

City of Dunnellon Council Workshop

Date: January 8, 2020
Time: 5:30 p.m.
Place: City Hall
20750 River Dr., Dunnellon, FL34431

Call to Order and Pledge of Allegiance:

Mayor Burns called the meeting to order at approximately 5:31 p.m. and led the Council in the Pledge of Allegiance. He asked if any invitee or volunteer was present to open with prayer. Julie Mancini provided the invocation.

Roll Call

The following members answered present at roll call:

Dale Burns, Mayor, Seat 1
Bill White, Councilman, Seat 2
Anita Williams, Councilwoman, Seat 3
Valerie Hanchar, Vice-Mayor, Seat 4
Linda Fernandez, Councilwoman, Seat 5

Staff Present

Mandy Roberts, City Clerk
Chief Mike McQuaig, Police Department
Jan Smith, Finance Department
Lonnie Smith, Community Development
Troy Slattery, Public Works Director
Lynn Wyland, Records Clerk

Legal Counsel

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

Proof of Publication

Ms. Roberts announced for the record the agenda for this meeting was posted on the City's website and City Hall bulletin board on Tuesday, December 31, 2019.

Agenda Item Number 1 – Dunnellon Chamber and Business Association Report

Julie Mancini provided her report on upcoming events. The Awards Banquet will be held on January 29th at Your Wedding Barn. Voting will be open January 16th through the 23rd. The next regular Dinner Mixer will be held February 25th. The location will be announced at a later date. Ms. Mancini noted the Boomtown Day event is scheduled for April 18th from 9:00 a.m. to 5:00 p.m. Sponsors and vendors are needed for this event.

Agenda Item Number 2 – Board Reports

There were none.

Agenda Item Number 3 – Agreement #AGR2019-39 Gissy Rainbow River Ranch Regarding CLG & RRR Settlement Agreement

Attorney Brackins provided the history and background of the agreements. He said this agreement is the last step to ending any possibility of a lawsuit. The previous settlement agreements are acknowledged as moot and without any effect upon the property.

Council and staff engaged in brief discussion with Attorney Brackins and asked him several questions which he answered.

Council agreed to place this item on the consent agenda.

Agenda Item Number 4 – Agreement #AGR2020-01 Kimley Horn IPO 84 for Short Tower Way

Mrs. Smith explained Council previously selected a parking and repaving conceptual plan prepared by Kimley Horn. This IPO provides for the City's engineer to prepare design plans for the parking and repaving of Short Tower Way which will provide an additional thirty (30) parking spaces for visitors and residents. The fee for the service \$14,500. The funds were budgeted in FY2020 from the 5th cent gas tax.

Council agreed to place this item on the consent agenda.

Agenda Item Number 5 – Agreement #AGR2020-02 Kimley Horn IPO 85 for Ernie Mills Park

Mrs. Smith explained Council previously selected a parking and repaving conceptual plan prepared by Kimley-Horn. This IPO provides for the City's engineer to prepare design plans for parking and repaving of approximately 4,540 feet of Bostick Street in front of the City's Public Works building and Ernie Mills Park. Parking spaces will increase by seventy-eight (78) spaces. The fee for this service is \$30,300. She said funds were budgeted in FY2020 from the CRA Fund.

Council agreed to place this item on the consent agenda.

Agenda Item Number 6 – City Beach User Fees - Councilman White

Councilman White expressed his concerns with the public's lack of access to the Rainbow River. He noted it is basically closed off unless you own property along the river. He said when the City Beach was reopened after being closed for a year or two, he became an advocate for having a free park.

He discussed the two (2) dollar resident fee versus the four (4) dollar non-resident fee and the previous year's financials for the City Beach. He recommended the fee be two (2) dollars across the board for both residents and non-residents.

Mayor Burns recommended having the beach available free of charge for baptisms and certain special activities.

Councilwoman Fernandez spoke to the parking. She said Mary Ann Hilton presented her thoughts and ideas on parking to her. Councilwoman Fernandez said she liked Mrs. Hilton's suggestions.

Councilwoman Williams said she also liked Mrs. Hilton's suggestions on the parking. She agreed with the recommendation of reducing the non-resident fee from four (4) dollars to two (2) dollars.

Troy Slattery spoke to the options of future projects and the potential for grant funding.

Council and staff engaged in discussion. Council agreed to reduce the fee for non-residents.

Council directed staff to amend the fee resolution accordingly for Council's consideration.

Mrs. Smith noted the current fee resolution also addresses annual passes. After brief discussion it was Council's consensus to have the cost of the annual passes remain the same at this time.

Agenda Item Number 7 – Council Comments

Councilman White referred to the January 13th Council meeting and discussion regarding the Nine Island Cove property. He addressed several concerns he had with the conduct of the Council meeting. He suggested as a courtesy, Council listen to public input before expressing their feelings about an issue. There was a brief discussion regarding the voting order.

Councilman White requested a clarification of what a Council person can do as far as obtaining legal advice from the City's legal staff.

Attorney Brackins addressed and referred to Section 3.6 of #AGR2016-01 Contract for Legal Services which reads:

“Legal Services Requested by an Individual Council Member. Legal assistance may be requested by an individual City Council member outside of public meeting(s) to assist the City Council member in carrying out his or her official duties on a matter. The Attorney shall notify the City Manager that a member of City Council has requested legal advice so that the Manager can provide any written advice provided by the Attorney to other members of City Council. The Attorney shall not bill more than one (1) hour on any request for legal services on a given subject by an individual City Council member without authorization of City Council, acting as a body.”

Council and staff engaged in lengthy discussion regarding the City's policy when a Council member is absent.

Mayor Burns provided an update of the recent Tourist Development Commission (TDC) meeting and the Tourist Development Tax. He provided a handout to Council members.

Agenda Item Number 8 – City Attorney Comments

Attorney Brackins provided an update on proposed Ordinance #ORD2020-01 Transportation Element, #CPA2020-02. He said the Planning Commission reviewed and amended during their December meeting. Attorney Brackins noted he received an email on January 7th from FDOT stating they did not have any objections with the changes.

Agenda Item Number 9 – City Administrator Comments

Mrs. Bowne was absent.

Walk-on Items:

West Pennsylvania Landscape Plan

Troy Slattery provided an update on the upcoming landscape project along W. Pennsylvania Avenue. He explained the quote for landscaping was based on conceptual drawings. He noted some crepe myrtles were removed from the design and bushes added bringing the total to \$10,276. He explained he compared prices/estimates with another landscaper and Webb's Nursery was the most affordable. Mr. Slattery said Steve Webb has offered to donate the first pad around the bench at the City's building on the corner of West Pennsylvania and Cedar Street.

Mrs. Smith noted the request complies with the City's purchasing policy, #ORD2015-08, Sec. 2-381(c).

Council agreed to place this item on the consent agenda.

Mayor Burns recommended presenting some form of recognition to Steve Webb of Webb's Nursery for his services.

Mr. Slattery spoke to the re-landscaping of Highway 41 medians from Walmart to City of Dunnellon Police Station. He noted the required assistance with irrigation and all prep work for this project. He explained the original landscaping cost for the medians was under \$5,000 which was under the threshold for Council approval. However, he explained the total cost has increased to \$9,340 which does require Council's approval.

Council and staff engaged in discussion regarding the nearly 50% increase. Mr. Slattery answered all of their questions and assured the Council better oversight in the future.

Council agreed to place this item on the consent agenda.

Downtown Utility Infrastructure Project Update; #AGR2017-04 CDBG Grant Agreement #18DB-OM-05-52-02-N18 Modification #1

Mrs. Smith explained on September 23, 2019 Council authorized the Mayor to sign a letter requesting an extension to complete the Downtown Infrastructure Project. This request was initiated by the delay in starting construction, due to rebidding the project. The original grant ending date was June 30, 2020. She said this amendment extends the grant until December 12, 2020.

Council agreed to place this item on the consent agenda.

#AGR2019-20 Art Walker Construction – Contract Change Order #1

Troy Slattery explained Change Order #1 is for a net contract decrease of \$4,610.77 due to relocating sewer cleanouts.

Council and staff engaged in brief discussion regarding approval of future change orders. It was Council's consensus to authorize the Mayor to sign Change Order #1 and to authorize the Mayor and the City Administrator to jointly approve future change orders, not to exceed the project contingency amount of \$41,500.

Mandy Roberts provided the revised board application for Council's review. She explained the revised application includes additional education and required information.

Lonnie Smith addressed a letter of support on behalf of the City for the "Small Town and Rural Planning Award" application for Distinctly Dunnellon. He explained Allison Megrath, Kimley-Horn, nominated the City for this award. The deadline for receiving the letter is Friday. Mr. Smith requested the Mayor's signature for submittal and ratify signature at the next Council meeting.

Council agreed to place this item on the consent agenda.

Mr. Smith also noted this is the tenth year the City has been recognized for being a "Tree City."

Agenda Item Number 10 – Public Comments

Mayor Burns called for public comments.

Wally Dunn, 11386 Hendrix Drive, inquired as to how many vacancies the Planning Commission at this time. Mr. Smith replied three (3) vacancies.

Mr. Dunn thanked staff for helping him obtain information he previously requested.

Mr. Dunn suggested adding a column on the sign-in sheets for meetings to distinguish residents and non-residents. He said it would provide a better understanding of who is speaking.

Paul Marraffino, 19544 SW 82nd Place Road, spoke to Nine Island Cove, and informed all that the next submission window opens in April.

Vice-Mayor Hanchar recommended scheduling an extra workshop to discuss the topic. After brief discussion, Council agreed to schedule a special workshop on February 5th at 3:30 p.m., prior to the regular workshop.

Jeff Shields, 20138 The Granada, spoke in reference to the legal agreements regarding the Rainbow River Ranch and the City of Dunnellon. He expressed his concerns with the need to protect and preserve the City's natural resources.

Mr. Shields inquired about the status of his Planning Commission application and the reason for the application being revised.

Mr. Shields referred to Page 6, the signature page of agreement #AGR2019-31, Conservation Land Group LLC, Rainbow River Ranch LLC and the City of Dunnellon Settlement Agreement, 2019. He expressed his concerns with the City Attorney and City Clerk signing the document as a witness.

Vice-Mayor Hanchar explained directed staff at a previous meeting to revise the application to include additional detail and education.

Attorney Brackins explained the agreement was signed by the Mayor, witnessed by Amanda Roberts and signed by the Attorney for the City, not as a witness. There was a brief discussion between Attorney Brackins and Mr. Shields regarding a statute Mr. Shields quoted. He did not know the statute number, but said he would find it and provide it to Attorney Brackins.

Amber Serena, 11426 SW Hendrix Drive, commented on a prior presentation regarding the Gissy River Ranch property held at City Hall. She said she felt it was inappropriate and wanted to know who gave them permission to hold the presentation here. Ms. Serena addressed an endorsement letter presented from the Dunnellon Chamber and Business Association and said she did not approve of the letter.

Mayor Burns said it is his understanding that anyone who wants to make a presentation to the Council can request to be placed on the agenda.

Mrs. Roberts explained the procedure and guidelines for requesting to appear on the agenda is established by resolution.

Mary Ann Hilton, 12078 Palmetto Court, commented on the prior condition of the beach. She said it was not tended, weedy and unappealing.

Art Fisher, 11897 Ohio Street, commented on Darrell Hilton's improved health.

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The meeting was adjourned at approximately 8:25 p.m.

Attest:

Amanda Roberts, CMC
City Clerk

C. Dale Burns, Jr., Mayor

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Minutes approved at the March 9, 2020 Council meeting.