Agenda
City of Dunnellon
20750 River Drive, Dunnellon, FL 34431
City Council Workshop Meeting
June 1, 2026, 5:00 PM

**Dunnellon City Council Workshop meeting will be held on June 1, 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 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 published on the City's website and City Hall bulletin board on Tuesday, May 26, 2026. The agenda was amended on Wednesday, May 27th to add backup to item #5a and Item #5b and on May 28th to add item #4b.

1. **Public Comment**
2. **Board Reports**
3. **Dunnellon Chamber and Business Association Reports**
4. Discussion
   - **4.a** Special Events Ordinance
   - **4.b** America250 Celebration
5. Regular Agenda Items
   - **5.a** Fifth Amendment to Agreement #AGR2020-27, M.T. Causley, LLC Professional Services

     Documents:
     Fifth Amendment to Agreement AGR2020-27 MT Causley LLC Professional Services.pdf

**5.b** Appointment of Vice-Mayor

6. **Council Comments**

7. **City Attorney Comments**

8. **Public Comment**

**Adjournment**

Tentative Agenda for Council Meeting on Wednesday, June 10, 2026.

Consent Agenda
- Approval of Minutes

Regular Agenda
- Authorize the Mayor to sign the Fifth Amendment to Agreement #AGR2020-27, MT Causley, LLC Professional Services

**Future Meetings:**
- 06/10/2026 4:00 p.m. Special Budget Workshop
- 06/10/2026 5:00 p.m. 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.

# FIFTH AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN CITY OF DUNNELLON AND M.T. CAUSLEY, LLC

**THIS FIFTH AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT** is made effective as of the date of the last signature below by and between the City of Dunnellon, a Florida municipal corporation ("Municipality"), and M.T. Causley, LLC, a wholly owned subsidiary of SAFEbuilt, LLC ("Consultant"). Municipality and Consultant shall be jointly referred to as the "Parties".

**RECITALS AND REPRESENTATIONS**

WHEREAS, the Parties entered into a Professional Services Agreement ("Agreement") on November 2, 2020, establishing the terms and conditions for providing services; and

WHEREAS, on October 24, 2022, the Parties executed Amendment One to the Agreement with the purpose of adding services beyond those set forth in the Agreement on an as-needed basis; and

WHEREAS, on January 1, 2023, the Parties executed Amendment Two to the Agreement to revise the Fee Schedule for Services; and

WHEREAS, on January 10, 2024, the Parties executed Amendment Three to the Agreement to revise the Fee Schedule for Services; and

WHEREAS, on February 12, 2025, the Parties executed the Fourth Amendment to the Agreement to revise the Fee Schedule for Services; and

WHEREAS, pursuant to Article 2 of the Agreement, changes in Services that are mutually agreed upon shall be made in writing by an Amendment fully executed by both Parties; and

WHEREAS, the Parties find it mutually acceptable to revise the hourly rates; and

WHEREAS, the Parties desire to amend the Agreement as set forth herein.

**NOW, THEREFORE,** in consideration of the mutual promises and covenants herein contained, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

1. The above recitals are acknowledged as true and correct and are incorporated herein.

2. Exhibit B (Fee Schedule for Services), as previously amended, is hereby deleted in its entirety and replaced with the attached Exhibit B-1 – Revised Fee Schedule for Services. Exhibit B-1 supersedes all prior versions and amendments to Exhibit B and sets forth all services currently authorized under this Agreement through April 30, 2028.

3. All other conditions and terms of the original Agreement, Amendment One, Amendment Two, Amendment Three, and the Fourth Amendment, except as expressly superseded herein, not specifically amended herein shall remain in full force and effect.

IN WITNESS HEREOF, the undersigned have caused this Amendment to be executed in their respective names on the dates hereinafter enumerated.

M.T. CAUSLEY, LLC

Signature: Matthew K. Causley Digitally signed by Matthew K. Causley Date: 2026.05.15 09:31:29 -04'00'

Name: Matthew K. Causley

Title: President

Date: April 23, 2026

CITY OF DUNNELLON, FLORIDA

Signature: _____

Name: _____

Title: _____

Date: _____

**Exhibit B –1**

**Revised Fee Schedule for Services**

1. FEE SCHEDULE
   - Municipality will promptly notify Consultant of any revisions or amendments to Municipal Fee Schedule
   - Beginning May 1, 2028, and annually thereafter, the hourly rates outlined in this agreement are subject to annual review and adjustment based on market conditions, cost of service delivery, or other relevant factors. Any proposed rate changes will be communicated in advance and mutually agreed upon prior to implementation
   - Consultant fees for Services provided pursuant to this Agreement will be as follows:

| SERVICES | STANDARD HOURLY RATE* |
|---|---|
| Building Official – May 1, 2026 – April 30, 2027<br>– Residential and Commercial Inspection (all Trades)<br>– Residential and Commercial Plan Review (all Trades)<br>– Flood Plain Management | $116.00 per hour – one (1) hour minimum |
| Building Official – May 1, 2027 – April 30, 2028<br>– Residential and Commercial Inspection (all Trades)<br>– Residential and Commercial Plan Review (all Trades)<br>– Flood Plain Management | $120.00 per hour – one (1) hour minimum |
| Code Enforcement | $90.00 per hour – two (2) hour minimum |
| Permit Technician | $75.00 per hour |
| **ADDITIONAL STAFF – as requested by Municipality** | |
| Professional Planning Services – Remote | $140.00 per hour |
| Grant Writing | $140.00 per hour |
| GIS Services | $140.00 per hour |
| Residential and Commercial Inspection Services<br>– Includes Building, Electrical, Plumbing and Mechanical | $110.00 per hour – one (1) hour minimum |
| Residential and Commercial Plan Review Services<br>– Includes Building, Electrical, Plumbing and Mechanical | $110.00 per hour – one (1) hour minimum |
| Weekend/After Hours/Emergency Inspection Services | $165.00 per hour – two (2) hour minimum |

Time tracked will start when staff checks in at the city or first inspection site