

**City of Dunnellon
City Council Workshop**

Zoom

<https://dunnellon.zoom.us/j/84084798717?pwd=YUdQZkdCT3MwaUJ1YTMyaStDTkxUT09>

Webinar ID: 840 8479 8717

Date: June 08, 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, June 8, 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 Russ Randall 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 - Absent

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 – via Zoom

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, June 01, 2022. The agenda was amended on June 02, 2022 to add backup to item #13.

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

Agenda Item No. 1 – Public Comments

Wendy Sams, 11580 Camp Dr., stated there are four Airbnb's on her street and she has different neighbors every weekend, which changes the atmosphere of her neighborhood. She explained there is loud music, loud voices and a lot of cars well past midnight. She said some of the people that live next to these homes are in their 70's and don't appreciate the disturbance at all hours. She suggested implementing a 4 day minimum stay and a 3 car maximum per property. She stated she is not against VRBO's but she is against weekend rentals.

Barbara Ocasio, 10258 N. Garder Way, Citrus Springs, came to thank the Council for signing the "No-Build" Resolution. She thanked Mayor White, specifically, for attending the Citrus Springs meeting two weeks ago. She added she heard Rep. Massullo is going to be here and he is not listening to the people. She said she would like him to know he needs to hear us when we say "No-Build".

Juliane Mendonca, 11894 E. Blue Cove Dr., stated the character of the community and quality of life is changing due to the short term rentals. She said there are eight short term rentals in her neighborhood, some of which were purchased sight unseen. She explained it is unsettling to have new neighbors every week with many noisy at all hours, careless with their trash and allowing their dogs to run unleashed. She asked the Council to work toward effective and enforceable regulations.

Kalila Wendler, 20008 E. Pennsylvania Ave., stated vacation rentals provide a wonderful experience to many. She explained our town is in debt and it would be irresponsible to deny this lucrative means of income. She suggested finding ways to minimize the impact to the environment and neighborhoods with deed restrictions. She suggested a cap on the amount of business tax receipts sold and commented it is not the sole responsibility of the government to enforce.

Amber Serena, 11426 SW Hendrix Dr., stated she owns a vacation rental with a 3-night minimum, a limit on boats, quiet hours and a charge of \$500 – \$979 per night. She commented she is giving people an opportunity to fall in love with our river. She said she would like to see regulations as well and suggested a short video explaining what renters can and cannot do in and around the river. She pointed out the sound and noise problems are a police issue. She explained Airbnb owners are revitalizing old homes and beautifying the neighborhoods while creating jobs for cleaners and contractors to help stimulate the economy. She added people who rent these homes become patrons of the local restaurants and businesses.

Tim Inskeep, 12140 Maple St., stated he is also here to talk about VRBO's and the four homes in his neighborhood. He said he finds it offensive to have to call the police and commented none of the owners live in Dunnellon. He pointed out one of them attempted to obtain a permit for their deck by calling it a roof. He stated most renters do show respect, but it's those few that have loud parties and a lot of trash that are causing the issue.

Art Jones, 12163 Palmetto Way, stated One Rake at a Time pulled out 2,000 pounds of Hydrilla and muck from the Rainbow River. He commented he kayaked into Blue Cove and stated they are almost ready to call it a green cove because the growth of Lyngbya has gotten so bad. He said Lyngbya is a plankton growth that is suffocating the fish and other plant life, which will ultimately destroy Blue Cove. He explained his non-profit is working on issues that will include Blue Cove. He reminded Council the water needs to be prepared for planting eel grass, by removing the muck and the Hydrilla.

Jason Craftson, 1590 W J Williams Ln., stated people are complaining about the State using their authority to move people off their land and then other people coming to the meetings trying to get the City to stop Airbnb's. He suggested Council be careful about what they do to not appear to be hypocrites.

Mrs. Odom read the following letters into the record:

"Hi. I live in Blue Cove and have some experience with short term renters. I am away this week and cannot attend the meeting this evening, but I did want to share. It seems many houses are being bought up in our lovely community and turned into short term rentals. Maybe when there were just a couple, things were fine, but recently, there has been an increasing number of transient people, some of who I'm sure are fine. However, bringing in cars and people who don't live there, but just come, use and leave, does not make the best neighbor situation. Speeding cars, loud people, and parties. Often at one of the rentals by me, even though they are not supposed to have more than so many people or cars, they often disregard that, and there will be a yard full of cars, loud music, interesting people... and I have kids and dogs. It's just not ideal, and not very safe. On one recent instance, I was walking my dog and the renter had a pit bull (against the rules of the home owner). This dog was not leashed and ran across

the street and attacked my dog. These people were very rude and disrespectful to say the least. I'm lucky I have a big dog who was able to fight him off, but what if it'd been my older weaker dog, or a child?! We need rules around this situation. Please help us figure this out to keep our community safe and lovely!!!!

*Thank you,
Cyndi Crandell"*

"I would like to make public comment regarding the agenda item addressing short term rentals in the city of Dunnellon. My name is Kathy Dunn and my address is 11386 Hendrix Drive, 34432. I am in favor of adopting regulations addressing short term rentals. I live two doors away from a rental that sleeps 25 people per day. The rental is occupied almost 365 days per year. Commonly, at least four families split the rental fee of more than \$450.00 per day and of course have at least four cars and two boat trailers parked in the driveway, usually more. The property also regularly is used as an event venue for large numbers of people parking along Hendrix Drive for these events, leaving muddy roadsides along Hendrix Drive. I feel this is very unfair to those of us who are single family residents, who have basically been doomed to live in the middle of a resort. When trying to entertain friends or family we are surrounded by screaming hordes of children and partying adults. I feel that there should be more regulations regarding the number of people who are renting from a single family home and also for limiting large events in these rentals. We are in great fear that more homes will inevitably become rentals that will cause us to reconsider living here, contributing to our community and moving elsewhere. Our town currently is composed of 36 percent rentals little to no code enforcement and consequently little incentive for landlords to maintain their properties. This leads to the excessive blight that we are now witnessing. It seems to me that owners of these short term rentals are profiting from short term rentals by bringing in tourists to overcrowd our river and roadways while the single family owners foot the bill. How can our city develop a sense of community when it is populated by people who live elsewhere?

*Respectfully,
Kathy Dunn resident and taxpayer of Dunnellon"*

"Subject: June 8 2022 Workshop Public Comment

I would like the following email to be read into the public record on 6/8/2022:

My Name is Keszia Hale. I live at 11676 E Blue Cove Drive. My husband and I moved into Dunnellon in January 2015 after building our dream home in Blue Cove. Since we have had two children, I home school both, and we plan to live here the rest of our lives. In 2018, our neighbor started renting out his home through VRBO.com. Shortly after the renters started to come and were obvious to the quiet neighborhood. Then the problems started. Problems included the following:

Excessive cars; 7-8 vehicles parked overnight

Garbage in the river behind and on the street in front of the Short Term Rental

Guests feeding the alligators

Guest publicly urinating off the dock into the canal

Loud noise and bad language during the day and lasting well into the night after 9 PM

Occupied RV Camper parked overnight in driveway

Smell of marijuana wafting into our yard from the backyard of the Short Term Rental

Unleashed dogs entering and pooping in both our front and back yard

Unleashed dog on our porch and running all over the neighborhood

I am aware that the City cannot stop Short Term rentals in the City, but I ask you to please take careful consideration when drafting the City Ordinance on Short Term Rentals. I would expect anyone renting my neighbor's home to abide by all City/County/State laws and all owners of Short Term Rentals to take full responsibility for renting to guests that are law abiding citizens. I would expect any guest to be unnoticeable, as if they also lived in the neighborhood. Please consider limiting the number of vehicles staying overnight at a Short Term Rental. Please consider limiting the number of occupants staying overnight at a Short Term Rental. Please consider requiring Short Term Rentals that allow animals to have a fenced area for the animal. Please consider requiring background checks on all potential occupants of the Short Term Rental to identify and disallow sexual offenders. Please consider requiring the Short Term Rental owner to register annually with the City, identifying a responsible party and requiring the responsible party to be on location within 1 hour of any problem."

Mayor White asked Council if they would agree to switch Agenda Item #4 - Department Head Reports with Agenda Item #5 – Guest Speaker - Representative Ralph Massullo, to allow Rep. Massullo to speak first. Council agreed to the agenda change.

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

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

"New Members

Greater Dimensions Christian Assembly

Farmers Insurance -Angelina Godfrey Agency

Upcoming Events

June 10- Janice Fifield's from Pizza Pubs Last Day.

June 11- Barbers & Beers Networking Party at 1 pm.

June 14- DCBA Board Meeting at 6 pm.

June 17- Ribbon Cutting for True Health & Vigor at 1 pm.

June 21- Chamber Dinner Mixer at Rainbow Springs Village Church Catered by Sabor Colombiano starting at 5:30 pm.

June 24- *Whistle Stop Café at the Greater Dunnellon Historical Society train Depot. Food served from 5-8 Music 7-9. Music by Remedy Tree.*

July 9- *American Legion Christmas in July Show from 9-2.*

Other:

Perhaps when you do the wayfinding signs, you can put a sign showing where the Chamber is since it is the visitor information center for the city.”

Danielle Stevens, with Steven’s Lab, provided an update of the Discover Dunnellon website. She stated the website is finished and it will be shown to the board members next week as well as the next DCBA dinner mixer. Mrs. Odom attempted to pull up the website, but City Hall was having internet difficulty. Ms. Stevens offered to send the Council an email with login instructions to view the website at a later date.

Agenda Item No. 3 – Board Reports

Brenda D’Arville, Chairwoman of Planning Commission, stated the last board meeting focused on three main topics and they included neighborhood blight, short term rentals and locations for the police station. She stated more discussion is planned regarding short term rentals and the issue is being worked on. She said she is encouraged by the participation of the community and mentioned there is a vacancy on the Planning Commission. She invited citizens to come forward and apply. Mayor White thanked Mrs. D’Arville and stated the Council looks to the Planning Commission for advice and they are often under appreciated.

Agenda Item No. 5 – Guest Speaker – Representative Ralph Massullo

Rep. Massullo spoke about the Florida Legislature regarding road building projects within the State. He assured those in attendance the legislature spends a great deal of time thinking about the citizens. He stated they believe in Florida and Florida is a free state which means the people rule. He shared some of his successes, such as preventing vaccine mandates and taking masks out of airplanes and schools. He said the policies made in the last session regarding education, environment and economy is all about putting the people first. He spoke further about the legislature protecting homes, protesting laws and creating policies.

Rep. Massullo stated the original goal for the turnpike is to expand hurricane evacuation routes. He explained during the last hurricane they were able to view the roads from the air and I-75 was a parking lot. He commented the west side of Florida has not been developed nearly as much as the east and he pointed out the need to preserve it. He assured everyone he represents all citizens, not just those that come to a meeting. He stated Florida has a way of developing in an ecological manner and he spoke about the wildlife corridor. He affirmed as they continue to develop highways they will continue to listen to our needs. He explained the Northern Turnpike Extension was not meant to be built until the Suncoast Blvd. was

complete, which will take another 20 years. He promised to vote it down if the road was proposed to go through our ecological areas and through Dunnellon. He talked about autonomous vehicles coming, Florida being the fastest growing State in the country, One Rake at a Time's success at initiating a plan for waterway preservation and protecting the people's way of life.

Mayor White commented this is the beginning of a relationship with Rep. Massullo and he is happy to know he is a 3 term Representative. He stated he hopes Rep. Massullo will put the same effort into the cleanup of Rainbow River as he put into the cleaning of Crystal River.

Vice-Mayor Hanchar offered our Council chambers to Rep. Massullo for any meet and greet he would like to hold with his constituents. She explained the TPO did their research and decided on the "No-Build" policy. She stated since he is new to our area, she felt it important to share with him what his constituents want.

Agenda Item No. 4 – Department Head Reports

Mr. Slattery stated a local aquatic weed control company reached out to him and asked to use the City Hall boat ramp to bring in a dump truck for hauling weeds. He said he did not authorize it because he didn't want a dump truck to tear up the grass. He explained he doesn't suggest Council allow them to use our boat ramp with the way it is either. He recommended to the company alternative ways to get it to the street and haul it off from there. Council agreed with Mr. Slattery's decision.

Mr. Slattery shared Ernie Mills Park suffered some graffiti and minor vandalism. He stated he and volunteers will be going there this weekend to repaint. He said City Beach needed corrections to the blue print before building the shade shelters and they should be pulling permits tomorrow.

Mr. Slattery explained storm water runoff in Blue Run Park is causing problems in the parking lot. He stated they have made temporary repairs and he has received an estimate to make a permanent repair by paving the entrance of the San Jose parking lot. He said he hopes to have options to present to Council on Monday. He reiterated he would not be repaving the whole parking lot, just the entrance.

Mr. Slattery stated now that US Water is finished with their work, we should begin seeing activity on Cedar and Ohio Streets. He said also, the traffic light on Pennsylvania and Williams was hit some time ago and the State has recently put up temporary poles until they move forward with their repaving project and erect a new permanent pole. He added they have included a redesign of the intersection and he will bring those changes to Council as he receives them.

Mr. Slattery reported Walnut Street has 19 sections of broken or raised sidewalk panels that need to be replaced and he expects the quote to be approximately \$5,000. He stated Rainbow Springs Art Gallery notified him the front door assembly of the building is deteriorating and there has been a break in attempt. He said a local contractor has offered to replace the door assembly free of charge in August as long as the City provides the materials.

Mr. Slattery said he attended the Florida League of Cities hurricane conference and the insurance carrier has offered better coverage and opportunities for repairs if needed. He added Marion County EOC was supposed to hold a hurricane readiness meeting a couple weeks ago but it has been rescheduled for June 17th.

Ms. Cid stated her department has 1 new business and has issued 41 permits. She announced they have issued 37 new Code Enforcement notices, for a total of 80 since the beginning of the year and 36 of those have complied thus far. She pointed out there were 79 cases total in 2021 which means they have surpassed last year's numbers. Mayor White asked if there is a specific citation that is commonly issued. Ms. Cid responded derelict vehicles and homes, as well as, unkempt yards.

Ms. Cid stated there are 5 billboards in the City and Attorney Hand is continuing to work on the billboard Ordinance.

Mrs. Smith reminded Council June 22nd at 3:00 p.m. is the first budget workshop. She stated we need to have another formal study performed by a consultant to be able to increase the police impact fees. She added she will look into the cost to the City for this.

Chief McQuaig stated there is a gift card scam effecting our citizens. He stressed the public should not purchase a gift card to pay anyone for anything. He added if anyone is asking for a gift card to pay off the IRS, utilities or any other bill, it is a scam.

Mrs. Odom stated while she has not received an official notice, she did receive an email from Jim Couillard telling her HB 3039 for the Dunnellon Trail appropriation has been approved. She said it includes a pedestrian path to be built on the existing bridge. Mayor White commented now that the money is approved it still may take a couple years to get the project done, as government can be a slow moving process.

Mrs. Odom stated the financial commitment letter has been sent to the County regarding the Blue Run Park restroom project, but we haven't heard back from them yet. She said she has also reached out to FGUA and US Water and has not heard from them either. She added the County will not be able to move forward with the project until they receive the costs from the utility company.

Agenda Item No. 6 – Presentation – Regulation of Short-Term Rentals, David Porter

Mr. Porter showed a picture of a double rainbow over Rainbow River and stated the river is Dunnellon's pot of gold because it brings people here. He explained there has to be a balance of capitalism because there are houses and neighborhoods here. He said the neighborhoods, comradery and the ability to get to know people are what Dunnellon is really famous for. He took the audience down memory lane and said it is the American dream to own your first house. He stated the Florida League of Cities wrote the current legislature about homes, which says the home is the largest and most important purchase. He explained typically hotels and motels are in commercially zoned areas and the legislature stated if a city doesn't have an ordinance against short term rentals then we can't do anything about it. He said after the 2014 amendment was in place other cities started regulating, but Dunnellon is behind. He described conflicts between people who own houses, the number of occupants and parking. He talked about alcohol, drugs, noise, bad language, trash and loose pets. He stated all those people and cars coming and going every day diminishes the American dream. He finished with several suggestions on how the City can regulate these vacation rentals.

Mayor White asked Attorney Hand his thoughts. Attorney Hand agreed with Mr. Porter and said looking at creating an ordinance makes sense. He said over the years there has been discussion regarding banning short term rentals, but the law doesn't allow it. He explained registration, requiring maintenance, noise control, trash control and safety requirements are allowable. He said he received feedback from the Planning Commission and there is interest in going further, particularly with parking. Mayor White asked what the next steps would be.

Mrs. Odom stated a final draft will go to the Planning Commission for review and recommendations to Council. Attorney Hand said it will require public hearings and the options available to put into the ordinance is very clear. He stated registration is the absolute key, but beyond this the ordinance and inspections would address a lot of the issues. Attorney Hand said the draft should be ready for the Planning Commission in July.

Agenda Item No. 7 – Agreement #AGR2022-15 Azavar Audit Services

Mrs. Smith stated this service will conduct an audit to discover any excise tax the City is legally entitled too. She explained several years ago the Finance department conducted an audit of propane distributors but their scope was very limited and some of their research bled into the unincorporated areas of Dunnellon, which we were not entitled to. She said this service specializes in helping us receive all revenues available with no initial cost to the City. She explained they collect fees only if they find uncollected revenues and they would receive 45% of any revenue found for the first three years following discovery.

Mrs. Smith stated she recommends Council approve a full audit provided by Azavar Audit Services to discover what revenue sources we have been missing over the years due to a lack of internal research resources.

Mayor White asked what other cities in the area utilize this service. Mrs. Smith responded she did not pursue that information, but they are a nationally known company. She stated she would ask them for references and bring that information to the Monday meeting.

Agenda Item No. 8 – Agreement #AGR2022-20 Duke Energy Electric Vehicle Fast Charging Site Hosting

Mr. Slattery reminded Council of discussions with Duke Energy last year regarding their EV Charging project. He stated two locations were identified in Dunnellon for charging station installation. He explained Duke Energy offers a 10 year contract in which they will install and maintain all the equipment at their expense and the City will not be billed for electricity. He added customers will receive free electricity for 10 years as well. Mr. Slattery said at the end of the term, the City will begin to be billed for the electricity with the option to recover the cost by charging the customer for their consumption costs. He stated they are ready to begin the project and he recommends Council sign the Agreement. Attorney Hand commented he has reviewed the Agreement and is satisfied with it.

Discussion followed regarding locator apps, where the charging stations will be installed and how long the project is expected to take. Mayor White asked Mrs. Odom to add this topic to the Consent Agenda.

Agenda Item No. 9 – Agreement #AGR2020-14 Cooperation Agreement CDBG Home Investment Partnership Program

Mrs. Smith stated we entered into this Agreement with Marion County back in 2020 to see if we could obtain CDBG funding for community projects. She explained the Agreement will be expiring soon and because the Blue Run Park Restroom project is so close to becoming a reality, Marion County would like from us a letter of interest to renew it. She stated the competition is only with nearby cities and it might be an opportunity to find some grant money to help the BRP Restroom project along. Council agreed to add this topic to the Consent Agenda.

Agenda Item No. 10 – Agreement #AGR2022-13 Triparty Agreement between MCBOCC, City of Dunnellon and DLL for Improvements at Little League Field

Mrs. Odom stated Marion County presented this Agreement in response to the donations received for the Dunnellon Little League Field improvements. She said it does not have to go to the State and as soon as we sign it, the County can begin work on the field. Council agreed to add this topic to the Consent Agenda.

Agenda Item No. 11 – Agreement #AGR2022-21 iWorQ Community Development Management Software

Ms. Cid stated Community Development requests approval for the purchase of a new software program that will significantly improve the functionality and efficiency of Community

Development processes. She stated it would allow citizens and contractors to do many things online as well as simplify the permitting process. She explained the various issues with the current system including staff processing time and risk for error in a mostly manual and paper heavy system. She said this system would resolve all those problems. She commented other municipalities are already taking advantage of this system. Ms. Cid added she has received quotes from iWorQ, CloudPermit and Munis along with information on their system offerings.

Ms. Cid stated she originally created the Agreement for iWorQ, but she has received a revised quote from CloudPermit. She explained CloudPermit is a fully functional, simple and web based software system which can be set up within weeks and includes training. She asked Attorney Hand to review their contract because the training and support they offer is superior to iWorQ. She said she hopes to have it ready for Council on Monday.

There was further discussion regarding including this in next year's budget, what software other local municipalities are using, how many municipalities use CloudPermit and if they are local. Council agreed to add this topic to the regular agenda.

Agenda Item No. 12 – Bid #BID2022-02 Mockingbird Drive and W Blue Cove Drive Roadway Project Award Recommendation

Mr. Slattery stated on March 14, 2022 the City Council authorized staff to solicit bids for the Mockingbird Dr. and W. Blue Cove Dr. Roadway project. He said two bids were received and opened on May 4, 2022. He stated they were from Art Walker Construction in the amount of \$249,942 and V.E. Whitehurst & Sons, Inc. in the amount of \$176,380.

Mr. Slattery explained there is \$150,000 in the budget for this project, but it is expected that the Ohio and Cedar Street paving project will be completed under budget by approximately \$111,572. He said the balance of the Ohio St. and Cedar St. project will cover the extra expense for the Mockingbird Dr. and W. Blue Cove Dr. Project. He recommended Council accept the V.E. Whitehurst & Sons bid and move forward with the project before the construction prices increase again.

Mayor White stated his concern over the substantial increase in the original price. Mr. Slattery explained some of that was because he increased the scope of work, but if we turn down both bids we could be looking at a higher bid next time.

There was further discussion regarding the scope of the work, why the price was higher and assurances there is a cost savings from the other roadway project.

Mrs. Odom reiterated the request is to award the bid to V.E. Whitehurst & Sons and authorize the Mayor to sign the contract in the amount of \$176,380.

Councilwoman Kenny asked since we did not get approval for the Dunnellon Heights grant, would it be appropriate to insert into our capital improvement element something that indicates we are looking for grant money. Mr. Slattery stated absolutely and this all relates to each other. He reminded Council about the engineering assessment and shared the City is in a lot worse condition than he originally anticipated. He said however, the assessment has given them information on which roads need to be repaved and which only need repair. He added Dunnellon Heights has been established as a priority. Council agreed to add this item to the Consent Agenda.

Agenda Item No. 13 – Request for Proposal #RFP2022-03 Wayfinding Signs and Maintenance Services

Ms. Cid stated a Request For Proposal has been created and has been reviewed by Attorney Hand for the Wayfinding Signs and Maintenance Services. She said we have a budget allocated for this project and she is requesting authorization to go out for bid.

Councilwoman Kenny stated she didn't realize how much this was going to cost and it seems like a lot. She said we don't even have a completed Comprehensive Plan. She added if she had to choose between the Wayfinding Signs and a Comprehensive Plan being published she would vote for the Comprehensive Plan. Mrs. Smith commented these are CRA funds and we can't use those funds for the Comprehensive Plan. Councilwoman Kenny also stated she thought there would be some public input on these signs.

Vice-Mayor Hanchar discussed the look of the signs and said these look very clean and crisp. She stated the black and white design will pop against any building color.

Mrs. Smith stated even though there is \$300,000 in the budget we don't know what the cost of the signs will be until we receive bids. Council agreed to add this to the Consent Agenda.

Agenda Item No. 14 – Ordinance #ORD2022-06 Purchase of Goods Charter Referendum

Mrs. Smith stated this Ordinance is to amend our purchasing policy allowing staff more flexibility for purchases. She reminded Council during the past discussion on increasing the purchasing threshold for public improvements, staff recommended increasing it for goods to the same amount of \$35,000. She explained increasing the amount for goods would require a charter referendum.

Mrs. Smith stated this Ordinance eliminates the purchasing requirement to obtain sealed bids on the purchase of major items (goods) for amounts over \$5,000 but less than \$35,000. She said the Ordinance changes the requirement from a sealed bid to obtaining a minimum of 2 quotes and provides for ballot language to go before the voters to enact the charter change.

Mrs. Odom added with Council approval the first reading will be during this Monday's Council meeting and the Public Hearing is scheduled for the July 11th Council meeting. Council agreed to add this to the regular Agenda.

Agenda Item No. 15 – Discussion - Boat Launch Fees

Mayor White reviewed the ownership history of the City boat launch. He stated it is acceptable in almost every community to require boat launch fees.

Mrs. Smith stated she reached out to Premium Parking Services regarding Council's concerns with the high violation fee. She explained because of their accepting responsibility for maintenance and processing they would need at least \$50 for non-payment fees. She added they would also need to change the percentage split until they have recovered their initial capital expenditure. Mrs. Smith stated she asked about the kiosk and the initial installation fee is \$10,000 at our expense and monthly credit card processing fees. She said it would be similar to an ATM, would not provide a camera and the police would ticket and capture the fines. She added she just received the data a couple days ago and she needs to gather more information from them.

Vice-Mayor Hanchar said it sounds similar to parking without a permit and Chief McQuaig stated the ticket would be processed the same way as their other police tickets. Vice-Mayor Hanchar said she understands that some people are not familiar with the QR code system, but she believes most people would be capable. She pointed out utilizing the kiosk ticket option we would miss collecting funds from people who are parking off site.

Mayor White stated when he and Mrs. Odom visited a boat ramp in Crystal River, they noted there was confusion on how to use this system. He commented our boat ramp is very busy during the summer and if someone with a boat was down there and couldn't figure out how to use it, there would be a traffic issue. Mrs. Odom confirmed the difficulty seen at the Crystal River boat ramps and the confusion witnessed even amongst the younger generation.

Mayor White asked if there is a company out there who offers a system similar to the Sunpass system, where the system simply takes a picture of your plate and bills you later. Mrs. Smith responded she doesn't know if there is a company out there who provides a system like this for boaters and there aren't that many companies out there who offer the other systems. She offered to reach out to kiosk companies and see if any of them provide a camera system. Mayor White commented we need to get this right the first time.

Councilwoman Kenny stated we want something that is people friendly and believes investigating further is appropriate.

Mrs. Odom stated the system for Citrus County is working for them because they have four slips, compared to ours which has only one. She said if you have one person with a boat at the ramp struggling to use the system, they will block traffic and cause issues.

Agenda Item No. 16 – Discussion - Requests for Presentations

Mrs. Odom stated the best practice is to publish agendas seven days in advance. She explained all meeting agenda items are placed on the bottom of the workshop agenda to meet the seven day requirement.

From Resolution RES2013-14, she read into the record: “Persons wishing to place an item on the workshop agenda must make a written request for same to the City Clerk on or before 12:00 p.m. the Friday before the Workshop Meeting.”

She explained the problem is by this point the agenda is already published. She said the second issue is it doesn’t provide controls on how many presentation requests must be granted and placed on the agenda. She suggested the Resolution be updated because of the deadline and she would like input from Council as to how to manage the presentation requests.

Mayor White stated Council is in a tricky situation because they want to hear from the citizens, but if they get bombarded with requests for presentations they don’t have enough time to do business. He added there shouldn’t be any one person deciding who gets to present and who doesn’t due to potential personal bias.

Vice-Mayor Hanchar suggested a 3 minute time limit on presentations. Councilwoman Kenny stated she didn’t want to place heavy limits on the presentations because some of the citizens provide valuable information and we need their input.

Attorney Hand offered several suggestions including providing City Clerk discretion on which presentations to allow as it fits the schedule, make it a first come first serve basis, have the requests go to Council to decide what to allow and limiting the presentations to a certain number.

Discussion followed regarding what the Marion County Board of Commissioners do and Mayor White asked staff to find out.

Agenda Item No. 17 – Proclamation Request - Right Reverend Patrick Augustine, Holy Faith Episcopal Church

Mayor White stated he has met Reverend Augustine and he does charity work around the world in impoverished countries.

Mrs. Odom stated Bishop Patrick Augustine of Bor, Sudan, South Africa will be here the weekend of July 1st through July 3rd and Holy Faith Episcopal Church requested this Proclamation. She explained it will be on Monday's agenda for approval but they will not be presenting it until July 3rd. Council agreed to add this to the Consent Agenda.

Agenda Item No. 18 – Council Comments

Mrs. Odom read Councilwoman Cabbage's comments into the record:

"I talked to Troy this AM and he brought me up to speed on agenda issues and other matters. My plan is to be back in the Council Seat in person in July. In the meantime, I will be keeping track of city business, albeit 20 minutes at a time for now! BEST NEWS <> My femur did NOT fracture during the revision procedure! There is lots of bone loss, the plastic part that was the root of all evil had actually broken in half and was coming out of the implant. I am walking with a "walker". No physical therapy as it is too weak a joint at this time for anything related to exercise. Time will heal the situation...6 months at least before I am able to walk without a cane. My mother passed away in Pittsboro NC three days prior to my surgery. My mother no longer suffers and my oldest brother and youngest sister were with her at a HOSPICE facility. I have spent much time on the phone with friends and family over the last several days and this has helped me get over the big pain hump. The rest of recovery will be easier. Thanks to my many Dunnellon friends I am in good spirits and the tomatoes in the garden are going to good use!"

Vice-Mayor Hanchar stated she received an email today but doesn't know how to reply to it. She said she was concerned visitors to our town felt like their privacy was invaded. She explained a situation was reported regarding Mayor White taking photographs of citizens at the Blue Run Park overflow parking lot on San Jose Blvd. She expressed her understanding that Mayor White was trying to do what he feels appropriate to protect Blue Run Park, but the letters indicate it went a little too far.

Councilwoman Kenny objected to the discussion and Vice-Mayor Hanchar responded there is no other way for Council to communicate.

Mayor White stated he travels past the Blue Run Park over flow parking often because his mother lives nearby. He explained he has seen commercial vendor activity at the park with citizens walking through the woods to catch a shuttle on the other side. He said the pictures in question were shared with Mrs. Odom and Chief McQuaig. He added the park is a public place and the law states there is no right to a perception of privacy in a public space. He stated Council members typically are involved with activities and communications with the people in between meetings and will bring the information back to share with the Council.

Councilwoman Williams stated if she believes there is a violation of some type she would immediately call law enforcement.

Mayor White stated traffic can back up extensively on Pennsylvania Avenue. He explained he watched the traffic light one day and noticed the left turn signal doesn't come on at an appropriate time which may be causing this issue. Chief McQuaig said he would monitor it.

Agenda Item No. 19 – City Attorney Comments

Attorney Hand provided an update on the billboard Ordinance. He stated it has been drafted and addresses non-conforming regulations, repair and damage. He explained the owners of the existing signs throughout the City have been identified and staff has been authorized to contact the owners to discuss removal over a specified time period.

Agenda Item No. 20 – Public Comments

Paul Reinhardt, 325 S. Jefferson St., stated he has been fighting against the toll road since 2018. He spoke extensively against Rep. Ralph Massullo, who he said pushed for both the Suncoast Parkway and the Northern Turnpike Extension. He spoke about other issues Rep. Massullo advocated for such as toxic sludge, extending the Suncoast to Georgia and funding studies costing 35 million dollars a year for 20 years. He stated there is a Florida policy to serve and protect its natural resources and scenic beauty and Rep. Massullo shouldn't have put Florida through these things.

Chris Anderson, 11463 N. Williams St., read the following written statement into the record:

*"Members of Dunnellon City Council,
You all may or may not be aware of the harassment that has been recently occurring on multiple occasions by Mayor White with our company and our customers. Attached are letters (along with public record photos) from just two of our guests and one of our drivers who have had a very uncomfortable, unprofessional and unethical encounter with Mayor White taking photos of them and their children in their bathing suits. He has taken it upon himself to act in his official capacity claiming "official city business" without announcing who he was until asked and after taking such photos. I do not recall these events being directed by the other members of council to direct the Mayor to photograph young children in their bikinis and bathing suits without parental consent to then become part of the public record even after being asked not to, regardless of his intent. I can understand the Mayor's personal frustration but we have been operating within the confines of the law and we have had all relevant laws and ordinances reviewed by our general legal counsel and have not been violating any laws or ordinances. Florida law allows us to park temporarily for the purpose of, and while actually engaged in, loading or unloading merchandise or passengers. In addition, momentarily to pick up or discharge a passenger or passengers in front of a public driveway. Our company does*

NOT engage in commercial pickups within Blue Run Park as it pertains to the Blue Run Park ordinance.

Furthermore, Mayor White has ultimately taken it upon himself to continue to harass our employees and customers in his official capacity when our company has been legally operating within the law. We all need to be reminded that the engagement of expressive activities is protected by the First Amendment which includes any member of the public to walk through a public park peacefully without being harassed by a governmental official in their official capacity as being harassed by Mayor Bill White.

In addition, it is inexcusable, unethical and an abuse of power for the current Mayor in his official capacity, representing the City of Dunnellon to try and exert his own political power (well documented on public record) on city staff along with the Dunnellon Police Department to selectively target a local business for enforcement of a law that doesn't exist and therefore is not legal. Pressuring the Chief of Police to exercise his police powers to enforce something that is not in violation of the law is not only unethical but it also goes against the oath that they have sworn in to uphold."

He stated these letters have been submitted by guests who were visiting our town with young children and he spoke about other citizens not wishing to have their children's photo taken while in their swimsuits and bikinis. He stated the shenanigans has to stop.

Barbara Ocasio, 10258 N. Garder Way, Citrus Springs, said Rep. Massullo stated there were five prospective routes, when there are actually only four. She explained the "No Build" option is the fifth and it isn't on the route list. She explained her parent's home is on one of those routes.

Tim Inskeep, 12140 Maple St., stated police did a great job over Memorial Day weekend on the river. He said the officer was out there for three days from dawn to dusk and kept everyone safe. He suggested Sun Pass might have a company they work with and might be worth looking into for the boat launch. He asked if there is a requirement for an employee to work a length of time after the City has paid to train them. He finished by stating he wished everyone knew how hard the staff here works to keep things moving in the right direction.

Brenda D'Arville, 11661 Camp Dr., thanked David Porter for his presentation. She stated it is evident the public and Council has the will to find a solution for the short term rental issue. She said the next step would be tracking and enforcement. She shared she had seen a headline in the Citrus County Chronicle where the County was to vote on a company that would track the short term rentals. She suggested staff reach out and obtain some details on this possibility and incorporate it into the budget discussion.

Tom Goldman, 8875 SW 140th Ave., stated he would be glad to purchase an annual sticker for the boat ramp usage. He suggested companies that come forward to make presentations on the boat ramp provide a hard copy or digital upload prior to their presentation.

Dave Porter, 11835 E. Blue Cove Dr., stated Mrs. D'Arville is correct in that detecting short term rentals can be difficult and time consuming to catch violators. He suggested a software program that shows the short term rentals in the area which will take the hard work out of it.

Mayor White said he hopes everyone sees the thoroughness with which we review all the issues that come before them. He stated he is very proud of this Council and staff.

The meeting was adjourned at approximately 9:47 p.m.

Attest:

Penned signature of:
Amanda Odom, CMC
City Clerk

Penned signature of:
William P. White, Mayor