

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

<https://dunnellon.zoom.us/j/81273049375?pwd=U2RDTEJETIZZTzR0dTRST2w3c1dTdz09>

Meeting ID: 812 7304 9375

Date: May 23, 2022

Time: 5:30 p.m.

Place: City Hall, 20750 River Dr., Dunnellon, FL 34431

Dunnellon City Council meeting attendance information.

Anyone who wished to provide public comment was able to do so by participating in the City Council meeting in person, via the Zoom "AUDIO ONLY" platform and/or telephone, by speaking during public comment portions of the meeting when recognized or by submitting written comments, evidence and/or written testimony in advance of the meeting via email to the City Clerk at modom@dunnellon.org

Members of the public who were interested in participating were encouraged to register in advance by Noon on Monday, May 23, 2022. Public input on non-agenda items were heard at the beginning of the meeting with a three (3) minute time limit.

Call to Order and Pledge of Allegiance

Mayor White called the meeting to order at approximately 5:34 p.m. and led the Council in the Pledge of Allegiance. He invited any citizen wishing to volunteer to open with prayer. Marilyn Welch provided the invocation. Mayor White then called upon the City Clerk to call roll.

Roll Call

Bill White, Mayor, Seat 1

Valerie Hanchar, Vice-Mayor, Seat 4

Louise Kenny, Councilwoman, Seat 2

Anita Williams, Councilwoman, Seat 3

Jan Cubbage, Councilwoman, Seat 5

Staff Present

Mandy Odom, City Clerk

Troy Slattery, Public Works Manager

Jan Smith, Finance Officer

Georgina Cid, Community Development Manager

Michelle Leonard, Assistant City Clerk

Chief McQuaig, Police Department

Lt. Yox, Police Department

Legal Counsel

Andrew Hand

Shepard, Smith, Kohlmyer & Hand, P.A.

Proof of Publication

Mrs. Odom announced for the record the agenda for this meeting was posted on the City's website and City Hall bulletin board on Monday, May 16, 2022

One or more members of the City of Dunnellon advisory boards may have attended this meeting and may have spoken to Council.

Mayor White explained the public speaking portion and sign-up sheet. He said this is a recorded meeting with video, audio and closed captioning. This meeting proceeded under Roberts Rules of Order and Chair conducted the meeting. Council was advised to wait to be acknowledged before speaking.

Mayor White called for Council comments regarding the agenda.

Vice-Mayor Hanchar announced she has a family obligation and must leave by 7:15 p.m..

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

There were no public comments.

Agenda Item No. 03 – Discussion – Northern Turnpike Extension Letter

Council agreed to move this agenda item from #3 to #1.

Mayor White explained this discussion is due to a letter cosigned by the Citrus County Chamber of Commerce, the Ocala Chamber and Economic Partnership and the Dunnellon Chamber and Business Association. He stated it was written and approved by their board of directors. Mayor White called for Public Comments.

Judy Terwilliger, DCBA Director, stated the purpose of the letter is to make the executives of the Northern Turnpike Extension aware that the three chambers want to be involved in any information that is perpetuated by them. She said they want to be liaisons to the rest of the community.

Council asked Mrs. Odom to read the letter. Mrs. Odom stated the letter is dated May 6, 2022 and is addressed to Jared Perdue, Secretary of the Florida Department of Transportation and to Nicola Liquori, Executive Director / CEO of the Florida Turnpike Enterprise.

Mrs. Odom read the following into the record:

"Dear Secretary Perdue and Director Liquori,

As FDOT and FTE consider the 4 preliminary alternative corridors to extend the Florida Turnpike to US Hwy 19, the Citrus County Chamber of Commerce, the Ocala Metro County Chamber & Economic Partnership, and the Dunnellon Chamber & Business Association recognize that our Chambers can and should be partners to help DOT through this process.

Our respective Chambers have done much to listen to the concerns of our businesses and our residents and have already worked hard to help calm the rhetoric and correct the misinformation that has circulated. By joining forces together on this turnpike issue, we believe we can be not only an asset to our communities, but also to FDOT to help with accurate dissemination of information.

Similar to parameters that DOT follows when designing a roadway, our collaborating Chambers also advocate parameters and concerns to take into account when determining the ultimate corridor.

Among our common concerns are:

- *Farmland preservation areas, including the character and culture of the farmlands and horse farms, as well as the other things that make our communities unique*
- *Existing conservation lands owned by the State of Florida and Southwest Florida Water Management District*
- *Rainbow Springs, karst regions and other environmentally sensitive areas*
- *Wildlife habitat preservation and safe access corridors*
- *Existing residential neighborhoods and schools*
- *Existing business / industrial area*
- *Local comprehensive and strategic plans*

As FTE and FDOT take further initiatives toward extending the Turnpike, we would appreciate you staying in close contact with our three Chambers. Between us, we represent approximately 2,500 (Dunnellon – 230; Citrus – 910; CEP - 1400) local businesses and organizations which employ upwards of 50,000 people, and we communicate regularly with them. We seek to be your partners in assuring that if a turnpike extension is ultimately built, that it is the most beneficial to our communities.

Sincerely,

*Josh Wooten, President / CEO
Citrus County Chamber of
Commerce*

*Kevin Sheilly, President
Ocala Metro County Chamber
& Economic Partnership*

*Judy Terwilliger, Executive
Director, Dunnellon Chamber
& Business Association”*

Mayor White thanked Ms. Terwilliger for coming and sharing this information with the Council.

Councilwoman Kenny and Councilwoman Williams thanked Ms. Terwilliger for her concern and for her participation with the letter.

Councilwoman Cabbage stated she believed people are attending this meeting because of the last sentence of the letter. She explained the letter was similar to the letter sent by the Marion County Commissioners and it leaves the door open for FDOT to continue with their plan, but Dunnellon's citizens have already spoken and a "No-Build" Resolution was adopted. She stated the problem with the letter is it does not emphatically object to the turnpike coming through our area.

Vice-Mayor Hanchar asked if the DCBA wrote a letter opposing the turnpike. Ms. Terwilliger stated they did not, but they did take a poll of their members who stated they want to keep the area rural. Vice-Mayor Hanchar agreed the letter could have had stronger verbiage regarding the "No-Build" initiative.

Mayor White agreed the letter is similar to the hotly debated letter written by Marion County. He stated two Commissioners wanted a letter with stronger wording. He commented there are two sentences he struggled with in this letter and he asked Ms. Terwilliger for clarification, which she provided.

Further discussion followed regarding other issues with the turnpike and the letter.

Public Comment

Paul John Reinhardt, 325 S. Jefferson St., Beverly Hills, stated he is a Republican candidate and provided his background. He said there wasn't one route on the FDOT Alternative Corridor map that doesn't wipe out small businesses and the role of any Chamber of Commerce is to support small businesses. He asserted this Council has chosen "No-Build" and he asked them to stand by it.

Barbara Ocasio, 10258 N. Gardner Way, Citrus Springs, stated the Suncoast should never have come this close to us as 67% of the people said no. She said Florida has over 470 State roads alone, not to mention the County Roads, Highways, etc. and we should fix what we have. She commented we don't need people to sit at a table and help them.

Dane Myers, 10925 SW 186th Circle, stated the consensus is that people don't want this and if you build a super highway through here it is going to be crazy busy, just like the places so many of us left. He asserted it needs to be made abundantly clear to FDOT that we do not want any major highways through here.

Nancy Myers, 10925 SW 186th Circle, stated no means no and we need to be clear about that. She said there are plenty of big cities out there and if that is what they want, let them go there.

Burt Eno, 9220 SW 193rd Circle, stated he was here before the City decided upon the "No-Build" Resolution. He said he personally pointed out the issues with the toll road and he hasn't changed his opinion. He remarked it seems that Ms. Terwilliger wasn't fully involved in the writing of this

letter and it is clear the other organizations that signed the letter are for big business. He asserted she should have known the City's stand on the issue and he recommends the DCBA rescind the letter.

Jeff Slausen, 19300 NW 13th St., read a portion of the letter he wasn't happy with. He stated it seems to him the DCBA intends to be a propaganda arm for the State and we were already betrayed by Marion County.

Suzanne Eno, 9220 SW 193rd Circle, stated the businesses brought in by the turnpike will be around the exits of the turnpike, which will decrease business people conduct in Dunnellon. She said any traffic that normally comes through on US41 and provides business here will no longer be coming through. She asserted the letter, to her, clearly states FDOT should go ahead with the project.

Melanie Barker, 8365 152nd Place, stated she would lose her home if the turnpike came through. She commented she believes the DCBA was of the mind set "keep your friends close and your enemies closer". She said FDOT has been cagy and believes they are waiting for the housing market to slow down so they can buy her out for less.

Annette Stutzman, 204 SW 192nd Ct., stated she is upset by the DCBA participating in this letter and the people are the stakeholders. She said they have been trying to get a seat at the FDOT table for some time and option number 5 is "No Build". She doesn't understand why the DCBA is trying to get a seat at the table because "no means no".

Julianne Mendonca, 11894 E. Blue Cove Dr., stated if we really want to protect ourselves, our community and our environment we need to work together. She said there are a lot of educated and interested people. She suggested the DCBA provide a letter of clarification because this isn't a seat at a table that we need.

Tim Inskeep, 12140 Maple St., stated definitely "No-Build" but asked what guidance we can provide Ms. Terwilliger. He said he believes she is with us on the "No-Build" initiative but got tangled up in this letter.

Marty Williams, 7291 SE 196th Ave., Morriston, stated he is a land surveyor and has been here for a long time. He said he has seen much regarding building in this area but he has never seen anything like this. He asserted this project will devastate the community, County, infrastructure, waterways and livestock. He stated it is really going to hurt us.

Jasmine Livingston, 14051 SE 8th St., Williston, stated she was representing Levy, Citrus, Sumter and Marion counties. She explained she is spreading the word that this is a State issue. She said Florida is a sand bar and the drilling and concrete will cause sinkholes. She asserted the real reason behind the turnpike is enterprise Florida and to help foreign investors. She criticized the Chamber of Commerce people and strongly recommended we not allow them to pave rural Florida.

Mike McGrath, 3630 Piazza Dr., Fort Myers, thanked the Council as being the first to take the position of “No-Build” and set an example for all the local governments. He stated other municipalities have not joined us in creating Resolutions against the Northern Extension Turnpike. He informed the Council that the Citrus County Commission is going to have a public workshop tomorrow on the Northern Turnpike Extension and it is expected they will be taking a position on it. He invited the Dunnellon leadership to attend and provide input. He offered to work with the DCBA, local business owners and Marion County to help them raise awareness that they are for the “No-Build” option.

Ann Marie Sacorski, 328 Burleigh Ave., Holly Hill/Daytona Beach, stated she came across the state to discuss this serious matter. She provided a history of her family in Florida. She stated when her family lived in Clearwater there was a definite distance between Clearwater and neighboring towns. She reminded everyone what Pinellas County looks like now. She shared what Daytona and Ormond Beach was like when she moved there 20 years ago and their Commissioners are nothing like us. She said she is here to commend us for taking the stand we have taken.

Larry Burnham, Zoom, 19395 SW 5th Place, stated he is a native Floridian and he has watched the State over run his southern neighborhoods and chase him and other citizens north. He said he just hopes the County and the Chamber remember who they work for.

Dominic Battista, Zoom, 19860 SW 93rd Lane, stated the City has made themselves very clear on the “No Build”. His recommendation is if the people do not like what the government is doing, they need to vote them out. He offered a word of caution to people at the DCBA when working with the CEP. He suggested the DCBA stay out of politics and do what they do best, which is to care for the businesses and the community. He suggested trains as a viable option to more roadways.

Councilwoman Cabbage motioned to ask Ms. Terwilliger, DCBA, to rescind or modify the letter. Vice-Mayor Hanchar seconded the motion for discussion.

Vice-Mayor Hanchar suggested asking the DCBA to send a second letter to the State clarifying their position of “No-Build”. She stated the City of Dunnellon doesn’t have the authority to tell the DCBA what to do, but we can make a recommendation.

Councilwoman Kenny stated it is clear the people would like to see a more aggressive letter in an effort to keep our community rural.

Councilwoman Williams stated our existing roads need to be fixed but she is definitely for “No-Build”.

Mayor White stated he was at the Chamber meeting as the City Liaison when this letter was written. He agreed with Vice-Mayor Hanchar that we cannot tell the DCBA what to do, but he stated we can write a letter to them restating our position.

A vote was taken and the motion failed 1-4 with Mayor White, Vice-Mayor Hanchar, Councilwoman Kenny and Councilwoman Williams opposed.

Mayor White asked for Council approval to send a letter to the DCBA to reiterate our position and why. Vice-Mayor Hanchar recommended simply sending them a copy of our Resolution and Council agreed.

Mayor White called for a break and the Council meeting resumed at 7:00 p.m.

Agenda Item No. 01 – Agreement #AGR2022-19 Contract To Purchase Vacant Lot On Powell Road, Parcel #3350-071-000

Mrs. Odom stated Attorney Hand prepared a contract that was presented to the seller's agent. She said the seller countered the offer with a 30 day due diligence period and a closing date in July. Attorney Hand stated the contract he received looks fine and, if accepted, the 30 days will begin tomorrow. He said this may cause the Council to have to schedule a special meeting for the closing.

Mayor White stated the lot size is big enough for the building and the parking but there is concern about it being big enough to include a retention area. He asked Ms. Cid if she had further information regarding this and, if not, is 30 days enough time for their due diligence. Ms. Cid stated she believed it would be enough time.

Vice-Mayor Hanchar stated 30 days is normal, but with the first workshop on July 6th they could hold a special Council meeting before the workshop to discuss the due diligence. She said we would not be able to close by July 8th but we could on or before July 14th.

Further discussion followed regarding closing dates and what would work with the scheduled Council meetings and inspections required.

Mrs. Odom stepped out to call the seller's agent to confirm if the new dates were acceptable. Mrs. Odom returned and stated, for the record, she did call Tom Riley, Coldwell Banker, the seller's agent. She said Mr. Riley asked her to text him and she read her text into the record:

"Tom, The City Council is proposing a counter with an extra 12 days for due diligence which would be July 6th with a closing date on or before July 14th. "

Mr. Riley returned her text and stated the seller agreed to the above changes.

Public Comment

Marty Williams, 7291 SE 196th Ave., Morriston, asked if Council conducted a feasibility study. He then recommended an engineering, topographic, environmental and drainage study. He said there are a lot of things to look at and it is going to take longer than 30 days.

Vice-Mayor Hanchar motioned the Mayor be authorized to sign Agreement #AGR2022-19, as amended, to purchase the vacant lot on Powell Road, Parcel #3350-071-000. Councilwoman Cabbage seconded the motion.

Councilwoman Kenny stated she finds it confusing that at the Planning Commission meeting Chief McQuaig had clear direction which did not include the purchase of this property. She would like to understand what happened at the Planning Commission meeting. Mayor White stated he was at the meeting as well and there was an alternative brought up that Chief McQuaig seemed excited about. Chief McQuaig stated he learned today the easement between the Police Department and Gary's Carpet and the retention area in front would prevent the Police Department from building there. Further discussion followed regarding the possibility of this being changed.

A vote was taken and the motion passed 4-1 with Councilwoman Kenny opposed.

Agenda Item No. 02 – Boat Launch / Parking Fees

Mayor White provided a brief history of the ramp and stated most other municipalities are charging fees for their boat launches. He explained Council is considering Premium Parking Services whose program is similar to SunPass where a camera is used to photo your license plate and a fine is given if you don't pay the fee. He expressed concern with some people finding the payment kiosk complicated and causing both traffic backups and the possibility of a large fine if they do not understand the system and do it wrong.

Mrs. Smith stated she has reached out to Premium Parking regarding the thoughts Council has brought up and they would like to come back with a proposal that may be better suited to us.

Further discussion related to the company not being interested in billing, the possibility of a credit card swipe kiosk, the company's need to recover their investment and the need for the system to be very easy.

Mrs. Odom stated the problem they discovered in Crystal River was people not paying attention to the signage and not knowing about the program at all.

Council agreed to table the discussion until they hear the Premium Parking proposal in June.

Public Comment

Allison Paletto, 20874 River Dr., stated she just moved here and the problem with the system is that the fees are attached to a boat or boat trailer and she has four of them. So she would have to pay an annual pass on all four. She stated she didn't mind being charged, but it should be based on your car not your boat. She also suggested honor boxes.

Mrs. Odom stated she believes Crystal River allows up to two tags associated with one annual pass and it would be our Council's decision as to how many boats in Dunnellon can be registered with one pass.

Ed Mann, 14 NW 210th Ave., stated he is a kayaker and asked how Council is defining a boat. He explained they do not use the ramp, but they do use a part of the ground next to the ramp to launch from. He said they do park in the same area as other boaters and asked if kayakers would be charged a parking fee rather than a boat launch fee. He also asked what the fees will be used for, because it might cause them to be contributing to a service they would not benefit from.

Mr. Slattery stated he does not encourage canoe or kayakers to use the raw river bank because it contributes to erosion. He explained the fees collected would be used for the entire Centennial Park which includes the boat launch, bathrooms, parking and increased parking in the future. He stated the fees are there to take the burden off the tax payers and make the boat ramp self-supportive.

Vice-Mayor Hanchar excused herself from the meeting.

Agenda Item No. 04 – Council Comments

Councilwoman Cubbage stated she would not be able to attend next month's meetings due to an upcoming surgery. She asked if there was a way to connect by telephone to be a part of a conversation if an important topic or vote were to come up. Attorney Hand replied it is something that has come up in the past and the determination is made by Council. He stated this would be fine legally as long as there was a physical quorum in attendance.

Councilwomen Kenny motioned to allow Councilwoman Cubbage attend June meetings by telephone. Councilwoman Williams seconded the motion.

Public Comment

There was no public comment.

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

Mayor White recommended they send the "No-Build" Resolution to both the Ocala CEP and the Citrus County Chamber of Commerce along with the DCBA discussed earlier and Council agreed.

Agenda Item No 05 – Department Head Reports

Mr. Slattery stated tomorrow minor water interruptions will occur along the Ohio Street paving project.

Chief McQuaig stated the marine patrol issued several speeding citations to jet skis over the weekend. He added they accumulated a lot of beer and chips because they were in disposable containers. Chief McQuaig stated Officer Feliciani solved a large burglary over the weekend by finding a cell phone. She traced the phone to the owner who had dropped it after committing the crime.

Mrs. Odom stated when Loretta Schaffer was here she suggested a mural upon the gable of City Hall. Mayor White suggested Mrs. Odom contact the Rainbow River Art group for information

regarding an artist. She stated Erin Sorenson reached out to her and offered to do a conceptual design, but she is a paid artist. Mrs. Odom presented the conceptual designs to Council and said the estimate is \$4,800.00. She said Ms. Sorenson offered to come to the June Workshop to discuss this further. Discussion followed with suggestions of what Council would like to see and other contacts staff could contact.

Agenda Item No. 06 – City Attorney Report

Attorney Hand spoke regarding the vacation rentals and said there is an Ordinance being prepared for the Planning Commission to review which creates a registration process. He stated some of the residents who have been experiencing issues have requested additions to the Ordinance. He said those changes will be discussed at the Planning Commission before it comes to Council.

Agenda Item No. 07 – Adjourn

At approximately 7:55 p.m. Councilwoman Williams moved the City Council meeting be adjourned and Councilwoman Kenny seconded the motion. A vote was taken and the motion passed 4-0.

Attest:

Penned Signature of
Amanda Odom, CMC
City Clerk

Penned Signature of
William P. White, Mayor