

**CITY OF DUNNELLON  
CITY COUNCIL WORKSHOP**

DATE: June 08, 2016

TIME: 5:30 p.m.

PLACE: City Hall

20750 River Dr., Dunnellon, FL34431

**CALL TO ORDER AND PLEDGE OF ALLEGIANCE**

Mayor Whitt called the meeting to order at approximately 5:32 p.m. and led the Council in the Pledge of Allegiance. He asked if any invitee or volunteer was present to open with prayer. There was none. Mayor Whitt called for a moment of silence.

**ROLL CALL**

The following members answered present at roll call:

Nathan Whitt, Mayor, Seat 1

Larry Winkler, Seat 2

Chuck Dillon, Councilman, Seat 3

Walter Green, Vice-Mayor, Seat 4; arrived approximately 5:55 p.m.

Richard Hancock, Seat 5

**STAFF PRESENT**

Eddie Esch, City Manager

Dawn Bowne, City Clerk

Chief Mike McQuaig, Police Dept.

Lt. Troy Slattery, Interim Fire Chief

Jan Smith, Finance Dept.

Lynn Wyland, Staff Assistant

**LEGAL COUNSEL**

Andrew Hand

Shepard, Smith & Cassidy

**PROOF OF PUBLICATION**

Mrs. Bowne announced for the record the agenda for this meeting was posted on the City's website and City Hall bulletin board on Friday, June 3, 2016. Mrs. Bowne stated the agenda was amended to add backup as noted on the agenda.

**AGENDA ITEM NO. 1 – BOARD REPORTS**

Brenda D'Arville, Chair of the Planning Commission, provided her report.

Hugh Lochrane, Chair of the UAB, provided his report on the following:

- Water loss issue
- Rate study
- Cancellation of UAB June meeting
- Approval of a flatbed equipment trailer purchase

- Vacancy on Board for the City
- Approval of RFP for installation of radio meters
- Audit report

*Council agreed to address Agenda Item #4 next.*

**AGENDA ITEM NO. 4 – AGREEMENT #AGR2016-29 TPO INTERLOCAL AGREEMENT – GREG SLAY, DIRECTOR**

Mr. Slay explained this document has been updated from the 2004 version, which was instrumental in establishing the TPO and there are no material changes.

Council agreed to place this item on the consent agenda.

**AGENDA ITEM NO.2–DUNNELLON BUSINESS ASSOCIATION REPORT**

Danielle Stevens, Assistant Executive Officer, provided her report on the following:

- Passport to Dunnellon program
- Raffling of a kayak
- Next meeting held June 28<sup>th</sup>, 5:30 p.m. at the Boulevard Bistro

**AGENDA ITEM NO. 3 – DUNNELLON CHAMBER OF COMMERCE REPORT**

Doris Magursky stated Penny Lofton is continuing to recover from her surgery and she is working from home. Mrs. Mugursky reported on the Boomtown Blast fireworks event which is scheduled for Monday, July 4<sup>th</sup> at 6:00 p.m. She stated they are in need of funds. She said checks may be mailed to the Chamber or dropped off at the office from 9:00 a.m. to 3:00 p.m., Monday through Friday.

**AGENDA ITEM NO. 5– PRESENTATION BY DAVID ORSHAN AND HIM GISSY OF FLORIDA FIBER – REQUEST TO PURCHASE OLD LIBRARY BUILDING**

David Orshan, Chief Operating Officer from Florida Fiber Networks, provided a brief introduction of himself and the company. He introduced his financial partner, Jim Gissy, who also provided a brief background of himself and discussed his interest in buying the City's old Library Building.

Council and staff engaged in discussion with Mr. Orshan and Mr. Gissy and asked several questions. Mr. Orshan assured Council he was interested in becoming a partner to the City and working to amicably resolve the outstanding payables.

**AGENDA ITEM NO. 6 – PARKING TICKET PRESENTATION BY CHIP RICH, SENIOR PROJECTS ADMINISTRATOR FOR CITY OF OCALA GROWTH MANAGEMENT DEPARTMENT**

At the request of Chief McQuaig, Mr. Rich provided Council with a sample of a digital "Passport Parking Citation" and explained the many benefits and the ease this process can provide to both the public and staff. He stated Ocala has been using this technology since

2011 or 2012 and are very pleased with it. He discussed ideas and made recommendations with regards to controlling parking based on his experience with City of Ocala.

**AGENDA ITEM NO. 7 – ORDINANCE #ORD2016-07 AND #ORD2016-08, AMENDING PARKING AND BOATING TICKETS**

Attorney Hand explained the current parking tickets have no criteria or elective appeals process. He said the proposed ordinance would provide the violator thirty (30) days to pay to the Marion County Clerk of Courts or the violator may file an appeal with the fifth judicial circuit.

Mrs. Bowne asked if an agreement would be required for the county court system in order for them to collect the fines on behalf of the City.

Mr. Esch said there would be some type of interlocal agreement required.

Mrs. Bowne explained there was an existing appeal's process in the waterways ordinance for boating tickets, but the appeal was to the City's Special Magistrate which would cost the City because we cannot legally recoup the full cost of the Special Magistrate. Mrs. Bowne said the modification to the proposed ordinances would provide one process for all tickets.

Attorney Hand stated no interlocal agreement is required for the first reading of the ordinances.

Council agreed to move forward with first reading of ordinances.

**AGENDA ITEM NO. 8 – BB&T REFINANCE REQUEST LETTER**

Mr. Esch explained the first correspondence sent to BB&T was asking them to consider a sixteen (16) year refinancing term at the current 2.64% interest rate. He said BB&T responded and said they found the City's audit to be acceptable and agreed to initiate a second five (5) year agreement at 2.64% with a balloon at the end, but amortized over 16 years, so the payments would stay the same. He stated Councilman Hancock has prepared a draft proposal that he feels would be better for the City.

Councilman Hancock stated BB&T's proposal did not meet his goal, which was to eliminate the balloon and keep the debt the same. Councilman Hancock explained his current proposal of a "re-payment schedule," provided as follows:

**BB&T 2011 Bond Revenue Series Re-payment schedule:**

2017 - \$460,000  
2018 - \$490,000  
2019 - \$490,000  
2020 - \$520,000  
2021 - \$560,000  
2022 - \$560,000  
2023 - \$600,000  
2024 - \$600,000  
2025 - \$631,000  
2026 - \$631,204

Total \$5,542,204

Councilman Hancock stated the payment of \$460,000 is budgeted this year and it was his starting point. He pointed out if the City's finances stay the same, approximately every 2 years the City may have to raise the water/sewer rates by 1% to cover the additional payment.

Councilman Dillon said he does not want to have to re-visit this loan in five (5) years and the BB&T proposal does not help the City. He said what Councilman Hancock has presented is fine. He said he is not saying we are not going to have to raise the rates, but he thinks there is a good possibility with management and adding customers to the system, we might not have to do that.

Council agreed to place this item on the regular agenda.

**AGENDA ITEM NO. 9 – DRAFT EDUCATION AND QUESTION MATERIAL FOR TAX PAYERS – COUNCILMAN HANCOCK**

Councilman Hancock discussed the limited timeframe for mailing out the educational material to the taxpayers. He stated the material should provide the taxpayers with an overview of both sides and an understanding of the cost, based on what the public would like to see. He said staff can start preparing the formatting of the questionnaire and when the numbers are received, they can be entered.

Mrs. Bowne said she has been working with the assistant property appraiser and has been able to simplify the process. She said they have provided her lists for both the voters and the taxpayers. She stated the target audience is primarily the taxpayers of record.

Mayor Whitt stated the fire assessment is vital in moving our city forward and when looking at some of the facts across the state, it has pulled some small cities out of the hole. He suggested inserting the word “annual” in the options being considered.

Council and staff engaged in lengthy discussion regarding the numbers required from the Fire and Police Departments.

**AGENDA ITEM NO. 10 – REVIEW/DISCUSSION – ORDINANCE #ORD2016-06, CHARTER REFERENDUM**

Mayor Whitt stated he feels this is a huge step back for the City.

Attorney Hand said he was directed by Council to draft the proposed ordinance for submission to the electors asking if they wanted to eliminate the City Manager’s position. He addressed the question in *Section 5*: “Shall the Charter of Dunnellon be amended to eliminate the position of City Manager so that the City Department heads are managed by the City Council” and reviewed the proposed changes in Exhibit A.

Mayor Whitt recommended to place “yes or no” in parentheses after the question. Attorney Hand stated he would amend this for clarification.

Councilman Hancock recommended amending the language in the heading of the proposed ordinance to allow Council the flexibility to manage department heads through a designee(s).

Attorney Hand stated he would have the proposed ordinance amended for first reading on Monday, June 13<sup>th</sup>.

**AGENDA ITEM NO. 11 – DISCUSSION OF LIEN OF 20717 WALNUT STREET – COUNCILMAN DILLON**

Councilman Dillon stated previously these liens have been reduced by 50% or forgiven. He said he is willing to pay \$3,000 of whatever the amount of the lien and then purchase the property from the owner.

Council and staff engaged in brief discussion and agreed to place this item on the regular agenda.

**AGENDA ITEM NO. 12 – PURCHASE APPROVAL REQUEST**

***Purchase Approval Request – dual axel, flatbed equipment trailer, 16,000 lb capacity for hauling utility department equipment***

Mr. Esch explained the Utility Department does not have a trailer capable of towing its vehicles and equipment. He said the price for the trailer is \$4,990 and \$500 for delivery to the premises, bringing the total cost to \$5,490. He said the Utility Advisory Board reviewed this request on May 16, 2016 and approved the purchase.

Council agreed to place this item on the consent agenda.

***Agreement #AGR2016-30, Fox Chapel Iron Works***

Mr. Esch explained this agreement is for the metal artwork for the 125<sup>th</sup> Anniversary Park. The total cost will be \$5,100.

Council agreed to place this item on the consent agenda.

***Agreement #AGR2016-21, Building Inspection Services #BID2015-06***

Mr. Esch explained this agreement was presented to Council during the November 4, 2015 workshop. He said staff successfully negotiated 80% vendor and 20% City from the original bid of 90% vendor and 10% City. He said the City Attorney amended the agreement and is being presented to Council for formal motion to approve and authorize.

Council agreed to place this item on the consent agenda.

***Agreement #AGR2016-12, GWP Choice Hotel Water Main Extension Change Order 3***

Mr. Esch said this change order is a request for unforeseen conditions encountered within the existing lift station. He said during an attempt to install new pumps, it was discovered the interior components of the wet well were deteriorated. The cost of this change order is \$18,279.60.

Council agreed to place this item on the consent agenda.

**AGENDA ITEM NO. 13 – CITY MANAGER ANNUAL EVALUATION**

Mayor Whitt said he is concerned because four councilmembers did not evaluate Mr. Esch with anything higher than a three out of five and these four members want to move forward with a referendum to remove the City Manager. He stated he feels that Mr. Esch has done a fantastic job.

Mr. Esch addressed a newspaper article which stated he never joined the ICMA. He provided a copy of an email dated July 29, 2014, welcoming him to the ICMA. He proceeded to harshly address each council member and criticize their evaluation score and remarks/justification.

Councilman Hancock discussed his observations and reasons for his comments. He read the following from Page 11: “Eddie should be thanked for all his efforts on behalf of the city. Unfortunately, he is a first time City Manager trying to manage a city in financial turmoil and needing to manage public expectations that could overwhelm even a seasonal veteran. His background and personal skills relate to completing specific tasks and projects, whereas a professional city manager requires good inter-personal administrative and leadership skills to accomplish results. There are several personal skill areas needing immediate and extensive improvement, and the efforts required to achieve these skills could slow down the management effort needed to move the city forward in a difficult

period. Eddie must convince city council members that he is ready, willing and able to accomplish all the personal aspects and professional results that he needs to achieve in order to move the city forward. If he can, then Eddie should be placed on probation and monitored for necessary improvement and timely accomplishments that must be professionally completed. Or perhaps it is time, and more appropriate, for change in administrative leadership to bring a professional approach, with fresh ideas and perspectives and a new energy level to take the city in the direction it needs to go.”

Mr. Esch stated last year when he was presented with the list of city manager goals, instead of taking only five or seven items, he challenged himself and took on the task of all the items without realizing the many upcoming challenges that would take him away from his regular duties. He mentioned his lack of staff that other city managers have, and the issues with the Police and Fire Departments.

Council and staff engaged in discussion regarding the evaluations and the decisions made.

Council agreed to place this item on the regular agenda.

**AGENDA ITEM NO. 14–COUNCIL COMMENTS**

There were none.

**AGENDA ITEM NO. 15 – CITY MANAGER COMMENTS**

There were none.

**AGENDA ITEM NO. 16 – PUBLIC COMMENTS**

Comments were received by the following:

- Kathryn Taubert, 19436 SW 101<sup>st</sup> Place Rd
- Joan Duggins, 19687 SW 88<sup>th</sup> Loop
- Bob Cubbage, Vice-Chair of the CRA Advisory Brd.
- Bill Mcquire, 20202 Quail Run Drive
- Johanna Saldoto, 20202 Quail Run Drive
- Mary Ann Hilton, 12078 Palmetto Court
- Mathew Baillargeon, 22637 SW Surf Blvd, Ocala
- Teresa Malmberg, Administrative Coordinator, Comm. Dev.

The meeting was adjourned at approximately 10:00 p.m.

Attest:

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Dawn Bowne, MMC  
City Clerk

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Nathan Whitt, Mayor