

Agenda
City of Dunnellon
Special CRA Board Meeting
September 11, 2024, 5:00 PM

Dunnellon Special CRA Board meeting will be held on September 11, 2024, 5:00 pm at Dunnellon City Hall

Public Comment: Anyone who wishes to provide public comment will be able to do so by participating in the Special CRA Board 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 Wednesday, September 4, 2024.

1. **Public Comment**
2. Exterior Improvement Reimbursement Grant Request

Accept Public Comment

- 2.a Reimbursement Request for CRA Exterior Improvement Grant CRA2024-03, Mr. Matthew Hurd, 20597 Chestnut Street

Proposed Motion: I move CRA Grant funds be reimbursed in the amount of \$5,000 for application CRA2024-03 to Mr. Matthew Hurd.

Documents:

[Agenda Summary Form for CRA Grant Reimbursement Request.pdf](#)

3. Regular Agenda

Accept Public Comment

- 3.a Review of Ordinance #ORD2024-09 CRA Plan Amendments

Proposed Motion: I move to approve the CRA Plan amendments as presented in Ordinance #ORD2024-09 and recommend City Council adoption of the same.

Documents:

Ordinance ORD2024-09 CRA Plan Amendment_First Draft.pdf

4. **Adjourn**

Proposed Motion: I move the CRA meeting be adjourned.

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

City of Dunnellon
Agenda Summary Form

Meeting Date: September 11, 2024

1. Responsible Department: Community Development
2. Presenter: Ron Brown, Community Development Supervisor
3. Recommended Action: Approval of grant fund reimbursement in the amount of \$5,000

Subject: Reimbursement Request for CRA Grant Fund Application CRA2024-03

Request for Approval Summary Explanation & Background:

Mr. Matthew Hurd is requesting reimbursement using CRA grant funds in the amount of \$5,000 for roof replacement costs for the building at 20597 Chestnut St. The Historic Board approved the application for use of CRA funds on March 26, 2024, and the CRA Board approved the same application on April 10, 2024. The project is complete, and the roof passed the final building inspection.

It is staff recommendation this item be approved.

Procurement Method: N/A

Fiscal Information: N/A

Attorney Review: N/A

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Section 2. CRA PLAN AMENDMENT. The City Council hereby amends the CRA Plan per the deletions and additions contained in Exhibit “A” attached hereto. Within Exhibit “A,” underlined words constitute additions to the CRA Plan, ~~striketrough~~ constitutes deletions from the original, and asterisks (***) indicate an omission from the existing text which is intended to remain unchanged.

Section 3. FUTURE CRA PLAN AMENDMENTS. The default procedure for adoption of future amendments to the CRA Plan shall be via resolution to be adopted by the City Council following recommendation of the CRA Board. Note that this provision shall not be interpreted to prevent the City Council from amending the CRA Plan via ordinance, should it desire to do so.

Section 4. SEVERABILITY. If any portion of this Ordinance shall be declared unconstitutional or if the applicability of this Ordinance or any portion thereof to any person or circumstances shall be held invalid, the validity of the remainder of this Ordinance and the applicability of this Ordinance, or any portion thereof to other persons or circumstances, shall not be affected thereby.

Section 5. CONFLICTS. All Ordinances and parts of any Ordinance in conflict with this Ordinance are hereby repealed.

Section 6. EFFECTIVE DATE. This Ordinance shall be effective immediately upon adoption at the second reading/public hearing.

Upon motion duly made and carried, the foregoing Ordinance was approved upon the first reading on the __ day of _____ 2024.

Upon motion duly made and carried, the foregoing Ordinance was approved and passed upon the second and final reading and public hearing on the __ day of _____, 2024.

Ordinance Posted on the City’s website on _____, 2024.

Public hearing advertised on the City’s website on _____, 2024, and advertised in the Riverland News on _____, 2024.

ATTEST:

CITY OF DUNNELLON

Amanda L. Odom, CMC
City Clerk

Walter L. Green, Mayor

Approved as to Form:

Andrew J. Hand, City Attorney

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CERTIFICATE OF POSTING

I HEREBY CERTIFY that copies of the foregoing Ordinance were posted at City Hall, the Chamber of Commerce, and Dunnellon Library, in the City of Dunnellon, Florida, and on the City’s Official Website this __ day of _____ 2024.

Amanda L. Odom, CMC
City Clerk

EXHIBIT "A"

AMENDMENT 1: Section 2 shall be amended as follows. Underlined words constitute additions and ~~strikethrough~~ constitutes deletions from the original:

SECTION 2. IDENTIFICATION OF NEEDS, DEFICIENCIES AND STRENGTHS

Community Center:

~~The City Council appointed a Fact Finding Committee to evaluate the former library located at 20804 West Pennsylvania Avenue. The Committee found that this City-owned vacant 3,500 sq. ft. structure is located within the Community Redevelopment Area. The Committee also found that a stated goal of the Community Redevelopment Plan is to establish downtown Dunnellon and the Historic District as a focal point for the community that attracts visitors from the entire region by encouraging civic activities and community events in the area.~~

~~As a library, the structure at 20804 West Pennsylvania Avenue contributed to the achievement of this CRA goal. The structure is in fair to good condition and has sufficient space to serve as a Community Center. However, additional parking for events would be needed. The need for additional off-site parking has already been identified in the CRA Plan. The conversion of the former library to a Community Center and the acquisition of additional adjacent lots to provide parking, outdoor recreation, and to enhance aesthetics would further the goals and objectives of the Community Redevelopment Plan.~~

AMENDMENT 2: Table 7 of Section 2, "Current and Future Capital Improvements" shall be amended as follows. Underlined words constitute additions and ~~strikethrough~~ constitutes deletions from the original:

Table 7 shows planned capital redevelopment projects to be completed within the CRA. Estimated costs may differ from final amounts as projects are designed, bid, and completed. As long as projects conform to the Goals & Objectives in Chapter 3, some project features may be altered, added, or deleted.

Table 7. Planned Redevelopment Projects	Est. Cost	Estimated Time Frame (1)
<u>1. Blue Run Park</u> Increase amenities at Blue Run Park (Generalized improvements, bathroom renovations).	~\$30,000	2017-2020

EXHIBIT "A"

<p>2. Entry Signage Provide gateway signage to City, branding & informational signs. (Updates include but are not limited to upgrades to at least two gateway signs within the CRA. Future project changes or sign expansion may cause preliminary estimates to vary significantly.)</p>	<p>~\$20,000 (\$10,000 per sign)</p>	<p>2017-2020</p>
<p>3. 125 Anniversary Park Improve bathroom facilities.</p>	<p>~\$23,400</p>	<p>2017-2020</p>
<p>4. West Pennsylvania Streetscape Enhancement Install micro irrigation line, improve landscape, lighting, streetscape</p>	<p>~\$20,000</p>	<p>2017-2020</p>
<p>5. 1. Parking Meters/Kiosks Install parking meters/kiosks and associated improvements at City Hall, Datesman Overflow and Blue Run Park</p>	<p>~\$200,000 <u>~50,000</u></p>	<p>2017-2020 <u>2025-2027</u></p>
<p>6. Bike Path Improvements Fund design and construction of bike paths and associated improvements</p> <p>2. Road Improvement Projects (including, but not limited to portions of Chestnut St., Park Ave., Delaware St., Hale St.)</p>	<p>~\$350,000 <u>~\$700,000</u></p>	<p>2023 <u>2025-2027</u></p>
<p>3. Parking lot improvements Improve City Lots (including, but not limited to police, fire, boat overflow, and City lot next to Southern Palate Restaurant)</p>	<p>~\$100,000</p>	<p><u>2024-2027</u></p>