add this topic to the Monday meeting agenda for a vote.

Agenda Item No. 6 – Premium Parking Agreement #AGR2022-14, Boat Launch Fee Program – Jan Smith, Finance Manager

Mrs. Smith stated she received a 3 year contract from Mr. Dummet. She provided information about the fee and citation collection. She stated Premium Parking manages everything and the City simply takes in revenue. She said the City would be allowed to void two or three citations a month, but anything more would result in a \$35.00 fee per citation. She shared the termination information of the agreement.

Attorney Hand stated he reviewed a draft copy of the agreement and there needs to be a few corrections, simply because there are differences in state law. He asserted there needs to be an Ordinance for the fees and then it's simply working with the contract. Mayor White asked about the timeframe and Attorney Hand replied between 2 to 6 months is reasonable.

Further discussion followed regarding the best time to begin collecting fees, when to begin the work on setting up the system and clarification on the portion of fees coming to the City before and after Premium Parking recoups their installation capital. Council gave consent for staff to begin working on the Ordinance and asked them to bring a draft to the June workshop.

Agenda Item No. 7 – Commercial Use of City Owned Property

Mayor White provided a history for this topic. He spoke about the commercial activity specific to Blue Run Park and stated other City owned property is not bound by those rules. He commented Mr. Semmes and one of the kayak companies are currently using our boat ramp and today's conversation is to discuss how we want to manage business use on our property.

Vice-Mayor Hanchar asked Lieutenant Yox if there have been issues at the boat ramp recently and he replied there have been no issues at all.

Attorney Hand suggested a commercial pass system utilizing the County's system as a template. He stated a pass system would allow a business to apply and would provide for certain restrictions and criteria they would have to meet.

Vice-Mayor Hanchar commented she had considered a pass system and parameters would need to be established. She stated it isn't just the ramp, it could also be other businesses such as a food truck. She explained she would like to see the proposal Mr. Anderson presented during the Blue Run Park discussions to get an idea of what the business owners are thinking. Council asked staff to develop guidelines for any business utilizing City property and bring it to the June workshop for further discussion.

Agenda Item No. 8 – Triparty Agreement #AGR2022-13 Between Dunnellon, Marion County and Dunnellon Little League

Mrs. Odom stated she received the joint City, County and Little League agreement from Mr. Couillard last week. She explained it allows the County to utilize the donation they received to begin making improvements in the park. She reported, however, the lease agreement with the State requires a management plan for the Little League Park before improvements can be made. She mentioned we may be able to get around the requirement temporarily so they can get started. Council agreed to add this topic to the June workshop.

Agenda Item No. 9 – Little League Park Use – Mayor White

Mayor White stated the Little League has had use of the field since the 1970's and now there is a question regarding outside teams using the facility. He clarified it is a City park managed by the Dunnellon Little League.

Mr. Slattery read the agenda summary into the record:

“The City’s lease agreement with the State and the Use Agreement with Dunnellon Little League require that the facilities shall continue to be a public facility with access to all Marion County residents. The Use Agreement further states in Section 8(B) the Little League, in coordination with the City, shall be responsible for coordinating all organized use of the property and facilities.

In response to concerns expressed by members of the public and organized groups who are interested in utilizing said public property, Mr. Adam Parker, DLL President, has advised us of the following:

DLL has created an events coordinator position within the board that will be handling requested usage of a field(s). Anyone requesting use of a field will email the League at the email address posted at the entrances. The events coordinator will check our Little League practice and game schedules, contact the requesting party and assist them with such request.

City staff will continue to work with DLL to ensure that this resolves the public concern regarding access to the fields.”

Mayor White asked Attorney Hand who has the final say regarding the park and at what point would the City become involved. Attorney Hand replied the City has the final authority and it is up to the Little League to coordinate with the City.

Vice-Mayor Hanchar commented the contract does say Marion County residents. She stated the Little League is maintaining the property and charging others to use the field(s) might be

a good fundraiser for them. Attorney Hand stated he would need to review the State contact to discover if this would be permitted.

Shane Stevens, 11740 N. Farmwood Ave., stated he is a Dunnellon Little League Coach and grew up here. He remarked the City has more power than they should over the park. He explained the Little League maintains the property and the community backs the League. He asserted it is unfair for outside teams to use the field anytime they choose when they don't take care of it nor do they represent Dunnellon. He commented there is a long history here and the Dunnellon Little League is a part of it. He added it isn't that he doesn't want others to use it, it's about organizing it and the Little League teams shouldn't have to go elsewhere so another team can use the field.

Mayor White reminded everyone Council was just talking about the possibility of controversy. He stated he would consider charging a fee for use. There was further discussion regarding fees charged. Attorney Hand remarked all these things can be explored and questions may need to be brought to the State.

Agenda Item No. 10 – Blue Run Park Restroom Project

Mrs. Odom referred to the financial information provided on the agenda summary and stated she confirmed the numbers with Mr. Couillard yesterday. She added she, Mr. Slattery, Mayor White, Mr. Vibbert and Mr. Couillard met last week to discuss the design.

Mr. Slattery stated they discussed possible modifications to reduce the cost of the project. He said they discovered it is already a reduced plan from the original and is the smallest restroom recommended for that size park. He spoke about structural components they could attempt to change to save cost, but nothing changed the dollar amount enough to make it worth the effort. Mr. Slattery described the final design and features.

Mrs. Odom shared the project funding summary but said they are not ready to produce any timelines yet. She read the following into the record:

*“Funding Summary: \$499,381
Marion County \$413,981 (\$138,981 budgeted + \$275,000 new commitment)
City \$35,400 (\$12,000 balance of \$30,000 commitment + \$23,400 CRA)
FGUA \$25,000 in-kind water-wastewater service
US Water \$25,000 in kind water-wastewater service
Estimated Project Cost: \$673,199.40 - \$499,381.00 = \$173,818.40 (unfunded balance)”*

Mr. Slattery added the \$50,000-\$60,000 savings from the underground utility hadn't been subtracted from this balance yet. Mayor White summarized the presentation and said

basically we are being given a ½ million dollars and we will have a quality and harmonious restroom.

Mr. Slattery stated a contingency needs to be considered within the funding. He said his recommendation is to lock in the \$173,000 without reducing it by the ground utility savings to fill the contingency need with the understanding that it would only be used in a worst case scenario. Further discussion followed regarding where those financial numbers came from because the building itself doesn't seem to support the data and where the balance of the funding could be found within the budget. Mayor White directed Mrs. Odom to reach out to Mr. Couillard to find out the County's commitment expectations.

Agenda Item No. 11 – Code Enforcement Discussion

Mrs. Odom stated this is something staff started working on because Dan Adams has asked to step down from this position. She reminded everyone the department has been primarily reactive, but with the significant push from citizens Ms. Cid needed a certified Code Enforcement Officer at least 24 hours a week. She said it would be the City's hope to find someone part-time to be out in the City, working with the citizens, reviewing code, identifying areas of code to update and attending magistrate hearings. She stated research has been done and they discovered a reasonable pay range would be \$17.00 – \$24.00 per hour, depending on the level of certification. She explained the City has typically raised the starting wage up one dollar for a part-time person because they aren't receiving benefits.

Mayor White commented we desperately need this position and the wage is worth it, however he is concerned it will be difficult to fill it on a part-time basis. Mrs. Odom added Safe Built currently offers Code Enforcement services for \$60.00 per hour. Further discussion ensued regarding revenue from fines and code codification. Council consent was given for staff to advertise for the position.

Agenda Item No. 12 – Council Comments

Councilwoman Cabbage spoke regarding Mr. Jones' request for a donation to the Sea-N-Shoreline project. She said she is not interested in donating to this cause and stated we are not like Crystal River in that we don't have as many businesses nor are we in the same situation. Councilwoman Cabbage informed Council there is a proposal for a constitutional amendment regarding the right to clean and healthy water. She asserted this proposal provides leverage for Dunnellon to fight against the Northern Turnpike Extension because it has the possibility of damaging our waterways and aquifers.

Vice-Mayor Hanchar informed Council the title company for the sale of the former Souls Harbor Church texted her directly and stated they want to close on Friday. The title company told her there is only about six pages to review and the Mayor would need to sign. Mayor

White suggested staff do this only if they were comfortable with being able to complete it by Friday.

Mayor White stated the Inverness City Commissioners had a meeting to discuss the Northern Turnpike Extension and they too had standing room only. He said their citizens asked for the No-Build initiative as well. He said he believes that Citrus County is beginning to understand the gravity of the situation too.

Mayor White stated he attended a ribbon cutting at a new glass recycling business just outside of City limits. He said he received a tour and he thought it was an amazing process. Mayor White provided photos of the back of City Hall and suggested a welcome to Dunnellon sign or mural of some sort on the blank wall space. He also suggested something was needed on the half circle gable space in the front of the building. Council agreed and directed staff to look into the project.

Walk-On: Central Florida Pole Barns Agreement #AGR2022-16, City Beach Pavilions - Troy Slattery, Public Works Manager

Mr. Slattery spoke about the Agreement with Central Florida Pole Barns, the contractor selected to construct the two City Beach pavilions. He stated it has been reviewed by Attorney Hand and now needs Council approval. He explained as soon as the contract is signed they can start the permitting process. Council agreed to add this topic to the consent agenda.

Agenda Item No. 13 – Department Head Comments

Mrs. Odom informed Council there are two Eagle Scout Proclamations scheduled for Monday's meeting.

Mr. Slattery stated US Water has been having some issues but are moving diligently to get the Ohio Street project back on track. Mr. Slattery stated he and Mrs. Odom would like the authority to authorize change orders as long as it stays within the budget and they provide an update at every meeting. Council agreed to add this to the consent agenda.

Mr. Slattery stated the Marion County water division contacted him about their grant submission to beautify various water areas. He said they asked him if he was interested in their adding the DRA (aka; gator pond) to the project. He explained he already told them to proceed and if the grant is awarded they would discuss the details at that time. He shared it would include educational signs including "do not feed the gators".

Mr. Slattery advised Council the Art gallery needs a new front door and he will try to get that done during this budget year. He reminded everyone the City Beach clean-up day is tomorrow and City hall will be out of water tomorrow.

Mrs. Smith shared the auditor will be here on Monday to present year-end financial report.

Ms. Cid stated she is working on proactive Code Enforcement with an initiative that began this month. She announced they have issued 26 courtesy notices and most of these violations can be seen from the road.

Councilwoman Cabbage stated Rainbow River Conservation called her regarding the amount of spraying happening in the fields around the elementary school. She researched and discovered they are using the field for flight training and they are only spraying water.

Agenda Item No. 14 –City Attorney Comments

Attorney Hand stated he has been working on the billboard Ordinance and statutes come into play. He explained it can require City's to negotiate some sort of compensation. He said they are researching billboard ownership and regulations. Further discussion followed regarding the ten-year removal process.

Agenda Item No. 15 –Public Comments

Tim Inskeep, 12140 Maple St., stated he wished more people knew how hard the staff and Council actually work. He stated it is incredible what staff is able to bring to the meetings. He spoke to several topics including the Police building, stating he is concerned with the cost and asked if those prices include the special features a Police building would require. He talked about the boat ramp and said there was conflicting information regarding the installation funding. He expressed concern over the safety features of the Blue Run Park restroom and hopes there is a plan in place to keep out drug users and vandalism. Finally, he spoke about the river clean up proposal and stated if the nitrate issue isn't addressed the problem will return.

Brenda D'Arville, 11661 Camp Dr., stated everyone at the City is awesome and she doesn't think it is said enough. She said a few months ago she printed a publication from the International Association of Chief of Police and provided it for Council. She explained it really stressed community support and getting stakeholders involved. She read a piece from the publication and expressed her concern about the Council's due diligence. She stated the Police building will have to last 20 – 50 years and it is a major decision to make without public input. She asserted the public needs to be involved and suggested Council wait to make a decision until they can get the public involved.

Adam Parker, 12214 S. Bridges Rd., stated he is here to listen and protect the Dunnellon Little League. He explained they are training new people and can't give a date for when the new event coordinator position will be filled. He clarified the Little League would never want to turn people away and he wants to be very careful about charging. He believes they are moving in the right direction. Mayor White stated the Council recognizes everything he is doing and

it is appreciated. He suggested they put up a booth at one of the City's major events to get the word out about their organization.

The meeting was adjourned at approximately 9:35 p.m.

Attest:

Penned signature of:
Amanda Odom, CMC
City Clerk

Penned signature of:
William P. White, Mayor

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