

Agenda
City of Dunnellon
City Council Meeting
April 11, 2022, 5:30 P.M.
Join Zoom

<https://dunnellon.zoom.us/j/86070707270?pwd=YldDeTJFRDZrbXdsZUR3bjlFS3pvUT09>

Meeting ID: 860 7070 7270

Dunnellon City Council meeting will be held on April 11, 2022, 5:30 p.m. at Dunnellon City Hall

Public Comment: Anyone who wishes to provide public comment will be able to do so by participating in the City Council meeting in person, or via the Zoom **"AUDIO ONLY"** platform and/or telephone, by speaking during public comment portions of the meeting when recognized per the instructions below 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 would like to participate are encouraged to register in advance by 12:00 noon on Monday, April 11, 2022. Please see instructions below on how to register.

Public input on non-agenda items will be heard at the beginning of the meeting. A three (3) minute time limit will be strictly administered.

Instructions on How to Listen and/or Participate in the Meeting

Attachment: [Meeting Instructions \(PDF\)](#)

Call to Order

Pledge of Allegiance

Opening Prayer/Moment of Silence (suggested time limit: 1 minute

Mayor to request if any invitee is present to open with prayer; if no invitee is present, Mayor will ask if a Dunnellon citizen will volunteer. If no volunteers, a moment of silence will be offered. If a citizen outside of Dunnellon requests to open with prayer, (s)he may do so if no invitees/citizens volunteer.)

Roll Call

Proof of Publication - Posted on the City's website and City Hall bulletin board on Thursday, April 7, 2022.

Council's Comments Regarding Agenda

Public Comments on non-agenda items - 3 minute time limit

CONSENT AGENDA

Accept public comment on consent agenda items prior to making a motion.

(Note: Motion to approve items on the consent agenda is a motion to approve the

recommended actions.)

1. City Council Minutes

- December 20, 2021 Special City Council Workshop - Corrected
- January 5, 2022 City Council Workshop
- January 5, 2022 Special City Council Workshop
- January 10, 2022, City Council Meeting

Documents:

[December 20 2021 Special City Council Meeting Minutes Corrected.pdf](#)
[January 5 2022 City Council Workshop Minutes.pdf](#)
[January 5 2022 Special City Council Workshop Minutes.pdf](#)
[January 10 2022 City Council Meeting Minutes.pdf](#)

2. Approve Proclamation #PRO2022-04, Motorcycle Awareness Month

Documents:

[PRO2022-04 Motorcycle Safety Awareness Month.pdf](#)

3. Approve Proclamation #PRO2022-05, 100th Anniversary Of The Woman's Club Of Dunnellon

Documents:

[PRO2022-05 100 Anniversary Womans Club.pdf](#)

4. Approve Proclamation #PRO2022-06, Public Education Foundation Of Marion County Day

Documents:

[PRO2022-06 Public Education Foundation of Marion County Day.pdf](#)

5. Authorize Mayor To Sign Agreement #AGR2022-08, Amended Use Agreement Between The City Of Dunnellon And Dunnellon Little League, Inc.

Documents:

[AGR2022-08 Amended Use Agreement Dunnellon Little League.pdf](#)

Consent Agenda Approval

PROPOSED MOTION: I move the consent agenda be approved as presented.

Regular Agenda

- 6. Presentation Of Proclamation #PRO2022-03, Reverend Paul E.C. Hamilton**
- 7. Special Presentation - Barbara And Jim Gissy**
- 8. Presentation Of Proclamation #PRO2022-04, Motorcycle Awareness Month**

Public Hearing Statement

All persons wishing to address the City council will be asked to limit their comments to the specific subject being addressed. Public opinions and input are valued by the Council. However, it is requested that comments are directed at specific issues rather than personal comments directed toward the council members or staff in order to foster mutual respect between council members and the public.

Members of the public in attendance at public forums should listen courteously and attentively to all public discussions before the body; and focus on the business at hand. They shall refrain from interrupting other speakers; making personal comments not germane to the business of the body; or otherwise interfering with the orderly conduct of meetings.

Members of the public addressing City council and boards/commissions on a specific project or proposal are requested to disclose any personal interest or relationship; and any business, professional, or financial interests with any individual, group, project or proposal regarding the subject matter under review. Members of the public should always err on the side of more public disclosure, not less, in order to provide integrity to the public process.

Follow Public Hearing Notes - Public comment taken during public hearing

- 9. Public Hearing Ordinance #ORD2022-04, Business Tax Receipt (Posted On The City's Website On March 7, 2022. Public Hearing Advertised On The City's Website On March 30, 2022 And Advertised In The Riverland News On April 1, 2022)**
- 10. Final Reading - Ordinance #ORD2022-04, Business Tax Receipt**

Accept Public Comments

Proposed Motion: I move Ordinance #ORD2022-04 be read by title only.

Proposed Motion: I move Ordinance #ORD2022-04 be approved.

Documents:

[Ordinance ORD2022-04 Business Tax Increase_Final.pdf](#)

- 11. Discussion - Police Facility Sites**
- 12. Discussion - Commercial Use Of City Owned Properties**
- 13. Council Liaison Reports And Comments**
- 14. Department Head Reports**
- 15. City Attorney Report**
- 16. Adjourn**

Proposed Motion: I move the City Council meeting be adjourned.

ANY PERSON REQUIRING A SPECIAL ACCOMMODATION AT THIS HEARING BECAUSE OF A DISABILITY OR PHYSICAL IMPAIRMENT SHOULD CONTACT THE CITY CLERK AT (352) 465-8500 AT LEAST 48 HOURS PRIOR TO THE PROCEEDING. IF A PERSON DESIRES TO APPEAL ANY DECISION WITH RESPECT TO ANY MATTER CONSIDERED AT THE ABOVE MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDING, AND FOR SUCH PURPOSE, HE OR SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY IS NOT RESPONSIBLE FOR ANY MECHANICAL FAILURE OF RECORDING EQUIPMENT.

**City of Dunnellon
Special City Council Meeting**

Zoom Meeting

<https://dunnellon.zoom.us/j/84594730856?pwd=K0ZwcFFlcFhldENnUUNaWWtWMVB3UT09>

Meeting ID: 845 9473 0856

Date: December 20, 2021

Time: 9:00 a.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 8:00 a.m. on Monday, December 20th. 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 9:02 a.m. and led the Council in the Pledge of Allegiance. He invited any citizen wishing to volunteer to open with prayer. No one stepped forward and Mayor White offered a moment of silence. Mayor White then called upon the City Clerk to call roll.

Roll Call

Bill White, Mayor, Seat 1

Louise Kenny, Councilwoman, Seat 2

Anita Williams, Councilwoman, Seat 3

Valerie Hanchar, Vice-Mayor, Seat 4

Jan Cabbage, Councilwoman, Seat 5

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. Shane Yox, Police Department

Legal Counsel

Andrew Hand,
Shepard, Smith, Kohlmyer & Hand, P.A. – via Zoom

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 Tuesday, December 14, 2021 and was amended on December 16, 2021 to include backup to item #1.

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 audio, video 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 agenda.

There were no comments.

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

There were no comments.

Regular Agenda

Agenda Item No. 1 – Resolution #RES2021-26, Opposing FDOT Northern Turnpike Extension

Public Comments:

Dr. Paul Reinhardt, republican candidate for District 34, said he supports signing the “No Build” Resolution. He shared his reasons for supporting it and he stated the US Government prefers to fix current roads prior to building new ones. He asserted this turnpike extension will cause destruction in its path. He explained that highway runoff would be directed toward the Withlacoochee River and he is for holding the Florida Transportation Organization accountable.

Peter Rosbeck, 12345 SW 140th Loop, thanked Council for taking action to stop the turnpike extension. He stated the Resolution is timely. He provided a history of the Florida Turnpike and stated four counties are impacted. He explained the direction each of the four alternative paths would take. He asserted all four counties should reject all four paths and the State should conduct a new study allowing public input. He named the assorted damages caused by these highways.

Michael McGrath, representing the Florida Chapter of the Sierra Club, stated he is the organizer for No Roads to Ruin Coalition. He thanked Council for acting so quickly and stated it is very clear residents here are opposed to the turnpike. He commented Dunnellon is setting an example for other cities.

Art Jones, 12163 Palmetto Way, said if the “No Build” Resolution fails, the route should go toward Crystal River. He pointed out it is an area wide open and would connect to the Suncoast Parkway. He agreed with the State and said there is a thick congested mess on I-75. He commented the turnpike can be viewed positively. He listed all the fine points of Crystal River and reasons the turnpike would be beneficial there.

Dr. Burt Eno, 9220 SW 193rd Circle, disagreed with Mr. Jones’ point of view. He said he believes the back up on the turnpike is due to people actually trying to turn onto I-75. He stated the traffic flow indicates people don’t want to turn west. He claimed FDOT is simply trying to make work for their employees and it has nothing to do with diverting traffic. He asserted there is no doubt all of the routes will cause a great deal of damage and cut across the primary basin of the Rainbow River. He stressed the people need to attend the Marion County Commission meeting tomorrow.

Vice-Mayor Hanchar moved Resolution #RES2021-26 be read by title only. Councilwoman Kenny seconded the motion.

Council Discussion

Councilwoman Cabbage referred to page 2, paragraph 5 of the Resolution. She read the verbiage “considerable citizen input” and she suggested the word “considerable” be replaced with “massive”. She referred to paragraph 10 and suggested inserting “Rainbow River basin surficial aquifer”. She believes the environmental people could challenge it the other way and the surficial aquifer describes it to be close to the surface. Councilwoman Cabbage referred to several other areas within the Resolution she would like to see changed, stating FDOT needs to be impressed with Dunnellon’s knowledge of the river.

Mayor White suggested the verbiage Councilwoman Cabbage presented makes the document sound more scientific, but doesn’t change the meaning of the Resolution.

Councilwoman Kenny said she would like Dr. Eno to provide input regarding the verbiage because he is familiar with scientific terminology.

Dr. Eno came forward and stated Councilwoman Cabbage made good points. However, the Resolution doesn’t need to be perfect, it just needs to be done now. He commented the timing of the changes would delay the Resolution a month.

Councilwoman Williams said the word massive could be substantial, but she agrees the Resolution needs to be submitted now.

Vice-Mayor Hanchar commented shorter is sweeter and four pages is too wordy. She explained the words massive and substantial mean the same thing.

Mayor White agreed with Councilwoman Cabbage’s review and suggestions, but also said this isn’t a scientific statement and one can get too technical. He recommended clarifying the Resolution

title to be more specific with verbiage showing the Council is against all the turnpike extensions, not just the northern extension.

Vice-Mayor Hanchar moved the amended Resolution #RES2021-26 be read by title only. Councilwoman Kenny seconded the motion. A vote was taken and the motion passed 5-0.

Mrs. Odom read the following into the record:

“RESOLUTION #RES2021-26

A RESOLUTION OF THE CITY OF DUNNELLON, FLORIDA, REQUESTING THE HONORABLE GOVERNOR RON DESANTIS AND THE SECRETARY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION TO DIRECT THE DEPARTMENT TO ADOPT A "NO BUILD" OPTION FOR ALL PROPOSED TURNPIKE ROUTES, INCLUDING THE NORTHERN TURNPIKE EXTENSIONS THAT MAY BE PROPOSED TO RUN THROUGH OR NEAR THE CITY OF DUNNELLON AS WELL AS AMONG OTHER COMMUNITIES THAT WOULD ALSO BE NEGATIVELY IMPACTED BY THE PROPOSED ROUTES; DIRECTING THE CITY CLERK TO PROVIDE A COPY OF THIS RESOLUTION TO THE GOVERNOR, THE SECRETARY OF FDOT, THE PRESIDENT OF THE FLORIDA SENATE, THE SPEAKER OF THE FLORIDA HOUSE OF REPRESENTATIVES, FLORIDA HOUSE AND SENATE REPRESENTATIVES, THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS, THE FDOT PROJECT MANAGER FOR FLORIDA’S TURNPIKE ENTERPRISE AND OTHER AGENCIES, ORGANIZATIONS AND INDIVIDUALS AS DIRECTED BY CITY COUNCIL; AND SETTING AN EFFECTIVE DATE.”

Vice-Mayor Hanchar moved Resolution #RES2021-26 be approved. Councilwoman Williams seconded the motion.

Council discussion:

Mayor White said he wanted to explain the magnitude of the Resolution. He provided photos showing a sign from January of 1957 of the new Florida Turnpike being built. He showed photos of the turnpike under construction and the destruction of the forest. He asserted it is a massive project. He stated overpasses would be built, road closures would happen for several years, there would be billboards and traffic. He pointed out US41 would be a main route to get to the turnpike if the southern route was developed. He commented all routes would impact Dunnellon directly.

Attorney Hand stated since Council has modified and read the title, Council needs to direct staff to modify the rest of the Resolution to be consistent.

Vice-Mayor Hanchar amended her motion and moved Resolution #RES2021-26 be approved with modifications to include the new verbiage “all proposed turnpike routes” where necessary within the document to reflect consistency with the approved title change. Councilwoman Kenny seconded the motion. A vote was taken and the motion passed 5-0.

Agenda Item No. 2 – Adjourn

At approximately 10:00 a.m. Vice-Mayor Hanchar moved the City Council meeting be adjourned and Councilwoman Williams seconded. A vote was taken and the motion passed 5-0.

Attest:

Penned Signature of
Amanda Odom, CMC
City Clerk

Penned Signature of
William P. White, Mayor

City of Dunnellon
City Council Workshop

<https://dunnellon.zoom.us/j/87154123627?pwd=S25qcWV4bEZ1ampPM1ZldHNYU2Vwdz09>
Webinar ID: 871 5412 3627

Date: January 05, 2022
Time: 5:30 p.m.
Place: City Hall
20750 River Dr., Dunnellon, FL34431

Public Comment

Anyone who wished to provide public comment was able to do so by participating in the City Council meeting in person, or 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 wished to participate were encouraged to register in advance by Noon on Wednesday, January 05, 2022

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 asked if any invitee or volunteer was present to open with prayer. Pastor Tom Welch provided the invocation.

Roll Call

Bill White, Mayor, Seat 1
Louise Kenny, Councilwoman, Seat 2
Anita Williams, Councilwoman, Seat 3
Valerie Hanchar, Vice-Mayor, Seat 4
Jan Cubbage, Councilwoman, Seat 5

Staff Present

Mandy Odom, City Clerk
Jan Smith, Finance Officer
Chief McQuaig, Police Department
Troy Slattery, Public Works Manager
Georgina Cid, Community Development Manager
Julie Danowski, Records Clerk
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 Wednesday, December 29, 2021. The agenda was amended on December 30th to update backup for item #9, add backup to item #10, and to add items #14, #15 and #16.

Mayor White welcomed everyone and covered public and Council meeting etiquette.

Agenda Item No. 1 – Public Comments

Paula Koger, 11389 Palmetto Way, stated there is a public issue with people parking in her business lot and urinating on her property. She complained of general distress over people in the water being loud and rude. She pointed out there is a piece of property adjacent to her business where ownership has not been identified and the public is utilizing it to access the river. She requested something be done to prevent the public from having access to their property via the vacant property.

Mr. Slattery stated he has looked into it and there have been no solid findings about the property. Mayor White asserted we need to provide Mr. and Mrs. Koger an answer. Attorney Hand said he will look into ownership and provide more information at the February meeting.

David Koger, 11389 Palmetto Way, stated the original permit for that property was a joint venture between the City and the County. He reported the upper half is a park and the bottom half is a bio retention area. He warned he would take legal action to move forward with this if necessary.

Kathy Dunn, 11386 Hendrix Dr., asked to add citizens to the CRA board. She also requested a treasurer's report to be presented at the beginning of every CRA meeting. She reminded Council she was interested in a flashing speed sign on US41 and stated it hasn't been done yet. She complained about leaves on the Roberts Funeral Home property that have been building up over the years.

Art Jones, 12163 Palmetto Way, complimented Public Works for fixing a broken culvert. He stated there is not enough public access to the river and he believes there should be a way to expand the ability for people to enter the water. He suggested possible locations for this. Mayor White stated a public walkway is in the County plans.

Agenda Item No. 2 – Dunnellon Chamber & Business Association Report

Dunnellon Chamber and Business Association Report read into the record by Judy Terwilliger:

"Membership Update:

Personal Mini Storage & U-Haul

Flavor Vibes

Angela Rose Helton

Upcoming Events:

No First Saturday Market in January. The next one will be Saturday, February 5th.

Our next business After Hours will be January 19th at Clear Choice Title. It will start at 5:30 pm. Please RSVP to the Chamber no later than January 14th.

Other:

No dinner mixer for January.

The next DCBA Board Meeting will be on January 11th, at 6 pm.

Annual awards dinner is February 24th, venue & caterer T/B/A

The next dinner mixer will be on March 22nd venue and caterer T/B/A.”

Agenda Item No. 3 – Board Reports

Councilwoman Cabbage stated she went to a Rainbow Springs State Park open house and the topic was a 10-year plan. She shared Al Brittan, Director of State Parks, attended. She reported they plan to build a primitive camping sight, a pavilion and a bath house.

Agenda Item No. 4 – Presentation - EV Charging Stations, Joe Josephson

Mr. Josephson, Associate Member of Rainbow Springs Art, encouraged Council to consider the information in a proposal provided during the December workshop. He stated more people are seeking a transition to electric vehicles due to 70% of the public being concerned about climate change. He emphasized it causes people to reconsider coming to our area because we don't have a place for them to charge their vehicles. He reiterated the financial information offered in the proposal.

Vice-Mayor Hanchar asked Mr. Josephson if he has a charging station at his home. Mr. Josephson stated he has a charging port but not a station. Vice-Mayor Hanchar asked how much his electric went up and he shared \$1.00 per day. He pointed out Ford Motors plans to be producing entirely electric vehicles by 2023.

Councilwoman Cabbage reminded Council of a grant opportunity she brought to their attention in the past. She said the grant should be available again in 2022.

Councilwoman Kenny stated this conversation had been initiated by Councilwoman Cabbage and the Council is sensitive to it. She thanked him for coming

Councilwoman Williams stated she went to a nearby restaurant and saw their charging stations full.

Mayor White asked how many cars could be charged at Rainbow Springs Art and how long would a car need to park there. Mr. Josephson responded two cars could be there at one time

and they would park from 1 to 1.5 hours. Mayor White directed staff to reach out to Duke Energy to gather information about our eligibility. Mr. Slattery commented their name is already on a list for the grant and Duke Energy would notify him when it becomes available.

Agenda Item No. 5 – Presentation Of Foxfire Realty Marketing Proposal And Listing Agreement For 11808 N. Ohio Street – Van Akin, Foxfire Realty

Van Aiken, Foxfire Realty, stated he had sent a marketing proposal in August which included a review and opinion of value to confirm he would be able to sell the property. He said he is here today to see if there are any questions.

Mayor White spoke about the six lots on the property and their value. He stated when that value is added to the building value, the number he comes up with is closer to \$700,000. He asked why Mr. Aiken would list the building for half that. Mr. Aiken explained he based his market study on the building being a church. He stated he doesn't believe he could sell it at cost value. Vice-Mayor Hanchar commented what Mr. Aiken provided is not an appraisal, but a current market analysis. Mr. Aiken said it is his opinion of value based on the appraisal and similar sales.

Vice-Mayor Hanchar stated Council needs to be fair with him and tell him if it is our intention to put the building on the market, or if we are still considering it as our Police Department. Mayor White asserted all options were considered at the special workshop, but there hasn't been a vote to rescind putting the building on the market. Vice-Mayor Hanchar stated it is better to put it in the hands of the professionals if we are going forward with the sale.

Councilwoman Kenny said she appreciates Mr. Aiken's work thus far. She stated a commitment was made to him and she supports going forward with him as long as the Council goes forward with the sale.

Mayor White stated he is in favor of putting the building on the market. He reminded everyone we have a professional appraisal of \$410,000 and he would not want to list it for less. Attorney Hand reminded Council about its location within the CRA and the need for it to go out to bid with all legitimate offers considered. Vice-Mayor Hanchar asked if the offers can be made closed so others cannot see what is on the table. Attorney Hand said he understood her reason for the question, but it is subject to public record law with possible exceptions. Council consented to add this topic to the regular meeting agenda.

Agenda Item No. 6 – Proposal To Renew Contract For Annual Financial Audit With Powell & Jones CPAs For An Additional 3 Years Through Fiscal Year Ending September 30, 2024

Mrs. Smith stated this contract is expiring and a proposal has been presented with the same price as they have charged for the past 3 years. She explained a complete and separate CRA audit will need to be done, but even with this extra work Powell & Jones will not charge extra.

Mayor White said he reached out to a retired accountant he knows for comparison and discovered this fee is more than reasonable. Council agreed to add this topic to the consent agenda.

Agenda Item No. 7 – Proposed Resolution #RES2022-01, Surplus Vehicles And Equipment

Mrs. Odom stated this proposed Resolution was distributed to Council today. She said staff has worked together to determine the surplus list. She reviewed some of the items on the list including the vehicles and excess electronics. She explained Technology Conservation Group in Lecanto takes equipment without cost and provides a Certificate of Destruction or Wiping. She identified which vehicles would be able to be sold by a sealed bid auction.

Vice-Mayor Hanchar asked where the funds from these sales go and Mrs. Smith stated they are applied to the general revenue. Mayor White asked if this was simply spring cleaning and Mr. Slattery stated yes, but it includes about 15 years' worth. Council agreed to add this topic to the regular agenda.

Agenda Item No. 8 – Police Vehicle Repair - Chief McQuaig

Chief McQuaig stated when Police vehicles are sold they cannot look like a Police vehicle and because of this they will have to be repainted prior to sale. He explained the speed sign was put up for over a week, but it broke down so they are currently attempting to put up another one. He said they took another Police vehicle to the transmission shop because it broke down and needed a new one. He stated it will cost a little over \$5,000 and he utilized his emergency fund for it. Councilwoman Cabbage commented there was a recall on that transmission due to faulty gear covers and it was only good up to 100,000 miles.

Agenda Item No. 9 – Proposed Agreement #AGR2022-01 And Proclamation #PRO2022-02 Dunnellon Blueway Community - Georgina Cid, Community Development Manager

Ms. Cid reviewed the Memorandum of Understanding with the Florida Paddling Trail Association. She stated it is ready for Council approval and with it Dunnellon would receive a special designation as a Blueway Community. She said there is a \$50.00 annual membership fee.

Dorsey DeMaster, 8206 N. Dandelion Way, stated she is the President of the Florida Paddling Trails Association and she is the first person to paddle around the entire State of Florida. She explained it is an all-volunteer organization and operates with the Environmental Protection Agency and Greenways and Trails.

Vice-Mayor Hanchar spoke about the Northern Extension Turnpike and asked if they had reached out to FDOT or the Marion County Commission to discuss the impact the turnpike will have. Ms. DeMaster stated they had not, but would be happy to do so.

Councilwoman Cabbage asked about signage for Blueways Communities. Ms. DeMaster stated they are working on cost estimates, but there would be two signs for Dunnellon.

Council agreed to add this to the consent agenda.

Agenda Item No. 10 – Wayfinding Signs - Georgina Cid, Community Development Manager

Ms. Cid stated she is attempting to tackle the specific goals made prior to her joining the City of Dunnellon and wayfinding signs are one of them. She said upon research she discovered the main focus should be branding, business development and place making. She provided the City of Weston as an example of a place with good wayfinding signage. She recommended placing the signs in the Historic District only, at this time, due to limited CRA funding. She provided examples of the sign designs. She said they would be unique to Dunnellon and part of the beautification efforts already in progress. She provided the estimate drawn up by Graphplex Signs and explained we should be able to piggy back on Weston's contract eliminating the need for an RFP.

Mayor White asked how soon the project could be started. Ms. Cid stated it would take 16 weeks total. Mayor White agreed this is a continuation of the beautification of Dunnellon project and in line with what the City wants.

Vice-Mayor Hanchar asked about budget funds. Mrs. Smith explained CRA funds can be moved around to cover the cost of the project. Vice-Mayor Hanchar asked Mrs. Smith to put together a report for Monday's meeting.

Attorney Hand reviewed the contract and he said he believes adding this to the consent agenda would be fine. Council agreed to add this topic to the consent agenda.

Agenda Item No. 11 – Council Discussion - CRA Advisory Board

Mayor White reminded everyone the City has had a CRA Advisory Board in the past and it was dissolved. He explained there are individuals who are interested in reinstating it. Attorney Hand informed the Council the advisory board does not need to exist legally, but the CRA Board does.

Discussion followed regarding whether it would be worth reinstating.

Vice-Mayor Hanchar shared the history of the CRA Advisory Board and why it dissolved. She said the current process does allow citizens to come forward and advise Council. She pointed out the budget is always reviewed publicly to provide transparency and it is a public record, which means the budget reports can be requested at any time. She suggested designating the Historic Board as the CRA Advisory Board.

Mrs. Odom shared a Sunshine Board will already have to be created for the Main Street program. She said this board would be very similar and the citizens interested in the CRA Advisory Board may be interested in this instead.

Councilwoman Kenny commented she can see why it would be difficult to create two new boards. Councilwoman Cabbage reminded everyone when the last CRA Advisory Boards existed, often only two board members would show up. Vice-Mayor Hanchar encouraged the citizens to continue doing what they have been doing. Mayor White commented it is difficult to entice people to become and stay involved. He said even the Planning Commission is struggling. He summarized there isn't anything compelling to move the Council to do this. Council has agreed not to continue this topic of discussion.

Agenda Item No. 12 – Discussion Points - Mayor White

- 125th Anniversary Park Funds – Mayor White stated this project has been sitting idle for many years with \$47,000 in its budget. He commented he sees no reason to maintain it and asked Council if they are interested in continuing to pursue it. Vice-Mayor Hanchar stated we can revisit later, but she would like to move the funds. Mrs. Smith stressed the donors would have to be notified and offered an option to allow the fund movement or receive a refund. Vice-Mayor Hanchar said some of the funds come from the CRA district and could be moved to the wayfinding sign project.
- Cost Analysis of Vendors and Consultants – Mayor White commented this is an observation, but once a relationship is built one doesn't often double check on the pricing. He suggested staff always review pricing prior to utilizing services. Mrs. Smith stated staff always performs research into pricing when contracts renew.
- Blue Run Park Restroom Project – Mayor White reminded Council \$30,000 was provided for this project, \$18,000 was used for the design portion and \$12,000 remains available. He stated the County responded favorably to the Dunnellon Little League project after the City offered to pay for a portion. He suggested reallocating funds from the 125th Anniversary Park, to offer an additional \$25,000 for the Blue Run Restroom project. He said he believes the County may be encouraged to act if we provide more funding. Councilwoman Kenny stated they would like to see genuine interest in the project and this would show that. Council agreed and consented to authorize the Mayor to make a presentation to the County.
- Marion County Commission Meeting Regarding Turnpike Extension – Mayor White stated there was a commission meeting yesterday and another group of people came forward to share their displeasure of the turnpike extension. He said the commissioners are split 3-2 and he explained reasons behind taking a strong or soft position. Councilwoman Cabbage commented regarding letters going into the Ocala

Star Banner. She asserted the letters are putting pressure on commissioners who are ignoring the will of the public. She suggested people keep writing those letters.

Agenda Item No. 13 – Proclamations

- PRO2021-10, Dunnellon School Choice – Mrs. Odom stated National School Choice Week requested a Proclamation to be mailed to them. Councilwoman Cabbage stated we should not sign this proclamation and provided reasons. Vice-Mayor Hanchar suggested Council review this further. Council agreed to add this topic to the regular agenda.
- PRO2021-11, Centenarian Clinton Burns – Mrs. Odom explained staff had to write and present this Proclamation in advance to make it to his birthday party on time. She said this is simply a Proclamation by ratification. Council agreed to add this topic to the consent agenda.

Agenda Item No. 14 –Proposed Agreement #AGR2021-23 Marion County Animal Control Services

Mrs. Odom stated this Agreement is a result of the soon to pass Animal Control Ordinance. She reviewed the history of how this Ordinance and Agreement came about. She stated the Ordinance needs to be passed prior to the Agreement, which will be on the Monday agenda. Council agreed to add this to the regular agenda.

Agenda Item No. 15 –Special Event - Rainbow Springs Artist Co-Op (RSAC), Permission For Service And Consumption Of Alcoholic Beverages

Ms. Cid stated Rainbow Springs Co-Op requested to have this topic pulled from the agenda.

Agenda Item No. 16 – Reappointments For The Historic Board And Planning Commission

Ms. Cid reported for the Historic Preservation Board and said Chairman Dane Myers' and Vice-Chairwoman Viola Soffe's terms are about to expire. She stated they both wish to continue as full members for another three year term. She said Martin Moughan's term as Second Alternate will expire as well, but there is a First Alternate opening. Ms. Cid would like approval to appoint Mr. Moughan to that position. She informed Council there were no other applications for membership at this time.

Ms. Cid reported for the Planning Commission and stated Dusty Walters term is scheduled to expire. She said Mrs. Walters would like reappointment as a full member. Council agreed to add this topic to the consent agenda.

Agenda Item No. 17 –Council Comments

Vice-Mayor Hanchar thanked the board members for volunteering their time and suggested staff invite them to the next workshop to be recognized.

Councilwoman Williams publicly thanked Mayor White and Chief McQuaig for attending her church services to welcome their new pastor.

Mayor White shared Patrick Shepherd has been working on a cost analysis report for the Police Department. He said the tunnel under US41 is in use although an official opening has not been announced. He asked Mrs. Smith about the State lease agreement regarding the Dunnellon Little League field. Mrs. Odom answered by stating a call was received today and there was discussion regarding the ability to retroact the date. She asserted we are very close to receiving the lease agreement.

Agenda Item No. 18 –Department Head Comments

Mr. Slattery stated his preconstruction meeting for the Ohio and Cedar Streets project is being planned. He shared volunteers will be working on West Pennsylvania Ave. cleaning and mulching, with three guys working on the East Pennsylvania Ave. sidewalks. He said they cleaned it up and it looks great. He explained there is 500-600 square feet of sidewalk on The Granada which needs to be repaired and the cost is approximately \$4,000. He reported the culvert on Magnolia Ave., which Art Jones referred to, was repaired but he announced the very next morning a large garbage truck rode over the curb and broke the pipe again. He received a request from Andy Murray, who is with the Historic Train Depot, for access to the historic maps and photos in the Public Works office. He explained they are trying to utilize them for an overlay to identify the old phosphate pits.

Ms. Cid stated she had 24 construction permits and 6 zoning permits, which brought in \$5,282.11 this month. She provided an update on the Main Street project and she said we have 7 of the 15 members needed for the board. She shared a draft vision statement for Main Street was created. She commented both the Planning Commission and the Historic Preservation Board are happy with it.

Chief McQuaig provided a list of the officer statistics. He stated there were 69 vehicle stops, 14 traffic citations and the parking ticket information will be provided next month. He explained “Part 1 Assigned” means major crime such as rape, murder, etc. He shared there were 13 assigned and 9 were closed. He explained several other headings to help Council understand the list. He also described the details of the felonies on the list.

Agenda Item No. 19 – City Attorney Comments

Attorney Hand said he had no comments tonight. Mayor White asked about the boat ramp and charges discussed previously. Attorney Hand stated he is working on more information for that piece. He commented he has some guiding case law, but he wants to narrow it down before presenting the information. Mayor White indicated they would like to have this ready for the upcoming season.

Agenda Item No. 20 – Public Comments

Brenda D’Arville, 11661 Camp Dr., commented regarding the discussion of vendors and consultants. She said Mr. Bailey, a past City Manager, formed a board of volunteers. She stated there were quite a few proposals and a grading system. She explained they took the top three of the grades, which is how Powell and Jones was selected. She suggested a similar process on a five-year basis. Mayor White agreed it is good business practice.

The meeting was adjourned at approximately 8:12 p.m.

Attest:

Penned signature of:
Amanda Odom, CMC
City Clerk

Penned signature of:
William P. White, Mayor

City of Dunnellon
City Council Special Workshop

<https://dunnellon.zoom.us/j/83495171193?pwd=Ym5zWkg2cFMvcjd6dWR5bUpma0Rmdz09>

Webinar ID: 834 9517 1193

Date: January 05, 2022

Time: 3:30 p.m.

Place: City Hall

20750 River Dr., Dunnellon, FL34431

Public Comment

Anyone who wished to provide public comment was able to do so by participating in the City Council meeting in person, or 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 wished to participate were encouraged to register in advance by Noon on Wednesday, January 05, 2022.

Call to Order and Pledge of Allegiance:

Mayor White called the meeting to order at approximately 3:38 p.m. and led the Council in the Pledge of Allegiance. He asked if any invitee or volunteer was present to open with prayer. Pastor Tom Welch provided the invocation.

Roll Call

Bill White, Mayor, Seat 1

Louise Kenny, Councilwoman, Seat 2

Anita Williams, Councilwoman, Seat 3

Valerie Hanchar, Vice-Mayor, Seat 4

Jan Cabbage, Councilwoman, Seat 5

Staff Present

Mandy Odom, City Clerk

Jan Smith, Finance Officer

Chief McQuaig, Police Department

Troy Slattery, Public Works Manager

Georgina Cid, Community Development Manager

Michelle Leonard, Assistant City Clerk

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 December 29, 2021.

Mayor White welcomed everyone and covered public and Council meeting etiquette.

Agenda Item No. 1 – Public Comments

Art Jones, 12163 Palmetto Way, stated he performed a public record request for a letter written by Sheriff Billy Woods, from Marion County, regarding the cost for the County to assume the Dunnellon Police duties. He said after review of the letter he has changed his position and would like the Council to keep the policing with the Dunnellon Police Department. He commented he is in favor of relocating the department to the former Souls Harbor Church building. He asserted we should give the Police the very best we can and that building makes a tremendous amount of sense.

Kathy Dunn, 11386 Hendrix Dr., and Julianne Mendonca, 11894 E. Blue Cove Dr., stated they were there to offer additional comments regarding an idea which may have been presented in the past. Mrs. Dunn said City Hall is grossly underutilized and maintenance has been long neglected. Mrs. Dunn and Mrs. Mendonca proposed creating a municipal complex to utilize City Hall more effectively. They presented a plan with what they believe are cost-savings and then proposed a feasibility study to determine if their idea was a possibility.

Scott Kiefer, 90754 N. Cedar Grove, said he is a resident, business owner and a member of the Historic Preservation Board. He presented a document listing City owned buildings and buildings within the City currently for sale. He asserted his research regarding the properties shows the former Souls Harbor Church as still the best option for the relocation of the Police Department. He stated his second choice would be to tear down the former Gary's Carpet building and the current Police building, utilizing the space to erect a new building. He proposed a third option of a limited listing with a realtor for the former Souls Harbor Church.

Tom Welch, PO Box 143, thanked Council for the amount of time taken to discuss the topic thoroughly and providing the public numerous opportunities to comment. He also thanked Mr. Kiefer for his diligence in providing Council with additional options. He stated the location on Ohio Street appears to be the most cost effective and makes the most sense to utilize.

Mrs. Odom read the following email comment received on January 3, 2022 from Pastor Jeffrey Welch of the Dunnellon Presbyterian Church into the record:

“The congregation of Dunnellon Presbyterian Church through its leadership wishes to convey its strong support of locating the City's Police Department at the corner of Chestnut and Ohio Street commonly referred to as “the former church property” that has housed the

congregations of the FUMC and Soul's Harbor congregations. We support the choice for the following reasons:

- Location on the already City owned property makes sense fiscally, tactically for the Police Department, visibility in the community and demonstrates to the community that the historic core of the City remains an important and life-sustaining part of community for small business development, residential walking distance living, and historic preservation.
- Having followed the discussion on the potential use of the property for a Police headquarters through the media and other sources, City Council members and persons speaking in public hearings have repeatedly falsely opined that "neighbors" object to locating the Police Department on the property at Chestnut and Ohio. There could be nothing further from the truth expressed in such comments! Not only do we as a congregation (who share a greater boundary with the property than any other residence or business) support the location, a survey of our immediate neighborhood (Chestnut, Ohio and Park Streets) found that not a single property owner objected to the placement of the Police Department at the "the former church property." Comments that the neighborhood "objects" to the placement of the Police Department on Ohio Street are spurious at best, and nefarious at the worst.
- We would not be good "Presbyterians" if we did not admit that in at least some part our support of the use of the property on Ohio Street is an expression of our own self-interest. Our congregation has a long history of supporting a strong downtown/historic district that is a mix of businesses, residences and public buildings. Twice in the last thirty years, we have literally "put our money where our mouth is" regarding the downtown/historic area. In 1993, this congregation had the opportunity, and the resources, to move out of downtown Dunnellon, beyond the City limits toward a more advantageous and visible location north of the City. The congregation decided not to make that move, because we believed in downtown and its value to the greater community. We spent over \$750,000 to expand at our current location and "stay put." A second time, about 8 years ago, this congregation once again was faced with the choice of leaving our current location or making extensive repairs to our historic Sanctuary. Again, we chose to invest in the community, spending nearly \$500,000 to "stay put" when building a new facility may have been a "more advantageous" investment. Why did we again stay and invest in the community? Because we believed in this City and the value of its downtown. We still do, and believe that the Police Department being located on the "former Church property" reflects comparable/compatible values with our own. Unfortunately, previous congregational activities are planned that conflict with the time of the Council Workshop dedicated to the discussion of the location of the Police Department facility. We will not be able to send a representative to express our position. We would humbly request that this letter be read aloud at the workshop, or at a minimum, that the text of this communication be read into/spread upon the minutes of the meeting.

Sincerely yours seeking the welfare of our City, The Leadership of the Dunnellon Presbyterian Church
Jeffrey W. Welch, Pastor and Moderator of the Session"

Mayor White commented he had replied to the email thanking the Pastor but took exception to the Council being referred to as “nefarious”.

Vice-Mayor Hanchar stated even though she is an elder, she is not a member of the sitting session.

Agenda Item No. 2 – Council Discussion – Police Facility

Mayor White summarized an historical review of the Police facility discussion. He said his biggest concern is how this is going to be financed and he commented one way or another this Council is going to take action.

Councilwoman Kenny said she appreciates the comments made by both the Pastor and the Mayor. She stated as a previous realtor and Planning Commission member the comprehensive plan weighs heavy on her decision. She spoke about placing a non-conforming building within a residential area. She also commented about the potential of the Northern Turnpike Extension adding to the complexity of the issue. She stressed she would not be in favor of utilizing the former Souls Harbor Church and she made that commitment to the people who supported her being in office. She welcomed more suggestions from Mr. Kiefer regarding other options which may be available.

Councilwoman Williams stated she had nothing new to say. She acknowledged other people’s positions. She said law enforcement is one of the most important industries and said she is still in favor of the former Souls Harbor Church. She explained her concern is the health and welfare of the people and the Police are in an unsafe and unprofessional building.

Councilwoman Cabbage agreed a new Police building is necessary, but emphasized we need to be fiscally responsible. She suggested profit from the sale of the former Souls Harbor Church, current Police building and budgeted monies could be used to move forward with a new plan. She stated the funds could be used to add to the current City Hall building by expanding it into a municipal complex. She observed there to be unused office space in the Public Works building and she suggested Community Development could be relocated there. She projected these changes could be completed for less than \$900,000.

Vice-Mayor Hanchar commented they are educated by everyone’s experiences and some ideas are good but some she does not agree with. She said after speaking with people, she found them to be fine with the Ohio Street location but are not interested in taking the Gruff’s property off the tax roll. She stated she could see how a few more parking spaces could be obtained by tearing down the Gary’s Carpet building, but she would like to see it stay on the tax roll as well. She spoke regarding the vacant lots and the listing price of \$85,000 for one of the lots. She commented expanding City Hall doesn’t seem feasible because of the need to relocate two buildings of employees during remodeling. She said the Historic District is

already zoned with residential and businesses. She indicated she truly believes, with the funds already set aside, the Police Department can be moved into the former Souls Harbor Church fairly quickly. She said this seems to be the most fiscally responsible and the right option.

Mayor White commented if one would like to understand the present, they would have to understand the past. He reviewed the history of the numbers that came into play with the purchase of the former Souls Harbor Church and retro-fitting it for a new Police building. He said if it was doable he would vote for the retro-fitting of the current building with funds already allocated and then keep the former Souls Harbor Church for other community uses. He shared his second choice would be to purchase a vacant lot and construct a brand new building on it. The third choice would be to retrofit the former Souls Harbor Church for the original quoted amount. He commented the City cannot afford to spend close to a million dollars on this project because other departments will suffer without those funds.

Mrs. Smith added the one cent sales tax is not guaranteed each year. She said the amount would need to be discussed annually with Council as to where they want the funds to come from.

Further discussion followed regarding what funding is available, what the City can and cannot afford, what the City's priorities should be, the numbers received from the architect and estimates received.

Agenda Item No. 3 – Public Comments

Brenda D'Arville, 11661 Camp Drive, thanked Council and said she thinks there have been valid points made. She commented the current building does not appear to be able to be retrofitted or repaired. She agreed with Councilwoman Kenny's comments and asked rhetorically if we really want to put a Police building in a residential neighborhood. Mrs. D'Arville stated with the funds we have and the sale of the former Souls Harbor Church we could provide a good place for the Police Department with property we already own. She stated she agrees Community Development could be moved to Public Works and the current City Hall building could be converted to a municipal complex. She said she believes this can be done without having to go into debt.

Julianne Mendonca, 11894 E. Blue Cove Dr., commented it was a great discussion. She said if the budget is a Christmas wish list, she votes for the Public Works department to get a million dollars. She urged Council not to overlook Councilwoman Kenny's expertise regarding zoning. She pointed out a 2nd story for City Hall wasn't on their mind and they had simpler ideas.

Kathy Dunn, 11386 Hendrix Drive, stated there are many areas within the City Hall building which are not being utilized. She commented Public Works is also underutilized. She said she doesn't understand why we are going backwards.

Scott Kiefer, 9075 N. Cedar Cove Rd., said whatever Council decides, it is his belief it is in the best interest of the City to keep the former Souls Harbor Church. He commented adding a second story to the City Hall building would cost a significant amount. He stated the area on Ohio Street is not just residential. He explained there are other listings available to add to the list of properties he gave Council previously.

Art Jones, 12163 Palmetto Way, commented there were great ideas all around. He said one thing he finds missing is the fact that the former Souls Harbor Church is 6,000 square feet and it would cost a lot more than has been projected for a new building of this size to be constructed. He said he thinks they're getting a lot more building with this option than any of the others, but he shared he would like to hear from the Police.

Pastor Tom Welch, PO Box 143, stated he did not want Council to forget the other amounts which would be received toward the retrofit, nor the commission to be paid if a realtor sells the former Souls Harbor Church.

Dominic Batista, 19860 SW 93rd Lane, via zoom, stated what he has heard is a rehash of what has been discussed over the last 18 months. He commented there has really not been any kind of strategy presented. He agreed the remodel of City Hall might be a good idea. He asked if they have interest in expanding the Historic District, would it be commercially or residentially. He said it sounds like the former Souls Harbor Church is a slam dunk.

The meeting was adjourned at approximately 5:22 p.m.

Attest:

Penned Signature of
Amanda Odom, CMC
City Clerk

Penned Signature of
William P. White, Mayor

**City of Dunnellon
City Council Meeting**

Zoom Meeting

<https://dunnellon.zoom.us/j/81535028447?pwd=OG9RcUJ4RVk4MHdqWGYzTWWhyNmz5Zz09>

Meeting ID: 815 3502 8447

Date: January 10, 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, January 10, 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 5:30 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

Louise Kenny, Councilwoman, Seat 2

Anita Williams, Councilwoman, Seat 3

Valerie Hanchar, Vice-Mayor, Seat 4

Jan Cabbage, Councilwoman, Seat 5

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- Absent

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, January 06, 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 agenda.

There were none.

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

Brenda D'Arville, 11661 Camp Dr., provided a booklet from the International Association of Chiefs of Police. She commended Council for their due diligence. She stated the exploratory phase is likely over and the planning stage should begin. She referred to several pages of the booklet which provides a guideline for planning a police facility. She suggested now is the time to develop a decision matrix.

Bill Vibbert, 9552 SW 192nd Ct. Rd., spoke regarding the second reading and implementation of the Blue Run Park Ordinance. He commented about putting the signs up, language, special use permits and enforcement. He stressed the need for procedures to be ready by April 1st.

David Koger, 11983 Palmetto Way, referred to the bio retention area permitting and maintenance of the area. He stated the vegetation is being destroyed by people trampling on it. He suggested options for preventing the area from being a river access. Mayor White invited Attorney Hand to speak to the possibility of putting up a no trespassing sign. Attorney Hand stated it is a possibility and the decision can be made at the staff level because of the low expenditures. Council agreed to discuss this topic further after the consent agenda is reviewed.

Kathy Dunn, 11386 SW Hendrix. Dr., said the beautification group gathered on Friday and mulched 32 trees, which brought them half way down West Pennsylvania Ave. She stated they will continue mulching until all the trees have been completed. She commended Public Works for their assistance in leaf removal.

Art Jones, 12163 Palmetto Way, commented he was pleased with the handout from Mrs. D'Arville. He suggested Council not rule out the former Souls Harbor Church because it is a solid building and

it appears to be in move-in condition. He asserted it would be a perfect storm shelter for the citizens. He referred to agenda item #12 and suggested the Council look further for lower commission rates.

Chris Anderson, 11463 N. Williams St., spoke regarding the public transportation options for access to the Rainbow River. He complained about the rules being changed and pointed out he has been here many times trying to work with the City. He stated there are discrepancies between City documents, including the Management Plan. He asserted the City is limiting its river access resources for the very public we are drawing here from the development of the multimodal path.

Mayor White stated he was speaking to an agenda item and offered him another 3 minutes when we reach agenda item #14.

Consent Agenda

1. City Council Minutes

- September 13, 2021 City Council Meeting
- September 27, 2021 Special Joint CRA and City Council Meeting
- October 6, 2021 Special City Council Workshop
- October 6, 2021 City Council Workshop
- October 11, 2021 City Council Meeting

2. Ratify Proclamation #PRO2021-11, Centenarian Clinton Burns

3. Authorize Mayor To Sign Agreement #AGR2022-01, Florida Paddling Trails Association

4. Approve Proclamation #PRO2022-02, Florida Paddling Trail Blueway Community

5. Authorize Mayor To Sign Amendment #5 To Agreement #AGR2009-03, Powell & Jones CPAs

6. Authorize Staff To Proceed With Agreement For Piggyback On City Of Weston's Competitively Bid Contract With GraphPlex Signs For Purchase, Installation And Maintenance Of Directional And Wayfinding Signage In The Historic District Per Sec. 2-382 Of The City Code

7. Reappoint Dane Myers As A Full Member To The Historic Preservation Board For A Three-Year Term, January 14, 2022 To January 14, 2025

8. Reappoint Viola Soffe As A Full Member To The Historic Preservation Board For A Three-Year Term Effective January 14, 2022 To January 14, 2025

9. Appoint Martin Moughan As The First Alternate Member To The Historic Preservation Board For A Three-Year Term Effective January 9, 2022 To January 9, 2025

10. Reappoint Donna "Dusty" Walters As A Full Member To The Planning Commission For A Three-Year Term Effective January 11, 2022 To January 11, 2025

Consent Agenda Approval

Mayor White called for public comments. There were none.

Vice-Mayor Hanchar moved the consent agenda be approved as presented. Councilwoman Kenny seconded the motion. A vote was taken and the motion passed 5-0.

Regular Agenda

Agenda Item No. 11 – Proclamation #PRO2022-01, Dunnellon School Choice Week

Mayor White asked if anyone could describe exactly what School Choice Week is. Mrs. Odom read the following from the Proclamation to provide understanding to everyone in the chamber:

“all children in the City of Dunnellon should have access to the highest-quality education possible; and the City of Dunnellon recognizes the important role that an effective education plays in preparing all students in the City of Dunnellon to be successful adults; and quality education is critically important to the economic vitality of the City of Dunnellon; and the City of Dunnellon is home to a multitude of excellent education options from which parents can choose for their children; and educational variety not only helps to diversify our economy, but also enhances the vibrancy of our community; and our area has many high-quality teaching professionals who are committed to educating our children; and School Choice Week is celebrated across the country by millions of students, parents, educators, schools and organizations to raise awareness of the need for effective educational options.”

Public Comments

There were none.

Vice-Mayor Hanchar moved Proclamation #PRO2022-01 be approved as presented. Councilwoman Williams seconded the motion.

Council Comments

Councilwoman Cabbage stated she would abstain from voting. She brought up issues with transportation and charter schools.

Councilwoman Kenny said she will vote in favor, but appreciated Councilwoman Cabbage bringing the issues to the Council’s attention.

Vice-Mayor Hanchar stated she found the Proclamation to be satisfactory after her initial concerns were allayed. She asked Attorney Hand about the rules regarding abstaining from voting. Attorney Hand stated there would have to be a conflict declared.

Mayor White explained part of the school choice program is the opportunity for a child and their family to choose a different school. He said they would receive a tax voucher to help pay for this. He asserted he has issues with tax payer dollars being used to support private schools and often times this program doesn’t help impoverished children receive the same opportunities as wealthier kids. He stated he does not support school choice.

Further discussion followed regarding what this Proclamation does and doesn’t do, followed by Mrs. Odom reading the data from the website to help with understanding.

A vote was taken and passed 3-2 with Mayor White and Councilwoman Cabbage opposed.

Mayor White inserted the topic of Mr. Koger's issues regarding a no trespassing sign on the land between his property and the river. Attorney Hand stated it didn't matter what the sign says if there is a law that states they can't be there. Mayor White stated he is okay with a no trespassing sign. Mayor White directed Mr. Slattery to make and place the sign. Mr. Slattery explained there were signs and a fence in the past. He stated they both were tampered with so much they ended up removing them, but he assured Council the new sign would be up by the end of the week.

Agenda Item No. 12 – Agreement #AGR2022-04, Foxfire Realty Listing Agreement For 11808 N. Van Aiken, Foxfire Realty, stated he agreed to the edits made by Attorney Hand.

Public Comment

Art Jones, 12163 Palmetto Way, stated an RFP should have been put out on this. He said there are other realtors out there who did not have an opportunity to bid on the project. He said he believes Council should shop around for better commission rates.

Council Comments

Attorney Hand spoke about the changes made to the Agreement regarding liabilities, brokerage fees, termination of agreement, arbitration, commissions and fees to the City if they didn't proceed with the sale.

Vice-Mayor Hanchar questioned retained deposits and what the listing agent would receive versus what the buyer's agent receives.

Councilwoman Kenny motioned Mayor White be authorized to sign Agreement #AGR2022-04 with Foxfire Realty. Councilwoman Cubbage seconded the motion.

Vice-Mayor Hanchar stated Council had a special meeting last week but did not come to any decisions. She referred to a quote she received via email, "we have to believe we can move forward, before we can take the first step". She pointed out the Council has not been walking this path together. She provided past data obtained regarding the former Souls Harbor Church.

Councilwoman Cubbage stated the sale of the former Souls Harbor Church will add money to the budget for the purchase of a modular building which was discussed in the past. She asserted it would give the Police a brand new building.

Councilwoman Kenny commented this is a divided Council. She believes there is a lot more work that needs to be done. She expressed strongly the building is not in the proper location for a Police station. She said she heard from a former Mayor that the former Souls Harbor Church is not a healthy building.

Councilwoman Williams said she believes the Police Department should be in the former Souls Harbor Church.

A vote was taken and the motion passed 3-2 with Vice-Mayor Hanchar and Councilwoman Williams opposed.

Agenda Item No. 13 – Resolution #RES2021-16, Amending The March 2008 Blue Run Park Management Plan

Attorney Hand provided a brief description regarding the history of this Resolution. He referred to the KP Hole Shuttle service as being the only service allowed to transport the public to and from Blue Run Park. He stated the Management Plan changes referencing this needs to be completed prior to adopting the Ordinance. Mayor White asked when the next step should be taken and Attorney Hand said Council could direct staff tonight to send it to FCT for review and comment.

Public Comments

Chris Anderson, 11463 N. Williams St., stated the amendment to the Management Plan does not explain the procedures to obtain an exception. He pointed out there was no further discussion regarding transportation networks, taxi's and delivery services. Attorney Hand explained there were no exceptions in the language for any other service aside from the KP Hole Shuttle. He also reminded Mr. Anderson there was a discussion regarding Transportation Network (TNC), taxies, etc. and Council chose not to allow them.

Art Jones, 12163 Palmetto Way, commented KP Hole Shuttle service is only seasonal. He pointed out there are other vendors picking up and dropping off kayaks. He said we don't need vendors with tubes, but it is sad we aren't allowing vendors for kayaks. He stated everyone should be able to have access to the river and suggested other access point options. He commented the County is the biggest vendor there is and they won't even help pay for the restrooms.

Juliane Mendonca, 11894 E. Blue Cove Dr., pointed out she has spent a lot of time learning things about the river. She said the County is an excellent partner in helping maintain the park and we shouldn't blame them for the restroom project stalling due to the increases in construction costs. She commented she is in support of this Resolution because it is protecting the park.

Jason Craftsman, 1590 W. J Williams Lane., commented he doesn't feel it is right for any government to stamp out someone's livelihood in this way. He pointed out people living on the river cause similar issues that businesses do. He said there is a balance to be had. He stated concerns about this step leading to not allowing anyone on the river at all.

David Koger, 11983 Palmetto Way, stated the Council has done a very good job at sorting through all this. He noted since he has moved here, the traffic has doubled, the fish and otter life is down and wildlife as a whole is down. He asserted if you give people all the access they want to the river, they will destroy it.

Councilwoman Kenny moved Resolution #RES2021-16 be read by title only. Councilwoman Cubbage seconded the motion. A vote was taken and the motion passed 5-0.

Mrs. Odom read the following into the record:

“RESOLUTION #RES2021-16

A RESOLUTION OF THE CITY OF DUNNELLON AMENDING THE MARCH 2008 BLUE RUN OF DUNNELLON PARK MANAGEMENT PLAN AS SPECIFIED HEREIN; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.”

Councilwoman Kenny moved Resolution #RES2021-16 be approved. Councilwoman Cabbage seconded the motion.

Council Comments

Councilwoman Cabbage commented she understands the hardship it is going to cause Mr. Anderson and she shared other businesses in surrounding areas are also being asked to stop. She stated this isn't just Dunnellon this is happening to.

Vice-Mayor Hanchar asked if there are exception provisions for commercial use if they receive permission from the City and if we can now fine people if they are dropping off people when they shouldn't. Attorney Hand stated there is a prohibition for commercial use unless there is an approved written agreement by the City of Dunnellon and FCT and the fines are written in the Ordinance. Mayor White clarified Attorney Hand's statement by saying commercial activity would be allowed if the City and FCT agree, per the Management Plan.

A vote was taken and the motion passed 5-0.

Mayor White reminded Council of a directive to staff to prepare additional language identifying KP Hole as the sole shuttle service to Blue Run Park. He invited Council consensus for staff to write the language and bring it to the February meeting. Mrs. Odom explained Council is asking staff to forward the new Resolution to the partners for their review and comment before it is brought back to Council for adoption. Council consented.

Mrs. Odom read the Public Hearing Statement into the record:

“All persons wishing to address the City Council will be asked to limit their comments to the specific subject being addressed. Public opinions and input are valued by the Council. However, it is requested that comments are directed at specific issues rather than personal comments directed toward the Council members or staff in order to foster mutual respect between Council members and the public.

Members of the public in attendance at public forums should listen courteously and attentively to all public discussions before the body; and focus on the business at hand. They shall refrain from interrupting other speakers; making personal comments not germane to the business of the body; or otherwise interfering with the orderly conduct of meetings.

Members of the public addressing City Council and boards/commissions on a specific project or proposal are requested to disclose any personal interest or relationship; and any business, professional, or financial interests with any individual, group, project or proposal regarding the subject matter under review. Members of the public should always err on the side of more public disclosure, not less, in order to provide integrity to the public process."

Agenda Item No. 14 – Public Hearing Ordinance #ORD2021-02, Blue Run Park Rules And Regulations (Posted On The City's Website On 12/02/2021 And Advertised In The Riverland News 12/31/2021)

Mayor White gaveled down at said "it is now 7:14 p.m. and I close the regular meeting and open the public hearing to discuss:

Ordinance #ORD2021-02, Amending Article I of Chapter 46; Creating Article III – Blue Run Park; Establishing Rules and Regulations for Blue Run Park (Posted on the City's Website on 12/02/2021 and Advertised in the Riverland News on 12/31/2021)"

Staff Comment

Attorney Hand recommended a few changes. He suggested one for a Whereas clause on Lines 14-15, inserting the date of the Resolution just passed and another at the end of the Ordinance regarding the effective date.

Public Comment

Bill Vibbert, 9552 SW 192nd Ct. Rd., stated the reason this began is because the Management Plan needed an Ordinance. He commented the 2008 regulations and the current Ordinance is almost the same. He read from the Management Plan and explained why the rules are in place.

Chris Anderson, 11463 N. Williams St., referred to RES2015-11 and the sign posted at Blue Run Park. He stated his business was following the rules put in place at the time. He said he agrees the City should regulate the rules of the park, but he disagrees with outright prohibition. He asserted the activity was not disallowable via FCT. He suggested anything of this nature should be decided in a court of law.

David Koger, 11983 Palmetto Way, was seeking clarification regarding what the 2015 sign stated. Mayor White stated it is not their position to answer questions without receiving them ahead of time.

Bob Evalio, 11463 N. Williams St., produced a picture of the sign and said the sign was very specific. He stated they had the proper documentation and today Rainbow River Kayak is fighting for their livelihood.

Art Jones, 12163 Palmetto Way, stated he hoped Council has sympathy for the private businesses in town. He referred again to the County and said allowing the County to be the only commercial business may not be the best choice. He said he believes the County is making promises that are not kept and believes the private businesses are handling the flow of patrons at the park better.

Julianne Mendonca, 11894 E. Blue Cove Dr., stated without the County we wouldn't even have a park.

Kathy Dunn, 11386 SW Hendrix Dr., commented anyone who thinks the river is not being accessed is wrong. She stated we aren't trying to take away anyone's livelihood, we are trying to protect the river from overuse. She also spoke about the park patrons causing issues with Swampy's Restaurant parking lot.

Mayor White gaveled down and said "it is now 7:30 p.m., and I close the public hearing held to discuss ORDINANCE #ORD2021-02 and reopen the regular January 10th Council meeting."

Agenda Item No. 15 – Final Reading Ordinance #ORD2021-02, Blue Run Park Rules And Regulations

Public Comments

Mary Ann Hilton, 12078 Palmetto Court, stated she has been a resident well over 20 years and the community is the same as others she has lived in, which are neighborly and happy. She asserted the people that put blood, sweat and tears into the river should be honored.

Chris Anderson, 11463 N. Williams St., asked where someone like himself goes, when there is no other publicly defined place to take out. He stated political agendas should not get in the way of the rights of the community. He asserted there might be potential discrimination and legal action may come from it. He commented they are not taking up any parking spaces and if there was ever an issue they corrected it right it away. He stated other communities are regulating, not prohibiting and he talked about the potential discrimination due to the patrons with disabilities his business serves.

Art Jones, 12163 Palmetto Way, recalled when 3 people died on the river and he was a volunteer in a group helping to make the river safer. He said one of the solutions was the duck box numbering system. He recalled, at that time, they suggested an alternate location to funnel people out of the river. He commented everyone should have access to the river. He believes the largest number of people on the river are coming from the County and not the private commercial business.

Councilwoman Kenny moved Ordinance #ORD2021-02 be read by title only. Councilwoman Cabbage seconded the motion. A vote was taken and the motion passed 5-0.

Mrs. Odom read the following into the record:

"ORDINANCE #ORD2021-02

AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA, AMENDING CHAPTER 46 OF THE CODE OF ORDINANCES OF THE CITY OF DUNNELLON; AMENDING ARTICLE I OF CHAPTER 46; CREATING ARTICLE III – BLUE RUN PARK; ESTABLISHING RULES AND REGULATIONS FOR BLUE RUN PARK VIA ORDINANCE; ESTABLISHING FINES FOR VIOLATIONS; ESTABLISHING THE APPEAL PROCESS;

PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.”

Councilwoman Kenny moved Ordinance #ORD2021-02 be approved as written. Councilwoman Cabbage seconded the motion.

Council Discussion

Vice-Mayor Hanchar stated, as a governmental agency, it is important for us to give them the benefit of presenting. She said when Mr. Anderson first came here, she heard certain Council members’ state they didn’t want to hear what he had to say. She explained some people are rude with our treasure, but there should be a happy medium.

A vote was taken and the motion passed 5-0.

Agenda Item No. 16 – Public Hearing Ordinance #ORD2021-03, Adoption Of Marion County Animal Control Regulations (Posted On The City's Website On 12/02/2021 And Advertised In The Riverland News 12/31/2021)

Mayor White gaveled down and said “it is now 7:45 p.m. and I close the regular meeting to open the public hearing to discuss:

Ordinance #ORD2021-03, Amending Chapter 14 - Animals; Providing Animal Control Services Through Adoption Of Provisions Of Marion County Animal Control Ordinance And Enforcement Through Interlocal Agreement With Marion County (Posted on the City's Website on 12/02/2021 and Advertised in the Riverland News on 12/31/2021)”

Staff Comments

Attorney Hand stated nothing has changed since the workshop and all this does is adopt the same regulations as Marion County.

Mr. Slattery stated it helps with our budgeting process, because it is set annually rather than on a case by case basis.

Public Comments

There were none.

Mayor White gaveled down and said “it is now 7:49 p.m. and I close the public hearing held to discuss ORDINANCE #ORD2021-03 and reopen the January 10th Council meeting.”

Agenda Item No. 17 – Final Reading Ordinance #ORD2021-03, Adoption Of Marion County Animal Control Regulations

Vice-Mayor Hanchar moved Ordinance #ORD2021-03 be read by title only. Councilwoman Kenny seconded the motion. A vote was taken and the motion passed 5-0.

Mrs. Odom read the following into the record:

“ORDINANCE #ORD2021-03

AN ORDINANCE REPEALING PROVISIONS OF AND 2 AMENDING CHAPTER 14 - ANIMALS; PROVIDING 3 ANIMAL CONTROL SERVICES THROUGH ADOPTION OF 4 PROVISIONS OF MARION COUNTY ANIMAL CONTROL 5 ORDINANCE AND ENFORCEMENT THROUGH 6 INTERLOCAL AGREEMENT WITH MARION COUNTY; 7 8 PROVIDING FOR CONFLICTS; PROVIDING FOR 9 SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.”

Vice-Mayor Hanchar moved Ordinance #ORD2021-03 be approved as written. Councilwoman Kenny seconded the motion. A vote was taken and the motion passed 5-0.

Agenda Item No. 18 – Agreement #AGR2021-23 Marion County Animal Control Services

Mrs. Odom stated this Agreement was discussed at the previous workshop and provides for the County to come into the City to work on animal control without obtaining permission. She said the fee would be the same formula as the ½ cent sales tax throughout the County and the cost of services are being phased in.

Public Comments

There were none.

Vice-Mayor Hanchar moved Mayor White be authorized to sign Agreement #AGR2021-23 with Marion County Animal Control Services. Councilwoman Kenny seconded the motion.

Council Discussion

There was none.

A vote was taken and the motion passed 5-0.

Agenda Item No. 19 – Resolution #RES2022-01, Surplus Vehicles And Equipment

Mr. Slattery stated there are nine vehicles on the surplus list. He reviewed where the vehicles came from and said if there is an expense for painting the vehicles, they will try to recoup the funds. He referred to the old Public Works equipment and computers, stating they are looking into multiple options for auction or surplus for all items.

Public Comments

There were none.

Vice-Mayor Hanchar moved Resolution #RES2022-01 be read by title only. Councilwoman Williams seconded the motion. A vote was taken and the motion passed 5-0.

Mrs. Odom read the following into the record:

“RESOLUTION #RES2022-01

A RESOLUTION OF THE CITY OF DUNNELLON, FLORIDA, DECLARING CERTAIN PROPERTY AS SURPLUS AND PROVIDING FOR DISPOSAL THEREOF.”

Vice-Mayor Hanchar moved Resolution #RES2022-01 be approved as written. Councilwoman Williams seconded the motion.

Council Discussion

There was none.

A vote was taken and the motion passed 5-0.

Agenda Item No. 20 – Council Liaison Reports And Comments

Vice-Mayor Hanchar referred to the prior handout and the path they walk together. She stated Council is up here trying to do what they think is best. She shared she is representing each person to the best of her ability, regardless of who voted for her. She said she listens to everyone and wants to hear what they think. She stated there was a letter to the editor printed in the January paper that was misquoted. She said the letter announced the City is millions of dollars in debt, revenues and responsibilities have gone away, but they haven't decreased staffing. She provided information proving why these statements and others were false. Councilwoman Cabbage called point of order and stated Vice-Mayor Hanchar should be rebutting these issues in the format with which it was received.

Mayor White complimented Councilwoman Cabbage regarding a letter she sent to the Ocala Star Banner. He stated Patrick Sheppard is bringing his architect into town and they will look at the former Souls Harbor Church and the current Police building to help provide the information we need. Mayor White stated we need to start eliminating some of the proposals and narrow down the ideas for the Police Department. He said Council should be proud of the accomplishments we have made together.

Agenda Item No. 21 – Department Head Reports

Ms. Cid submitted a working file of all the items Planning, Zoning and Code Enforcement has been working on. She stated they are prioritizing the issues that come before them. She shared she is starting school tomorrow at UCF.

Agenda Item No. 22 – City Attorney Report

Attorney Hand stated he has nothing new to report.

Agenda Item No. 23 – Adjourn

At approximately 8:15 p.m. Vice-Mayor Hanchar moved the City Council meeting be adjourned and Councilwoman Cabbage seconded. A vote was taken and the motion passed 5-0.

Attest:

Penned Signature of
Amanda Odom, CMC
City Clerk

Penned Signature of
William P. White, Mayor

P:\minutes council meeting\20220110.doc



**PROCLAMATION #PRO2022-04
MOTORCYCLE SAFETY AWARENESS
MONTH**

WHEREAS, motorcycle riding is a popular form of recreation and transportation for thousands of people in Marion County and Florida’s mild climate and scenic roadways make motorcycle riding an enjoyable experience throughout the year; and

WHEREAS, Marion County’s growing population, seasonal residents and travelers using Marion County roadways make motorcycle safety an important issue for all drivers and the safe operation of a motorcycle requires the use of special skills developed through a combination of training and experience, the use of good judgement, and a thorough knowledge of traffic laws and licensing requirements; and

WHEREAS, motorcycling can be an enjoyable activity when safety is of paramount consideration and all regulations are observed; and

WHEREAS, there were 643,335 motorcycles registered in Florida with 14,730 in Marion County as of March 6, 2022 along with 1,373,517 motorcycle endorsements in Florida with 35,321 in Marion County as of July 1, 2021; and

WHEREAS, to prevent injuries and deaths on roadways, it is important for motorcyclists and motorists to always be vigilant in their efforts to share the roadway and ensure safety for everyone; and

WHEREAS, motorcycle organizations, clubs, dealerships, groups and highway safety officials in our county are encouraged to join the Florida Rider Motorcycle Safety Program, ABATE of Florida, Inc., and all motorcyclists in actively promoting safe operation, increased rider training, improved licensing agreements, and motorist awareness; and

WHEREAS, the Motorcycle Safety Foundation has designated the month of May as Motorcycle Safety Awareness Month, as recognized by the National Highway Traffic Safety Administration, and the Governor of the State of Florida, to encourage other motor vehicle operators to be cautious and observe these vulnerable road users on Reddick’s streets and roads;

THEREFORE, BE IT PROCLAIMED the City of Dunnellon hereby proclaims the month of May 2021 as

“MOTORCYCLE SAFETY AWARENESS MONTH”

DULY PROCLAIMED this 11th day of April, 2022.

Dunnellon City Council

William P. White, Mayor

Valerie Hanchar, Vice-Mayor

C. Anita Williams, Councilwoman

Louise Kenny, Councilwoman

Amanda L. Odom, CMC
City Clerk

Jan Cubbage, Councilwoman

ATTEST:



PROCLAMATION 2022-05

IN HONOR OF THE 100TH ANNIVERSARY OF THE WOMAN'S CLUB OF DUNNELLO

WHEREAS, The WOMAN'S Club of Dunnellon was established in 1922 marking a 100 year milestone in the Club's history; and

WHEREAS, the members of the Woman's Club of Dunnellon pride themselves in their earnest commitment to the arts, home, life, conversation, education, patriotism, public and international affairs; and

WHEREAS, The Woman's Club of Dunnellon operated the first library from their clubhouse in 1930 using donated books until they were able to help establish the Dunnellon Public Library in 1957; and

WHEREAS, The Woman's Club of Dunnellon has supported many charitable organizations such as the American Cancer Society, The March of Dimes, The Annie Johnson Center, The Dunnellon Boys and Girls Club, The Rape Crisis Domestic Violence Center, Food-4-Kids, Kimberly's Cottage, The Dunnellon Police and Fire Departments, Operation Shoe Box, Dunnellon Middle School, Family Hope Resource & Pregnancy Center, Homeless Youth Program, Michelle-O-Gram and The Dunnellon High School Student Scholarship Program.

NOW THEREFORE, BE IT PROCLAIMED this 11th day of April 2022 by the Dunnellon City Council that May 8, 2022 commemorates the 100th Anniversary Celebration of the Woman's Club of Dunnellon. Let the citizens of Dunnellon recognize the members of the Woman's Club of Dunnellon for their hard work and steadfast commitment to our community. Delivered with great pleasure and sincere appreciation on the 22nd day of May 2022.

DUNNELLO CITY COUNCIL

William P. White, Mayor

Valerie Hanchar, Vice-Mayor

Anita Williams, Councilwoman

Louise Kenny, Councilwoman

Jan Cabbage, Councilwoman

ATTEST:

Amanda Odom, C.M.C.
City Clerk



**PROCLAMATION #PRO2022-06
Public Education Foundation of
Marion County Day**

WHEREAS, education support professionals are an integral part of the education process; and

WHEREAS, The Public Education Foundation of Marion County (PEFMC), is a non-profit organization which provides financial and material support to our schools, teachers, and students; and

WHEREAS, The PEFMC outreaches to the community to create business partners for each of our schools and annual senior scholarships; and

WHEREAS, PEFMC is a massive asset to Marion County creating numerous opportunities for educators and students alike, promoting and building leaders in our schools and community; and

WHEREAS, The Public Education Foundation of Marion County has created several programs to support this mission, including: Take Stock in Children; a program that provides deserving, low-income students the opportunity to escape the cycle of poverty through education. The Golden Apple (Marion County's Teacher of the Year); and Grants for Great Ideas; and

WHEREAS, since its inception in 1987, the PEFMC has given out over \$1.6 million in grants directly to our schools. These grants serve as funding for school and classroom projects and as an incentive for educators to get further involved in writing grant proposals to other groups to strengthen public education in the state of Florida; and

WHEREAS, The Public Education Foundation clearly demonstrates through its past work and its significant continuing efforts that it is an integral part of supporting and improving our schools in Marion County to ensure all children have an opportunity to reach their full potential and succeed.

NOW, THEREFORE, be it proclaimed the City Council of the City of Dunnellon, Florida, does hereby recognize April 29, 2022 as:

“Public Education Foundation of Marion County Day”

and call this observance to the attention of all of our citizens.

PASSED and PROCLAIMED this 11th day of April 2022.

Dunnellon City Council

William P. White, Mayor

Valerie Hanchar, Vice-Mayor

C. Anita Williams, Councilwoman

Louise Kenny, Councilwoman

Jan Cabbage, Councilwoman

ATTEST:

Amanda L. Odom, CMC
City Clerk

City of Dunnellon
Agenda Summary Form

Meeting Date: April 6, 2022

1. Responsible Department: Parks & Rec
2. Presenter: Amanda Odom/Jan Smith
3. Recommended Action: Authorize Mayor to sign amended use agreement AGR#2022-08 between the City of Dunnellon and Dunnellon Little League, Inc.

Subject: AGR#2022-08 Amended Use Agreement between the City of Dunnellon and Dunnellon Little League, Inc.

Request for Approval Summary Explanation & Background:

When the City owned the water and sewer utility the little league was provided the service at no charge. When the system was sold, payment for water and sewer became the responsibility of the league. Use Agreement AGR#2022-08 was approved by Council on March 14, 2022. In this agreement the City is identified as being responsible for water and sewer. The agreement requires amendment to identify the Dunnellon Little League, Inc. as the responsible party for these utilities.

Procurement Method: N/A

Fiscal Information: N/A

Attorney Review: N/A

USE AGREEMENT BETWEEN DUNNELLON LITTLE LEAGUE, INC. AND THE CITY OF DUNNELLON, FLORIDA #AGR2022-08

THIS USE AGREEMENT is entered into this _____th day of _____, 2022 by and between the City of Dunnellon, Florida, a municipal corporation of the State of Florida, (hereinafter referred to as “City”) and Dunnellon Little League, Inc., a not-for-profit corporation (hereinafter referred to as “Little League”).

WHEREAS, Little League, Inc., and the City of Dunnellon, Florida entered into a Lease Agreement on May 11, 1998 and entered into Addenda to the Lease Agreement, the last one being the Second Addendum #2009-21, which terms expired on May 12, 2014; and

WHEREAS, Little League, Inc., and the City of Dunnellon, Florida entered into a Use Agreement on February 13, 2017 for a period of five (5) years; and

WHEREAS, the Parties desire to enter into a Use Agreement under terms as set forth under this Use Agreement.

NOW THEREFORE, in consideration of the mutual benefits accruing to the Parties to this Agreement, and for other good and valuable considerations, the receipt of which is hereby acknowledged, the Parties agree as follows:

SECTION ONE. Recitals. This Use Agreement incorporates the above “WHEREAS” clauses.

SECTION TWO. Use of Property. The City has leased and is currently leasing and in possession of property from the Office of Greenways and Trails (hereinafter referred to as “OGT”) or its successor in interest. Said property is assigned Parcel Identification Number 34529-003-00 by the Marion County Property Appraiser, as depicted on the Property Record Card of the Marion County Property Appraiser attached hereto as Exhibit “A” and made part of this Use Agreement.

SECTION THREE. Term of Agreement. Unless terminated earlier as provided herein, the term of this Use Agreement shall commence on the Effective Date as defined in Section Fourteen herein and terminate on September 13, 2026.

SECTION FOUR. Renewal of Agreement. This Agreement may be renewed for successive five-year (5) periods upon written agreement of both Parties. If the Agreement expires prior to renewal by written agreement by the Parties, the terms of this Agreement shall govern until the Parties enter into an extension of or amendment to this Agreement.

SECTION FIVE. Termination. In addition to the remedies set forth in Section Eleven herein, either party may terminate this Agreement without cause upon 180 days' written notice to the other party; provided, however, if OGT or its successor in interest revokes the City's sublease of the property or the sublease is otherwise terminated, this Agreement shall be null and void, and the City shall give timely written notice to the Little League.

SECTION SIX. Use Fee. In recognition of the valid public purpose which Little League serves to the citizens of the City, its fee to utilize the property shall be at the reduced sum of One Dollar (\$1.00) per year, payable on February 1, 2022, and on February 1st each year thereafter. If February 1st of any year during the term of this Agreement falls on a weekend or holiday, the fee shall be due on the first business day following February 1st.

SECTION SEVEN. Conditions of Use.

- A. The City shall allow Little League to use all ballfields, facilities and adjacent parking within the boundaries of the chain-link fence so long as Little League takes no action to jeopardize the lease with OGT or its successor in interest.
- B. The City shall take no action to jeopardize its lease with OGT or its successor in interest.
- C. Should the lease with OGT or its successor in interest be revoked by OGT or its successor, this Agreement shall be null and void.
- D. Any improvements to the property by the Little League or any other individual or entity must be authorized pursuant to the terms of the City's sublease with OGT.

SECTION EIGHT. Maintenance Responsibilities of Little League.

- A. The Little League shall maintain the property and the facilities in a safe, clean and secure condition, and said property and facilities shall continue to be a public facility with access to all Marion County residents.
- B. The Little League, in coordination with the City, shall be responsible for coordinating all organized use of the property and facilities.
- C. The Little League will administer and operate the property and the facilities in such a manner as to prevent any usage thereof from becoming a public nuisance.
- D. The Little League will endeavor to protect mature trees and productive timber on the leased lands from fire, mechanical damage, or removal without prior authorization from the City.
- E. The Little League shall be responsible for all utilities required for the operation of the field.

SECTION NINE. Responsibilities of the City.

- A. To avoid scheduling and use conflicts, the City will coordinate with the Little League and shall not schedule any organized activities on the property without consideration by the Little League.
- B. The City will provide ~~water and~~ garbage service and will mow the areas outside the limits of the playing fields.
- C. The City will take no steps to interfere with the purposes for which this Agreement is provided.

SECTION TEN. Insurance and Indemnification.

- A. The Little League shall purchase and maintain, at its own expense, such general liability insurance to cover claims for damages because of bodily injury or death of any person or property damage arising in any way out of the use by the Little League under this Agreement. The insurance shall have minimum limits of coverage of \$1,000,000.00 per occurrence combined single limit for bodily injury liability and property damage liability. All insurance

coverage shall be with insurer(s) approved by the City and licensed by the State of Florida to engage in the business of writing of insurance. The City shall be named on the foregoing insurance policies as "additional insured."

- B. The Little League shall cause its insurance carriers to furnish insurance certificates and endorsements specifying the types and amounts of coverage in effect pursuant hereto, the expiration dates of such policies, and a statement that no insurance under such policies will be canceled without thirty (30) days prior written notice to the City in compliance with other provisions of this Agreement. The "Youth Sports Organization" shall continuously maintain such insurance in the amounts, type, and quality as required by this paragraph.
- C. The Little League agrees that it shall indemnify, hold harmless, and defend the City from any and all claims arising from the activities and responsibilities performed by or required of the Little League under the terms and conditions of this Agreement.
- D. The Little League shall provide the City with annual proof of any and all policies of insurance as required by this Agreement.

SECTION ELEVEN. Default; Remedies.

- A. *Default.* The occurrence of any one or more of the following events shall constitute a default and breach of this Agreement by the Little League:
 - 1. The failure by the Little League to observe or perform any of the covenants, terms, or conditions of this Agreement to be observed or performed by the Little League, as set forth above.
 - 2. The failure by the Little League to make any payment required to be made by the Little League hereunder, as and when due.
- B. *Remedies.* In the event of any such default or breach by the Little League is not cured within thirty (30) days after written notice thereof, the City may at any time thereafter, with or without further notice or demand and without limiting the City in the exercise of any right or remedy which the City may have by reason of such default or breach:

1. Terminate the Little League's right to use the premises, in which case, this Agreement shall terminate and the Little League shall no longer be allowed to use the property.
2. Pursue any other remedy now or hereafter available to the City under the laws or judicial decisions of the State of Florida.

SECTION TWELVE. Miscellaneous Provisions. This Agreement reflects the total understanding of the Parties and may not be amended unless such amendment is in writing agreed to by both the Parties hereto. The Parties agree that should any interpretation of this Agreement be required, it shall be interpreted under the laws of the State of Florida. Venue shall lie in Marion County, Florida. The prevailing party in any litigation concerning this Agreement shall be entitled to reasonable attorney's fees and costs.

SECTION THIRTEEN. Notice and contact person(s).

- A. In the event that the Little League may need to contact the City pursuant to any and all covenants, terms, or conditions of this Agreement or for any other reasons pertinent hereto, the City's contact person shall be:

City Clerk
20750 River Drive
Dunnellon, FL 34431
352-465-8500 ext. 1002

- B. In the event that the City may need to contact the Little League pursuant to any and all covenants, terms, or conditions of this Agreement or for any other reason pertinent hereto, the Little League's contact person shall be:

President, Dunnellon Little League, Inc.
Post Office Box 704
Dunnellon, FL 34430

By October 1 of each year, the Little League shall notify the City's contact person in writing of the correct President's name and contact number.

SECTION FOURTEEN. Effective Date. The Effective Date of this Use Agreement shall be the date the last party executes this Agreement.

City:

Dated this ____ day of _____, 2022.

Attest:

City of Dunnellon, Florida

Amanda Odom, CMC, City Clerk

William P. White

Dunnellon Little League, Inc.

Dated this ____ day of _____, 2022.

Dunnellon Little League, Inc.

By: _____

Title: _____

ORDINANCE #ORD2022-04

AN ORDINANCE OF THE CITY OF DUNNELLON, AMENDING SECTION 18-49 OF THE CODE OF ORDINANCES BY INCREASING BUSINESS TAX RECEIPT FEES CURRENTLY LISTED IN SAID SECTION BY THE AMOUNT OF FIVE PERCENT (5% = \$2.87) AS ALLOWED BY SECTION 205.0535(4) FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Dunnellon in 1994 adopted a reclassification and revision Ordinance with respect to Occupational Licenses after having first established and received the report from an equity study commission as provided by Section 205.0535; and

WHEREAS, subsection four (4) of § 205.0535, Florida Statutes, provides that municipalities may every other year after adoption of local business tax receipts increase said taxes up to five (5%) percent, provided not less than majority plus one of the members of the City Council approve the Ordinance adopting such increase.

WHEREAS, the City Council has previously approved the following rate changes for items 1 – 3 in Section 1 below:

3/17/1994.....	\$45.00
8/27/2001 Ordinance #01-7.....	\$47.25 (5% increase=\$2.25)
7/14/2003 Ordinance #03-09.....	\$49.61 (5% increase=\$2.36)
6/13/2005 Ordinance #05-04.....	\$52.09 (5% increase=\$2.48)
7/23/2007 Ordinance #07-19.....	\$54.69 (5% increase=\$2.60)
9/06/2017 Ordinance #17-09.....	\$57.42 (5% increase=\$2.73)

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DUNNELLON, FLORIDA AS FOLLOWS:

Section 1. The Code of Ordinances of the City of Dunnellon, Florida is hereby amended, by amending Section 18-49 entitled Schedule of Fees to read as follows:

Section. 18-49. Schedule of Fees.

The following business tax receipt fees shall be paid as hereinafter provided.

1. By any person who maintains a permanent business location or branch office within the municipality, for the privilege of engaging in or managing any business within its jurisdiction.....~~\$57.42~~ \$60.29

- 2. By any person who maintains a permanent business location or branch office within the municipality, for the privilege of engaging in or managing any profession or occupation within its jurisdiction.....~~\$57.42~~ \$60.29
- 3. By any person who does not qualify under subsection (1) or (2) and who transacts any business or engages in any occupation or profession in interstate commerce within the jurisdiction limits of the City, if the license tax is not prohibited by Section 8, Article I of the United States Constitution.....~~\$57.42~~ \$60.29
- 4. Additional requirements and qualifications:
 - a). The rental of two or more properties or units shall qualify the landowner/owner thereof as engaging in business under this section.

Section 2. Severability

The provisions of this Ordinance are declared to be severable. If any section, sentence, clause or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not effect validity of the remaining sections, sentences, clauses and phrases of this Ordinance, but shall remain in effect, it being the legislative intent that this Ordinance shall stand, notwithstanding the invalidity of any part.

Section 3. Effective Date

This ordinance shall be effective immediately upon passage.

Upon motion duly made and carried, the foregoing ordinance was adopted on the first reading on the 14th day of March 2022.

Upon motion duly made and carried, the foregoing ordinance was adopted on the second and final reading on the 11th day of April 2022.

Ordinance Posted on the City’s website on March 7, 2022. Public hearing advertised on the City’s website on March 30, 2022 and advertised in the Riverland News on April 1, 2022.

William P. White, Mayor

Attest:

Amanda L. Odom, CMC
City Clerk

Approved as to form and Legal Sufficiency:
First Draft City Council Workshop 3/09/2022
Final Draft City Council Meeting 3/14/2022

Andrew Hand, City Attorney

CERTIFICATE OF POSTING

I HEREBY CERTIFY that copies of the foregoing Ordinance were posted at City Hall, the Chamber of Commerce, and the Dunnellon Library, in the City of Dunnellon, Florida this 7th day of March 2022 and on the City's Official Website the 7th day of March 2022.

Amanda L. Odom, City Clerk