Agenda
City of Dunnellon
City Council Workshop Meeting
May 6, 2024, 5:30 PM

Dunnellon City Council Workshop meeting will be held on May 6, 2024, 5:30 pm 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 Workshop 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.

Call to Order

Pledge of Allegiance

Opening Prayer/Moment of Silence
(suggested time limit: 1minute: 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 invitee/citizens volunteer.)

Roll Call

Proof of Publication - The agenda was posted on the City's website and City Hall bulletin board on Monday, April 29, 2024. The agenda was amended on Thursday, May 2nd to add backup to item #7a.

1. **Public Comment**

2. **Board Reports**

3. **Dunnellon Chamber and Business Association Reports**

3.a May City Council Report

Documents:
May Report for City Council .pdf

4. **Presentations**

4.a FY2022-2023 Annual Financial Audit, Powell and Jones CPA

5. **Staff Agenda Items**

5.a Police Department - Chief Scaglione
- ADT Intrusion System
- Needs Analysis Study

- Option of Leasing Police Patrol Vehicles
- School Zone Speed Camera System

Documents:
Agenda Summary for PD Intrusion System.pdf
Agenda Summary for Needs Analysis Study.pdf

5.b City Clerk - Mandy Odom
- Agreement #AGR2018-40 Kearse Parking Agreement update to reflect City owned parcel number

Documents:
Kearse AGR2018-40 Amendment Two Agenda Summary.pdf
Amendment 2 to Agreement 2018-40, Kearse Parking Agreement_with Exhibits.pdf

6. **Council Agenda Items**

6.a Community Redevelopment Agency (CRA) Plan Amendment - Vice-Mayor Inskeep

6.b Blue Run Park Funding Letter

Documents:
Blue Run Park Restroom Commitment Letter.pdf

7. **Regular Agenda Items**

7.a Granada and Palmetto Way Road Project Bid #BID2024-01 Results

Documents:
BID2024-01 Granada and Palmetto Way_Recommendation Letter.pdf

8. **Resolutions**

8.a Resolution #RES2024-18 Budget Amendment

Documents:
Resolution RES2024-18 Budget Amendment FY2023-2024 for PD Speed Trailer.pdf

9. **Department Reports**

10. **Council Comments**

11. **City Attorney Comments**

12. **Public Comment**

Adjournment
Proposed Motion: I move the City Council Workshop be adjourned.

Tentative Agenda for Council Meeting on Wednesday, May 15, 2024.

Consent Agenda
- Approval of Minutes
- Authorize the Mayor to sign the Blue Run Park funding letter

- Approve Amendment 2 to Agreement #AGR2018-40, Kearse Parking

Regular Agenda
- Award Bid #BID2024-01 Granada and Palmetto Way Road Project
- Public Hearing Ordinance #ORD2024-04 Increasing BTR Fees
- Final Reading Ordinance #ORD2024-04 Increasing BTR Fees
- Resolution #RES2024-18 Budget Amendment
- FY2023-24 2nd Quarter Budget Update

Future Meetings:
- 05/15/2024 CRA Meeting
- 05/15/2024 City Council Meeting

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.

May City Council Report

New Members

Jen T. LMT LLC (Mobile Massage Therapy)

Advanced Insurance Solutions

Paige's Root Beer

- **Boomtown Days Report**

Upcoming Events

May 11- "How to Make Facebook & Instagram Reels" at Rainbow Springs Art in Dunnellon 20804 W. Pennsylvania Ave. From 1 pm – 3 pm. Class fee is $25.

May 13- Every Monday is Bingo Night from 5 pm -7 pm at Cheers in Rainbow Springs 19330 SW. 88th place.

May 18- Sparr Building & Farm Supply "Farm Swap" from 8 am – 12 pm. 2915 W. Dunnellon Rd.

May 19- "Dunnellon Poetry Society" meets at Rainbow Springs Art in Dunnellon from 2 pm – 4 pm.

May 20- Bingo Night Cheers at Rainbow Springs from 5pm -7pm.

May 20-"Acrylic Pour on a Vase for May Flowers" Cost is Class $50 Materials $10.

May 25- "Watercolor Basics" at Rainbow Springs Art in Dunnellon. From 1pm–3pm.

Class $60 Materials $10

May 27- Bingo Night at Cheers 5pm-7pm.

May28- Dinner Mixer at 5:30 pm at the Front Porch 12039 N. Florida Ave. Dunnellon, FL 34434 R.S.V.P. BY 5/24 Guest Speaker Dr. Philip Geist of the SDBC **"How To Be More Effective In Today's Economy." Dinners are $20 for members $25 for future-Members.**

City of Dunnellon

Agenda Summary Form

Meeting Date: May 6, 2024

1. Responsible Department: Police Department
2. Presenter: Chief Scaglione
3. Recommended Action: Authorize staff to obtain a contract with ADT for the purchase of a new intrusion system for the Police Department and have the Mayor execute the agreement after City Attorney review.

Subject: Current intrusion system is outdated and cannot be supported as individual components go down.

Request for Approval Summary Explanation & Background:
The police department has reached out to three different companies to provide new intrusion and camera systems. The first company, VERKADA, was turned down. The other two companies are ADT and Johnson Controls.

ADT: $3,451.03 for purchase of equipment which includes cameras, alarms on door and motion sensors inside PD and three keypads. Monitoring is $135.29 monthly for a total of $4,870.44 for 36 months. **Total cost $ 8,321.47**

Johnson Controls: Camera equipment $0 down $673.51 month for five years = $40,410.60. Outright purchase option $25,187.96 with and additional $238.17 monthly payment totaling $14,290.20. With an overall five-year total of $39,478.16.

Johnson Controls: Alarm equipment $0 down $138.28 month for five years = $8,296.80. Outright purchase option $4,354.14 with a $82.88 monthly payment for five years = $4,972.80.
Total cost $9,326.94

Johnson Control owned option total $48,707.40.
Johnson Control Outright Purchase option total $48,805.10

Procurement Method: Quotes

Fiscal Information: Monthly monitoring is provided in the FY23-24 budget at $713. As of February 29, 2024, $176.67 has been spent leaving a balance remaining of $536.33 available for monitoring. (5 months remaining in current FY x $135.29 = $676.45) The equipment amount of $3,451.03 plus approximately $140 unfunded monthly monitoring will be funded via a future budget amendment from unrestricted general fund reserve for the operating expense and the 1% Discretionary Sales Surtax reserve for the equipment.

Attorney Review: Pending

City of Dunnellon

Agenda Summary Form

Meeting Date: May 6, 2024

1. Responsible Department: Police Department
2. Presenter: Chief Scaglione
3. Recommended Action: Allow Center for Public Safety Research and Planning to conduct a staffing, Spatial needs, Site Selection Study, & Grant Identification EOC Facility

Subject: Dunnellon Police Department Needs Analysis

Request for Approval Summary Explanation & Background:
The current Police Department is currently in a state that it is going to need several thousands of dollars to retrofit. The growth of this western area of Marion County is growing, which will increase the number of future employees at the Police Department. The current Police Department does not offer the ability to increase its size/footprint. It will also entail a site(s) analysis and conceptual site plan and a grant identification process.

This is a four-part study. We can select each part individually or in any combination, or the entire study. The quote for the project has been attached so you can read about each study and what each individual study costs. The entire study would not exceed $42,500.

This study will give the Police Department, City Council, and the taxpayers of Dunnellon much needed information on what and even if a new department is warranted. It would also give us information on where and how to start, and if this is the direction the City would like the Police Department to go.

I also request Stockton Reeves, Executive Director for The Center for Public Safety, Inc. be allowed to give a brief presentation and answer any questions the Council may have.

Procurement Method: City Purchasing Policy Section 2-382(5)

Fiscal Information: Unbudgeted

Attorney Review: No

Wednesday, March 13, 2024

Captain Ron Bray
Dunnellon Police Department
12014 S. Williams Street
Dunnellon, FL 34431

RE: Staffing, Spatial Needs, Site Selection Studies & Grant Identification
EOC Facility

Captain Bray:

There are four critical information components the department should have as you plan for the future in terms of personnel and addressing facility needs for a future EOC/hardened facility. The city/community should also look to the future and plan for growth that is coming.

As I mentioned, ***people drive square footage which drives dollars which drives decisions.***

The goal is to provide data and documents that enable decision makers to plan accordingly, set budgets and allocate place holders in capital improvement plans and future budgets, makes decisions on a site or sites so management and elected officials can decide on funding mechanisms.

The first part is a staffing study. This document examines the department's current roster, organization chart and services provided to the community. This document examines external data such as population as well as future population changes and how Dunnellon's demographics will change over time particularly as that affects services. Other issues such as should be examined as they will also affect personnel in the department.

This document should examine all aspects of the department and should provide a matrix that demonstrates how personnel changes will or should occur in current, five, ten- and twenty-year intervals.

Based on your current roster of sworn and non-sworn personnel, we estimate that the cost range for this service will be about **$13,800**.

The second part is a space need study. This document builds on the data in the staffing study. This study will examine the organizational chart, units, equipment, and sites. Our studies draw on information from hundreds of such studies conducted across the country with different sized departments.

This document also examines the services the Dunnellon Police Department provides to the community and takes into account how you provide those services. No two departments are exactly alike so each study follows these constraints to provide a room-by-room analysis and presentation of current and future spaces. This document also provides a look into the future by five, ten and twenty years.

This document typically accounts for public spaces, administrative, patrol, investigations, evidence and forensics, records and more. It also looks at those spaces for a building such as mechanical and electrical rooms, Telcom and IT spaces.

Because the nearest storm shelter is roughly 40+ miles away in Ocala, Dunnellon should examine options for an EOC type facility capable of housing 200-300 most at-risk citizens in the event of a storm or category Hurricane.

This document will provide critical information in the future for a design team as well as form the basis of the building program, ensuring the department that their current and future needs will be met.

We estimate that the cost range for this service will be about **$17,250**.

Part three would entail a site(s) analysis and conceptual site plans. This review would examine infrastructure such as water, power, sanitation, cabling and technology. Further analysis would be undertaken as to how each site or sites could be utilized and where buildings, parking, landscaping, water retention would be placed on the site.

We estimate that this phase would cost about **$3,450**.

Part four would be grant identification. As I mentioned, we were recently retained by the City of Charleston, WV and Green Bay, WI to provide them with comprehensive grant information which they could use to better understand what opportunities are available, now and in the future.

We also provided them with information to see how the grants were used, what they paid for and how they might apply their needs against what the grants offer in future applications.

These are the primary grants applicable to municipal law enforcement and emergency management.

- State Homeland Security Program (SHSP)
- Building Resilient Infrastructure & Communities (BRIC)
- Hazardous Mitigation Grant Program (HMGP)
- Emergency Management Performance Grant (EMPG)
- Pre-Disaster Mitigation Grant Program (PDM)

We examined grants at the federal level that would be applicable and provided information on the following areas.

- Opening and closing dates
- Period of performance
- Funding available
- Grant background
- Funding Guidelines
- Program Information
- The NPAs (National Priority Areas) and minimal spending requirements
- Examples of projects for each NPA
- What types of Law Enforcement improvements can this grant be used for
- Examples of what this grant has paid for

In addition, we have compiled a list of 755 items that the federal government will allow applicants and sub applicants to request funding for from vehicles to holsters, software, equipment, etc.

We researched these items and developed an Excel spreadsheet that details the following for each item.

- AEL Code (Authorized Equipment Listing)
- The title
- Description of item
- Grant notes
- FEMA related grant programs (list of which grants will include those items, some items may be covered by up to eight different grants)

In short, these documents are a blueprint for any law enforcement entity to better understand the grants, the opportunities and more. The report can be used now or in the future.

We could tailor these documents for Dunnellon, and I estimate that the cost for this service would be **$8,000.**

Conclusion. Each municipality moves at its own pace as some choose to do these phases individually and others do them together. Based on my information for Dunnellon, I would suggest doing the studies together.

The total, not to exceed cost, would be $42,500.

I hope this information is beneficial and I am always available to answer questions or assist in any other way.



Stockton Reeves, Executive Director
The Center for Public Safety, Inc.
407-756-1237 direct
407-951-2117 cell
stocktonr@centerforpublicsafety.org

International Association of Law Enforcement Planners (IALEP)
Florida Emergency Preparedness Association (FEPA)
International Association of Emergency Managers (IAEM)
Florida Police Chiefs Association (FPCA)
Association of Public-Safety Communications Officials (APCO)
Orange County, FL Mitigation Strategy Working Group

City of Dunnellon

Agenda Summary Form

Meeting Date: 05/06/2024

1. Responsible Department: Clerk
2. Presenter: Mandy Odom
3. Recommended Action: Approve Amendment No. 2 to #AGR2018-40

Subject: Agreement #AGR2018-40, Ron Kearse Parking Agreement Amendment No. 2

Request for Approval Summary Explanation & Background:

The Parcel ID number referenced in the original agreement and Amendment 1 as City property (3380-0517-01) does not exist. Per Marion County, a lot combine was done in 2019. Parcel ID number 3380-0516-01 is now the correct parcel number, which includes the fire station parcel and the fire station parking lot between the firehouse and Mr. Kearse's building.

NON-EXCLUSIVE USE AGREEMENT
AMENDMENT NO. 2 TO #AGR2018-40

This Agreement is entered into this 15th day of May, 2024 by and between RONALD KEARSE, an individual, ("MR. KEARSE") whose mailing address is 10935 SW 186 Circle, Dunnellon FL 34432 and the CITY OF DUNNELLON, FLORIDA, a Florida municipal corporation (the "CITY") whose address is 20750 River Drive, Dunnellon, Florida 34431.

RECITALS:

WHEREAS, to relieve traffic congestion in the streets, to minimize any detrimental effects of off-street parking areas on adjacent properties, and to ensure the proper and uniform development of parking areas throughout the City, the City of Dunnellon Zoning Code (the "City Code") establishes the minimum number of off-street parking and loading spaces necessary for various land uses in the City of Dunnellon; and

WHEREAS, the CITY owns certain real property identified with a Marion County Tax Parcel Identification Number of 3380-0516-01 (the "CITY-Owned Property") more particularly described as set forth in Exhibit "A," which is attached hereto and incorporated herein; and

WHEREAS, MR. KEARSE owns certain property within the City of Dunnellon located at 20600 W. Pennsylvania Avenue with a Marion County Tax Parcel Identification Number of 3380-0517-06 (the "Property"), such Property being legally described in Exhibit "B" attached hereto and made a part of this Agreement; and

WHEREAS, the Property currently does not have any parking spaces available to it, and is deficient by 6 (six) parking spaces required under the City Code for the proposed use of the KEARSE-Owned Property; and

WHEREAS, MR. KEARSE has requested to use some of the off-street parking spaces on the CITY-Owned Property to satisfy the Property's off-street parking requirements to comply with the City Code; and

WHEREAS, the CITY has available parking and is amenable to MR. KEARSE'S request; and

WHEREAS, MR. KEARSE'S use of the parking spaces on the CITY-Owned Property shall be non-exclusive; and

WHEREAS, MR. KEARSE'S non-exclusive use of the CITY-Owned Property for parking for the Property, subject to the conditions herein, will benefit the public and will not interfere with the CITY's use of the CITY-Owned Property for public purposes; and

WHEREAS, MR. KEARSE acknowledges that if this Agreement is terminated or otherwise not maintained, MR. KEARSE must reduce the use of the Property or make other arrangements to satisfy parking requirements set forth in the City Code; and

WHEREAS, MR. KEARSE acknowledges that use of the Property may not be intensified without compliance with the City Code; and

WHEREAS, MR. KEARSE hereby undertakes certain commitments and covenants to hold the CITY harmless during its utilization of the City-Owned Property.

NOW, THEREFORE, for and in consideration of these premises, and for good and valuable consideration, the receipt, adequacy, and sufficiency of which are hereby expressly acknowledged, the parties agree as follows:

1. RECITALS. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. AUTHORIZATION TO UTILIZE CITY-OWNED PROPERTY.

(a) The CITY hereby grants MR. KEARSE non-exclusive authorization to utilize the CITY-Owned Property for vehicular parking related to the operation of business at 20600 W. Pennsylvania Avenue during the term of this Agreement. The City shall make available 6 (six) parking spaces on the CITY-Owned Property described in Exhibit "A" for MR. KEARSE'S existing businesses on the Property described in Exhibit "B."

(b) This Agreement creates no possessory ownership interest by MR. KEARSE in the CITY-Owned Property nor does this Agreement authorize any use of the CITY-Owned Property by MR. KEARSE for any other use than parking. Under no circumstances shall MR. KEARSE utilize or allow the CITY-Owned Property to be utilized for private gain in any manner inconsistent with its intended use for parking purposes. This Agreement does not preclude CITY from placing parking meters on the CITY-Owned Property and charging users for parking in metered parking spaces.

(c) The CITY reserves the right to limit, restrict, or prohibit parking in any portion of the CITY-Owned Property if such limitation, restriction, or prohibition is determined in the sole discretion of the CITY to be in the best interest of the safety of persons or protection of property, public or private.

(d) If this Agreement is terminated or otherwise not maintained, MR. KEARSE must reduce the use of the Property or make other arrangements to satisfy parking requirements set forth in the City Code.

3. **CONSIDERATION.** The rental payments provided for herein shall be due and payable in advance on the first day of each month for which said rentals are due. MR. KEARSE shall pay to CITY the monthly sum of $90.00 (plus any applicable sales tax) for non-exclusive use of the CITY-Owned Property for vehicular parking relating to the operation of its businesses on the Property during the term of this Agreement. If advance payment is late and thereafter not made payable on or before the 10th day of any month that this Agreement is in effect, then the CITY may immediately terminate this Agreement by providing MR. KEARSE written notice of termination. The first monthly payment shall be due on October 1, 2023 or on the date this this Agreement is executed.

4. **INSURANCE.** At all times during the term of this Agreement, MR. KEARSE shall keep and maintain, at their own cost and expense, comprehensive liability insurance with a combined single limit of not less than $2,000,000 (Two Million Dollars), insuring that part against claims for bodily injuries and/or death and/or damage to property incurred while on or about the City-Owned Property and/or in connection with any act or omission thereon and/or any tortious act or omission in or about the City-Owned Property of MR. KEARSE or MR. KEARSE'S agents, employees, guests, invitees or licensees. Such insurance shall name the CITY as additional insured.

5. **TERM.** This Amendment shall be for a term of five (5) years commencing on August 1, 2023, and may be renewed for additional five (5) year terms upon the agreement, in writing, of all parties hereto.

6. **TERMINATION.** MR. KEARSE may terminate this Agreement without cause by giving the CITY at least thirty (30) written days' notice of intent to terminate. The CITY may terminate this Agreement without cause by giving MR. KEARSE at least three hundred sixty-five days (365) days written notice of its intent to terminate.

7. **ASSIGNMENT**. This Agreement may not be assigned without the express written consent of the City. Such consent shall be in the sole discretion of City Council.

8. **INDEMNIFICATION AND HOLD HARMLESS**. To the fullest extent permitted by law, MR. KEARSE shall indemnify, hold harmless and defend the CITY, its agents, and employees, or any of them, from and against all claims, damages, losses, and expenses including, but not limited to, attorneys' fees and all other legal costs, arising out of or resulting from this Agreement, provided that same is caused in whole or part by the error, omission, negligent acts, conduct, or misconduct of MR. KEARSE, their agents, servants, employees, subcontractors, or invitees. Nothing herein shall be deemed to affect the rights, privileges, and immunities of the CITY as set forth in Section 768.28, *Florida Statutes*.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed and delivered, all as of the date and year first above written.

CITY OF DUNNELLON

ATTEST:_____
Amanda L. Odom, CMC
City Clerk

BY: _____
Walter L. Green, Mayor

PROPERTY OWNER

BY:_____
Ronald Kearse, Landlord



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

Exhibit A - 4/1/24

Return to Search.

You searched 'ParcelR' for '3380-0517-01'

0 records found. End of search reached.

PROPERTY RECORD SEARCH

The property information database allows you to search by various methods. Search Tips are provided when you select the Search By method, do not use punctuation marks in searches. For a list of valid property class codes, please click here.


W Pennsylvania Ave
1
2
3
4
5
6
Kearse parcel
ID
3380-0517-06
City Parcel ID
3380-0516-01
City Rd
Google Earth
© 2017 Google
N
100 ft

Jimmy H. C O Jr. CFA O
M ari OOC Q1 ty Pr perty Appr iser O

501 SE 25th Ave ue c l FL 34471 Teleph Oe: (352) 368-8300 F x: (352) 368-8336 O

O

2024 Pr perty Rec rd C Qd O

Re COEst te O

3380-0516-01 O

GOOGLE Street View O

Prime Key: 800546 O | Beta MAP IT+ O | Current as of 4/1/2024 O

Property Information O

M.S.T.U. O
PC: 89 O

CITY OF DUNNELLON O
20750 RIVER DR O
DUNNELLON FL 34431-6744 O

Taxes / Assessments: O
Map ID: 21 O
Millage: 3002 - DUNNELLON O

Acres: .29 O

Situs: Situs: 20612 W PENNSYLVANIA O
AVE DUNNELLON O

2023 Certified Value O

Land Just Value O	$37,896 O
Buildings O	$79,976 O
Miscellaneous O	$5,619 O
Total Just Value O	$123,491 O
Total Assessed Value O	$123,491 O
Exemptions O	($123,491) O
Total Taxable O	$0 O

Ex Codes: 15 O

History of Assessed Values O

Year O	Land Just O	Building O	Misc Value O	Mkt/Just O	Assessed Val O	Exemptions O	Taxable Val O
2023 O	$37,896 O	$79,976 O	$5,619 O	$123,491 O	$123,491 O	$123,491 O	$0 O
2022 O	$37,896 O	$73,143 O	$5,619 O	$116,658 O	$116,658 O	$116,658 O	$0 O
2021 O	$37,896 O	$66,216 O	$5,619 O	$109,731 O	$109,731 O	$109,731 O	$0 O

Property Transfer History O

Book/Page O	Date O	Instrument O	Code O	Q/U O	V/I O	Price O
1309/1616 O	10/1985 O	07 WARRANTY O	0 O	U O	V O	$100 O

Property Description O

SEC 35 TWP 16 RGE 18 O
PLAT BOOK A PAGE 174 O
DUNNELLON FIREHOUSE O
LOT 516 AND PART OF LOT 533 AS DESC COM AT NE COR O
S 37-40 W 33.10 FT N 24-35 W 28.70 FT E 29.17 FT TO POB & O
DUNNELLON COM 170.70 FT W OF SLY RWY PENN AV & O
WLY RWY DOUGAL AV (US-41) FOR POB W TO NW COR OF O

LOT 517 S 1 n T TO nL Y BDY LOT 521 S ln Y TO S n
COR LOT 521 SELY 25 T ALO nG SLY BDY LOT 521 ELY n
9 .6 T 66.85 T MOL TO POB n
PART LOTS 517.519.52 .521 n
PARKI G LOT n

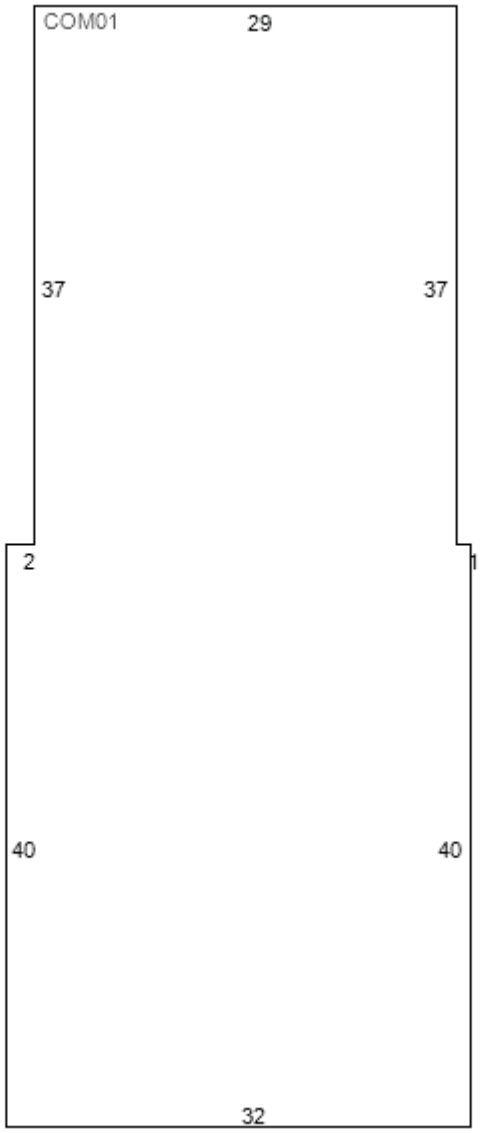
La d Data - War i g: Verify Zo i g n

Use n	CUse n	Front n	Depth	Zoning n	Units Type	Rate Loc Shp Phy	Class Value	Just Value n
GCS n	8 94 n	. n	. n	R n	6 , 98. 0 S n			
GCS n	8 91 n	. n	. n	R n	6 ,5 4. 0 S n			

eighborhood 9961 - COMM E PE n SYLVA nIA DU n ELLO n
Mkt: 2 7 n

Traverse n

Building 1 of 1 n
COM 0l nU4 L1U n7L29D n7L2D4 R n2. n



Buildi g Characteristics n

Structure N	4 - MASONRY NO PILAST N		**Year Built** 1965 N
Effect ve N	7 - 30-34 YRS N		**Physical Deterioration** 0% N
Condition N	4 N		**Obsolescence: Functional** 0% N
Quality Grade N	400 - FAIR N		**Obsolescence: Locational** 0% N
Inspected on N	10/21/2020 by IN7 N		**Base Perimeter** 218 N

Exterior Wall 44 FACE BRICK-BLK38 WD SIDING-SHTG N

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish		Sprinkler	A/C
1 N	11.0	1.00 N	1982	0 N	2,353	F01 RESIDENTIAL N	46 % N	Y N	
						G27 AUTO REPAIR N	54 % N		

Section: 1 N

Elevator Shafts: 0 N	**partments:** 0 N	**Kitchens:** 1 N	**4 Fixture Baths:** 0 N	**2 Fixture Baths:** 0 N
Elevator Landings: 0 N	**Escalators:** 0 N	**Fireplaces:** 0 N	**3 Fixture Baths:** 1 N	**Extra Fixtures:** 5 N

Miscellaneous Improvements N

Type N	Nbr Units	Type	Life N	Year In N	Grade N	Length N	Width N
144 PAVING ASPHALT N	6,838.00	SF N	5 N	1965 N	3 N	0.0 N	0.0 N
159 PAV CONCRETE N	974.00	SF N	20 N	1965 N	5 N	0.0 N	0.0 N

Appraiser Notes N

DUN ELLON FIRE DEPARTMENT N

Planning and Building N

** Permit Search ** N

Permit Number	Date Issued	Date Completed	Description N
DUN20200250 N	8/13/2020 N	- N	200A METER N
DUN20200213 N	6/30/2020 N	- N	INSTALL PLYMOVENT SYSTEM IN FIRE STATION #3 - MCFR N
DN02270 N	9/1/1987 N	- N	ADD TO FIREHOUSE N

Jimmy H. C O Jr. CFA O
M ariOOC Q1 ty Pr perty Appr iser O

501 SE 25th Ave ue O c D FL 34471 Teleph Oe: (352) 368-8300 F x: (352) 368-8336 O

O

2024 Pr perty Rec rd C Qd O

Re COEst te O

3380-0517-06 O

GOOGLE Street View O

Prime Key: 800597 O | Beta MAP IT+ O | Current as of 4/1/2024 O

Property Information O

M.S.T.U. O
PC: 11 O
Acres: .04 O

KEARSE RONALD W O
10935 SW 186TH CIR O
DUNNELLON FL 34432 O

Taxes / Assessments: O
Map ID: 21 O
Millage: 3002 - DUNNELLON O

Less Situs
Situs: 20600 W PENNSYLVANIA AVE
ALL UNITS DUNNELLON
Situs: 20600 W PENNSYLVANIA AVE O
UNIT 1 DUNNELLON O
Situs: 20600 W PENNSYLVANIA AVE O
UNIT 2 DUNNELLON O
Situs: 20600 W PENNSYLVANIA AVE O
UNIT 3 DUNNELLON O

2023 Certified Property Value by Income O

Land Just Value O	N/A O
Buildings O	N/A O
Miscellaneous O	N/A O
Total Just Value O	$54,047 O
Total Assessed Value O	$54,047 O
Exemptions O	$0 O
Total Taxable O	$54,047 O

Ex Codes: O

History of Assessed Values O

Year O	Land Just O	Building O	Misc Value O	Mkt/Just O	Assessed Val O	Exemptions O	Taxable Val O
2023 O	$15,678 O	$73,189 O	$0 O	$54,047 O	$54,047 O	$0 O	$54,047 O
2022 O	$15,678 O	$64,522 O	$0 O	$51,235 O	$51,235 O	$0 O	$51,235 O
2021 O	$15,678 O	$49,567 O	$0 O	$49,217 O	$49,217 O	$0 O	$49,217 O

Property Transfer History O

Book/Page O	Date O	Instrument O	Code O	Q/U	V/I O	Price O
6737/0594 O	03/2018 O	07 WARRANTY O	4 V-APPRAISERS OPINION O	Q O	I O	$59,000 O
1890/0878 O	12/1992 O	07 WARRANTY O	2 V-SALES VERIFICATION O	Q O	I O	$45,000 O
1137/1793 O	12/1982 O	07 WARRANTY O	0 O	U O	I O	$30,000 O

Property e .r pt o .

SEC 35 TWP 16 RGE 18 .
UNNELLON COM 123 40 FT W OF SW COR OF INTER- SECTION .
OF PENN AVE & OUGAL AVE THENCE W 38 30 FT S 47 FT E .
38 30 FT N 47 FT TO POB & COM 161 70 FT W.
& 57 FT S FROM INTERSECTION S RWY LINE PENN AVE & W.
RWY LINE OUGAL AVE THENCE N 10 FT E 10 FT S 8 FT .
SW TO POB BEING PARTS OF LOTS 517 518 519 520 .

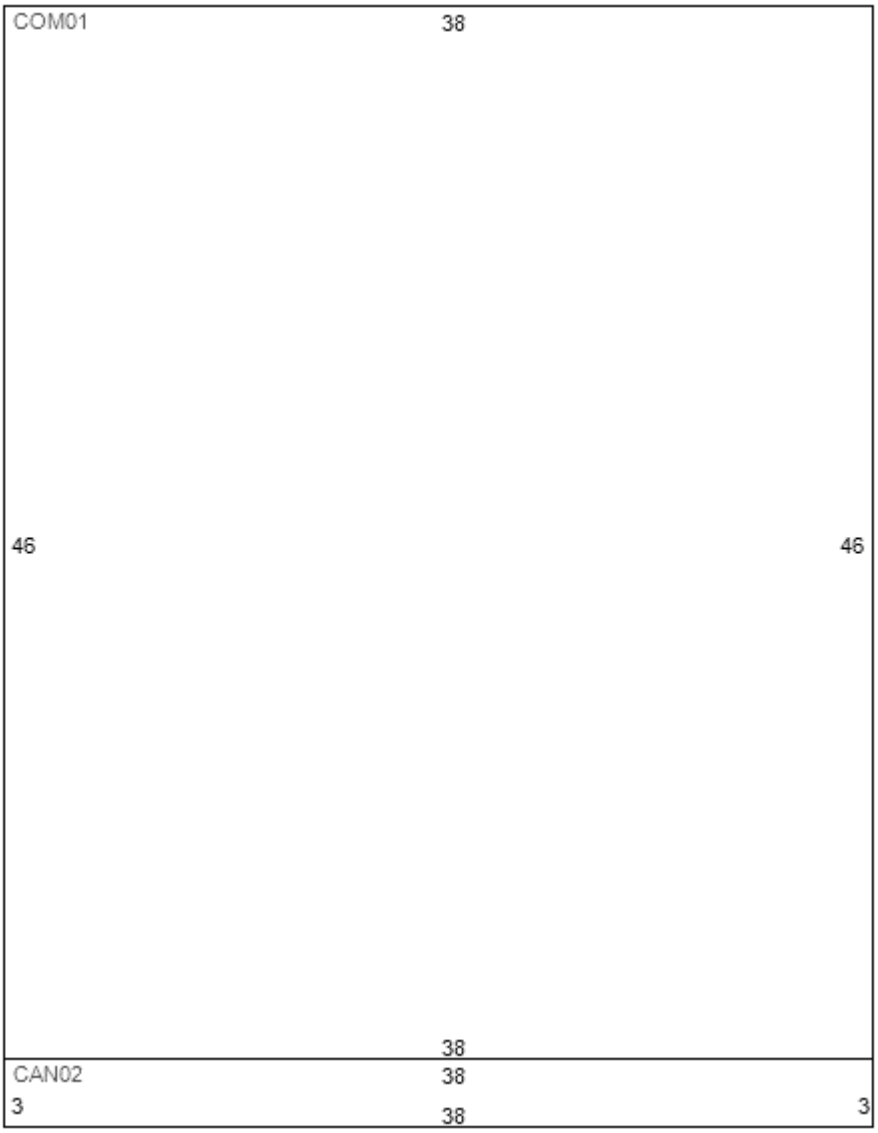
La d ata - War . g: Ver fy Zo . g .

Use .	CUse .	Front .	Depth	Zoning .	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value .
GCSF .	1100 .	0 .	0 .	B3 .	1,742 00	SF .						

Ne ghborhood 9961 - COMM E PENNSYLVANIA UNNELLON .
Mkt: 2 70 .

Traver e .

Building 1 of 1 .
COM01=L38 .46R38U46 . 46 .
CAN02=L38 .3R38U3 .



Building **d** te isti s **d**

Structure d	4 - MASONRY NO PILAST **d**	**Year Built** 1954 **d**
Effective Age d	7 - 30-34 YRS	**Physical Deterioration** 0% **d**
Con dition d	0 **d**	**Obsolescence: Functional** 0% **d**
Quality Gra e d	400 - FAIR **d**	**Obsolescence: Locational** 0% **d**
Inspecte on d	12/6/2021 by 117 **d**	**Base Perimeter** 168 **d**

Exterior Wall 32 ON **d** BLK-STU **dO d**

Section	Wall Height	Stories	Year Built	Basement %	Groun	Flr Area	Interior Finish **d**		Sprinkler	A/C **d**
1 **d**	8.0	1.00 **d**	1954 **d**	0 **d**		1,748	M17 OFFI E **d**	32 % **d**	N **d**	Y **d**
							M22 FAST FOOD RESTAURANT	68 % **d**	N **d**	Y **d**
2 **d**	8.0	1.00 **d**	1954 **d**	0 **d**		114	AN ANOPY-ATTA **d** HD **d**	100 % **d**	N **d**	N **d**

Section: 1 d

Elevator Shafts: 0 **d**	**Aprtments:** 0 **d**	**Kitchens:** 0 **d**	**4 Fixture Baths:** 0 **d**	**2 Fixture Baths:** 1 **d**
Elevator Lan dings: 0 **d**	**Escalators:** 0 **d**	**Fireplaces:** 0 **d**	**3 Fixture Baths:** 1 **d**	**Extra Fixtures:** 4 **d**

Mis ell neous Imp ovements **d**

Type	Nbr	Type	Life	Year	Grade	Length	Width

Appraiser Notes

1-2-VACANT..o.....1-3FX 3X

3-BRICKS AND MORTAR REAL ESTATE DEVELOPMENT...1-2FX 1X EST

INTERIOR EST. CORRECT.

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
DUN20230124	1/9/2023	-	AFTER THE FACT PERMIT FOR ELECTRICAL
DUNAFTP20230124	1/9/2023	-	AFTER THE FACT PERMIT FOR ELECTRICAL
PZ20210243	8/19/2021	-	RESTORE FRONT CANOPY TO ORIGINAL DESIGN; ADD DECORATIVE EXT
20210181	4/13/2021	-	OPEN REAL ESTATE OFFICE UNIT 3
1819-034	4/25/2019	-	
1819-027	3/5/2019	-	FIRE PLAN REVIEW
1819-001	10/2/2018	-	.
1718-194	9/18/2018	-	A/C
DN08062	4/1/2008	-	CHANGE OF OCCUP DANA`S
DN01436	12/1/1982	10/1/1983	IMPROVE STRUCTURE

CITY OF DUNNELLON

20750 River Drive
Dunnellon, FL 34431
(352) 465-8500
FAX (352) 465-8505

May 6, 2024

Marion County Board of County Commissioners
Attention: Chairwoman Michelle Stone
601 SE 25th Avenue
Ocala, FL 34471

Subject: Blue Run Park Restroom Project

Honorable Chairwoman Stone:

On behalf of the Dunnellon City Council, residents, and visitors, I would like to thank you and the Board of County Commissioners for the commitment to provide funding for the construction of a brick-and-mortar restroom facility at Blue Run of Dunnellon Park.

The City previously committed additional funds to help with the construction. The breakdown is as follows:

Original commitment:	$30,000
Less reimbursement to Marion County:	18,000
Balance of original commitment:	12,000
Per Letter dated 5/26/22:	
Additional commitments:	23,400
	175,000
Total City commitment:	$210,400

The current City Council voted to remove all but the remaining balance from the original commitment of $12,000 from the City's FY2023-2024 adopted budget. This project has become cost prohibitive for the City at this time. We are unable to commit more than $12,000 to the restroom project. If funding becomes available in the future, we will be pleased to entertain further discussion about funding assistance at that time.

Thank you,

Walter L. Green
Mayor

May 2, 2024

Mrs. Mandy Odom
City of Dunnellon
20750 River Drive
Dunnellon, FL 34431
modom@dunnellon.org

RE: ***Granada and Palmetto Way Roadway; Bid Recommendation Letter***
Kimley-Horn Project No. 042382079

Dear Mrs. Odom:

Kimley-Horn reviewed the bids received for the above-referenced Project. As of the deadline on April 29, 2024, at 2:00 p.m., 3 bids were received and opened at 2:05 p.m. All bids received were responsive. Attached is a bid tabulation of the submitted bids.

Based upon our review of the documents submitted, Pave-Rite, Inc. is the lowest responsive bidder with a bid in the amount of $518,286.93. Kimley-Horn does not object to issuing a Notice of Intent to Award to Pave-Rite, Inc. for this Project.

Sincerely,
KIMLEY-HORN

Alan J. Garri, P.E.

AJG/sab

Attachment: Bid Tabulation

Cc: File

https://kimleyhorn.sharepoint.com/sites/AlanGarrisTeamCoordination/Shared Documents/General/Dunnellon Granada and Palmetto Way Roadway 042382079/Documents/Bid Administration/Bid Tabulation/Lcod240502ajg_Recommendation Letter.docx

BID FORM

CITY OF DUNNELLON

GRANADA AND PALMETTO WAY ROADWAY PROJECT

PAY ITEM #:	DESCRIPTION:	QTY:	UNIT:	UNIT COST:	TOTAL COST:	UNIT COST:	TOTAL COST:	UNIT COST:	TOTAL COST:
GENERAL				**Art Walker Construction**		**Hartman Civil Co, Inc.**		**Pave-Rite**	
1	MOBILIZATION	1	LS	$ 84,583.80	$ 84,583.80	$ 30,882.00	$ 30,882.00	$ 21,786.90	$ 21,786.90
2	BONDS AND INSURANCE	1	LS	$ 7,824.18	$ 7,824.18	$ 12,500.00	$ 12,500.00	$ 6,836.50	$ 6,836.50
3	MAINTENANCE OF TRAFFIC	1	LS	$ 83,998.20	$ 83,998.20	$ 20,000.00	$ 20,000.00	$ 23,028.96	$ 23,028.96
4	SURVEY LAYOUT AND RECORD DRAWINGS	1	LS	$ 16,736.50	$ 16,736.50	$ 10,000.00	$ 10,000.00	$ 11,400.00	$ 11,400.00
5	PROFESSIONAL SITE VIDEO TAPING (PRE & POST CONSTRUCTION)	1	LS	$ 7,198.40	$ 7,198.40	$ 3,500.00	$ 3,500.00	$ 4,200.00	$ 4,200.00
6	PERMITS	1	LS	$ 2,750.00	$ 2,750.00	$ 1,500.00	$ 1,500.00	$ 3,400.50	$ 3,400.50
7	CLEARING AND GRUBBING	1	LS	$ 125,620.00	$ 125,620.00	$ 7,500.00	$ 7,500.00	$ 26,592.35	$ 26,592.35
8	ADDITONAL LIMEROCK (LBR 100)	520	CY	$ 85.01	$ 44,205.20	$ 55.00	$ 28,600.00	$ 37.06	$ 19,271.20
9	RECLAIMATION OF EXISITING ROADWAY	9202	SY	$ 12.29	$ 113,092.58	$ 25.00	$ 230,050.00	$ 15.72	$ 144,655.44
10	SP 9.5 ASPHALTIC CONCRETE SURFACE COURSE, 1.25" DEPTH	625	TN	$ 264.45	$ 165,281.25	$ 190.00	$ 118,750.00	$ 201.87	$ 126,168.75
11	MILL AND RESURFACE ASPHALT	540	SF	$ 34.93	$ 18,862.20	$ 15.00	$ 8,100.00	$ 7.49	$ 4,044.60
12	SWALE REGRADING AND OUTFALL RESTORATION (INCLUDING DISPOSAL OF EXCESS MATERIAL)	8897	LF	$ 13.61	$ 121,088.17	$ 11.00	$ 97,867.00	$ 6.58	$ 58,542.26
13	THERMOPLASTIC STOP BAR (24") (SOLID WHITE)	186	LF	$ 18.70	$ 3,478.20	$ 12.00	$ 2,232.00	$ 11.25	$ 2,092.50
14	THERMOPLASTIC PAVEMENT MARKINGS (6")(SINGLE)(SOLID WHITE)	400	LF	$ 6.71	$ 2,684.00	$ 2.00	$ 800.00	$ 4.07	$ 1,628.00
15	18 INCH RCP STORM PIPE AND CONNECTION TO EXISTING MANHOLE	275	LF	$ 157.63	$ 43,348.25	$ 125.00	$ 34,375.00	$ 111.85	$ 30,758.75
16	12 INCH CMP	32	LF	$ 283.46	$ 9,070.72	$ 101.00	$ 3,232.00	$ 117.70	$ 3,766.40
17	FDOT TYPE C DITCH BOTTOM INLET	1	EA	$ 9,202.45	$ 9,202.45	$ 4,500.00	$ 4,500.00	$ 7,266.59	$ 7,266.59
18	WATER PROOF CSP COUPLER AND HUGGER BAND	1	EA	$ 4,515.50	$ 4,515.50	$ 2,500.00	$ 2,500.00	$ 1,727.23	$ 1,727.23
19	SOD	3000	SY	$ 16.50	$ 49,500.00	$ 7.00	$ 21,000.00	$ 7.04	$ 21,120.00
				Art Walker Construction TOTAL	*$ 913,039.60*	*Hartman Civil Co, Inc. TOTAL*	*$ 637,888.00*	***Pave-Rite TOTAL***	***$ 518,286.93***

Bidder	Stated Bid Total	Actual Bid Total	PUBLIC ENTITY	DRUG FREE	BID BOND
Art Walker Construction [1]	$913,077.00	$913,039.60	X	X	
Hartman Civil Construction	$637,888.00	$637,888.00	X	X	
Pave-Rite	$518,286.93	$518,286.93	X	X	X

[1.] ERROR IN MATH-- BID FORM SAID 186 AND THEY GAVE QUANTITY FOR 188 ON LINE 13

RESOLUTION #RES2024-18

A RESOLUTION OF THE CITY OF DUNNELLON, FLORIDA AMENDING THE FISCAL YEAR 2023-24 BUDGET TO TRANSFER $24,575 FROM THE 1% DISCRETIONARY SALES SURTAX RESERVE AND $11,494 FROM THE GENERAL FUND UNRESTRICTED RESERVE TO FUND EXPENSES RELATED TO THE PURCHASE OF A LITE SPEED TRAILER WITH LPR SYSTEM FOR THE DUNNELLON POLICE DEPARTMENT; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, due to unbudgeted expenses anticipated to be paid through the end of FY 2023-24, the City Council has determined it to be in the best interests of the City to amend the City's FY 2023-24 budget.

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

SECTION 1. The "WHEREAS" clause above is hereby incorporated herein as a legislative finding.

SECTION 2. The City Council of the City of Dunnellon, Florida hereby amends the Fiscal Year 2023-24 budget to transfer $24,575 from the 1% Discretionary Sales Surtax Reserve and $11,494 from the General Fund Unrestricted Reserve for a total amount of $36,069 for the purchase of a LITE Speed Trailer with LPR System for the Dunnellon Police Department.

SECTION 3. If any section, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding in no way affects the remaining portions of this Resolution.

SECTION 4. All resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. This Resolution shall take effect immediately upon its approval.

Upon motion duly made and carried, the foregoing Resolution was adopted by the City Council of the City of Dunnellon on the 15th day of May, 2024.

CITY OF DUNNELLON, FLORIDA

_____
WALTER L. GREEN, MAYOR

ATTEST:

_____
AMANDA ODOM, CMC
CITY CLERK

Approved as to form and legality:

_____
Andrew Hand, City Attorney