

**City of Dunnellon
Special City Council Workshop**

Date: February 12, 2020
Time: 3:30 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 3:31 p.m. and led the Council in the Pledge of Allegiance. He asked if any invitee or volunteer was present to open with prayer. Katherine Burns 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
Linda Fernandez, Councilwoman, Seat 5

Council Members Absent:

Valerie Hanchar, Vice-Mayor, Seat 4

Staff Present

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

Legal Counsel

Andrew Hand,
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 Wednesday, February 5, 2020.

Agenda Item Number 1 – Nine Island Cove Properties - Request of Council to Consider Making Application to the State of Florida for Placement on the Florida Forever "A" List and Possible Acquisition

Council Recap and Discussion

Mayor Burns provided a recap of previous discussion on Nine Island Cove. He reviewed proposed expenses and the financial impact if the property were to be acquired by the City.

He spoke to the current expenses and unmet capital improvement needs for the existing parks.

Councilman White questioned Mayor Burns as to why he felt the need to read the recap out loud.

Mayor Burns said he wanted to provide the education.

Councilwoman Williams noted this is an important issue and she appreciated the recap.

Councilwoman Fernandez said she also appreciated the information and education.

Review Nine Island Cove Park Goals and Questions – Paul Marraffino

Paul Marraffino, 19544 SW 82nd Place Road, reviewed the Nine Island Cove park presentation he provided in December. He noted the property is forty-nine (49) acres. Two-thousand seven hundred (2,700) feet of it is riverfront. The deadline for submitting the application for the next grant cycle is April 4, 2020. He discussed the benefits to all if Council decides to move forward with creating a park.

Review History of Nine Island Cove – Dwight Porter

Dwight Porter, 11141 SW 188th Terrace, provided the history of the Nine Island Cove area. He noted the town originally started in that area with approximately forty (40) people. He noted the property is located in the historic and CRA district.

Public Comments

Public comments were received by the following:

- Jay Dugan, 20874 River Drive, said he appreciates the Mayor's education. He questioned whether the City can obtain the funding to purchase the property. He discussed his concerns regarding traffic and the cost to the City. He said he believes it is going to be a lot more expensive than the Mayor mentioned due to attorney and engineering fees.
- Raymond Rice, 11760 Cherokee Circle, said he owns five (5) lots adjacent to Nine Island Cove. He spoke to the lack of communication between all parties including the homeowners.
- Susan Taylor, 20925 River Drive, said she owns homes and properties on River Drive. She supports the park but not the traffic and the extra road maintenance that will be required.
- Bill Vibbert, 9552 SW 192nd Court Road, said for a two river city, there is a lack of good access to be able to view the river. He spoke to having a passive park and said one of the goals would be to have zero cost to the City.

- Meagan Siegfried, 18337 SW 102nd Street Road, spoke to the possibility of the property being purchased by a developer and how much more traffic will be brought to the City. She implored Council to consider.
- Burt Eno, 9220 SW 193rd Circle, President of RRC, discussed the history of Dunnellon and the protection of the river. He noted if the property is acquired, the park can be developed in a piecemeal fashion.
- Clyde Darnell, 11681 Camp Drive, said he would hate to see the City lose the opportunity to obtain in another park.
- Larry Winkler, 19948 Burkett Road, discussed two other parks in our area that get left out. The Centennial Park and the Little League ball field. He spoke to the much on-going maintenance and the uncleaned restrooms and said most people he talks to do not want the proposed park.
- Mary Ann Hilton, 12078 Palmetto Court, said she is in favor of the proposed project and feels it would be an asset to the finances of the City.
- Victoria Peterson, 2980 SW Westwater Drive, spoke in favor of the park. She said Dunnellon has a beautiful opportunity to become an amazing unique town that thrives on ecotourism and small businesses.
- Sgt. Kevin Gunter, 1179 E. Withlacoochee Trail, spoke to concerns regarding what our town will be like twenty (20) years from now. He said we have decisions to make. Our time, if we do nothing, we get run over; if we do something, we are going to be okay.
- Dennis Novak, 20864 River Drive, commented that nothing has been mentioned regarding handicap accessibility.
- Barret Spates, 10143 SW Terrace Road, spoke to the beauty of our area and what a passive park would bring to people.
- Ramona Green, 9600 SW 196th Avenue, said if we do not purchase this property, a developer will come in. She said it all boils down to money.

Closing Remarks – Council and Staff

Councilman White provided his comments. He explained by submitting the application this is not a commitment to buy Nine Island Cove. This is only to see if this property is eligible for State funding for future purchase. He spoke to Nine Island Cove being listed in Dunnellon's Economic Development Plan.

Councilwoman Williams thanked Mr. Marraffino, Bill Vibbert and the others for their time and effort they put into this. She said Dunnellon has beautiful parks. She said what she would like to see is something to get finished, completed before taking on any more projects.

The meeting was adjourned at approximately 5:16 p.m.

Attest:

Amanda Roberts, CMC
City Clerk

C. Dale Burns, Jr., Mayor

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Minutes approved at the June 8, 2020 Council Meeting.