Agenda
City of Dunnellon
20750 River Drive, Dunnellon, FL 34431
City Council Meeting
July 15, 2026, 5:00 PM

Dunnellon City Council meeting will be held on July 15, 2026, 5:00 pm.

Public Comment: Anyone who wishes to provide public comment will be able to do so by participating in the City Council meeting in person.

Supporting Documentation for Agenda items may not be ADA compliant for website posting. To obtain supporting documentation not published to the website, please contact the City Clerk's office.

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.

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 - The agenda was published on the City's Website and City Hall bulletin board on Wednesday, July 8, 2026.

Council's Comments Regarding Agenda

Public Comment 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.)

Approval of Minutes (backup to be provided)

Authorize the Mayor to sign Agreement #AGR2026-12, Cemsites

Documents:
Agreement AGR2026-12 Cemsites.pdf

Appoint Justin Loury as a 1st Alternative Member of the Planning Commission for a three-year term, effective July 15, 2026 to July 15, 2029

Proclamation #PRO2026-04, Brannen Bank Day

Documents:
Proclamation PRO2026-04 Brannen Bank Day.pdf

Regular Agenda

1. **Presentation - FY25-26 Financial Audit**

Powell and Jones, CPA - Karl Harmon

Quasi-Judicial Hearing Statement

All witnesses addressing City council in these Quasi-Judicial hearings will be asked to limit their comments to the specific subject being addressed. Witnesses should 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. Witnesses should always err on the side of more public disclosure, not less, in order to provide integrity to the public process.

Testimony will be limited to 3 minutes per witness unless the applicant, staff, or affected person requests an extension of time. A request for extension of time will be considered by the Council to assure all parties have a full and fair opportunity to participate without undue repetition and delay.

Public input is valued by the Council. However, in order to foster mutual respect, personal comments should not be directed toward Council members, or staff. Members of the public shall refrain from interrupting the speaker at the podium.

At the conclusion of the hearings, the City Council of the City of Dunnellon will make a decision whether to approve the applicant's request.

All witnesses will be sworn in and will testify under oath, All persons presenting evidence will state their name and residence address for the record. All documentary evidence will be marked as an exhibit and maintained as a part of the record if accepted by Council.

After each witness testifies, any Councilperson may question witness. The owner is entitled to cross-examine each witness after his or her testimony and shall do so by asking questions of the witness, or can rebut the witness's testimony by presenting contrary testimony or documents after a witness testifies.

2. **Quasi-Judicial Hearing**

2.a Quasi-Judicial Hearing - Application #PZ20260003 by David and Sandra Dykstra for Variance #VAR2026-01, setback variance, Parcel #3380-1128-00 (Notification to applicant and adjacent property owners on 6/25/2026, published on the City's website on 6/18/2026 and in the Riverland News on 6/26/2026).

2.b Consideration of Application #PZ20260003 by David and Sandra Dykstra for Variance #VAR2026-01, setback variance, Parcel #3380-1128-00.

Documents:
Agenda Summary Form for Variance VAR2026-01 Dykstra.pdf

3. Proclamations

3.a Proclamation #PRO2026-02, City Council Election

Accept Public Comment

Proposed Motion: I move Proclamation #PRO2026-02 be read into the record.

Proposed Motion: I move Proclamation #PRO2026-02 be approved.

Documents:
Proclamation PRO2026-02 City Council Election.pdf

4. Resolutions

4.a Resolution #RES2026-14, Amending the City's Permit and Development Fees

Accept Public Comment

Proposed Motion: I move Resolution #RES2026-14 be read by title only.

Proposed Motion: I move Resolution #RES2026-14 be approved.

Documents:
Resolution RES2026-14 Fee Schedule Amendment_Amended First Draft.pdf

5. Regular Agenda Items

5.a Appointment for vacant City Council Seat #2

Accept Public Comment

Proposed Motion: I move _____ be appointed to City Council Seat #2 until the next regular or special election.

5.b Award Bid #BID2026-02, Police Department Surplus

Accept Public Comment

Documents:
Agenda Summary Form for BID2026-02 Police Surplus.pdf

5.c DR-420 Certification of Taxable Value

Accept Public Comment

Proposed Motion: I move to authorize the City Clerk to certify form DR-420, Certification of Taxable Value, and set the 1st Public Hearing for the FY2026-2027 Tentative Budget and Tentative Millage Rate on September 9, 2026 with the final Public Hearing on September 23, 2026.

Documents:
DR420 Combined.pdf

6. **Council Agenda Items**

6.a Access to City Hall Surveillance Video System

7. **Department Reports**

- MCSO
- City Clerk
- Community Development
- Finance
- Public Works

8. Council Liaison Reports and Comments

9. City Attorney Report

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.

LICENSE TERM AGREEMENT- Site Industries, LLC. DBA CemSites

This License Term Agreement (the "Agreement") is made and effective upon execution of this Agreement by and between **Site Industries, LLC. d/b/a CemSites,** a corporation organized and existing under the laws of the state of Pennsylvania, with its head office located at: 14 Memorial Drive, Perryopolis, PA 15473 (the "Licensor") and **Dunnellon Memorial Gardens**, a corporation organized and existing under the state of Florida, with its head location located at 20750 River Drive, Dunnellon, Florida 3443 (the "Licensee") (the Licensor and the Licensee are collectively referred to as the "Parties").

WITNESSETH:

WHEREAS, Licensor has developed certain computer programs and related documentation more particularly described in the scope of services, attached hereto and incorporated herein as **Exhibit A**, and desires to grant Licensee a license(s) to use the Software.

WHEREAS, Licensee wishes to use the Software under the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants set forth herein, Licensee and Licensor hereby agree as follows:

SECTION 1. PRICE AND PAYMENT

Licensee shall pay the price and make such payments as provided in the Scope of Work attached hereto as **Exhibit A** and outlined herein: Licensing in the total amount of $2,140 shall be due annually and payment shall be remitted to Licensor in accordance with Florida Statutes, section 218.70, Florida's Prompt Payment Act. Any payment that is not received within five (5) days after its due, shall be deemed a late payment and is subject to the late penalty as described in subsection 1.2 of this agreement. The late penalty is not the exclusive remedy the Licensor and it does not wave any other rights that it may have against the Licensee in the event of a default. This agreement is solely and exclusively for the Licensee to utilize the software provided by Licensor. Price detail shall be allocated per user. Licensor shall invoice any additional development costs reasonably incurred by Licensor in the delivery of the Software as they are incurred. Payment shall be made by Licensee to Licensor in full, unless a dispute arises regarding the payment price, which shall be addressed in accordance with Florida Statutes, section 218.70, Florida's Prompt Payment Act.

Services to be performed in accordance with this Agreement are subject to the annual appropriation of funds by the Licensee. In its sole discretion, the Licensee reserves the right to forego use of the Licensor for any work which may fall within the Scope of Services listed herein. In the event the Licensee is not satisfied with the services provided by the Licensor, the Licensee will hold any amounts due until such time as the Licensor has appropriately addressed the problem, so long as the Licensee has provided notice of defect to the Licensor.

Failure by Licensee to pay any amounts invoiced under this Agreement in full in accordance with

this Agreement, except as otherwise provided, shall make Licensee liable to pay Licensor interest at the rate of 10% per month on the remaining amount due, or at the highest amount permitted by applicable law.

SECTION 2. AUTHORIZED USERS

All licensed users must work for and/or actively represent Dunnellon Memorial Gardens. No access should be granted otherwise without the written consent of Site Industries, LLC.

SECTION 3. LIMITATION OF LIABILITY

The Licensor agrees to be liable for any and all damages, losses, and expenses incurred, by the Licensee, in any way related to the services provided herein and this Agreement, caused by the acts and/or omissions of the Licensor, or any of its employees, agents, subcontractors, representatives, volunteers or the like. The Licensor agrees to indemnify and hold the Licensee harmless for any and all such claims, suits, judgments or damages, losses and expenses, including but not limited to, court costs, expert witnesses, consultation services and attorney's fees, arising from any and all acts and/or omissions of the Licensor, or any of its employees, agents, subcontractors, representatives, volunteers, or the like through and including any appeals in any way related to the services provided herein and this Agreement. Said indemnification, defense, and hold harmless actions shall not be limited by any required insurance coverage amounts set forth herein and shall survive termination or natural termination of this Agreement. The Licensor waives any and all right or opportunity to contest the enforceability of this Section and agrees that in the event this Section, or any part thereof, is found unenforceable by the final unappealable judgment of a court of competent jurisdiction, this Section shall be construed so as to be enforceable to the maximum extent permitted by applicable law.

Neither party shall be under any liability for any loss or for any failure to perform any obligation hereunder due to causes beyond its control including without limitation industrial disputes of whatever nature, power loss, telecommunications failure, acts of God, or any other cause beyond its reasonable control.

SECTION 4. TERM AND TERMINATION

The License granted herein shall remain in effect for a period of five (5) years from the date of receipt of execution.

Licensor may terminate this Agreement and the License, without prejudice to any other remedy Licensor may have, immediately without further obligation or notice to Licensee, in the event of any breach by Licensee of this Agreement. The Licensee may terminate this Agreement, with or without cause, given thirty (30) days written notice to the other party. In the event of termination, payment due to Licensee will be pro-rated for work performed.

Early Termination:

A. In the event of termination of this Agreement by the Licensee, and not due to the fault of the Licensor, the Licensee shall compensate the Licensor for all services

performed prior to the effective date of termination.

B. In the event of termination of this Agreement due to the fault of the Licensor, or at the written request of the Licensor, the Licensee shall compensate the Licensor for all services completed, prior to the effective date of termination, which have resulted in a usable product, or otherwise tangible benefit to the Licensee. All such payments shall be subject to an off-set for any damages incurred by the Licensee resulting from any delay occasioned by early termination. This provision shall in no way be construed as the sole remedy available to the Licensee in the event of breach by the Licensor.

SECTION 5. ENTIRE AGREEMENT.

This Agreement, including referenced exhibits and attachments hereto, constitutes the entire agreement between the parties and shall supersede, replace and nullify any and all prior agreements or understandings, written or oral, relating to the matters set forth herein, and any such prior agreements or understandings shall have no force or affect whatsoever on this Agreement.

SECTION 6. APPLICABLE LAW, VENUE, JURY TRIAL.

The laws of the State of Florida shall govern all aspects of this Agreement. In the event it is necessary for either party to initiate legal action regarding this Agreement, exclusive venue shall lie in Marion County, Florida. **The parties hereby waive their right to trial by jury in any action, proceeding or claim, arising out of this Agreement, which may be brought by either of the parties hereto**.

SECTION 7. PUBLIC RECORDS.

A. Pursuant to Florida Statutes, Section 119.0701:

IF YOU HAVE QUESTIONS REGARDING THE APPLICATION OF FLORIDA STATUTES, CHAPTER 119, TO YOUR DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS:

CITY CLERK: AMANDA L. ODOM
20750 RIVER DRIVE
DUNNELLON, FL 34431
(352) 465-8500
MODOM@DUNNELLON.ORG

B. Licensor agrees to comply with public records laws, specifically to:

1. Keep and maintain public records required by the Licensee to perform the services set forth herein.
2. Upon request from the Licensee's custodian of public records, provide the Licensee with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Florida Statutes, Chapter 119, or as otherwise provided by law.
3. Ensure that public records which are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law, for the duration of the contract term and following completion of the contract if the Licensor does not transfer the records to the Licensee.
4. Upon completion of the contract, transfer, at no cost, to the Licensee all public records in possession of the Licensor or keep and maintain public records required by the Licensee to perform the services set forth herein. If the Licensor transfers all public records to the Licensee upon completion of the contract, the Licensor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Licensor keeps and maintains public records upon completion of the contract, the Licensor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Licensee, upon request from the Licensee's custodian of public records, in a format that is compatible with the information technology systems of the Licensee.

SECTION 8. INSURANCE.

The Licensor's insurance obligations shall be governed by the Licensee's standard insurance requirements listed in **Exhibit B**, attached hereto and incorporated herein by this reference, and this Agreement. The Licensor shall provide the Licensee with Certificates of Insurance naming the Licensee as additional insured or certificate holder for insurance coverage.

SECTION 9. INDEPENDENT CONTRACTOR.

This Agreement does not create an employee/employer relationship between the parties. It is the parties' intention that the Licensor, its employees, subcontractors, representatives, volunteers, and the like, will be an independent contractor and not an employee of the Licensee for all purposes, including, but not limited to, the application of the following, as amended: the Fair Labor Standards Act minimum wage and overtime payments, the Federal Insurance Contribution Act, the Social Security Act, the Federal Unemployment Tax Act, the provisions of the Internal Revenue Code, the State of Florida revenue and taxation laws, the State of Florida workers' compensation laws, the State of Florida unemployment insurance laws, and the Florida Retirement System benefits. The Licensor will retain sole and absolute discretion in the judgment of the manner and means of carrying out the Licensor's activities and responsibilities hereunder.

SECTION 10. APPLICABLE LICENSING.

The Licensor, at its sole expense, shall obtain all required federal, state, and local licenses, occupational and otherwise, required to successfully provide the services set forth herein.

SECTION 11. COMPLIANCE WITH ALL LAWS.

The Licensor, at its sole expense, shall comply with all laws, ordinances, judicial decisions, orders, and regulations of federal, state, county, and municipal governments, as well as their respective departments, commissions, boards, and officers, which are in effect at the time of execution of this Agreement or are adopted at any time following the execution of this Agreement.

SECTION 12. BANKRUPTCY OR INSOLVENCY.

If the Licensor shall file a Petition in Bankruptcy, or if the same shall be adjudged bankrupt or insolvent by any Court, or if a receiver of the property of the Licensor shall be appointed in any proceeding brought by or against the Licensor, or if the Licensor shall make an assignment for the benefit of creditors, or proceedings shall be commenced on or against the Licensor's operations of the premises, the Licensee may terminate this Agreement immediately notwithstanding any notice requirements set forth herein.

SECTION 13. BINDING EFFECT.

This Agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, personal representatives, successors, and/or assigns.

SECTION 14. ASSIGNMENT.

This Agreement shall only be assignable by the Licensor upon the express written consent of the Licensee.

SECTION 15. SEVERABILITY.

All clauses found herein shall act independently of each other. If a clause is found to be illegal or unenforceable, it shall have no effect on any other provision of this Agreement. It is understood by the parties hereto that if any part, term, or provision of this Agreement is by the courts held to be illegal or in conflict with any law of the State of Florida or the United States, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid. If necessary, to preserve the intent of the parties, the parties shall negotiate in good faith to amend this Agreement, adopting a substitute provision for the one deemed invalid or unenforceable that is legally binding and enforceable.

SECTION 16. WAIVER.

Failure of the parties to insist upon strict performance of any of the covenants, terms, provisions, or conditions of this Agreement or to exercise any right or option herein contained, shall not be construed as a waiver or a relinquishment for the future of any such covenant, term, provision, or condition, or right of election, but same shall remain in full force and effect.

SECTION 17. NOTICE.

The parties hereto agree and understand that written notice, mailed or delivered to the last known mailing address, shall constitute sufficient notice to the Licensee and the Licensor. All notices required and/or made pursuant to this Agreement to be given to the Licensee and the Licensor shall be in writing and given by way of the United States Postal Service, first class mail, postage prepaid, addressed to the following addresses of record:

LICENSEE: Dunnellon Memorial Gardens
Attention: City Manager
20750 River Drive,
Dunnellon, Florida 34431

CONTRACTOR: Site Industries, LLC. DBA CemSites
14 Memorial Drive,
Perryopolis, PA 15473

SECTION 18. MODIFICATION.

The covenants, terms, and provisions of this Agreement may be modified by way of a written instrument, mutually accepted by the parties hereto. In the event of a conflict between the covenants, terms, and/or provisions of this Agreement and any written Amendment(s) hereto, the provisions of the latest executed instrument shall take precedence.

SECTION 19. HEADINGS.

All headings of the sections, exhibits, and attachments contained in this Agreement are for the purpose of convenience only and shall not be deemed to expand, limit, or change the provisions contained in such sections, exhibits, and attachments.

SECTION 20. ADMINISTRATIVE DOCUMENTATION CONFLICT.

In the event the Licensee issues a purchase order, memorandum, letter, or any other instrument addressing the services, work, and materials to be provided and performed pursuant to this Agreement, it is hereby specifically agreed and understood that any such purchase order, memorandum, letter, or other instrument is for the Licensee's internal purposes only, and any and all terms, provisions, and conditions contained therein, whether printed or written, shall in no way

modify the covenants, terms, and provisions of this Agreement and shall have no force or effect thereon. Likewise, any invoice or other instrument issued by the Licensor shall in no way modify the covenants, terms and provisions of this Agreement and shall have no force or effect thereon.

SECTION 21. CONFLICT OF INTEREST.

The Licensor warrants that the Licensor has not employed or retained any company or person, other than a bona fide employee working solely for the Licensor, to solicit or secure this Agreement, and that the Licensor has not paid or agreed to pay any person, company, corporation, individual, or firm any fee, commission, percentage, gift, or any other consideration, contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this Paragraph, the Licensee shall have the right to terminate this Agreement immediately, without liability and without regard to the notice requirements set forth herein.

SECTION 22. PUBLIC ENTITY CRIMES.

As required by section 287.133, Florida Statutes, the Licensor warrants that it is not on the convicted contractor list for a public entity crime committed within the past thirty-six (36) months. The Licensor further warrants that it will neither utilize the services of, nor contract with, any supplier, subcontractor, or consultant in connection with this Agreement for a period of thirty-six (36) months from the date of being placed on the convicted contractor list.

SECTION 23. JOINT AUTHORSHIP.

This Agreement shall be construed as resulting from joint negotiation and authorship. No part of this Agreement shall be construed as the product of any one of the parties hereto.

SECTION 24. EQUAL OPPORTUNITY EMPLOYER.

The Licensor is an Equal Opportunity Employer and will comply with all equal opportunity employment laws. The Licensor will further ensure that all subcontractors it utilizes in providing the services required hereunder will comply with all equal opportunity employment laws.

SECTION 25. AUDITING, RECORDS, AND INSPECTION.

In the performance of this Agreement, the Licensor shall keep books, records, and accounts of all activities, related to the Agreement, in compliance with generally accepted accounting procedures. Throughout the term of this Agreement, books, records, and accounts related to the performance of this Agreement shall be open to inspection during regular business hours by an authorized representative of the Licensee and shall be retained by the Licensor, for a period of five (5) years after termination or completion of the Agreement or until the full Licensee audit is complete, whichever comes first. The Licensee shall retain the right to audit the books during the Five (5) year retention period. All books, records, and accounts related to the performance of this Agreement shall be subject to the applicable provisions of the Florida Public Records Act, chapter 119, Florida Statutes. The Licensee also has the right to conduct an audit within sixty (60) days from the effective date of this Agreement to determine whether the Licensor has the ability to

fulfill its contractual obligations to the satisfaction of the Licensee. The Licensee has the right to terminate this Agreement based upon the findings in this audit without regard to any notice requirement for termination.

SECTION 26. SOVEREIGN IMMUNITY.

The CITY expressly retains all rights, benefits and immunities of sovereign immunity in accordance with Section 768.28, Florida Statutes. Notwithstanding anything set forth in any section, article or paragraph of this Agreement to the contrary, nothing in this Agreement shall be deemed as a waiver of sovereign immunity or limits of liability which may have been adopted by the Florida Legislature or may be adopted by the Florida Legislature, and the cap on the amount and liability of the CITY for damages, attorney fees and costs, regardless of the number or nature of claims in tort, equity or contract, shall not exceed the dollar amount set by the Florida Legislature for tort. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim against the CITY which would otherwise be barred under the Doctrine of Sovereign Immunity or operation of law. This section shall not limit any remedies as specifically contained in this Agreement.

SECTION 27. EMPLOYMENT ELIGIBILITY VERIFICATION (E-VERIFY).

Pursuant to Florida Statutes, Section 448.095, the Licensor shall be registered with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. In addition, the Licensor shall require any and all subcontractors performing work in accordance with this Agreement to register with and utilize the U.S. Department of Homeland Security's E-Verify system to verify the employment eligibility status of all employees performing work under this Agreement as well as all newly hired employees. Any such subcontractor shall provide an affidavit to the Licensor stating that the subcontractor does not employ, contract with or subcontract with any ineligible individuals and the Licensor must keep a copy of said affidavit for the duration of this Agreement. Violation of this section is subject to immediate termination of this Agreement by the Licensee without regard to any notice otherwise required herein. In the event the Licensee incurs costs as a result of the Licensor's breach of this provision, any and all such costs shall be paid by the Licensor immediately upon receipt of notice of the same from the Licensee. Information on registration for and use of the E-Verify Program may be obtained at the Department of Homeland Security website: http://www.dhs.gov/E-Verify.

SECTION 28. SCRUTINIZED COMPANIES.

Pursuant to § 287.135, *Florida Statutes*, Licensor hereby certifies that Licensor is not on the Scrutinized Companies or Other Entities that Boycott Israel List and is not engaged in a boycott of Israel. Licensor further agrees that Licensor will not subcontract with any entity that is on the Scrutinized Companies or Other Entities that Boycott Israel List or engaged in a boycott of Israel. As defined in § 215.473, *Florida Statutes*, a "company" includes "all wholly owned subsidiaries, majority-owned subsidiaries, parent companies, or affiliates of such entities or business associations, that exist for the purpose of making profit." Licensor certifies that none of Licensor's subsidiaries, parent companies, or affiliates are on the Scrutinized Companies or Other Entities

that Boycott Israel List or engaged in a boycott of Israel. In the event Licensor, or any of its subsidiaries, parent companies, or affiliates, is placed on the Scrutinized Companies or Other Entities that Boycott Israel List or engages in a boycott of Israel during the term of this Contract, Licensor shall immediately notify the Licensee. Licensor acknowledges that failure to comply with this provision, including any false certification, may subject Licensor to civil penalties, termination of the Contract, and other remedies available under the law.

SECTION 29. HUMAN TRAFFICKING AFFIDAVIT.

Licensor hereby certifies that Licensor does not use coercion for labor or services, as defined in § 787.06, *Florida Statutes*, and that Licensor has provided to the Licensee the Human Trafficking Affidavit, attached hereto as **Exhibit C**, and incorporated herein by reference.

SECTION 30. ELECTRONIC SIGNATURES.

This Agreement may be executed in multiple counterparts, each one of which shall be deemed an original, but all of which together shall constitute the same Agreement. Electronic signatures shall be valid and sufficient to bind any party to this Agreement. Signatures to this Agreement transmitted by facsimile, email or other electronic transmission (for example, through the use of a Portable Document Format or "pdf" file) shall be valid and effective to bind the party so signing. All such signatures will be deemed to be original signatures for all purposes.

SECTION 31. ATTACHMENTS.

The Licensor hereby certifies and acknowledges the truthfulness and accuracy of any and all attachments submitted to the Licensee as part of the Licensor's response to the Licensee's solicitation for the Agreement. All such attachments are hereby ratified and if the Licensor knowingly submitting such attachments to the Licensee with false or incorrect information such submittal shall be deemed a material breach of this Agreement for which automatic termination without notice shall be justified. Any such termination shall be in addition to any and all other remedies available to the Licensee.

[SIGNATURES ON FOLLOWING PAGE]

[THE REST OF THIS PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have executed this Agreement effective the ____ day of _____, 2026.

DUNNELLON MEMORIAL GARDENS

_____
Walter Green, Mayor

ATTEST:

_____
Amanda Odom, City Clerk

LICENSOR

By: _____

Print: _____

Title: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization of _____, as _____, of _____, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Licensor, and who is personally known to me or who produced _____ as identification, and who did/did not take an oath this _____ day of _____, 2026.

(stamp)

_____
NOTARY PUBLIC, State of Florida

EXHIBIT A
Scope of Work

Site Industries LLC, DBA CemSites
318 E 7th St
Auburn, IN 46706 USA
+17249064441
payments@cemsites.com

Invoice INV26640

CemSites
All-in-One Deathcare Software
A MESSENGER FAMILY CO.

BILL TO
Stacey Leonetti
Dunnellon Memorial Gardens
20750 River Drive
Dunnellon, FL 34431

DATE	PLEASE PAY	DUE DATE
02/02/2027	$10,700.00	02/02/2027

SALES REP
Licensing

ACTIVITY	QTY	RATE	AMOUNT
Annual Licensing Annual License includes: Secure CRM Website Hosting February 2027-January 2028 Due February 2027	1	2,140.00	2,140.00
Annual Licensing Annual License includes: Secure CRM Website Hosting February 2028-January 2029 Due February 2028	1	2,140.00	2,140.00
Annual Licensing Annual License includes: Secure CRM Website Hosting February 2029-January 2030 Due February 2029	1	2,140.00	2,140.00
Annual Licensing Annual License includes: Secure CRM Website Hosting February 2030-January 2031 Due February 20230	1	2,140.00	2,140.00
Annual Licensing Annual License includes: Secure CRM Website Hosting February 2031-January 2032 Due February 2031	1	2,140.00	2,140.00

The new rate of $2,140.00 is reflective of a 5% increase from the 2026 rate of $2,040.00.

This invoice is for informational purposes only, no payment due at this time.

Annual licensing starts with deposit. Licensing renews every Feb 4th

TOTAL DUE $10,700.00

THANK YOU.

EXHIBIT B

Insurance Requirements

CITY OF DUNNELLON'S INSURANCE REQUIREMENTS

1. **Insurance:** Consultant shall secure and maintain throughout the duration of this agreement insurance of such types and in such amounts not less than those specified below as satisfactory to City, naming the City as an Additional Insured, underwritten by a firm with AM Best ratings of no less than A and qualified to do business in the State of Florida. The insurance coverage shall be primary insurance with respect to the City, its officials, employees, agents and volunteers naming the City as additional insured. Any insurance maintained by the City shall be in excess of the Consultant's insurance and shall not contribute to the Consultant's insurance. The insurance coverages shall include at a minimum the amounts set forth in this section and may be increased by the City as it deems necessary or prudent.

    a. Commercial General Liability coverage with limits of liability of not less than a $1,000,000 per Occurrence combined single limit for Bodily Injury and Property Damage. This Liability Insurance shall also include Completed Operations and Product Liability coverages and eliminate the exclusion with respect to property under the care, custody and control of Consultant. The General Aggregate Liability limit and the Products/Completed Operations Liability Aggregate limit shall be in the amount of $2,000,000 each.

    b. Workers Compensation and Employer's Liability insurance, to apply for all employees for statutory limits as required by applicable State and Federal laws. The policy(ies) must include Employer's Liability with minimum limits of $1,000,000.00 each accident. No employee, subcontractor or agent of the Consultant shall be allowed to provide Services pursuant to this Agreement who is not covered by Worker's Compensation insurance.

    c. Business Automobile Liability with minimum limits of $1,000,000 per Occurrence, combined single limit for Bodily Injury and Property Damage. Coverage must be afforded on a form no more restrictive than the latest edition of the Business Automobile Liability policy, without restrictive endorsements, as filed by the Insurance Service Office, and must include Owned, Hired, and Non-Owned Vehicles.

    d. Professional Liability Insurance in an amount of not less than One Million Dollars ($1,000,000.00) per occurrence, single limit.

2. **Certificate of Insurance:** Certificates of Insurance shall be provided to the City, reflecting the City as an Additional Insured (except with respect to Professional Liability Insurance and Worker's Compensation Insurance), no later than ten (10) days after award of this Agreement and prior to the execution of this Agreement by City and prior to commencing Services.

    a. Each certificate shall include no less than (30) thirty-day advance written notice to City prior to cancellation, termination, or material alteration of said policies or

insurance. The Consultant shall be responsible for assuring that the insurance certificates required by this Section remain in full force and effect for the duration of this Agreement, including any extensions or renewals that may be granted by the City. The Certificates of Insurance shall not only name the types of policy(ies) provided, but also shall refer specifically to this Agreement and shall state that such insurance is as required by this Agreement. The City reserves the right to inspect and return a certified copy of such policies, upon written request by the City. If a policy is due to expire prior to the completion of the Services, renewal Certificates of Insurance shall be furnished thirty (30) calendar days prior to the date of their policy expiration. Each policy certificate shall be endorsed with a provision that not less than thirty (30) calendar days' written notice shall be provided to the City before any policy or coverage is cancelled or restricted. Acceptance of the Certificate(s) is subject to approval of the City.

3. **Additional Insured:** Except with respect to Professional Liability Insurance and Worker's Compensation Insurance**,** the City is to be specifically included as an Additional Insured for the liability of the City resulting from Services performed by or on behalf of the Consultant in performance of this Agreement. The Consultant's insurance, including that applicable to the City as an Additional Insured, shall apply on a primary basis and any other insurance maintained by the City shall be in excess of and shall not contribute to the Consultant's insurance. The Consultant's insurance shall contain a severability of interest provision providing that, except with respect to the total limits of liability, the insurance shall apply to each Insured or Additional Insured (for applicable policies) in the same manner as if separate policies had been issued to each.

4. **Loss Payee:**The City is to be specifically named as a loss payee under the Consultant's Professional Insurance policy so that the City will be a third party beneficiary entitled to receive all money payable under the relevant policy for any claims, damages, or losses in connection with, related to, or arising from Consultant's Services or performance pursuant to this Agreement.

5. **Deductibles:** All deductibles or self-insured retentions must be declared to and be reasonably approved by the City. The Consultant shall be responsible for the payment of any deductible or self-insured retentions in the event of any claim.

EXHIBIT C

Human Trafficking Affidavit

HUMAN TRAFFICKING AFFIDAVIT

In compliance with § 787.06, *Florida Statutes*, this Affidavit must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with the **City of Dunnellon** (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. I am over the age of 18 and I have personal knowledge of the matters set forth herein.
2. I am an officer or representative of _____, a nongovernmental entity, and I am authorized to provide this Affidavit on behalf of the nongovernmental entity.
3. Nongovernmental Entity, and any of its subsidiaries or affiliates, do not use coercion for labor or services, as those terms are defined in § 787.06, *Florida Statutes*, as may be amended from time to time.
4. If, at any time in the future, the Nongovernmental Entity does use coercion for labor or services, the Nongovernmental Entity will immediately notify the Governmental Entity and no contracts may be executed, renewed, or extended between the parties.
5. I have read the foregoing Affidavit and attest that the statements made herein are true and are made for the benefit of and reliance by the Governmental Entity.

_____ _____
Authorized Signature Entity

_____ _____
Printed Name Title

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization of _____, as _____ of _____, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Nongovernmental Entity, and who is personally known to me or who produced _____ as identification, and who did/did not take an oath this ____ day of _____, 2026.

(stamp)

_____
NOTARY PUBLIC

PROCLAMATION #PRO2026-04
BRANNEN BANK DAY

WHEREAS, the City of Dunnellon proudly recognizes institutions whose longevity, service, and commitment have strengthened the economic and civic fabric of our community; and

WHEREAS, Dunnellon State Bank was founded in 1946, and for many years was the only bank in the City of Dunnellon and now serves the community from a modern facility in Dunnellon as Brannen Bank, owning a total of 12 banking offices in Marion, Citrus, and Hernando Counties; and

WHEREAS, over the past century, Brannen Bank has grown into a respected financial institution employing approximately 130 dedicated team members and serving residents and businesses across Citrus, Hernando, and Marion Counties; and

WHEREAS, Brannen Bank's leadership, including Joseph S. Brannen, Chairman & CEO, and G. Matt Brannen, President, continues to uphold the vision and values established by the Brannen family nearly a century ago, ensuring the bank remains deeply rooted in service, community partnership, and responsible financial stewardship; and

WHEREAS, throughout its 100 years, Brannen Bank has remained steadfast in its mission as a true hometown bank, supporting local commerce, fostering financial stability, and investing in the people and communities it serves; and

WHEREAS, the bank's century-long legacy reflects not only its financial stewardship but also its deep civic engagement, philanthropic contributions, and unwavering support of community organizations, events, and initiatives that enrich the quality of life in Dunnellon and beyond; and

WHEREAS, with a century of history behind it, Brannen Bank continues to look toward the future—strengthening its communities, serving its people, and honoring the values that have defined its first 100 years;

NOW, THEREFORE, be it proclaimed the City Council of the City of Dunnellon, Florida does hereby recognize August 1, 2026 as

"Brannen Bank Day"

and ask our citizens to help us in celebrating the 80th Anniversary (1946-2026) of the Dunnellon Branch.

PASSED AND PROCLAIMED this 15th day of July 2026.

DUNNELLON CITY COUNCIL

_____
Walter L. Green, Mayor

_____
Valerie Hanchar, Vice-Mayor

_____
Timothy Inskeep, Councilman

_____
Rex Lehmann, Councilman

ATTEST:

_____
Amanda L. Odom, CMC, City Clerk

City of Dunnellon

Agenda Summary Form

Meeting Date: July 15, 2026

1. Responsible Department: Community Development
2. Presenter: William Ary
3. Recommended Action: Approve Variance Request for Parcel 3380-1128-00 (Dykstra) — Side Yard Setback Variance, East Side

Subject: Variance Request — Side Yard Setback Reduction, East Side Yard, Parcel 3380-1128-00 (David and Sandra Dykstra)

Request for Approval Summary Explanation & Background:

David and Sandra Dykstra have submitted a variance application for property located at Parcel 3380-1128-00 (Short Tower Way, approximately 0.51 acres, abutting Blue Cove Lake). The property is legally described as all of Lot 1173, and that portion of Lots 1172, 1128, and 1129, and that portion of Park Avenue as shown on the Plat of "Townsite of Dunnellon," recorded in Plat Book "A," Page 174, Public Records of Marion County, Florida.

The applicants are requesting relief from the 10-foot side yard setback requirement under the City of Dunnellon Land Development Regulations, Article XVII, for the east side of the property only. The request encompasses two separate but related variances affecting only the east side yard:

- Structure Setback: The principal structure would encroach 2 feet into the required 10-foot east side yard setback, resulting in a minimum setback of 8 feet.
- Mechanical Equipment Setback: Essential mechanical systems (HVAC/A/C and emergency generator) require concrete pads on the east side yard, resulting in a minimum setback of 4 feet 8 inches. The applicants state these two variances are not cumulative and each applies to a distinct element on the east side only.

The applicants' written petition addresses the five variance criteria required under Article XVII as follows:

- **Unique Circumstances (Criterion A):** The size and shape of the lot, combined with the future home's utility orientation, restrict placement of essential mechanical systems to the east side yard. The applicants assert these constraints do not apply generally to other properties in the same district.
- **Hardship Not Self-Created (Criterion B):** The need for the variance arises from the physical layout of the lot and the functional requirements for placing essential mechanical

equipment safely and in compliance with installation standards. The applicants state the hardship is not self-created nor the result of disregard for the zoning code.

- **Deprivation of Reasonable Use (Criterion C):** Without the variance, the property could not accommodate both the home and its essential mechanical systems in a manner that meets installation standards, maintains safety, and preserves proper function. The applicants characterize the relief requested as the minimum variance necessary for reasonable, code-compliant use of the property.
- **Minimum Variance (Criterion D):** The property is a single-family residence surrounded by other single-family residences. The applicants note that an 8-foot setback for the structure is consistent with the 7-foot 6-inch side yard setbacks applicable to R-1 zoned properties in Dunnellon, supporting the position that the variance represents the minimum relief necessary.
- **Not Monetary in Nature (Criterion E):** The applicants state that the variance is driven by the physical constraints of the lot and the necessity to place the home and essential mechanical equipment in a safe and compliant manner, and is not motivated by monetary gain or loss.

Staff has reviewed the application for completeness and forwards this matter to the Planning Commission and City Council for consideration.

PROCLAMATION #PRO2026-02

DUNNELLON CITY COUNCIL ELECTION

WHEREAS, the Mayor of the City Council for the City of Dunnellon proclaims a general election to be held on November 3, 2026, for the election of council members for the following seats:

SEAT NUMBER	OCCUPIED BY
2	Vacant
3	Tim Inskeep

WHEREAS, any individual interested in seeking election to the City Council may do so by obtaining election information and qualifying forms from the City's website at www.dunnellon.org or by contacting the Office of the City Clerk and requesting qualification forms. The qualifying period begins at 12:00 noon on August 17, 2026, and ends at 12:00 noon on August 21, 2026. City Hall office hours on August 21, 2026, will be from 8:00 a.m. until 12:00 noon.

WHEREAS, Petitions, as well as the proper financial disclosure and candidate qualifying forms must be submitted to the City Clerk no later than 12:00 noon on August 21, 2026. The cost for qualifying will be $45.00, plus 1.0% of council's annual salary equaling $18.00, for a total of $63.00.

WHEREAS, in the event that the election results in a candidate not receiving the most votes cast, the Mayor of the City Council for the City of Dunnellon proclaims a runoff election to be held on January 19, 2027.

Be it hereby proclaimed that an election will take place on November 3, 2026, and qualifying packages are available on the City of Dunnellon website at www.dunnellon.org.

In witness whereof, I have hereunto set my hand and caused the seal of the City of Dunnellon to be affixed, this 15th day of July 2026.

ATTEST:

_____ _____

Amanda L. Odom, CMC
City Clerk

Walter L. Green, Mayor

RESOLUTION #RES2026-14

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF DUNNELLON, FLORIDA, ADOPTING AN AMENDED PERMIT AND DEVELOPMENT FEE SCHEDULE TO ENSURE COMPLIANCE WITH FLORIDA HOUSE BILL 803; PROVIDING FOR CONFLICTS, SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Florida House Bill 803 ("HB 803") establishes new requirements for local government permit fees effective July 1, 2026; and

WHEREAS, HB 803 provides that permit fees be based upon the estimated staff time and labor cost for processing applications and conducting related work, and permits fees to be calculated using a cost-recovery model based upon documented hourly rates for City staff; and

WHEREAS, the City Council has determined that the City's current permit and development fee schedule requires amendment to comply with the requirements of HB 803; and

WHEREAS, the City has prepared an amended fee schedule that establishes hourly rates for City staff and bases all applicable permit fees upon those rates and estimated processing time, thereby ensuring compliance with HB 803 and providing for fair and transparent cost recovery; and

WHEREAS, the City Clerk has provided notice of this resolution and the proposed amended fee schedule as required by law; and

WHEREAS, the City Council finds that adoption of the amended fee schedule will serve the public interest and is in the best interests of the City of Dunnellon.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Dunnellon, Florida, on this 15th day of July 2026 that:

1. Findings. The above recitals are incorporated herein by reference and are adopted as findings of the City Council.
2. Amendment of Fee Schedule. The City of Dunnellon's Permit and Development Fee Schedule is hereby amended to comply with the requirements of Florida House Bill 803, effective July 1, 2026. The amended fee schedule, establishing hourly rates for City staff and all corresponding permit, application, and development fees based thereon, is adopted and incorporated herein as Exhibit "A" and made a part of this Resolution.
3. Conflicts. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.
4. Scrivener's Errors. Scrivener or typographical errors that do not affect the intent of this Resolution may be corrected upon notice to the Town Clerk or Town Attorney without further action.

5. Severability. If any section, sentence, clause, or phrase herein is held to be invalid by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Resolution.
6. Effective Date. This Resolution shall become effective immediately upon adoption.

Upon motion duly made and carried, the foregoing resolution was adopted by the City Council of the City of Dunnellon this 15th day of July 2026.

ATTEST:

_____
Amanda L. Odom, CMC
City Clerk

CITY OF DUNNELLON, FLORIDA

_____
Walter L. Green, Mayor

Approved as to form:

_____
Andrew J. Hand, City Attorney

EXHIBIT "A"

AMENDED PERMIT AND DEVELOPMENT FEE SCHEDULE
CITY OF DUNNELLON, FLORIDA

Effective: July 1, 2026

SECTION I -- STAFF HOURLY RATE SCHEDULE

These rates form the basis of all permit fees below. Rates shall be reviewed and updated annually. Hourly rates are based upon salary and benefits.

Staff Role	Hourly Rate	Sample: 1 Hour	Sample: 2 Hours
Building Official	$115.13/hr	$115.13	$230.26
Permit Technician	$33.13/hr	$33.13	$66.26
Community Development Manager	$48.82/hr	$48.82	$97.64
Public Works Manager	$52.28/hr	$52.28	$104.56

SECTION II -- BUILDING PERMIT FEES

Fees reflect estimated staff time for review, processing, inspections, and administrative support. A minimum fee of $120.00 applies to all permits. After-the-fact permits are charged at double the standard fee.

A. Standard & Specific Permit Types

Permit Type	Bldg Official Hours	Permit Tech Hours	CDM Hours	Fee
Residential -- Simple (fence, irrigation, minor alteration)	1.00	0.50	0.50	$160.98
Residential -- Standard (addition, remodel, new SFR)	3.00	0.50	0.50	$400.98
Residential -- Complex (new construction, large addition)	5.00	1.00	1.00	$681.95
Commercial -- Minor (tenant improvement, interior remodel)	3.00	1.00	1.00	$441.95
Commercial -- Standard (shell, addition, change of use)	6.00	1.50	2.00	$867.34
Commercial -- Major (new construction)	10.00	2.00	4.00	$1,461.54
Roofing -- Residential	2.00	0.50	--	$256.57
Roofing -- Commercial	2.50	0.50	--	$316.57
Mobile Home	3.00	0.50	0.50	$400.98
Paving / Repaving (commercial)	1.00	0.50	0.50	$160.98
Paving / Striping to original setting	1.00	0.50	0.50	$160.98
Demolition	1.50	0.50	0.50	$220.98

Hour estimates above are based on typical permit complexity. The Building Official may adjust hours for non-standard projects; the applicant shall be notified in writing prior to permit issuance.

B. Re-Inspection Fees

Fee Type	Fee
Re-inspection -- 1st occurrence	$75.00
Re-inspection -- 2nd occurrence	$125.00
Re-inspection -- 3rd and subsequent	$200.00

All re-inspection fees must be paid prior to scheduling the re-inspection.

C. Miscellaneous Permit Fees

Permit Type	Bldg Official Hours	Permit Tech Hours	CDM Hours	Fee
Plan Review (per hour, after first hour)	1.00	--	--	$115.13
Extension Request (per extension, max 2)	0.50	0.50	0.50	$100.98
Revision to Approved Plans (base fee)	0.50	0.50	0.50	$100.98
Replacement Permit Inspection Card	--	0.50	--	$16.57

Certification of Additional Plans (per set)	0.50	0.50	--	$76.57
Occupational Inspection / Change of Occupancy	1.00	1.00	1.00	$201.95
Change of Contractor	0.50	0.50	--	$76.57
Certificate of Occupancy (replacement)	0.50	0.50	0.50	$100.98
Re-permitting Fee	0.50	0.50	--	$76.57

Revision to approved plans: add $0.25 per square foot of revised area to the base fee above.

General Rules -- Building Permits

• Minimum fee: $120.00 for all permits.

• After-the-fact permits: double the standard fee.

• Extensions: $16.57 (0.5 hr Permit Tech). Maximum two (2) extensions, up to 90 days each. Application must be made prior to permit expiration.

• Re-permitting: standard fee applies, except for projects lacking only a final inspection -- fee is $120.00.

• All permits not listed: standard residential or commercial fees apply based on project scope.

City of Dunnellon

Agenda Summary Form

Meeting Date: July 15, 2026

1. Responsible Department: City Clerk
2. Presenter: Mandy Odom, City Clerk
3. Recommended Action: Consider awarding bids for BID2026-02 Police Department Surplus

Subject: BID2026-02, Police Department Surplus

Request for Approval Summary Explanation & Background:

On May 13, 2026, the City Council adopted Surplus Resolution #RES2026-11 allowing for the disposal of surplus police department items. BID2026-02 was published initially to the city website on May 18, 2026 and was advertised in the Riverland News and Citrus County Chronicle on May 22, 2026. Council rejected bids for the Ford F150 Pickup and ST15 Rifles at its June 10, 2026 regular City Council Meeting and directed staff to readvertise. It was then republished to the city website on June 11, 2026 and was advertised in the Riverland News on June 19, 2026. The deadline to submit bids was July 2, 2026, at 12:00 Noon.

Responses were received and publicly opened on July 4th in the City Hall Council Chambers. Please see below for responses.

Ford F150 Pickup	High Bid	$18,111.00	James Keidel
ST15 Rifles	High Bid	$5,250.00	Spikes Tactical, LLC

Procurement Method: Invitation to bid

Fiscal Information: Revenue restricted to Police Building Fund

Attorney Review: N/A

FLORIDA DEPARTMENT OF REVENUE

CERTIFICATION OF TAXABLE VALUE

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2026	County : Marion
Principal Authority : City of Dunnellon	Taxing Authority : City of Dunnellon - Operating

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	$ 275,565,607			(1)
2.	Current year taxable value of personal property for operating purposes	$ 36,959,434			(2)
3.	Current year taxable value of centrally assessed property for operating purposes	$ 523,355			(3)
4.	Current year gross taxable value for operating purposes *(Line 1 plus Line 2 plus Line 3)*	$ 313,048,396			(4)
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	$ 3,395,614			(5)
6.	Current year adjusted taxable value *(Line 4 minus Line 5)*	$ 309,652,782			(6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	$ 289,379,422			(7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	☑ YES	☐ NO	Number 3	(8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, *Certification of Voted Debt Millage* forms attached. If none, enter 0	☐ YES	☑ NO	Number 0	(9)

SIGN HERE	**Property Appraiser Certification**	I certify the taxable values above are correct to the best of my knowledge.
	Signature of Property Appraiser: Electronically Certified by Property Appraiser	Date : 6/18/2026 11:12:35 AM

SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.

10.	Prior year operating millage levy *(If prior year millage was adjusted then use adjusted millage from Form DR-422)*	4.6850 per $1,000	(10)
11.	Prior year ad valorem proceeds *(Line 7 multiplied by Line 10, divided by 1,000)*	$ 1,355,743	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value *(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)*	$ 265,528	(12)
13.	Adjusted prior year ad valorem proceeds *(Line 11 minus Line 12)*	$ 1,090,215	(13)
14.	Dedicated increment value, if any *(Sum of either Line 6b or Line 7e for all DR-420TIF forms)*	$ 65,200,190	(14)
15.	Adjusted current year taxable value *(Line 6 minus Line 14)*	$ 244,452,592	(15)
16.	Current year rolled-back rate *(Line 13 divided by Line 15, multiplied by 1,000)*	4.4598 per $1000	(16)
17.	Current year proposed operating millage rate	6.0000 per $1000	(17)
18.	Total taxes to be levied at proposed millage rate *(Line 17 multiplied by Line 4, divided by 1,000)*	$ 1,878,290	(18)

Continued on page 2

19.	TYPE of principal authority (check one)	☐ County ☑ Municipality	☐ Independent Special District ☐ Water Management District	(19)
20.	Applicable taxing authority (check one)	☑ Principal Authority ☐ MSTU	☐ Dependent Special District ☐ Water Management District Basin	(20)
21.	Is millage levied in more than one county? (check one)	☐ Yes	☑ No	(21)

DEPENDENT SPECIAL DISTRICTS AND MSTUs STOP **STOP HERE - SIGN AND SUBMIT**

22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. *(The sum of Line 13 from all DR-420 forms)*	$ 1,090,215	(22)
23.	Current year aggregate rolled-back rate *(Line 22 divided by Line 15, multiplied by 1,000)*	4.4598 per $1,000	(23)
24.	Current year aggregate rolled-back taxes *(Line 4 multiplied by Line 23, divided by 1,000)*	$ 1,396,133	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. *(The sum of Line 18 from all DR-420 forms)*	$ 1,878,290	(25)
26.	Current year proposed aggregate millage rate *(Line 25 divided by Line 4, multiplied by 1,000)*	6.0000 per $1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate *(Line 26 divided by Line 23, **minus 1**, multiplied by 100)*	34.54 %	(27)

First public budget hearing	Date :	Time :	Place :
	9/9/2026	5:00 PM EST	20750 RIVER DR DUNNELLON 34431

SIGN HERE

Taxing Authority Certification	I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.	
Signature of Chief Administrative Officer :		Date :
Title :	Contact Name and Contact Title :	
Mailing Address :	Physical Address :	
City, State, Zip :	Phone Number :	Fax Number :

Instructions on page 3

FLORIDA DEPARTMENT OF REVENUE

TAX INCREMENT ADJUSTMENT WORKSHEET

DR-420TIF
R. 6/10
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2026	County : Marion
Principal Authority : City of Dunnellon	Taxing Authority : City of Dunnellon - Operating
Community Redevelopment Area : City of Dunellon CRA (Addition; 2011)	Base Year : 2011

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value in the tax increment area	$ 47,593,208	(1)
2.	Base year taxable value in the tax increment area	$ 21,497,781	(2)
3.	Current year tax increment value *(Line 1 minus Line 2)*	$ 26,095,427	(3)
4.	Prior year Final taxable value in the tax increment area	$ 43,244,688	(4)
5.	Prior year tax increment value *(Line 4 minus Line 2)*	$ 21,746,907	(5)

SIGN HERE

Property Appraiser Certification — I certify the taxable values above are correct to the best of my knowledge.

Signature of Property Appraiser : Electronically Certified by Property Appraiser

Date : 6/18/2026 11:12:35 AM

SECTION II: COMPLETED BY TAXING AUTHORITY **Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.**

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:

6a.	Enter the proportion on which the payment is based.	%	(6a)
6b.	Dedicated increment value *(Line 3 multiplied by the percentage on Line 6a)* ***If value is zero or less than zero, then enter zero on Line 6b***	$	(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	$	(6c)

7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:

7a.	Amount of payment to redevelopment trust fund in prior year	$ 96,790	(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10	4.6850 per $1,000	(7b)
7c.	Taxes levied on prior year tax increment value *(Line 5 multiplied by Line 7b, divided by 1,000)*	$ 101,884	(7c)
7d.	Prior year payment as proportion of taxes levied on increment value *(Line 7a divided by Line 7c, multiplied by 100)*	95.00 %	(7d)
7e.	Dedicated increment value *(Line 3 multiplied by the percentage on Line 7d)* ***If value is zero or less than zero, then enter zero on Line 7e***	$ 24,790,656	(7e)

SIGN HERE

Taxing Authority Certification — **I certify the calculations, millages and rates are correct to the best of my knowledge.**

Signature of Chief Administrative Officer :

Date :

Title :

Contact Name and Contact Title :

Mailing Address :

Physical Address :

City, State, Zip :

Phone Number :

Fax Number :

FLORIDA DEPARTMENT OF REVENUE

TAX INCREMENT ADJUSTMENT WORKSHEET

DR-420TIF
R. 6/10
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2026	County : Marion
Principal Authority : City of Dunnellon	Taxing Authority : City of Dunnellon - Operating
Community Redevelopment Area : City of Dunnellon CRA	Base Year : 1999

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value in the tax increment area	$ 28,097,432	(1)
2.	Base year taxable value in the tax increment area	$ 9,835,077	(2)
3.	Current year tax increment value *(Line 1 minus Line 2)*	$ 18,262,355	(3)
4.	Prior year Final taxable value in the tax increment area	$ 25,844,278	(4)
5.	Prior year tax increment value *(Line 4 minus Line 2)*	$ 16,009,201	(5)

SIGN HERE

Property Appraiser Certification — I certify the taxable values above are correct to the best of my knowledge.

Signature of Property Appraiser : Electronically Certified by Property Appraiser

Date : 6/18/2026 11:12:35 AM

SECTION II: COMPLETED BY TAXING AUTHORITY **Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.**

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:

6a.	Enter the proportion on which the payment is based.	%	(6a)
6b.	Dedicated increment value *(Line 3 multiplied by the percentage on Line 6a)* ***If value is zero or less than zero, then enter zero on Line 6b***	$	(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	$	(6c)

7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:

7a.	Amount of payment to redevelopment trust fund in prior year	$ 71,253	(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10	4.6850 per $1,000	(7b)
7c.	Taxes levied on prior year tax increment value *(Line 5 multiplied by Line 7b, divided by 1,000)*	$ 75,003	(7c)
7d.	Prior year payment as proportion of taxes levied on increment value *(Line 7a divided by Line 7c, multiplied by 100)*	95.00 %	(7d)
7e.	Dedicated increment value *(Line 3 multiplied by the percentage on Line 7d)* ***If value is zero or less than zero, then enter zero on Line 7e***	$ 17,349,237	(7e)

SIGN HERE

Taxing Authority Certification — **I certify the calculations, millages and rates are correct to the best of my knowledge.**

Signature of Chief Administrative Officer :

Date :

Title :

Contact Name and Contact Title :

Mailing Address :

Physical Address :

City, State, Zip :

Phone Number :

Fax Number :

FLORIDA DEPARTMENT OF REVENUE

TAX INCREMENT ADJUSTMENT WORKSHEET

DR-420TIF
R. 6/10
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2026	County : Marion
Principal Authority : City of Dunnellon	Taxing Authority : City of Dunnellon - Operating
Community Redevelopment Area : City of Dunnellon CRA (Addition; 2000)	Base Year : 2000

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value in the tax increment area	$ 30,509,458	(1)
2.	Base year taxable value in the tax increment area	$ 6,235,461	(2)
3.	Current year tax increment value *(Line 1 minus Line 2)*	$ 24,273,997	(3)
4.	Prior year Final taxable value in the tax increment area	$ 28,138,521	(4)
5.	Prior year tax increment value *(Line 4 minus Line 2)*	$ 21,903,060	(5)

SIGN HERE	**Property Appraiser Certification**	I certify the taxable values above are correct to the best of my knowledge.
	Signature of Property Appraiser : Electronically Certified by Property Appraiser	Date : 6/18/2026 11:12:35 AM

SECTION II: COMPLETED BY TAXING AUTHORITY **Complete EITHER line 6 or line 7 as applicable. Do NOT complete both.**

6. If the amount to be paid to the redevelopment trust fund IS BASED on a specific proportion of the tax increment value:

6a.	Enter the proportion on which the payment is based.	%	(6a)
6b.	Dedicated increment value *(Line 3 multiplied by the percentage on Line 6a)* ***If value is zero or less than zero, then enter zero on Line 6b***	$	(6b)
6c.	Amount of payment to redevelopment trust fund in prior year	$	(6c)

7. If the amount to be paid to the redevelopment trust fund IS NOT BASED on a specific proportion of the tax increment value:

7a.	Amount of payment to redevelopment trust fund in prior year	$ 97,485	(7a)
7b.	Prior year operating millage levy from Form DR-420, Line 10	4.6850 per $1,000	(7b)
7c.	Taxes levied on prior year tax increment value *(Line 5 multiplied by Line 7b, divided by 1,000)*	$ 102,616	(7c)
7d.	Prior year payment as proportion of taxes levied on increment value *(Line 7a divided by Line 7c, multiplied by 100)*	95.00 %	(7d)
7e.	Dedicated increment value *(Line 3 multiplied by the percentage on Line 7d)* ***If value is zero or less than zero, then enter zero on Line 7e***	$ 23,060,297	(7e)

SIGN HERE	**Taxing Authority Certification**	**I certify the calculations, millages and rates are correct to the best of my knowledge.**	
	Signature of Chief Administrative Officer :	Date :	
	Title :	Contact Name and Contact Title :	
	Mailing Address :	Physical Address :	
	City, State, Zip :	Phone Number :	Fax Number :