

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

<https://dunnellon.zoom.us/j/81739184477?pwd=NnhYYTEvYUZnYk9KNHFUZDJaVHdvQT09>

Meeting ID:817 3918 4477

Date: June 13, 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, June 13, 2022. Public input on non-agenda items were heard at the beginning of the meeting with a three (3) minute time limit.

Call to Order and Pledge of Allegiance

Mayor White called the meeting to order at approximately 5:35 p.m. and led the Council in the Pledge of Allegiance. He invited any citizen wishing to volunteer to open with prayer. Pastor Tom 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 - Absent

Staff Present

Mandy Odom, City Clerk

Troy Slattery, Public Works Manager

Jan Smith, Finance Officer

Georgina Cid, Community Development Manager

Julie Danowski, Records Clerk

Chief McQuaig, Police Department

Lt. Yox, Police Department

Legal Counsel

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

Proof of Publication

Mrs. Odom announced for the record the agenda for this meeting was posted on the City's website and City Hall bulletin board on Thursday, June 09, 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.

There were no comments.

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

Mayor White provided details regarding this meeting and when the public should expect to speak regarding Agenda Item #9. He also provided a history regarding the management of Blue Run Park and stated Council has been working on the issues.

Chief McQuaig stated the Police wrote tickets regarding people parking their boats and drinking along the side of Mr. and Mrs. Koger's house. He shared incidences of theft, possession, driving under the influence, speeding over 95 mph. and trafficking. He stated himself, Mayor White and Attorney Hand met regarding issues at Blue Run Park. He advised it was decided to disallow tubes beyond a certain point within the park.

Mayor White covered housekeeping rules regarding public comments. He stated the Council will go out of its way to respect the citizens and expects the same in return. He asserted he will not allow anyone to embarrass, disgrace, dishonor or hurt someone's reputation. He added everything that is said is being recorded and will be a public record.

Don DeWitt, 19665 Fox Trail, stated since 2008 the City has been trying to limit commercial vehicles at Blue Run Park. He commented it is something the Police can control. He asked why the Police can't enforce the Ordinance and write tickets when a commercial vendor is instructing his employees and customers to go through Blue Run Park.

Mary Ann Ermatinger, 10350 SW 190 Ter., read the following letter from Ida Horton into the record:

"I am writing to you today regarding an incident that occurred on Sunday, May 29 2022. I am unable to attend tonight's meeting and would like this presented before the Council on behalf of all the Rio Vista property owners. As treasurer and head of park security, I was notified of two KP Hole shuttle vans pulling into the private park belonging to Rio Vista and unloaded approximately 30 people. Residents that were present in the park were outraged. Billy Carol, a member of park

security, immediately came to my home to inform me of this event. As I arrived at the park a few minutes later, I overheard the driver of one van say "hurry up, get your stuff and get in the water". I approached the driver and asked him not to leave and that he needed to take the people back with him. At that time, a passenger said "no we're not leaving hurry up and get in the water". I returned home to get my vehicle and drove to KP Hole. There, I asked to speak to the person in charge of the KP Hole shuttle buses. I explained to them the events that just happened. They informed me that no one was authorized to use their shuttle buses to drop off at unauthorized locations. They also told me that the buses were not KP Hole buses, but were from Rainbow River Kayak Adventures. They informed me that they are only to use dedicated KP Hole buses at KP Hole Park for drop off and pick up at Blue Run Park. They used the buses with the KP Hole logo, because they are not authorized to pick up at Blue Run Park. KP Hole offered to investigate the matter by contacting RRKA. I asked that they have the owner of RRKA call me. The Manager, called Bobby Valeo, left me a message to call him back. I promptly returned his call. I was told that he had accidentally put the group on the wrong buses. In addition, he stated that the buses had been ordered by the city Commission to drop people off at our park and a resident will let them in. His explanation did not explain why he was using our park and bypassing KP Hole. It was wrong on all accounts. Our park is owned by all the Homeowners. It is used by residents only and is not for commercial or profitable use. I asked Mr. Valeo if he charged the people using his services. He reluctantly said yes and that he was to take them to the park and pick them up at Blue Run. He apologized repeatedly and stated "it'll never happen again". He was correct, I told him, you bet it won't. And though I appreciate your apology, I am unsure if I can accept it. I informed him that I would need to contact our legal counsel and see if trespassing charges would be filed against the owner of RRKA LLC and the bus drivers. Once again he pleaded that he would never drop people off at the Rio Vista Park again. On behalf of all the residents of the Rio Vista Community team, we appreciate your time to investigate this matter.

*For future correspondence I can be reached at hortonbluerun@comcast.net
Thank you very much."*

David Raulerson, 19160 E. Pennsylvania, stated he is doing business in the County as River Rat Rentals. He said he did not know the mess he was getting into four years ago when he went into business, but he does not do tubes. He said he has to obey the rules and so should everyone else.

Wally Dunn, 11386 SW Hendrix, stated he has noticed a tremendous increase in the quality of water and attributes it to the amount of floating on the river. He said he has seen white vans with trailers parking in several different locations. He noted "No Parking" signs and barricades were put up and it appears the City is trying to prevent someone from doing something. He asserted it appears there is a vendor that is going beyond his authority and the vendor should be terminated immediately.

Kathy Dunn, 11286 SW Hendrix, stated a self-serving business owner is selfishly disregarding the Ordinance that was instated. She commented Blue Run Park was never designed to be a tube and kayak hub because the facility is not large enough to handle the volume. She said significant time and cost was incurred to come up with the rules and she is disturbed that a business owner is

blatantly disregarding the rules. She declared she would lobby to sever the contract with Marion County in hopes it would be awarded to someone who would work within the law.

Bill Vibbert, 9552 SW 192nd Ct. Rd., provided a history of Blue Run Park and the requirements to have rules that were developed in 2008. He stated part of the FCT program was created for conservation not commercial use. He asserted commercial use of BRP has been an illegal operation from the beginning and is still operating illegally today. He explained the only shuttle allowed is KP Hole Shuttle Service authorized by Marion County. He commented we seem to have trouble enforcing the rules and it is a mystery to him as to why the Police Department cannot enforce the Ordinance. He added people are walking their tubes and kayaks through the park and clearly it is due to commercial use.

Amber Serena, 11426 SW Hendrix, stated Vice-Mayor Hanchar voted for the Ordinance and wonders why she and Attorney Hand are not agreeing. She asserted it is time for a new attorney and new Council members who will back their Ordinances. She explained Mayor White has a Master's Degree and is a special education teacher. She said his character was defamed, is a violation of the first amendment and she would be shocked if there wasn't a law suit on his desk. She added Mr. Anderson should apologize.

Paula Koger, 11983 Palmetto Way, stated she noticed there are a lot of people with mental health issues who have difficulty with drugs, stealing, getting evicted and not paying their rent. She shared the day before a drunk man in a wheel chair knocked on her door and asked for \$3.00. She explained she felt a lot of compassion for him, but she wouldn't give him the money because he would use it to continue to drink. She said the man told her he had lost his leg cutting down trees, he had nowhere to sleep and asked if he could sleep in her yard. She asked if the City would gather information to provide to the citizens so they would be able to help people like this.

Sandra Marraffino, 19544 SW 82nd Pl., thanked Mayor White for helping her the day someone smashed into her car. She stated the movers and shakers behind Blue Run Park were her husband, Paul and Bill Vibbert. She explained they spent hours and hours gathering information. She gave a brief history of what her husband did for a living and stated it was all for government uses. She shared during his last days, he said he was disappointed because everything he worked on was outdated, but he was most proud of his work with Blue Run Park and that park would be there forever.

Dave Porter, 11835 E. Blue Cove Dr., stated since the creation of Blue Run Park we have had problems at KP Hole and with parking. He spoke about the parking being moved to various locations throughout the City over the years. He explained the river is overcrowded and Council should be commended in their efforts to limit the access of Blue Run Park for the safety of those attending the park. He asserted the park and the river cannot support the crowds and we thought we had it corrected with the Ordinance. He suggested Council stay the course and figure out what it takes to protect the park from commercial use.

Juliane Mendonca, 11894 E. Blue Cove Dr., stated the Ordinance was discussed repeatedly with great transparency. She asserted the Council, Attorney Hand and staff invested a great deal of time and money to create the Ordinance and she said she finds it hard to believe it can't be enforced. She commented she hopes Council is able to work through the barriers. She suggested the perimeter be just the parking lot so visitors can carry their tubes to their vehicle.

Tim Inskeep, 12140 Maple St., stated it is unsafe practices that are being targeted not a particular business. He said the people voted for proactive Council members, not a Council that waits for something tragic to happen before they react. He added it is only a matter of time before a child darts out the wrong way. He said he doesn't understand how those with blatant disregard for the rules even have a license. He added comments made by Mr. Anderson regarding the pictures were ludicrous.

Chris Anderson, 11463 N. Williams St., stated there is a lot of misinformation out there. He explained his business has operated out of Blue Run Park for 11 years and it was a private group that went to the private park spoken about earlier. He explained his company is working legally and they are not utilizing Blue Run Park. He reported the comments at the Council Workshop last week were from customers, not himself, and he thought it was important to bring it up to the Council. He asserted they have never compromised safety and it has always been a priority. He stated if a person chooses to walk in or out of BRP it isn't for anyone to say they can't. He commented if Council had worked with him from day one, we wouldn't be here today and he is open to hear alternative options.

Mayor White commented he appreciated Mr. Anderson's approach today but the other night was inexcusable. He stated he is a public official and is open to criticism but he is not open to slander.

Mary Ann Hilton, 12078 Palmetto Ct., stated we have a marvelous group of people working hard to run this City correctly. She said she feels proud and privileged to be friends with these people. She commented she appreciates their skills, honesty and guts to take on the issues.

Consent Agenda

Agenda Item No. 01 – City Council Minutes

March 21, 2022 – Special City Council Meeting

March 28, 2022 – Special City Council Meeting

April 06, 2022 – City Council Workshop

April 11, 2022 – City Council Meeting

Agenda Item No. 02 – Authorize Mayor To Sign Agreement #AGR2022-20 Duke Energy Electric Vehicle Fast Charging Site Host Agreement

Agenda Item No. 03 - Authorize Mayor To Sign The Letter Of Requalification To Participate With Marion County For Receipt Of Community Development Block Grant (CDBG) Funds As An Urban County

Agenda Item No. 04 – Authorize Mayor To Sign Agreement #AGR2022-13 With Marion County And Dunnellon Little League For Improvements At The Little League Facility

Agenda Item No 05 – Authorize Staff To Request Sealed Proposals Via #RFP2022-03 For Wayfinding Signage And Maintenance Services

Agenda Item No 06 – Award #BID2022-02 To V.E. Whitehurst & Sons, Inc. For The Mockingbird Dr. And W. Blue Cove Drive Paving Project And Authorize The Mayor To Sign Contract Documents

Agenda Item No 07 – Approve Proclamation #PRO2022-09 In Honor Of Right Reverend Patrick Augustine

Consent Agenda Approval

Mayor White called for public comments. There were none.

Vice-Mayor Hanchar moved to approve the consent agenda. Councilwoman Williams seconded the motion. A vote was taken and the motion passed 4-0.

Regular Agenda

Agenda Item No. 08 – Presentation - Art Jones, One Rake At A Time

Mr. Jones stated the One Rake at a Time website, onerakeatotime.org, is up and invited everyone to review it. He stated there is a section entitled “Science” and all their research is posted there. He explained the river was invaded 30 to 35 years ago by Hydrilla and it is suffocating the river. He stated the State has no choice but to spray it. He spoke about how the Hydrilla grows, the native Eel Grass loss, the issues in Crystal River and his aversion to seeing Rainbow River end up the same way. Mr. Jones stated there were hundreds of volunteers who helped in Crystal River and when Tallahassee saw the entire community come together the money started coming in. He further explained the Hydrilla and Silt needs to be removed and the Eel Grass needs to be replanted. He said the broad leaves of the Eel Grass will shade out the Hydrilla and the Eel Grass will become dominate again. He stated the time is now to start working on this project and the community needs to come together to show Tallahassee we are committed.

Mayor White asked for this topic to be added to the July workshop.

Agenda Item No. 09 – Use of Blue Run Park And Off-Site Parking – Mayor White

Mayor White stated he is presenting a 60 day report of the effects of the Blue Run Park Ordinance. He said his focus is safety issues created since the Ordinance was adopted. He spoke about the on street parking creating a danger for people who are trying to pull out on to CR484. He provided

photographs and described in detail what he was doing, why he was doing it and what he was attempting to convey. He explained no photos were taken inappropriately and he challenged anyone to look at the photos to prove there is nothing objectionable in them. He thanked Mr. Slattery and Chief McQuaig for working on the issues he had indicated and stated if we don't address this, someone is going to get hurt.

Mayor White called for a brief recess at 7:04 p.m. and the meeting reconvened at 7:11 p.m.

Agenda Item No. 10 – #AGR2022-23 Cloudpermit Software

Ms. Cid stated Community Development requests approval for the purchase of a new online system that will significantly improve the functionality and efficiency of Community Development processes. She explained it will offer the opportunity for citizens to pay online, relieve time constraints on staff and many other cities around Florida are using it. She shared other organizations have claimed the program is phenomenal. She stated the typical term of the contract is five years, but she was able to obtain an all-inclusive 3-year contract.

Public Comment:

Tim Inskeep, 12140 Maple St., stated he is all for technology and better ways to do business. He explained over the years he has purchased programs that initially looked good but found later they didn't do what he wanted. He asked if there is a trial period to see if the program will work the way we want.

Brenda D'Arville, 11661 Camp Dr., asked the Council to consider if the software includes continuous updates.

Vice-Mayor Hanchar moved the Mayor be authorized to sign Agreement #AGR2022-23 with Cloudpermit for the purchase and implementation of Community Development software program. Councilwoman Kenny seconded the motion.

Ms. Cid responded to the questions asked and stated the program does include updates. She said we simply tell them what we need and the company accommodates. She commented one of the cities she spoke to confirmed this. She added she hasn't checked with Marion County to see what they use, but she has verified the references provided by Cloudpermit. She explained the expected cost is \$6,000 for the first year and \$5,000 every year thereafter. Mrs. Odom stated she thought she saw a 90-day grace period in the contract. Attorney Hand said it was a clause he attempted to add but the company rejected it. However, they agreed to reduce the term from 5 years to 3 years.

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

Agenda Item No. 11 – Agreement #AGR2022-15, Azavar Audit Services

Mrs. Smith stated Azavar is a national company that audits tax revenues on behalf of cities and counties. She explained there are no fees unless they find funds and when they do, they receive 45% percent of that new revenue for the first three years. She said she received 4 references and all four spoke highly of Azavar and said they would hire them in the future.

Public Comments:

There were none.

Vice-Mayor Hanchar moved the Mayor be authorized to sign Agreement #AGR2022-15 with Azavar Audit Services. Councilwoman Kenny seconded the motion. A vote was taken and the motion passed 4-0.

Agenda Item No. 12 – First Reading – Ordinance #ORD2022-06, Purchase Of Goods Charter Referendum

Mrs. Odom reminded Council they approved an amendment to increase the purchasing threshold for public improvements requiring sealed bids from \$15,000 to \$35,000. She stated during that discussion staff recommended increasing the purchasing threshold for goods to the same amount, but to do so would require a charter referendum to be added to the November ballot. She explained the Ordinance changes the requirement from sealed bid to obtaining a minimum of 2 written quotes and the quotes would have to be brought to Council for approval. She added this Ordinance simply allows us to put it on the November ballot for a vote. She said the 2nd reading is scheduled for July.

Public Comments:

There were none.

Vice-Mayor Hanchar moved Ordinance #ORD2022-06 be read by title only. Councilwoman Williams seconded the motion. A vote was taken and the motion passed 4-0.

Mrs. Odom read the following into the record:

“ORDINANCE #ORD2022-06

AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA, SUBMITTING TO THE ELECTORS OF DUNNELLON A PROPOSED AMENDMENT TO SECTION 5 OF THE CITY CHARTER AMENDING PURCHASE REQUIREMENTS FOR GOODS; PROVIDING THE BALLOT TITLE, SUMMARY, AND TEXT FOR THE PROPOSED AMENDMENT; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FOR THE EFFECTIVE DATE OF THE CHARTER AMENDMENT IF APPROVED BY A MAJORITY OF ELECTORS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND EFFECTIVE DATE FOR THIS ORDINANCE.”

Vice-Mayor Hanchar moved Ordinance #ORD2022-06 be approved. Councilwoman Williams seconded the motion.

Vice-Mayor Hanchar asked if Council could direct staff to go forward and create an educational plan for the website and FaceBook page. She stated her intent is to get the information out there so they understand what they are voting on.

Public Comments:

There were none.

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

Agenda Item No. 13 – Discussion – Asphalt Apron For Blue Run Park Overflow Parking – Troy Slattery, Public Works Manager

Mr. Slattery stated he received two quotes for the driveway entrance to the Blue Run Park overflow parking lot on San Jose Blvd. He said they would recut the ditch line so the water is directed into the storm drains. He announced he is recommending the quote from Rock and Roll Paving, because they can complete the job including the upgrades for \$8,500. He explained he did not choose the quote from Ranger Construction because it came in substantially higher at \$34,000. He asked Council to approve \$8,500 with a contingency for unforeseen problems noting the money is in the CRA budget. He added the contractor stated they could start the job in 4-6 weeks.

Mayor White commented his presentation provided the photos this agenda item addresses and no one would believe how much dirt has been moved due to erosion.

Public Comment:

Tim Inskeep, 12140 Maple St., asked for verification that staff was sure this paving is the City's responsibility. Mr. Slattery responded the City is responsible for minor repairs and this is considered minor. Mr. Inskeep asked if the apron will address the vendor issue and Mr. Slattery stated the work will naturally keep people from parking there as it will be built on a slant.

Vice-Mayor Hanchar motioned Council authorize Mr. Slattery to award the bid to Rock and Roll Asphalt Company in an amount of up to \$10,000. Councilwoman Williams seconded the motion. A vote was taken and the motion passed 4-0.

Agenda Item No. 14 – Council Liaison Reports And Comments

Councilwoman Kenny stated she was very impressed with the people who came to the meeting today and their enthusiasm in making Dunnellon a wonderful place and protecting our river.

Councilwoman Williams stated Mayor White made a very nice presentation, but we have problems on all of our streets.

Vice-Mayor Hanchar stated a citizen asked her why she said Mayor White was taking illicit pictures. She explained because of this, she watched the Council meeting on YouTube and wanted to make it clear she never said anything negative nor attacked Mayor White. She asserted the only thing she said about children was that she would not like her kids picture to be put in a public record.

Mayor White stated he believed the issue to be fully debunked and asked if she looked at the photos prior to making her comments at the last meeting.

Further discussion between Vice-Mayor Hanchar and Mayor White followed regarding this issue with both attempting to explain their position.

Agenda Item No. 15 – Department Head Reports

Mayor White stated people weren't finding the election information they need on our website and citizens are deciding whether or not to run based on those details. Mrs. Odom stated the pages had been taken down because the schedules were being revised, but her goal is to have it back up by the end of the month.

Mr. Slattery stated the volunteers who helped at Ernie Mills Park did a great job and completely repainted the entire pavilion. He said he received multiple complaints of alligator activity within Blue Run Park and he took the complaints seriously. He explained he had contacted FWC, Marion County and Greenways & Trails and on Sunday a trapper removed a 6-foot alligator. He said they reported several other large alligators in the pond along with one that was 9-feet. He explained the trappers will continue their work, but cautioned citizens to be very careful while on the trails in the park. Mr. Slattery said the work has begun on the San Jose parking lot entrance and there is paint markers along the street indicating the below ground utility services. He added he hoped to get some signs up.

Mayor White expressed concern over possible sign pollution in that area. Mr. Slattery indicated we could reduce the problem by utilizing only two signs attached to the speed limit signs.

Chief McQuaig stated he has verbally told Rainbow River Kayak they cannot park there and if he puts a sign on the other speed limit sign we shouldn't need more.

Agenda Item No. 16 – City Attorney Report

Attorney Hand commented he didn't have anything in particular to discuss, but he mentioned there will be a few things coming forward from the Planning Commission soon.

Agenda Item No. 17 – Adjourn

At approximately 7:55p.m. Vice-Mayor Hanchar moved the City Council meeting be adjourned and Mayor White 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