Agenda
City of Dunnellon
City Council Meeting
December 13, 2023, 5:30 PM

Dunnellon City Council meeting will be held on December 13, 2023, 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 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 posted on the City's Website and City Hall bulletin board on December 6, 2023.

Council's Comments Regarding Agenda

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

1. Consent Agenda

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

   (Note: Motion to approve items on the consent agenda is a motion to approve the recommended actions.)

1.a Approve City Council Minutes

Documents:
August 28, 2023 Emergency Council Meeting.pdf
September 5, 2023 Counicl Workshop.pdf
September 13, 2023 Council Meeting.pdf

September 27, 2023 Joint Council and CRA Meeting.pdf

1.b Approve Six Month Evaluation for Chief Scaglione

Documents:
Chief Scaglione Six Month Performance Evaluation.pdf

1.c Authorize the Installation of a Bench and Pad Area at City Beach in Memory of Dan Adams

1.d Authorize staff to submit the City's Damage Readiness Assessment Required by FDEM - Florida Recovery Obligation Calculation (F-ROC) no later than December 31, 2023

Documents:
Agenda Summary Form for Florida Department of Emergency Management Recovery Obligation Calculation Program.pdf

2. **Regular Agenda**

2.a Appointment for 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.

2.b Oath of Office

3. **Ordinances**

3.a First Reading Ordinance #ORD2023-02 Parking Agreements

Accept Public Comment

I move Ordinance #ORD2023-02 be read by title only.
I move Ordinance #ORD2023-02 be approved.

Documents:
Ordinance ORD2023-02 Agenda Summary.pdf
Ordinance ORD2023-02 Parking Agreements.pdf

3.b Final Reading Ordinance #ORD2023-03 Rezone #REZ20230379, 20751 Powell Road.

Accept Public Comment

I move Ordinance #ORD2023-03 be read by title only.
I move Ordinance #ORD2023-03 be approved.

Documents:
Ordinance ORD2023-03_20751 Powell Rd Rezone_Final with dates.pdf

4. **Discussion**

   4.a East Pennsylvania Avenue Multi-Modal Project

   4.b S. San Angelo Parkway, Dunnellon Heights

5. **Department Reports**

6. **Council Liaison Reports and Comments**

7. **City Attorney Report**

8. **Adjourn**

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

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

City of Dunnellon
City Council Emergency Meeting
Zoom Meeting
https://dunnellon.zoom.us/j/88597223831?pwd=clJ6Z2tQa2dWemkyMisvU2hGSFlGQT09
Meeting ID: 885 9722 3831

Date: August 28, 2023
Time: 4:30 p.m.
Place: City Hall, 20750 River Dr., Dunnellon, FL 34431

Dunnellon City Council meeting attendance information.
Anyone who wished to provide public comment was able to do so by participating in the City Council meeting in person, via the Zoom "AUDIO ONLY" platform and/or telephone, by speaking during public comment portions of the meeting when recognized or by submitting written comments, evidence and/or written testimony in advance of the meeting via email to the City Clerk at modom@dunnellon.org.

Members of the public who were interested in participating were encouraged to register in advance by 4:00p.m. on Monday, August 28, 2023.

Call to Order and Pledge of Allegiance
Mayor Dunn called the meeting to order at approximately 4:34 p.m. and led the Council in the Pledge of Allegiance. He invited any citizen wishing to volunteer to open with prayer. No one stepped forward and a moment of silence was observed. Mayor Dunn then called upon the City Clerk to call roll.

Roll Call
Wally Dunn, Mayor, Seat 1
Tim Inskeep, Vice-Mayor , Seat 3
Juliane Mendonca, Councilperson, Seat 2
Rex Lehmann, Councilman, Seat 4
Vacant, Councilperson, Seat 5

Staff Present
Mandy Odom, City Clerk
Michelle Leonard, Assistant Clerk
Jan Smith, Finance Officer
Kelly Wyen, Community Development
Tamara Slagle, Community Development
Chad Ward, Public Works Manager
Chief Scaglione, Police Department
Lt. Bray, Police Department

Legal Counsel
None

Proof of Publication
Mrs. Odom announced for the record the agenda for this meeting was posted on the City's website and City Hall bulletin board on Monday, August 28, 2023.

One or more members of the City of Dunnellon advisory boards may have attended this meeting and may have spoken to Council.

Regular Agenda

Agenda Item No. 01 – Proclamation #PRO223-04 Declaring A Local State Of Emergency – Tropical Storm Idalia
Mayor Dunn stated the purpose of this meeting is to consider declaring a local state of emergency via the proposed Proclamation and he called for a motion.

Councilman Lehmann moved Proclamation #PRO2023-04 be read into the record. Vice-Mayor Inskeep seconded the motion. A vote was taken and the motion passed 4-0.

Mrs. Odom read the following into the record:

"WHEREAS, *on August 26, 2023 Florida Governor Ron DeSantis by Executive Order 23-171, declared a state of emergency for 33 Florida counties which includes Marion County, regarding Invest 93L, which has now been upgraded to Tropical Storm Idalia; and*

WHEREAS, *as of Monday morning, August 28, 2023, the National Weather Service has issued a Hurricane Watch for central and western portions of Marion County, indicating the possible occurrence of tropical storm force winds beginning as early as Wednesday morning, August 30, 2023 and continuing through Wednesday evening, August 30, 2023 raising the possibility of significant impacts to Marion County; and*

WHEREAS, *Tropical Storm Idalia presents a threat of harm to life and property of the citizens of Marion County and Dunnellon, due to flooding, high winds and loss of essential services; and*

WHEREAS, *Florida Statute subsection 252.38(3), enumerating the emergency management powers of political subdivisions, provides at subparagraph (a)5, in part, "The duration of each state of emergency declared locally is limited to 7 days; it may be extended, as necessary, in 7 day increments." and,*

WHEREAS, *the State Emergency Management Act [sections 252.31-252.60, Fla. Stat.] defines "Emergency" as "any occurrence, or threat thereof, whether natural, technological, or manmade, in war or in peace, which results in or may result in substantial injury or harm to the population or substantial damage to or loss of property." Sec. 252.34(3), Fla. Stat. (Emphasis added); and*

WHEREAS, *it is in the best interests of the citizens of Dunnellon to activate emergency management preparations in advance of Tropical Storm Idalia in order to minimize the hazards and damage that may be created by such storm; and*

WHEREAS, *certain additional personnel and specialized equipment are required to assist in administering the needs of the citizens and to determine the extent of damage; and*

WHEREAS, *the Dunnellon City Council hereby determines that Tropical Storm Idalia qualifies as an "emergency" as defined in F.S. Sec. 252.34(4) within the City of Dunnellon and such storm justifies the adoption of this declaration of state of local emergency.*

NOW THEREFORE, *I, Wallace Dunn, II, Mayor of the City of Dunnellon, in accordance with the provisions of Florida Statute 252.38, promulgate the following Declaration:*

Section 1: A state of local emergency exists within Dunnellon due to the possible effects of Tropical Storm Idalia, effective August 28, 2023.

Section 2: Pursuant to City of Dunnellon Ordinance 98-1, the City of Dunnellon Emergency Management Plan is hereby activated, and the Emergency Management Coordinator of the City of Dunnellon shall have the power, authority, and duty to take any and all action under the plan necessary for the preservation of the health, welfare, and safety of the people of Dunnellon.

Section 3: The Marion County Sheriff's Office, Division of Emergency Management shall provide overall coordination for County response and the City of Dunnellon shall coordinate through the Marion County Sheriff's Office, Division of Emergency Management regarding any assistance to be provided.

Section 4: All agencies will provide the necessary assistance as requested by the Marion County Sheriff's Office, Division of Emergency Management.

Section 5: The provision of the Declaration is in effect immediately and shall remain in effect for a period of seven (7) days, unless otherwise extended in seven day increments as necessary, after determining the need therefore, based on the latest information from the Director of the Division of Emergency Management. Each such extension shall be documented by written memoranda to the Director of the Division of Emergency Management.

DECLARED this 28th day of August 2023."

Mayor Dunn asked about the ability to extend the local state of emergency. Mrs. Odom explained an extension of time could be achieved by Executive Order from Chief Scaglione.

Vice-Mayor Inskeep moved Proclamation #PRO2023-04 be approved. Councilman Lehmann seconded the motion. A vote was taken and the motion passed 4-0.

Walk-On

Mrs. Odom advised Council she had emailed information to them earlier today regarding the purchase of a dump truck. Mr. Ward stated due to the hurricane they need to purchase a dump truck quickly and the option to use a State contractor or go out for bid will take too long. He

explained he would like to utilize the emergency purchasing policy to buy the truck tomorrow. He informed Council the two quotes he received are $79,000 and $82,000.

Mrs. Odom read the email she had sent to Council into the record:

"Council,
As we discussed at your previous meeting, our dump truck is out of service and we are in desperate need, especially with the imminent threat of Idalia. Per our purchasing policy, we firmly believe this qualifies as an emergency purchase since we are under a declared state of emergency and sure to experience downed trees and a significant amount of debris. Please note, we have researched state contracts and tried to locate a similar truck through state contract, but they are significantly more expensive and delivery could take a while. If we are required to go out to bid, it could be weeks, even months, before we can get one delivered. We simply do not have that kind of time with a storm of this magnitude and the potential of having more in a short period of time. Chad has obtained multiple quotes and will provide you with the details at the council meeting this afternoon. We are asking for Council to approve this purchase immediately. The truck could be picked up tomorrow morning.

City Code:
Emergency purchases. In cases of emergency when the health and welfare of the community is in jeopardy, the city manager may approve an emergency purchase without obtaining offers, bids, or proposals. However, the city manager shall make a good faith review of the available sources that may timely respond to the urgent need for goods or services. By way of example, a purchase from a source in Marion County may be made if a source outside of Marion County cannot timely provide the goods or services. The city manager shall ensure that each emergency purchase shall not be used to abuse or purposely circumvent the city's purchasing policies. A report listing all emergency purchases and the circumstances of the emergency shall be submitted to the city council at the next available council meeting after the purchases."

Mrs. Odom explained there are only two State contractors who list dump trucks. She said one of the contractors didn't have any available and the other had a price of approximately $100,000. She said she consulted with Attorney Hand and he informed her this purchase would fall under the emergency purchasing policy and staff could purchase a truck from one of the quotes Mr. Ward had received without having to go to bid.

Mayor Dunn stated he doesn't have a problem with it because we need one. He said he doesn't want to tell citizens we can't pick up downed trees because we don't have a truck. The other Council members agreed.

Vice-Mayor Inskeep moved to authorize the purchase of a dump truck for $79,000. Councilman Lehmann seconded the motion. A vote was taken and the motion passed 4-0.

Councilperson Mendonca asked about the winch discussed during a prior meeting. Mr. Ward stated he can have that added later.

Chief Scaglione shared the scheduled weather updates and provided information regarding shelters. He stated Dunnellon High School cannot be a shelter because the building is not rated for winds higher than 90 mph. He advised mobile homes are recommended to evacuate but the County will not make it mandatory. He stated City Hall will be the Police Department's Emergency Operations Center and they plan to move into the Council Chamber by 4:00 p.m. tomorrow. He explained how the data they receive will be shared with the Sheriff's Office and prioritized for assistance.

Mayor Dunn asked at what wind speed are the Police required to stay off the roads. Chief Scaglione replied when there are sustained winds over 45 mph and this includes all first responders. He also advised when the winds are estimated to arrive and announced the possibility of tornadoes. He said it is possible Dunnellon will receive category two winds, but rain amounts will be small. He stated Marion County is preparing for 125 mph or higher winds. He shared the sandbag location will be open from noon to 8:00 p.m. today and will open again tomorrow morning at 7:00 a.m.

Mayor Dunn asked Mrs. Odom what time she planned on releasing staff tomorrow. Mrs. Odom replied it depends on the weather. She said most of us will be here until it looks like we need to get home and off the road. Mayor Dunn advised he doesn't want any staff to attempt to come in on Wednesday.

Vice-Mayor Inskeep asked Mr. Ward about the generator function and Mr. Ward explained it.

Discussion followed about other businesses which will be closed, where to obtain gas reserves and which way the hurricane is moving.

Agenda Item No. 16 – Adjourn
At approximately 5:02 p.m. Vice-Mayor Inskeep moved the City Council meeting be adjourned. Councilman Lehmann seconded the motion. A vote was taken and the motion passed 4-0.

Attest:

_____	_____
Penned Signature of	Penned Signature of
Amanda Odom, CMC	Wallace Dunn II, Mayor
City Clerk	

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City of Dunnellon
City Council Workshop
Zoom
https://dunnellon.zoom.us/j/82075241753?pwd=bmgxK2IycER5ZWRDWERuZUZCemtwdz09
Webinar ID: 820 7524 1753

Date: September 05, 2023
Time: 5:30 p.m.
Place: City Hall
20750 River Dr., Dunnellon, FL34431

Public Comment
Anyone who wished to provide public comment was able to do so by participating in the City Council meeting in person, or via the Zoom "AUDIO ONLY" platform and/or telephone, by speaking during public comment portions of the meeting when recognized or by submitting written comments, evidence and/or written testimony in advance of the meeting via email to the City Clerk at modom@dunnellon.org.

Members of the public who wished to participate were encouraged to register in advance by Noon on Tuesday, September 05, 2023.

Call to Order and Pledge of Allegiance:
Mayor Dunn called the meeting to order at approximately 5:34 p.m. and led the Council in the Pledge of Allegiance. He asked if any invitee or volunteer was present to open with prayer. No one came forward and a moment of silence was observed.

Roll Call
Wally Dunn, Mayor, Seat 1
Tim Inskeep, Vice-Mayor, Seat 3
Juliane Mendonca, Councilperson, Seat 2
Rex Lehmann, Councilman, Seat 4
Vacant, Seat 5

Staff Present
Mandy Odom, City Clerk
Michelle Leonard, Assistant City Clerk
Jan Smith, Finance Officer
Chad Ward, Public Works Manager
Kelly Wyen, Community Development
Chief Scaglione, Police Department
Lt. Bray, Police Department – Arrived 6:15 p.m.

Legal Counsel
Andrew Hand, Shepard, Smith, Kohlmyer & Hand, P.A. - via Zoom

Proof of Publication
Mrs. Odom announced for the record the agenda for this meeting was posted on the City's website and City Hall bulletin board on Tuesday, August 29, 2023.

Mayor Dunn welcomed everyone and provided the location of the emergency exits. He advised public comments are limited to three minutes and are to be directed to the chair.

Agenda Item No. 1 – Public Comments
Kathleen Goodloe, 19154 St. Lawrence Dr., spoke about a dog rescue in her neighborhood and asked if there is a way to either limit the activities or close it down. She stated the owner of the rescue has 22 dogs and some of them are dangerous. Mayor Dunn replied they will add the topic to the October workshop.

Bridget Hanley, Rainbow Springs Art, provided a report of their upcoming events. She spoke about artists from around the area producing works depicting historic buildings of Dunnellon amongst other events and scholarships they offer. She asked Council to consider offering them a three-year lease.

Agenda Item No. 2 – Board Reports
There were no board reports.

Agenda Item No. 3 – Dunnellon Chamber & Business Association Report
Judy Terwilliger, Executive Director, read the monthly report into the record:

*"**New Members***
Sherwin Williams
Soulfull Southern Kitchen

Upcoming Events
September 6- *Dunnellon Library- Preschool Adventures from 7 am to 8 pm. 20351 Robinson Rd, Dunnellon, FL*
September 9- *Sparr Building Supply Farm Swap from 8 am – 12 pm at 2915 W Dunnellon Rd, Dunnellon, FL*
September 12- *Ribbon Cutting for Quality First Roofing at 11 am at their Lecanto office located at 4212 W. Gulf to Lake Hwy.*
September 15- *Sparr Building Supply Farm Swap from 8 am – 12 pm at 2915 W Dunnellon Rd, Dunnellon, FL*
September 16*- Dunnellon Duck Race 9 am at Swampy's 19773 E. Pennsylvania Ave. Dunnellon.*
September 16- *Woman's Club of Dunnellon 3rd Annual Mammography & Wellness Event from 9 am - 3 pm at 11756 Cedar St. Dunnellon.*
September 21-25- *Vietnam Traveling Memorial Wall Starting at 3pm ending on Sept 25 at 6 pm at the Ernie Mills Park 11899 Bostick St. Dunnellon.*

September 26- *September Dinner Mixer/Fundraiser for the Education Room at the Boys & Girls Club of Marion County Dunnellon Branch. 20077 SW 110th St. Dunnellon. Dinners are $20 for Chamber Members and $25 for Non-Members. Dinner will be catered by the Boys & Girls Club.*
September 30- *Sparr Building Supply Farm Swap from 8 am – 12 pm at 2915 W Dunnellon Rd, Dunnellon, FL*
October 14*- Ribbon Cutting for Quality First Roofing at 11 am at their Lecanto office located at 4212 W. Gulf to Lake Hwy.*
October 14*- Two Rivers Music Festival & Food Truck Rally from 5 pm – 10 pm on Bostick St. and E. Pennsylvania Ave."*

Agenda Item No. 4 – Dunnellon Chamber & Business Association Two Rivers Music Festival on October 14, 2023, Request for Alcohol Waiver
Mrs. Odom stated the DCBA is seeking approval of an alcohol waiver. She invited Ms. Terwilliger to speak about the beer gardens. Ms. Terwilliger explained the beer garden locations and boundaries. Council agreed to add this topic to the consent agenda.

Agenda Item No. 5 – Discussion - Nine Island Cove Property
Councilperson Mendonca said she had supported the project in the past but with new information she has received, she has changed her mind. She shared her reasons which included financial issues, staffing issues, and how the City struggles to manage its current parks. She advised there are other organizations who can support, manage, and fund this project. Councilperson Mendonca suggested anyone interested in applying for the vacant Council seat should do so with the desire to help the taxpayers and the City rather than special-interest projects.

Vice-Mayor Inskeep thanked Councilperson Mendonca and agreed with her statements. He said it is admirable people want to preserve the property for nature and wildlife, but stressed this is between the landowners and the State of Florida. He suggested recalling the prospectus which was sent to the State obligating the taxpayers to fund amenities associated with the Nine Island Cove property.

Councilman Lehmann voiced his concern about a group of people who seem to be engaged in the purchase of property in Nine Island Cove which could lead to a future rezoning for businesses to be built there. He stated he would love to see it become a park and he will work toward that end if it doesn't contribute to the financial insolvency of the City.

Mayor Dunn echoed Councilperson Mendonca's statements. He stated sitting on the Council has helped him to see the City cannot afford to do this right now, however he supports reviewing it again in the future. He advised current City funds need to go toward roads and streets.

Councilperson Mendonca stated she has heard the prospectus does not apply, but they should do some homework to see if this document really matters before deciding to recall it.

Mrs. Odom stated it appears Rainbow River Conservation prepared the application and management prospectus which was sent to the State along with a letter of support from the City. She said she cannot confirm what was included in the mailing because it wasn't mailed by a City employee. Mayor Dunn directed Mrs. Odom to prepare a draft letter to the State to recall the prospectus and to reach out to the State to obtain a copy of the documents submitted with the application.

Agenda Item No. 6 – Lease Agreements #LEA2020-06 Optical Tel and #LEA2020-01 Rainbow Springs Art, Inc

Mrs. Odom shared the changes made since staff's meeting with Rainbow Springs Art. She spoke about their November festival, the agreement term, the rent increase, an optional discount for advance payment, the expiration of the current lease, the need to define fixtures in the agreement, and their request to add electrical components.

Mayor Dunn asked for more information regarding the air conditioning and duct work. Mrs. Odom read the following section from the agreement into the record:

"The City will maintain the exterior of the building on which the property is located and all other improvements of which RSA is not responsible for maintaining, including but not limited to pipes, doors, electrical wiring, AC unit and duct work breaker box."

Mayor Dunn stated because Council is considering selling City owned property, a one-year lease makes sense because the City may not own the building in three years. Vice-Mayor Inskeep stated the building is aging and major expenses are on the horizon, such as a roof and air conditioning unit. Mrs. Odom advised Optical Tel is responsible for the air conditioning and read the following section from the Optical Tel Agreement into the record:

"Optical Tel shall be responsible for the maintenance, repair and replacement of all interior components and elements of the electrical system of the premises, all interior components and elements of the plumbing system of the premises, maintain repair and replace as necessary burglar, fire alarm systems, all interior and exterior components, elements of duct in the heating and central air conditioning equipment, ventilation system and replace necessary controls, air handlers and compressors."

There was further discussion regarding what to keep in the lease and what to strike. Attorney Hand provided a definition for fixtures. He also advised a lease will run to the end of its term even if the property is sold.

Mayor Dunn stated because the leases seem to be dependent upon each other, the lease terms for Optical Tel and Rainbow Springs Art need to be the same.

Councilman Lehmann asserted he supports Rainbow Springs Art and appreciates their efforts to help with the building improvements. He suggested offering them a three-year lease with

the caveat if Optical Tel opts out the City could opt out of the agreement as well. Attorney Hand advised because the lease doesn't expire until December it may be premature to negotiate at this time. Mrs. Odom explained due to budgeting purposes and the prepayment discount caveat within the agreement, Council wanted to be sure everyone was ok with the 5% increase in rent and complete negotiations early.

Vice-Mayor Inskeep asserted he doesn't believe the City should be involved in renting. He stated he would like to offer a one-year lease to both businesses which would give Council time to consider how they want to move forward. Mayor Dunn agreed with Vice-Mayor Inskeep.

Mrs. Odom asked Council if they would like to wait to execute the amended agreements until the current agreements expire. Mayor Dunn suggested mailing both lease agreements now to let the tenants know what is being proposed for their December renewal.

Agenda Item No. 7 – CRA Grant Policy Review - Community Development, Kelly Wyen
Mrs. Wyen stated the intention is to open the CRA grant to the entire CRA district. She said she is aware they will need to take time for review, and she pointed out areas in which she would like feedback. She explained the Historic Board would like to allow more than one grant to a citizen.

Mrs. Odom explained how this grant program has evolved to include a separate policy for the Historic District. She pointed out the two policies don't fully mirror each other. Vice-Mayor Inskeep asked if the Historic District was included in the CRA District. Mrs. Smith confirmed it is and stated the policies were never intended to be separate and this revised policy opens opportunities for larger grants within the Historic District and the rest of the CRA District.

Councilperson Mendonca stated the current system and the $5,000 grant is good if it can be open to the entire CRA District. Mrs. Smith pointed out the new policy allows citizens to apply for any amount up to $25,000. There was further discussion regarding grant funding limits.

Mayor Dunn stated he is concerned because we are not spending the grant funds. He commented there doesn't appear to be enough people applying. Mrs. Wyen replied opening it to the entire CRA District should draw more activity. Councilperson Mendonca said the project has gained momentum over the last year and she expects it to continue to grow. Mrs. Odom suggested differentiating separate amounts for residential and commercial. Council agreed with this suggestion.

Agenda Item No. 8 – Policy Discussion - Payment in Lieu of Health Insurance Election
Mrs. Odom stated she received four responses from other cities polled regarding employees who opt out of health insurance coverage. She advised the maximum amount of reimbursement from those who responded is $2,600 per year. She explained the City's benefits administrator recommended obtaining proof of other health insurance coverage

from those employees who opt out. There was further discussion regarding the budget and future staffing needs.

Vice-Mayor Inskeep asked Mrs. Odom for thoughts regarding changing the stipend Dunnellon offers from $5,000 to $2,600. Mrs. Odom replied it shouldn't be too much of an issue; however, there are possible problems which she explained.

Councilperson Mendonca stated we are inviting a lot of complicated scenarios and risks by changing a policy which doesn't seem broken.

Councilman Lehmann suggested, if this change is approved, requiring the employee to have the same level of insurance they would receive from the City. He advised there are a lot of insurance plans which don't cover very much. He also pointed out another concern in which an employee could cancel their other insurance and not report it.

Mayor Dunn shared personal history regarding insurance and advised there was never an incentive to receive payment in lieu of coverage. He spoke about section 125 plans and what happens if the plan is violated, including tax issues. He stated because there are only two employees who are interested in this program, he doesn't believe there is a need to do anything.

Mrs. Smith advised she needs direction for the budget. Vice-Mayor Inskeep stated they were in consensus for the budget line item to be $11,000 regardless of how they vote on this topic. Mrs. Smith summarized the changes in the budget.

Mrs. Odom stated she would add this to the meeting agenda.

Agenda Item No. 9 – Discussion - Vice-Mayor Inskeep
Vice-Mayor Inskeep stated the engineering phase for the East Pennsylvania Avenue Multi-Modal Project is 60% complete. He provided information regarding the purpose of the path, cost estimate, City of Dunnellon's financial commitment, the Interlocal Agreement, bid process, issues with the project, nighttime construction, and detour routes which may cause damage to newly paved residential streets.

Mrs. Smith advised they have the option to postpone the ARPA road project depending on the timing of the Multi-Modal project. She said ARPA funds need to be spent by 2026. Vice-Mayor Inskeep replied the Multi-Modal project is scheduled to begin in 2025.

Vice-Mayor Inskeep provided other details about the project such as the removal of all East Penn parking, a bridge load issue, traffic congestion, right turn lane modification, and the biggest problem of paving over the 60 to 80year-old water main.

Mayor Dunn asked if the City is allowed any input on the project. Vice-Mayor Inskeep stated the County is reacting to a request which originated with the City, and we do have input. Mayor Dunn said losing the parking is bad enough, but adding medians will make the congestion worse. There was further discussion regarding the layout of the road and the proposed medians.

Councilperson Mendonca asked if anyone had read the inter-local agreement for the project. Mrs. Smith explained the agreement allowed the City to set aside the funds for the project over a course of seven years. There was further discussion regarding the funding commitment and the interlocal agreement. Mayor Dunn asked Mrs. Odom to follow up with the County.

Vice-Mayor Inskeep stated he, Attorney Hand, and Mrs. Odom attended the meeting regarding the State and County fire inspection requirements for Vacation Rentals. He advised neither the State nor Marion County require inspections, but it is legal for a City to develop their own inspection program. He said Attorney Hand informed him they can easily change this section of the Ordinance to read "reserved" which would allow the City to revisit this at a later date.

Attorney Hand stated at this point in the Ordinance creation the only thing which cannot be changed is the title. He confirmed if Council would like to remove inspections it can be done by either inserting "reserved" or by removing it completely. He advised Council is always able to add it back later.

Councilperson Mendonca reminded everyone Council has been in agreement all along to require fire inspections and they decided to model the fire inspection checklist after other cities to simplify the process. She asserted she is surprised by Vice-Mayor Inskeep's proposal because of the amount of time spent developing an Ordinance with attention to safety.

Councilman Lehmann commented there is a need to be certain people are safe by making sure fire extinguishers work and the safety code is met.

Mayor Dunn stated this Council has spent a lot of time getting this Ordinance right and he thought this was a State requirement. Attorney Hand clarified the State laws.

Vice-Mayor Inskeep announced it is important for the Council members to be kept informed about the work he has been doing on the budget. He stated he has created a spreadsheet and has asked staff to forward it to the rest of Council. He suggested removing the part-time Code Enforcement Officer from the budget and provided his reasons.

Councilperson Mendonca stated the biggest issue in the City is Code Enforcement and blight. She asserted there is plenty of work for a part-time Code Enforcement Officer including pro-active work they could do. She said she is opposed to cutting the position.

Vice-Mayor Inskeep and Councilperson Mendonca had further discussion regarding their opposing viewpoints on this topic.

Councilman Lehmann suggested keeping the Code Enforcement Officer position in the budget but also require them to have fire inspection certification to enable them to help in this area as well.

Mayor Dunn stated because there is no current work backlog, he will agree with the removal of the position. However, he voiced his concern about not having money in the budget to resolve future issues if it's needed.

Vice-Mayor Inskeep suggested lowering the attorney budget by $10,000 and he provided his reasons. Council consented to this decrease.

Mrs. Smith provided Council with options for where surplus funds could be placed if they chose to go to the roll-back rate. There was further discussion regarding the roll-back rate and taxes. She reviewed the cash reserve changes, analysis estimates, and budget balances as of September 30, 2023. Council advised Mrs. Smith to put any surplus funds in contingency.

Agenda Item No. 10 – Blue Run Park Restroom Agreement - Attorney Hand
Attorney Hand stated the Agreement is a bit outdated and needs to be updated before he can recommend the City approve it.

Mrs. Odom confirmed Mr. Couillard and Commissioner Bryant will be here on September 13th. She advised the Agreement may not be necessary if Council decides not to move forward with the project.

Mayor Dunn suggested waiting to send the agreement to the County until Council has a chance to discuss the project with them and Council agreed.

Agenda Item No. 11 – Resolution #RES2023-22 Salary Classification Plan (backup to be provided)
Mrs. Odom explained how she conducted her analysis and she provided the salary range data to Council. She reviewed Exhibit A details and shared why she chose to make the changes. She spoke about years of service, compression, and the financial implications. She stated the effective date will be October 1, 2023.

Mayor Dunn asked Chief Scaglione to confirm the Police Officers would contact their union if they had issues with their wages and therefore do not need to be a part of this Resolution and Chief Scaglione agreed. Mrs. Odom offered to clarify the Resolution by adding a section which directs the bargaining unit employees to their contract.

Mrs. Odom explained Council can approve this Resolution simultaneously when they approve the budget and Council agreed to this.

Agenda Item No. 12 – City Council Vacancy
Mayor Dunn stated Council can either ask for people to apply or they could hold a special election. He suggested inviting people to apply because the regular election is only about a year away. Mrs. Odom said she would advertise for the vacancy and advise applicants to submit their paperwork prior to the next meeting and Council agreed.

Mayor Dunn announced a future absence and asked to participate remotely. Mrs. Odom explained the rules of a quorum and remote participation.

Agenda item No. 13 – Department Head Reports
Mrs. Odom stated she doesn't have her evaluation documents ready and she is hoping to have something to provide Council at the meeting. She advised Council she had received information for the short-term rental software. She provided details about the software, financial implications of purchasing the product, and the annual subscription fee.

There was Council discussion regarding the value of the program versus the cost. Councilperson Mendonca pointed out without software tracking we don't know how many vacation rentals we have in the City and this would make it difficult to enforce the new rules for all owners. Vice-Mayor Inskeep countered the expense was too great. Councilman Lehmann advised the software would not be able to ferret out those who have not complied with the Ordinance. Mayor Dunn stated the cost was too great as well. There was further debate regarding moving forward with the software. Mrs. Odom shared her experience with staff hours to identify vacation rental owners who have not registered and recommended Council allow staff to simply wait for offenders to be reported.

Mr. Ward stated they obtained their new dump truck. He said he also needs approval to surplus the old vehicles along with other items Mrs. Odom mentioned. There was Council discussion on the best way to do this and which company to use. Mrs. Odom advised another Resolution would need to be created declaring property as surplus.

Mr. Ward reported it would cost $1,375 to move the light switch at Rainbow Springs Art Gallery. He stated the co-op offered to paint the building, but he asked if they planned to paint the entire building or just their portion and Council suggested he ask them.

Mr. Ward updated Council regarding his effort to obtain the ADT Security System at a better rate. He stated he was unable to secure a lower cost and provided the reasons.

Chief Scaglione stated the Dunnellon Police Department resumed control of the City protection as of last Sunday night. He announced he planned to bring the new officers in to meet Council at the next meeting. He shared a request made by the organization who is

bringing the Vietnam Traveling Wall to Ernie Mills Park. He advised Council the request was too great for the Dunnellon Police Department and he recommended they contract with the Sheriff's Department for their needs.

Agenda Item No. 14 – Council Comments
Councilperson Mendonca asked Chief Scaglione and Mr. Ward to keep watch for people dumping garbage on the new parking lot on Short Tower Way.

Councilman Lehmann asked if there was an Ordinance about sign placement within the City limits. Councilperson Mendonca confirmed there is one and improper sign placement is a constant problem.

Mayor Dunn asked Attorney Hand about changing the inspection requirements in the Vacation Rental Ordinance. Attorney Hand provided the options for Council which included flexibility to either take it out or leave it in and delay the effective date.

Agenda Item No. 15 – City Attorney Comments
There were no attorney comments.

Agenda Item No. 16 – Public Comments
Dave Porter, 11835 E. Blue Cove Dr., spoke about all the changes within the City over the first three quarters of the year and congratulated Council for getting real work done. He asked them to consider a traffic study and a one-way traffic pattern in the Historic District. He suggested tying the fire inspections for the Vacation Rental business with the Business Tax Receipt as a tracking mechanism.

The meeting was adjourned at approximately 9:40 p.m.

Attest:

_____	_____
Penned signature of:	Penned signature of:
Amanda Odom, CMC	Wallace Dunn II, Mayor
City Clerk	

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City of Dunnellon
City Council Meeting
Zoom Meeting
https://dunnellon.zoom.us/j/84992499123?pwd=dGZLVGwzajBoMGV1bTQrUDRXejU0dz09
Meeting ID: 849 9249 9123

Date: September 13, 2023
Time: 5:30 p.m.
Place: City Hall, 20750 River Dr., Dunnellon, FL 34431

Dunnellon City Council meeting attendance information.
Anyone who wished to provide public comment was able to do so by participating in the City Council meeting in person, via the Zoom "AUDIO ONLY" platform and/or telephone, by speaking during public comment portions of the meeting when recognized or by submitting written comments, evidence and/or written testimony in advance of the meeting via email to the City Clerk at modom@dunnellon.org.

Members of the public who were interested in participating were encouraged to register in advance by Noon on Wednesday, September 13, 2023. Public input on non-agenda items were heard at the beginning of the meeting with a three (3) minute time limit.

Call to Order and Pledge of Allegiance
Mayor Dunn called the meeting to order at approximately 5:31 p.m. and led the Council in the Pledge of Allegiance. He invited any citizen wishing to volunteer to open with prayer. A volunteer provided the invocation. Mayor Dunn then called upon the City Clerk to call roll.

Roll Call
Wally Dunn, Mayor, Seat 1
Tim Inskeep, Vice-Mayor Inskeep, Seat 3
Juliane Mendonca, Councilperson, Seat 2
Rex Lehmann, Councilman, Seat 4
Vacant, Seat 5

Staff Present
Mandy Odom, City Clerk
Jan Smith, Finance Officer
Chad Ward, Public Works Manager
Julie Danowski, Records Clerk
Chief Scaglione, Police Department
Lt. Bray, Police Department

Legal Counsel
Andrew Hand, Shepard, Smith, Kohlmyer & Hand, P.A.

Proof of Publication
Mrs. Odom announced for the record the agenda for this meeting was posted on the City's website and City Hall bulletin board on Wednesday, September 06, 2023. It was amended on September

7th to add back up to item #8, and on September 12th to add backup to item #1, and on September 13th to correct backup for item #12.

One or more members of the City of Dunnellon advisory boards may have attended this meeting and may have spoken to Council.

Mayor Dunn welcomed everyone and invited Council comments on the agenda. There were no Council comments. He explained the public comment policy.

Public Comments – Non-Agenda Items
There were no public comments.

Consent Agenda

Agenda Item No. 01 – City Council Minutes
June 5, 2023 – Council Workshop
June 5, 2023 – Special Council Workshop
June 14, 2023 – Council Meeting
June 14, 2023 – Special Budget Workshop
Agenda Item No. 02 – Approve Proclamation #PRO2023-03, Constitution Week
Agenda Item No. 03 – Waive Sec. 6-4 Of The City Code, Possession Or Consumption On Public Property Or On Private Property Without Permission, During The Hours Of 5:00 P.M. To 10:00 P.M. On October 14, 2023 For Application #PZ20230427, 2023 Two Rivers Music Festival And Restricted To The Areas Shown On The Attached Map. Please Note: The Event Will Take Place On E. Pennsylvania Avenue And Bostick Street Including Ernie Mills Park. Bostick Street Will Be Closed To Traffic For The Duration Of The Event.

Public Comments
There were no public comments.

Councilman Lehmann moved the consent agenda be approved. Vice-Mayor Inskeep seconded the motion. A vote was taken and the motion passed 4-0.

Regular Agenda

Agenda Item No 04 - Presentation - US 41 Crosswalk Project, Ms. Loreen Bobo, P.E., FDOT District Five Safety Administrator
Loreen Bobo, FDOT District 5 Safety Administrator, stated she was here to discuss the new pedestrian crosswalk on US41. She shared a Power Point presentation with information about target zero and safety on our roadways. She provided statistics on the number of deaths caused by roadway accidents. She said the midblock pedestrian signal is a crosswalk dedicated to those walking and biking but acts more like a traffic signal. She explained the reason for the delayed installation. She shared the website information and announced her team would be at the crosswalk for public engagement over the weekend.

Mayor Dunn stated he has watched its development and is happy to see it activated.

Agenda Item No. 05 – Presentation - Proclamation #PRO2023-03, Constitution Week - Mary Stimson, Rainbow River Chapter
Mrs. Odom read the following into the record:

"WHEREAS, The Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and WHEREAS, September 17, 2023, marks the two hundred and thirty-sixth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and WHEREAS, It is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary and to the patriotic celebrations which will commemorate it; and WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week; and WHEREAS, The Rainbow River Chapter, National Society of the Daughters of the American Revolution is locally sponsoring Constitution Week.

NOW, THEREFORE be it proclaimed the City Council of the City of Dunnellon, Florida does hereby recognize the week of September 17 through 23 as "CONSTITUTION WEEK" and ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through this guardian of our liberties, remembering that lost rights may never be regained. PASSED AND PROCLAIMED this 13th day of September 2023."

Mrs. Odom invited Roz Simpson, Valerie Haber, Kathy Massanet, Peggy Taylor, Donna Stalter and Mary Stimson to accept the Proclamation from Mayor Dunn.

Agenda Item No. 06 – Discussion - Blue Run Park
Mayor Dunn suggested postponing this discussion until the October 5th workshop because Commissioner Bryant and Mr. Couillard were unable to attend today's meeting.

Agenda Item No. 07 – First Reading Ordinance #ORD2022-05, Vacation Rentals
Mayor Dunn called for public comment.

Public Comment
Dave Porter, 11835 E. Blue Cove Dr., stated the current draft of this Ordinance is extremely well written. He spoke about the fire inspections and suggested leaving the Ordinance the way it is.

Councilperson Mendonca moved Ordinance #ORD2022-05 be read by title only. Vice-Mayor Inskeep seconded the motion. A vote was taken and the motion passed 4-0.

Mrs. Odom read the following into the record:

"ORDINANCE #ORD2022-05

AN ORDINANCE OF THE CITY OF DUNNELLON, CREATING 'CHAPTER 18, ARTICLE VIII – VACATION RENTALS' OF THE CITY'S CODE OF ORDINANCES; PROVIDING FOR CONSTRUCTION AND DEFINITIONS; PROVIDING FOR ANNUAL VACATION RENTAL REGISTRATION; PROVIDING FOR INSPECTIONS: PROVIDING GENERAL REGULATIONS; PROVIDING FOR VIOLATIONS, ENFORCEMENT, AND REMEDIES, PROVIDING FOR EXEMPTIONS; PROVIDING FOR APPEALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE."

Vice-Mayor Inskeep moved Ordinance #ORD2022-05 be approved. Councilman Lehmann seconded the motion.

Vice-Mayor Inskeep stated he is dissatisfied there is nothing written into the Ordinance about requiring proof of annual fire inspection for all businesses. Mayor Dunn agreed all businesses need to be held to the same standards.

Attorney Hand advised Council they have the discretion to remove the verbiage about proof of annual fire inspections and still go forward with the Ordinance today. Vice-Mayor Inskeep clarified they are requiring everyone to get annual fire inspections, but they are not requiring proof at this time. He stated the next Ordinance will require proof for all businesses.

Mrs. Odom pointed out they cannot tie this to a Business Tax Receipt. Attorney Hand explained this is correct and he shared information regarding how businesses and short-term rental owners are governed. There was further discussion about how to tighten up the language with Attorney Hand providing information about the various rules and penalties.

Attorney Hand stated he doesn't believe there is anything in the Ordinance which requires anyone to show proof. Mrs. Odom agreed and advised the Ordinance does not require the vacation rental owner to provide proof except at their initial registration.

After further discussion Council agreed there is no need to make any verbiage changes within the Ordinance. Mayor Dunn stated the effective date of the Ordinance has been postponed to April and all businesses will have the same requirements at that time.

A vote was taken and the motion passed 4-0.

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

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

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

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

Agenda Item No. 08 – Public Hearing On 2023 Tentative Proposed Millage Rate And Tentative Budget For The City Of Dunnellon For The 2023-2024 Budget Year (Advertised On Property Tax Notice)

Mayor Dunn stated this is a public hearing on the tentative proposed millage rate and tentative budget for the City of Dunnellon for the 2023-2024 budget year. He said the tentative millage rate for the City of Dunnellon is 5.6933, which is .00% greater than the rolled back rate of 5.6933 and the tentative budget proposed is $4,310,305.

Mayor Dunn gaveled down and said, "It is now 6:17 p.m. and I open the public hearing for staff to first make a presentation and then to anyone wishing to address the City Council on either the proposed millage rate or 2023-2024 budget. "

Mrs. Smith read the following into the record:

"Pursuant to Part 1, Section 20 of the City Charter, the proposed budget for fiscal year 2023-2024 is submitted for review and adoption by the City Council. The first document is the fiscal year 2023-2024 Proposed Budget Summary. This document provides a line-item review of multiple prior fiscal years actuals, FY 2022-2023 budget, actuals as of March 31, 2023, and projected year end 2023. This document is designed to provide the reader the opportunity to make a comparison between fiscal year 2022-2023 and the proposed budget for fiscal year 2023-2024.

The second document, fiscal year 2023-2024 Detail Line-Item Budget, provides the individual amounts that make up the total of each line item. She explained these two documents combined represent the City's budget plan for the upcoming fiscal year."

Mrs. Smith proceeded to review the information provided to Council regarding Fiscal Year 2022-2023 Budget Highlights, including the General Fund and CRA. She then reviewed Fiscal Year 2023-2024 Budget Highlights. She spoke about other additions to the coming fiscal year including the new part-time Public Works Administrative Assistant position which replaces the Working Coordinator, the new Enterprise Reporting software staff will be proposing, the replacement of the Fire Department bunkroom roof, and several items needed for the Police Department and Public Works. She concluded by thanking Council for their support and guidance.

Public Comment
There were no public comments.

Vice-Mayor Inskeep recommended adding a salary increase of 3% for Mrs. Odom effective October 1st to compensate her for successfully assuming duties outside of her job description. He asserted she has never brought up her wage, but it is evident she rises above the City Clerk duties and she should be compensated for it. Mrs. Smith advised it would come out of Council Contingency.

Councilperson Mendonca stated Mrs. Odom would also have received another raise from her June evaluation which has not been conducted yet.

Mayor Dunn Gaveled down and stated, "It is now 6:34 p.m. and I close the public hearing held to discuss the proposed millage rate and 2023-2024 budget."

Agenda Item No. 09 - Proposed Resolution #RES2023-17, Setting The Tentative 2023 Tax Millage Rate
Councilman Lehmann moved Resolution #RES2023-17 be read into the record. Vice-Mayor Inskeep seconded the motion. A vote was taken and the motion passed 4-0.

Mrs. Odom read the following into the record:

"RESOLUTION #RES2023-17,
CITY OF DUNNELLON,
A RESOLUTION TENTATIVELY SETTING THE TAX MILLAGE FOR THE YEAR 2023

WHEREAS, the City Council for the City of Dunnellon met on September 13, 2023 at 5:30 p.m. at City Hall, 20750 River Dr., Dunnellon, FL 34431, to consider the tentative amount of the tax millage to be collected on all real and personal property in the City of Dunnellon, Florida for the year 2023; and
WHEREAS, the City Council has determined the tentative millage on all real and personal properties in the City of Dunnellon shall be set at 5.6933 mills which is .00% greater than the rolled-back rate of 5.6933 mills.

NOW, THEREFORE, be it resolved by the City Council for the City of Dunnellon, Florida that:
The tax millage on all real and personal properties in the City of Dunnellon for the year 2023 is tentatively set at 5.6933 mills.

DULY ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING HELD ON THE 13th DAY OF SEPTEMBER, 2023."

Councilman Lehmann moved Resolution #RES2023-17 setting the tentative 2023 tax millage at 5.6933 mills be approved as read. Vice-Mayor Inskeep seconded the motion. A vote was taken and the motion passed 4-0.

Mayor Dunn stated, for the record, the tentative millage rate now adopted by the City Council is .00% greater than the rolled back rate of 5.6933.

Agenda Item No. 10 - Proposed Resolution #RES2023-18, Setting The Tentative FY2023-2024 General Fund Budget

Councilperson Mendonca moved Resolution #RES2023-18 be read into the record. Councilman Lehmann seconded the motion. A vote was taken and the motion passed 4-0.

Mrs. Odom read the following into the record:

"RESOLUTION #RES2023-18,
CITY OF DUNNELLON,
A RESOLUTION ADOPTING THE TENTATIVE BUDGET FOR THE FISCAL YEAR 2023-2024

WHEREAS, the City Council for the City of Dunnellon met on September 13, 2023 at 5:30 p.m. at City Hall, 20750 River Dr., Dunnellon, FL 34431, to consider the adoption of a tentative budget for the fiscal year 2023-2024; and

WHEREAS, the City Council for the City of Dunnellon has determined that the budget will be $4,310,305.00 for the City of Dunnellon.

NOW, THEREFORE, be it resolved by the City Council for the City of Dunnellon, Florida that: The budget for the City of Dunnellon has been tentatively set for $4,310,305.00.

DULY ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING HELD ON THE 13th DAY OF SEPTEMBER, 2023."

Public Comment
There were no public comments.

Councilman Lehmann moved Resolution #RES2023-18 setting the tentative FY2023-2024 General Fund Budget in the amount of $4,310,305 be approved. Vice-Mayor Inskeep seconded the motion. A vote was taken and the motion passed 4-0.

Agenda Item No. 11 – Approval Of The Tentative Tax Increment Financing District Budget FY2023-2024
Mayor Dunn called for public comment.

Public Comment
There were no public comments.

Councilperson Mendonca moved the tentative FY2023-2024 Tax Increment Financing District Budget in the amount of $622,275 be approved as presented. Councilman Lehmann seconded the motion. A vote was taken and the motion passed 4-0.

Mayor Dunn stated this budget year has been extremely difficult and this Council has dealt with some unusual items, such as police staffing and salaries. He applauded everyone on the Council for working on this but especially Vice-Mayor Inskeep for his extra effort. He exclaimed he is amazed our taxes are at the rollback rate. Vice-Mayor Inskeep deflected and said the applause should go to staff for their hard work.

Agenda Item No. 12 – Resolution #RES2023-22, Salary Classification Plan
Mayor Dunn called for public comment.

Public Comment
There were no public comment .

Councilman Lehmann moved Resolution #RES2023-22 be read by title only. Vice-Mayor Inskeep seconded the motion. A vote was taken and the motion passed 4-0.

Mrs. Odom read the following into the record:

"RESOLUTION #RES2023-22

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF DUNNELLON ADOPTING PERSONNEL MANUAL AMENDMENTS AND CHANGES TO ARTICLE X, SECTION 6.1 PAY AND CLASSIFICATION PLAN AND PROVIDING FOR AN EFFECTIVE DATE."

Councilman Lehmann moved Resolution #RES2023-22 be approved. Councilperson Mendonca seconded the motion. A vote was taken and the motion passed 4-0.

Agenda Item No. 13 – Payment In Lieu Of Health Insurance Election
Mayor Dunn recapped past discussions and reminded Council about the employees who decline City provided health insurance.

Vice-Mayor Inskeep stated the concerns heard at the Workshop can be mitigated through correct language. He said the policy can be revoked, we can require proof of other insurance, and he recommended a payout of $2,600 which is consistent with other cities. He commented this is a small thing we can do which may help us be competitive during recruitment efforts.

Councilman Lehmann stated an employee should be required to show proof their other health insurance is comparable to City offered health insurance. Councilperson Mendonca asked if it is legal to ask employees to provide their plan information. Mayor Dunn commented it should be something we are able to ask for.

There was further discussion regarding the pros and cons of offering this benefit and what research should be done to ensure we are presenting a policy similar to other municipalities. Mayor Dunn suggested Mrs. Odom poll other cities to find out what they offer before any more work is done and Council agreed.

Agenda Item No. 14 – Department Head Reports

Mrs. Odom stated her evaluation format has been finalized. She explained the format and asked Council to review and provide feedback. She advised she would like it completed in October to keep retroactive pay it in this fiscal year. Mayor Dunn, Councilperson Mendonca, and Vice-Mayor Inskeep agreed the evaluation looks good. Councilman Lehmann said he has not had an opportunity to review it. Mrs. Odom asked Council to return the evaluations to her by September 25th.

Mr. Ward announced he closed 55 work orders last month. He stated the Vietnam Traveling Wall is coming and they will need to remove part of the fence to get it into Ernie Mills Park. He announced the Live Oak trees will be installed on September 28th. Councilperson Mendonca asked to have a recliner, which someone dumped, removed from the Short Tower Way parking lot. Vice-Mayor Inskeep asked Mr. Ward to put it in the City dumpster.

Chief Scaglione stated the new Officers Council met tonight have 90 years of experience combined. He advised there is still one opening with Sgt. Roberts retirement on August 31st. He provided a report on traffic stops, arrests, and drug activity. He said they are working on cleaning up the reporting program to capture true numbers for felonies and misdemeanors. Chief Scaglione stated the Police Department is rebranding. He said a dunk tank has been donated and will be set up at the Twin Rivers Music Festival to help raise money for police vehicle wraps. He asked for Council volunteers to sit in the tank. He congratulated Attorney Hand for achieving the Best Attorney in Orlando Award.

Councilman Lehmann asked about the issues at Blue Run Park. Chief Scaglione said it's ok, but they will need a fence on the opposite side of the river as citizens have been using it heavily. He announced the boat problem has greatly slowed down. Mrs. Odom asked if there was a reason we couldn't put a fence there and Mr. Ward replied there isn't, but if they install a fence the public will just come in from the other side. Chief Scaglione advised at least it will slow the public down. There was further discussion about permitting, how to have the fence installed, and swimming issues at Swampy's.

Agenda Item No. 15 – Council Liaison Reports And Comments

Councilman Lehmann spoke about an email sent to all Council members regarding the dog rescue. Vice-Mayor Inskeep stated he will reach out to the person tomorrow. Mayor Dunn said he plans to meet with Mrs. Wyen and Mr. Ward to craft a regulation to prevent people from doing this in the future. He said he will bring back information in October.

Vice-Mayor Inskeep asked Mrs. Odom for a status update on the draft letter to rescind the Nine Island Cove letter of support. Mrs. Odom replied she will be contacting the Florida Forever Program at the State level to find out exactly what was submitted. She said once she is able to do so, she will ask what is required to rescind the letter. Vice-Mayor Inskeep asked for the topic to be added to the October workshop.

Agenda Item No. 16 – City Attorney Reports
There were no attorney comments.

Agenda Item No. 17 – Adjourn
At approximately 7:27 p.m. Councilperson Mendonca moved the City Council meeting be adjourned. Councilman Lehmann seconded the motion. A vote was taken and the motion passed 4-0.

Attest:

_____	_____
Penned Signature of Amanda Odom, CMC City Clerk	Penned Signature of Wallace Dunn II, Mayor

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City of Dunnellon
Special Joint CRA/City Council Meeting
Zoom Meeting
https://dunnellon.zoom.us/j/88531430574?pwd=L0plM3JGVlFSNS9GV2lLMDgzK1NaQT09
Meeting ID: 885 3143 0574

Date: September 27, 2023
Time: 5:30 p.m.
Place: City Hall, 20750 River Dr., Dunnellon, FL 34431

Dunnellon City Council meeting attendance information.
Anyone who wished to provide public comment was able to do so by participating in the City Council meeting in person, via the Zoom "AUDIO ONLY" platform and/or telephone, by speaking during public comment portions of the meeting when recognized or by submitting written comments, evidence and/or written testimony in advance of the meeting via email to the City Clerk at modom@dunnellon.org.

Members of the public who were interested in participating were encouraged to register in advance by Noon on Wednesday, September 27, 2023. Public input on non-agenda items were heard at the beginning of the meeting with a three (3) minute time limit.

Call to Order and Pledge of Allegiance
Mayor Dunn called the meeting to order at approximately 5:31 p.m. and led the Council in the Pledge of Allegiance. He invited any citizen wishing to volunteer to open with prayer. No one stepped forward and a moment of silence was observed. Mayor Dunn advised those in attendance of the emergency exits then called upon the City Clerk to call roll.

Roll Call
Wally Dunn, Mayor, Seat 1
Tim Inskeep, Vice-Mayor Inskeep, Seat 3
Juliane Mendonca, Councilperson, Seat 2
Rex Lehmann, Councilman, Seat 4
Vacant, Seat 5

Staff Present
Mandy Odom, City Clerk
Julie Danowski, Records Clerk
Jan Smith, Finance Officer
Chad Ward, Public Works Manager
Chief Scaglione, Police Department

Legal Counsel
Andrew Hand, Shepard, Smith, Kohlmyer & Hand, P.A.

Proof of Publication
Mrs. Odom announced for the record the agenda for this meeting was posted on the City's website and City Hall bulletin board on Wednesday, September 20, 2023.

One or more members of the City of Dunnellon advisory boards may have attended this meeting and may have spoken to Council.

Council Comments Regarding Agenda
Vice-Mayor Inskeep asked Council to move the discussion regarding the dog rescue to the beginning of the agenda. Council agreed to move Agenda Item #9 ahead of Agenda Item #1.

Public Comments – Non Agenda Items
There were no public comments.

Agenda Item No. 09 – Dog Rescue Discussion – Mayor Dunn
Mayor Dunn stated he has determined there is no Ordinance allowing or prohibiting the tax-exempt dog rescue. He explained the Animal Control Ordinance the City adopted mirrors Marion County's. He spoke about meeting with staff and Attorney Hand for further discussion.

Attorney Hand spoke about the code and stated there are two options for this situation. He said in 2021 the City approached Marion County about animal control enforcement. Marion County agreed to take over services with the caveat the City needed to adopt their Ordinance. He pointed out there was a maximum number of dogs and cats per household written in our code prior to the adoption of Marion County's code, and there isn't a limit in their code. He said both Marion County and City zoning regulations refer to kennels, but animal rescues are different.

Attorney Hand suggested reinstating the maximum number of dogs and cats and said it could be applied to animal rescues. He explained existing rescues would be able to keep their current number, but as animals are adopted or pass away, they would not be able to add more until they are below the threshold.

Mayor Dunn stated he brought this up because he would like Council to consider the information for further discussion at the October workshop.

Vice-Mayor Inskeep explained the City Ordinance states non-profit rescues and kennels cannot have more than four dogs over a certain age. He said kennels must be in specified zoned areas and he believes a rescue is the same thing. He advised Marion County requires them to be in a B zoned area as well. Attorney Hand replied Marion County has their own code, and their zoning is different. He spoke about the difference and how they are reviewed and enforced. He informed Council the City can create what Vice-Mayor Inskeep is describing but it is not the way the code reads right now.

Councilman Lehmann asked if the rescues can be grandfathered in. Attorney Hand provided further explanation.

Councilperson Mendonca asked if they reinstate the four-dog and four-cat animal limitation, where would the non-profit stand. Attorney Hand replied the rule would apply to everyone including non-profit rescues.

Councilman Lehmann asked Vice-Mayor Inskeep what he discovered when he met with the rescue owner. Vice-Mayor Inskeep replied he learned about her operating requirements and she has had only one minor code violation which she has addressed.

Vice-Mayor Inskeep asked if it would be the City or the County's responsibility to change and enforce. Attorney Hand advised the County will not enforce City regulations and this would be a City specific Ordinance enforceable through Code Enforcement.

Public Comment
Brenda D'Arville, 11661 Camp Dr., suggested Council consider breeders because some owners use breeding as a financial supplement.

Kathleen Goodloe, 19154 St. Lawrence Dr., asked for clarification regarding the four-animal limitation.

Agenda Item No. 01 – Public Hearing Statement
Mrs. Odom read the following into the record:

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

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

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

Agenda Item No. 02 – Public Hearing – Ordinance #ORD2022-05, Vacation Rentals (Published On The City's Website On September 14, 2023 And In The Riverland News On September 15, 2023)
Mayor Dunn gaveled down and said, "It is now 6:05 p.m. and I close the regular meeting and open the public hearing to discuss Ordinance #ORD2022-05, Vacation Rentals (Posted on the City's website on September 14, 2023 and in the Riverland News On September 15, 2023.)

Staff Comment
There were no staff comments.

Public Comment
Katie Guice, 12005 Palmetto Way, stated she is not opposed to proper fire control but feels the annual inspection is Council overreach.

David Romanik, 2355 SE 5th St., announced he is an attorney on behalf of Amber Serena. He spoke about legal principles and unrestricted rights of property owners.

Kaliela Wendler, 20008 E. Pennsylvania, agreed with Katie Guice and stated the annual fire inspection is Council overreach.

Roseann P. DiPaula, 12116 Wekiwa Circle, asserted the development of this Ordinance is very personal and Council wasted a lot of money because the State already has this law in place.

Mayor Dunn gaveled down and said, "It is now 6:12 p.m. and I close the public hearing held to discuss Ordinance #ORD2022-05 and reopen the September 27th City Council meeting."

Agenda Item No. 03 – Final Reading Ordinance #ORD2022-05, Vacation Rentals
Vice-Mayor Inskeep reminded everyone the Ordinance had been started an entire year before this Council was seated and they trimmed it down from the original requirements. He said the fire inspections have not been implemented yet and when it is, all businesses will be included.

Councilperson Mendonca stated the City does not financially benefit from short-term rentals. She explained the businesses do benefit, but the taxes earned go to the County not the City. She asserted short-term rental owners were not registering with the State until Council discussions began. She commented this action is being implemented all over the State.

Mayor Dunn stated the Ordinance title is ORD2022-05, which means it originated in 2022. He explained it began with the last Council and the last Mayor. He announced the number of registered short-term rental owners has grown dramatically which means before this began, they weren't paying their taxes. He advised the short-term rental owners if the Ordinance passes it will not be effective until at least March of 2024.

Attorney Hand provided Council with an overview of the Ordinance and he provided information on one change related to enforcement for the Code Enforcement Official. He advised them the Ordinance will not become effective until April 1, 2024 and can be amended by Council at any time. Mayor Dunn asked if an older home was constructed with a proper permit and did not have the one closet per bedroom requirement would they be grandfathered in. Attorney Hand replied it is the Council's choice.

Councilman Lehmann moved Ordinance #ORD2022-05 be read by title only. Vice-Mayor Inskeep seconded the motion. A vote was taken and the motion passed 4-0.

Mrs. Odom read the following into the record:

"ORDINANCE #ORD2022-05

AN ORDINANCE OF THE CITY OF DUNNELLON, CREATING 'CHAPTER 18, ARTICLE VIII – VACATION RENTALS' OF THE CITY'S CODE OF ORDINANCES; PROVIDING FOR CONSTRUCTION AND DEFINITIONS; PROVIDING FOR ANNUAL VACATION RENTAL REGISTRATION; PROVIDING FOR INSPECTIONS: PROVIDING GENERAL REGULATIONS; PROVIDING FOR VIOLATIONS, ENFORCEMENT, AND REMEDIES, PROVIDING FOR EXEMPTIONS; PROVIDING FOR APPEALS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE."

Councilman Lehmann moved Ordinance #ORD2022-05 be approved. Vice-Mayor Inskeep seconded the motion. A vote was taken and the motion passed 4-0.

Agenda Item No. 04 – Public Hearing On 2023 Final Millage Rate And Final Budget For The City Of Dunnellon For The 2023-2024 Budget Year (Advertised On The City's Website On 9/20/2023 And In The Riverland News 9/22/2023)

Mayor Dunn stated, "This is a public hearing on the final millage rate and final budget for the City of Dunnellon for the 2023-2024 budget year. The final millage rate for the City of Dunnellon is 5.6933, which is .00% greater than the rolled back rate of 5.6933. The final budget proposed is $4,310,305."

Mayor Dunn gaveled down and said, "It is now 6:26 p.m. and I close the regular meeting and open the public hearing for staff to first make a presentation and then to anyone wishing to address the City Council on either, the proposed millage rate or 2023-2024 budget."

Staff Presentation

Mrs. Smith read the following into the record:

"Pursuant to Part 1, Section 20 of the City Charter, the proposed budget for Fiscal Year (FY) 2023-2024 is submitted for review and adoption by the City Council.

The first document is the FY 2023-2024 Proposed Budget Summary. This document provides a line-item review of multiple prior fiscal years actuals, FY 2022-2023 budget, actuals as of March 31, 2023, and projected year end 2023. This document is designed to provide the reader the opportunity to make a comparison between FY 2022-2023 and the proposed budget for FY 2023-2024.

The second document, FY 2023-2024 Detail Line-Item Budget, provides the individual amounts that make up the total of each line item. These two documents combined represent the City's budget plan for the upcoming fiscal year."

Mrs. Smith reviewed the fiscal year 2022-2023 budget highlights for the General Fund which included transfers-in, revenue, expenses, and the net effect to the overall General Fund. She announced the General Fund Budget has been successfully managed for eight consecutive years without the need to draw from reserves to cover operating costs. She stated as of June 30, 2023

the General Fund cash on hand is $7,145,362 and is allocated among unassigned, assigned, and committed reserves.
Mrs. Smith reviewed the Tax Increment Financing District (CRA) budget highlights which included funds reserved for grants and the Blue Run of Dunnellon Park restroom project.

Mrs. Smith reviewed the Fiscal Year 2023-2024 budget highlights, which again included the General Fund and the Tax Increment Financing District (CRA). She spoke about other highlights for the year including a new part-time Public Works/Code Enforcement Administrative Assistant position, new enterprise reporting software, a new bunkroom roof for the Fire Department, and a variety of needs for the Police Department and Public Works.

Mrs. Smith concluded her presentation by thanking the departments and Council for their support and effort.

Public Comment
There were no public comments.

Mayor Dunn gaveled down and said, "It is now 6:40 p.m. and I close the public hearing held to discuss the proposed millage rate and 2023-2024 budget and reopen the regular Council meeting."

Agenda Item No. 05 – Proposed Resolution #RES2023-20, Setting Final 2023 Tax Millage Rate
Mayor Dunn called for public comment.

Public Comment
There were no public comments.

Councilman Lehmann moved Resolution #RES2023-20 be read into the record. Vice-Mayor Inskeep seconded the motion. A vote was taken and the motion passed 4-0.

Mrs. Odom read the following into the record:

"RESOLUTION #RES2023-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNNELLON, FLORIDA, ADOPTING THE FINAL MILLAGE RATE FOR THE CITY OF DUNNELLON FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2023 AND ENDING ON SEPTEMBER 30, 2024.

WHEREAS, the City Council for the City of Dunnellon met on September 13, 2023 at 5:30 p.m. at City Hall, 20750 River Drive, Dunnellon, Florida, 34431, to consider the tentative amount of the tax millage to be collected on all real and personal property in the City of Dunnellon, Florida for the year 2023 in the amount of 5.6933 mills; and

WHEREAS, the City Council of the City of Dunnellon, Florida does hereby adopt its final millage rate of 5.6933 mills to be levied for the General Fund upon all real and tangible personal property located within the boundaries of the above-named taxing authority; and

WHEREAS, the final levy of 5.6933 mills is .00% greater than the rolled-back rate of 5.6933 mills; and

WHEREAS, the final millage rate of 5.6933 is for the calendar year 2023 to fund the expenses for the fiscal year commencing October 1, 2023 and ending September 30, 2024.
DULY ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING HELD ON THE 27th DAY OF SEPTEMBER, 2023."

Councilman Lehmann moved Resolution #RES2023-20 setting the final 2023 tax millage at 5.6933 mills be approved as read. Councilperson Mendonca seconded the motion. A vote was taken and the motion passed 4-0.

Mayor Dunn stated for the record, "the final millage rate now adopted by the City Council is .00% greater than the rolled back rate of 5.6933."

Mayor Dunn gaveled down and said, "It is now 6:43 p.m. and I close the Special City Council Meeting and open the Special CRA Meeting."

Agenda Item No. 06 – Proposed Resolution #RES2023-19, Adopting A Budget For The City Of Dunnellon Community Redevelopment Agency For The Fiscal Year 2023-2024
Mayor Dunn called for public comments.

Public Comment
There were no public comments.

Councilperson Mendonca moved Resolution #RES2023-19 be read into the record. Councilman Lehmann seconded the motion. A vote was taken and the motion passed 4-0.

Mrs. Odom read the following into the record:

"RESOLUTION #RES2023-19

A RESOLUTION OF THE CITY OF DUNNELLON COMMUNITY REDEVELOPMENT AGENCY; ADOPTING A BUDGET FOR THE CITY OF DUNNELLON COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2023-2024; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT RESOLUTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Dunnellon, Florida adopted Ordinance No. 2000-03 creating the City of Dunnellon Community Redevelopment Agency ("CRA") pursuant to Part III, Chapter 163, Florida Statutes; and

WHEREAS, the CRA is a dependent special district under Chapter 189, Florida Statutes, known as the Uniform Special District Accountability Act of 1989 ("Act"); and

WHEREAS, the Act requires all special districts, including dependent special districts such as the CRA, to adopt a budget for each fiscal year by resolution; and
WHEREAS, the City of Dunnellon Community Redevelopment Agency desires to comply with the requirement of the Act and takes this action in order to do so;

Section 1. Recitals. The foregoing recitals are deemed true and correct and are hereby fully incorporated herein by this reference and are deemed a material part of this Resolution.
Section 2. Adoption of the Budget. The Board Members of the City of Dunnellon Community Redevelopment Agency do hereby approve and adopt a budget attached hereto as Exhibit "A" for the CRA for Fiscal Year 2023-2024; beginning October 1, 2023 and ending September 30, 2024.
Section 3. Repeal of Prior Inconsistent Resolutions. All prior resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of the conflict.
Section 4. Severability. If any section, subsection, sentence, clause, phrase or portion of this resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion hereto.
Section 5. Effective Date. This resolution shall become effective immediately upon adoption by the Board Members of the City of Dunnellon Community Redevelopment Agency.

ADOPTED at a Regular Meeting of the Board Members of the City of Dunnellon Community Redevelopment Agency this 27th day of September, 2023."

Councilman Lehmann moved Resolution #RES2023-19 adopting the CRA Budget in the amount of $622,275.00 be approved as read. Vice-Mayor Inskeep seconded the motion. A vote was taken and the motion passed 4-0.

Mayor Dunn gaveled down and said, "It is now 6:47 p.m. and I close the Special CRA Meeting and re-open the Special City Council Meeting."

Agenda Item No. 07 – Proposed Resolution #RES2023-21 Setting The Final FY2023-2024 General Fund Budget
Mayor Dunn called for public comment.

Public Comment
There were no public comments.

Councilperson Mendonca moved Resolution #RES2023-21 be read into the record. Councilman Lehmann seconded the motion. A vote was taken and the motion passed 4-0.

Mrs. Odom read the following into the record:

"RESOLUTION #RES2023-21
A RESOLUTION ADOPTING THE BUDGET FOR THE CITY OF DUNNELLON FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2023 AND ENDING ON SEPTEMBER 30, 2024 NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUNNELLON, FLORIDA THAT:

The proposed expenditures in the final budget are $4,310,305. The budget is based upon taxable value of real property of $219,364,250, personal property of $25,134,282, centrally assessed property of $501,236 and anticipated non ad valorem revenues of $3,751,147.

The final budget is approved and shall become effective at the beginning of the 2023-2024 fiscal year, and the taxing authority funds may be expended commencing on October 1, 2023 and ending on September 30, 2024.

Funds of the 2023-2024 final budget not expended during the fiscal year 2023-2024 may be used and expended during subsequent fiscal year(s).

DULY ADOPTED BY THE CITY COUNCIL AT THE REGULAR MEETING HELD ON THE 27th DAY OF SEPTEMBER 2023."

Councilman Lehmann moved Resolution #RES2023-21 setting the final FY2023-2024 General Fund Budget in the amount of $4,310,305.00 be approved as read. Vice-Mayor Inskeep seconded the motion. A vote was taken and the motion passed 4-0.

Agenda Item No. 08 – Approval Of Final Tax Increment Financing District Budget
Mayor Dunn called for public comment.

Public Comment
There were no public comments.

Councilman Lehmann moved the final FY2023-2024 Tax Increment Financing District budget in the amount of $622,275.00 be approved as presented. Vice-Mayor Inskeep seconded the motion. A vote was taken and the motion passed 4-0.

Agenda Item No. 09 – Discussion – Mayor Dunn
Mayor Dunn spoke about the new Form 6 Disclosure which needs to be filed by the end of June 2024. He stated he read the instructions and discovered it isn't as harsh as he thought. He invited Attorney Hand to speak about this new State requirement.

Attorney Hand stated the Florida League of Cities has a presentation link Council can review along with other information. He said the Florida League of Cities is the expert on the topic. He explained Form 6 is intended to take a snapshot of each elected officials' financial status. He said the Commission is requesting an aggregate sum of the valuables they own, not each piece individually. He said personal property investments need to be disclosed and tangible property needs to be more descriptive than in the past. He advised they are not required to disclose valuables owned by spouses.

Councilman Lehmann asked why this suddenly come up and who is pushing it. Attorney Hand replied he doesn't know whose Bill it was and he's never seen anything like it, but it could have been worse. He said there has been a complete reversal of typical home rule patterns. He said he would send the Council a web link with more information.

Councilperson Mendonca asked when filing would be required. Mayor Dunn replied if you are on a Council on January 1st, you are required to file it even if you leave office prior to the end of June.

Agenda Item No. 10 – Council Comments
Mayor Dunn stated there is one person interested in the vacant Council seat and he hopes there will be more applicants. Mrs. Odom said Art Jones is the only applicant and the deadline is tomorrow. She explained Council can accept applications as long as they wish, but staff set a deadline to ensure the applications were received prior to the workshop.

Vice-Mayor Inskeep spoke about Nine Island Cove stating he had received emails from the president of RRC with erroneous information. He asserted the City does not need to be involved with this effort. He said Mr. Gissy is an example of an independent person adding property to the Florida Forever program without City involvement. He complained about citizens who live outside the City limits attempting to control how the City's tax funds are spent and he announced he would not vote for this. Mayor Dunn agreed with Vice-Mayor Inskeep.

Councilman Lehmann suggested combining Rainbow Springs Art Festival with the Boomtown Festival. He volunteered to discuss the vendor layout with the Dunnellon Business and Chamber Association next year. He said he would like to see more of the business district included.

Councilperson Mendonca informed everyone she would not be at the next workshop but asked to go on record as agreeing with Mayor Dunn and Vice-Mayor Inskeep about Nine Island Cove. She commented it isn't something the City can manage.

Agenda Item No. 11 – Department Head Comments
Mrs. Odom stated the City Hall carpet installation has begun and it will be completed in phases. She advised Council she added her evaluation to the October 2nd workshop.
She said Commissioner Bryant would like Council's questions for review and preparation in advance of the meeting. Mrs. Odom asked Council to email their questions to her and she would forward them to Commissioner Bryant.

Mayor Dunn stated he had invited Commissioner Bryant and Mr. Couillard to the meeting to be sure they are aware the City is removing the funding for Blue Run Park. He shared several questions he had related to the topic which included who is on the advisory board and if the County plans to continue to move forward with the restroom project even though the City is removing funding.

There was further discussion regarding Mayor Dunn's questions and Mrs. Odom provided answers. Mayor Dunn decided sending his list of questions to Marion County would be more efficient than asking them to come here in person. Councilperson Mendonca suggested everyone try to keep the busy season in mind as they are formulating their questions.

Mr. Ward announced the new carpeting installation is complete at Public Works and they had just planted five Live Oak trees in Ernie Mills Park. He added they will be mulched tomorrow by the

volunteer group. Councilperson Mendonca asked Mr. Ward to inspect the lot next to Sauced and Loaded because she believes it requires Code Enforcement.

Chief Scaglione thanked Public Works for the work they do because things are starting to look nice. He stated the last officer they hired will be patrolling on his own on Friday. He advised one of his new officers shared he began receiving calls from other agencies, but he declined the offers because this is where he wants to be. He said he has had contact with two retired officers who are interested in working for Dunnellon. He announced the Police Department ribbon cutting ceremony is going to be held on October 12th at 10:00 a.m. He invited Mayor Dunn to attend and unveil the newly wrapped police vehicle. He said there will be a Police Department dunk booth at the Two Rivers Music Festival to raise money to pay for vehicle wraps of two additional police vehicles.

Mrs. Smith stated she enrolled the City in a new program for disaster expense reimbursement called F-ROC. She said it is only for projects which equal a million dollars or more. She advised Council it will allow us to conduct a disaster readiness assessment and we need to have a disaster plan completed by December 31, 2023.

Attorney Hand introduced the Live Local Act. He stated it is a big change and can be discussed at a later Council meeting. He explained the legislation is directed at affordable housing and governments must identify property within their cities which can be utilized for affordable housing. He advised there will be more information coming in the next couple of months. Mayor Dunn asked for this to be added to the November workshop.

Agenda Item No. 12 – Adjourn

At approximately 7:43 p.m. Councilperson Mendonca moved the City Council meeting be adjourned. Councilperson Lehmann seconded the motion. A vote was taken and the motion passed 4-0.

Attest:

_____ _____

Penned Signature of
Amanda Odom, CMC
City Clerk

Penned Signature of
Wallace Dunn II, Mayor

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PERFORMANCE EVALUATION OUTLINE FOR DUNNELLON CHARTER OFFICERS

6-MONTH PERFORMANCE APPRAISAL for period 04/27/2023 – 10/27/2023

Charter Officer Name: Chris Scaglione Charter Officer Title: Police Chief

JOB PERFORMANCE RATINGS

This outline is provided to assist the Dunnellon City Council in evaluation of the City's Charter Officers in multiple categories. Use the following performance level definitions as guidelines:

1.0 Unacceptable: A Charter Officer who receives this rating consistently fails to meet job requirements. Charter Officer demonstrates unwillingness or inability to improve.

2.0 Needs Improvement: A Charter Officer who receives this rating does not consistently meet job requirements. Performance results are inconsistent. Performance often fails to meet the job requirements. Charter Officer demonstrates some willingness or ability to improve.

3.0 Satisfactory: A Charter Officer who receives this rating demonstrates a satisfactory level of performance. Performance results are consistently at acceptable levels and regularly meet the job requirements. Charter Officer demonstrates willingness and ability to meet an acceptable performance level.

4.0 Above Satisfactory: A Charter Officer who receives this rating meets all job requirements and regularly exceeds job requirements. Charter Officer demonstrates a desire and ability to exceed the standard performance level and often does more than what is expected.

5.0 Excellent: A Charter Officer who receives this rating consistently demonstrates effective performance above and beyond the normal expected level of achievement. Performance is seen as strong. Charter Officer seeks out opportunities for ways to better achieve results and consistently demonstrates an exceptional desire and ability to exceed standard performance.

1. ADMINISTRATION AND ORGANIZATIONAL MANAGEMENT:

The ability to structure the department(s) and plan and organize its work in such a way as to meet the municipal service needs effectively and efficiently; those of City Council, other charter officers, department heads, employees, advisory board members and citizens, and carry out the goals and policies adopted by the City Council.

Combined Rating: 5

Mayor Dunn: Chief took over the police department after the former Chief resigned and most all of the police deputies also left for the Marion County Sheriff department. Through the Chief's efforts he rebuilt the Dunnellon PD into a well-run department complete with full staff. Based on this I would say he did an outstanding job.

Vice Mayor Inskeep: Chief Chris Scaglione offered to rebuild the city's Police department six months ago. Chris did exactly that, he took on a department with many issues. This task involved getting the department compliant with codes and statutes that were non-compliant for years, ninety percent of the officers and admin personnel positions had to be hired after the previous administration leaders and staff left the city's employment. I could fill an entire page with the obstacles Chris faced rebuilding the city's PD. He confronted each obstacle with sound, solution decision making, resulting in a Police Department that operates with the highest of standards.

Councilman Lehmann: Chief Scaglione has rebuilt the department from the ground up and in doing so has brought the Police Department up to the needed Federal standards.

2. BUDGETING AND FINANCIAL MANAGEMENT:

The ability to develop and monitor departmental budgets reflective of the requirements of the City organization to provide services at a level intended by City Council. Suggests appropriate use of available funds, conscious of the need to operate the City effectively and efficiently.

Combined Rating: 4.5

Mayor Dunn: Chief has worked with the council and Jan Smith the Finance officer for the city and pulled together a budget for the police department. There have been a few unforeseen issues but for the most case the budget was completed and a budget timely prepared.

Vice Mayor Inskeep: Chief Chris Scaglione well understands the city's financial constraints and finds ways to work within those constraints.

Councilman Lehmann: While needing to spend large amounts of money to keep the Dunnellon PD compliant with current standards he has done it with a transparency that has made it easy to support his and the department's needs.

3. POLICY AND PROGRAM DEVELOPMENT:

Demonstrates the ability to recommend policies and programs to enhance the city's goals and objectives. Assists the Council in establishing policy, acknowledging the Council has ultimate authority in policy creation.

Combined Rating: 4.83

Mayor Dunn: Chief has taken a poorly run police department and organized it with proper policies and programs to have department now running smoothly where before this was not the case.

Councilman Lehmann: As stated above, his recommendations have brought support and results from the council.

4. EFFECTIVE DECISION MAKING:

Makes good decisions in a timely manner based upon a mixture of analyses, wisdom, experience and judgement, often times under tight deadlines and pressure; is regarded wise, thorough and generally correct and accurate; sought by others for advice and solutions.

Combined Rating: 4.83

Mayor Dunn: The Chief has demonstrated he has very good decision-making skills and addresses issues and problems quickly and effectively this last year. Chief has addressed many issues as they were discovered quickly and correctly. Resolved the issues.

Councilman Lehmann: The policies he recommends show extensive support and an understanding of all the moving parts to get the project done in a timely manner.

5. EMPLOYEE RELATIONS AND STAFF DEVELOPMENT:

Demonstrates the ability to recruit and retain high quality personnel, to set a high standard of performance for employees, and to foster a sense of commitment to providing a high level of public service to the citizens.

Combined Rating: 4.83

Mayor Dunn: The Chief had to replace all of his staff during the year when they all left after the Chief resigned. He replaced the police staff quickly and had them trained quickly so the Dunnellon PD was back under the city's control.

Councilman Lehmann: He was actively rebuilding the PD even before salary adjustments were made and has recruited dedicated officers.

6. ETHICS AND INTEGRITY:

Models the City's core values. Conducts self in accordance with the ethical standards of the office of a Charter Officer. Maintains a high degree of integrity. Actions and decisions reflect high level of moral and ethical behavior.

Combined Rating: 5

Mayor Dunn: The Chief I have observed to be very ethical in his decision making and has great integrity.

Vice Mayor Inskeep: During the process of rebuilding the PD and daily operations, Chris has exhibited the highest of ethical and integrity behaviors.

Councilman Lehmann: Nothing he has done has ever remotely suggested some time of oversight was/is necessary.

7. COMMUNICATION AND INTERACTION SKILLS:
Demonstrates effective oral and written communication skills, conveying ideas and information in a manner that is clear and concise and well organized. Keeps Council informed of critical issues. Willing to listen and open to constructive criticism. Maintains a positive relationship with the public and the press. Attempts to insure an attitude and feeling of helpfulness, courtesy and sensitivity to public perception exists.

Combined Rating: 4.5

Mayor Dunn: The Chief keeps the council and the city timely informed of matters as they are discovered. Generally calling us to meet with him individually to discuss matters of importance to the city. The Chief also discussed matters with the citizens during city council meetings.

Councilman Lehmann: He interacts well with the council and citizens. He inspires a high level of belief that he can do the job and that it is getting done in a professional manner.

8. INTERACTION WITH MAYOR AND COUNCIL:
Maintains an open and trusting relationship with Council members, both collectively and individually, and responds to their concerns in an effective and timely manner. Plays a supportive role to the Mayor and Council in accordance with their directives as elected officials, without getting involved in partisan politics.

Combined Rating: 4.83

Mayor Dunn: As noted in 7 above the Chief meets with the council when needed and works with the council to address issues and problems.

Vice Mayor Inskeep: Chief Chris Scaglione consistently communicates with the Council as issues arrive allowing solutions to be worked out in a timely manner.

Councilman Lehmann: As stated above his is effective in working with people and getting cooperation.

9. INTERACTION WITH INTERGOVERNMENTAL AND PROFESSIONAL AGENCIES:
Maintains a positive relationship with other governmental agencies. Fosters a high level of respect for the City of Dunnellon. Takes an active role in professional organizations.

Combined Rating: 4.75

Mayor Dunn: The Chief has worked smoothly with the MCSO as they took over policing in Dunnellon until we could rebuild our Dunnellon PD. Then worked as the policing was transitioned back to Dunnellon.

Councilman Lehmann: I have not heard any negative noise in this area.

10. GOAL SETTING:
Effectively assists the City Council in establishing and implementing long and short-term goals for the City. Establishes goals for subordinates and supports efforts to maximize accomplishments. Meets or exceeds personal goals as determined by the City Council.

Combined Rating: 4.83

Mayor Dunn: The Chief has assisted the council with issues on the Rainbow River and BRP.

Councilman Lehmann: The results were shown when he had new officers back on the streets in 75 days.

MOST SIGNIFICANT ASSET(S):
What do you feel are some of the strongest points, significant accomplishments and strongest leadership traits demonstrated by the Charter Officer?

Mayor Dunn: The Chief has strong leadership skills and organization skills. The chief is always ready to assist anyway he can, helping the city.

Councilman Lehmann: I feel we found the right person for the job.

DEVELOPMENTAL AREA(S):
What areas of the Charter Officer's performance do you feel need growth and development? Do you have suggestions for improvement in these areas?

Mayor Dunn: Continue to develop PD staff and keep the department current on all policing issues.

Councilman Lehmann: I have not found any areas that immediately need attention.

GOALS FOR NEXT EVALUATION:
Use this section to describe individual development goals. These are used to build and develop essential skills and competencies needed to enhance job performance and City services. The City Council will consult with the Charter Officer throughout the year to determine the status of these goals. Future performance rating will be based in part on the accomplishment of the established goals as approved by the City Council.

Mayor Dunn: Stabilize the police department and keep a level head over all matters. Keep the PD staff positive and continue to develop more recruits.

Vice Mayor Inskeep: **Goal-1.** Create a list of required Police Department audits. Submit list to the City Clerk's office for official record. Review annually and update any changes. **Goal-2.** Create an audit report format for reporting audit status to the council each calendar quarter or within five days of an audit finding. **Goal-3.** Work with the City Clerk's office to make the results from above goals 1 and 2 into official mandates. **Goal-4.** Provide a crime/traffic report out at each monthly Council meeting.

Councilman Lehmann: Maintain the current level of performance as the need for daily problem solving becomes less and less. In 6 months, we will be able to observe if any initial decisions or programs need adjustment and give better feedback.

Achievable score = 50 Total score achieved = 47.92

Please note: If a Councilmember chooses not to rate the Charter Officer on any of the categories above, the category will not be factored into the compilated evaluation.

Recommended Salary Increase = N/A to 6-month evaluation

SIGNATURES:

_____	_____
Charter Officer	Date
_____	_____
Mayor	Date

City of Dunnellon

Agenda Summary Form

Meeting Date:

1. Responsible Department: Emergency Management
2. Presenter: Lt. Ron Bray
3. Recommended Action: Submission of the City's Damage Readiness Assessment required by FDEM-Florida Recovery Obligation Calculation (F-ROC) no later than December 31, 2023

Subject: The City of Dunnellon's Damage Readiness Assessment

Request for Approval Summary Explanation & Background:
The City is participating in FDEM's F-ROC Program. This program gives the City the opportunity to recover expenses incurred resulting from a natural or man-made disaster at a faster rate than going through the normal FEMA process.

To participate there are several items that must be accomplished to earn qualifying points. These points determine the percentage amount of the reimbursement that will be provided up front while our project is being reviewed by FEMA.

The first requirement is the submission of Dunnellon's "Damage Readiness Assessment." This assessment provides the framework for the City to use to evaluate the need for emergency resources from FEMA. The assistance is applicable to all within the City's corporate boundaries.

Procurement Method: N/A

Fiscal Information: No budget impact.

Attorney Review: N/A

City of Dunnellon

Agenda Summary Form

Meeting Date: December 4, 2023

1. Responsible Department: Community Development
2. Presenter: Kelly Wyen, Community Development Supervisor
3. Recommended Action: Approve Ordinance #ORD2023-02 Parking Agreements

Subject: Ordinance #ORD2023-02 Parking Agreements

Request for Approval Summary Explanation & Background:

Ordinance #ORD2023-02 was created to correct 2018 codification errors to the City's Land Development Code regarding parking agreement requirements and exemptions.

The City of Dunnellon Planning Commission approved Resolution #RES2023-29 on November 14, 2023, recommending approval of Ordinance #ORD2023-02 by the City Council.

First Reading of the Ordinance by the City Council will be December 13th; Public Hearing and Final Reading on January 10, 2023.

Procurement Method: N/A
Fiscal Information: N/A

Attorney Review: Yes

ORDINANCE #ORD2023-02

AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA, UPDATING REQUIREMENTS PERTAINING TO PARKING AGREEMENTS AND EXEMPTIONS IN ORDER TO CORRECT 2018 CODIFICATION ERRORS; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in 2018 the City Council of the City of Dunnellon updated the City's Land Development Code; and

WHEREAS, City staff has identified codification errors; and

WHEREAS, the purpose of this ordinance is to update certain sections of the LUDC to correct codification and other errors regarding parking agreement requirements and specific exemptions.

LESIGLATIVE UNDERSCORING: Underlined words constitute additions to the City of Dunnellon City Code, ~~strikethrough~~ constitutes deletions from the original, and asterisks (***) indicate an omission from the existing text which is intended to remain unchanged.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Dunnellon, Florida, as follows:

SECTION 1. The above recitals (Whereas clauses) are hereby adopted as legislative findings, purpose and intent of the City Council.

SECTION 2. "Appendix A – Zoning, Article V – Off-Street Parking and Loading" of the City of Dunnellon Code of Ordinances is hereby amended as follows:

ARTICLE V – OFF-STREET PARKING AND LOADING

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Section 5.2 - Location, character and size.

(a) The off-street parking facilities required by this article shall be located on the same lot or parcel of land they are intended to serve, except that an applicant may provide parking within 300 feet of the lot to be served, provided ~~that~~ the applicant executes a binding parking agreement with the owner of the parcel where the offsite parking will be located. ~~The parking agreement~~ If the owner of the parcel where the offsite parking will be located is not the City, then the parking agreement must demonstrate:

(1) The offsite parking will achieve site design advantages, such as preservation of additional trees or site features at the development site;

(2) The offsite parking is not located within a residential district;

(3) The offsite parking is not otherwise required for another use or development in order to comply with minimum parking code requirements and is not otherwise assigned or dedicated to another use or development through any private agreements;

(4) A ~~site plan or~~ building permit application will be filed to construct any new offsite parking or modify an existing offsite parking design and such parking design shall comply with all applicable code requirements;

(5) Adequate signage is provided to confirm that the offsite parking is available for the proposed development;

(6) The offsite parking will remain available to the proposed development until such time as the parking agreement is terminated, which may occur when the proposed development is removed or alternative parking is provided to comply with parking code requirements;

(7) The parking agreement will apply to successors and assigns of the owner of the proposed development to be served by the offsite parking and the owner of the parcel where the offsite parking will be provided.

~~The~~ Unless the owner of the parcel where the offsite parking will be located is the City, the parking agreement shall be recorded in the public records of the county as a covenant binding on the owner of the parcel to be served by the offsite parking and the owner of the parcel where the offsite parking will be provided, and said covenant shall state that it may be enforced by the city and shall not be terminated or amended without consent from city council.

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Section 5.9 - Exemptions.

The requirements set out in article V for off-street parking and loading shall not be applicable as ~~it~~ they ~~relates~~ relate to structures, buildings and land uses approved or lawfully established prior to June 9, 1997 and which front upon Williams Street between the bridge at the Withlacoochee River to the south and McKinney Avenue to the north. A proposed change to a qualifying exempt structure, building or land use (including intensification of such land use) as referenced in the preceding sentence which increases the demand for parking spaces or loading spaces as calculated based on section 5.3 and section 5.8, respectively, shall require compliance with section 5.3 and section 5.8 for just the proposed change. This section shall control within the exemption area to the extent that it conflicts with article IV.

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SECTION 3. CONFLICTS. In any case where a provision of this Ordinance is found to be in conflict with a provision of any other ordinance of this City, the provision which establishes the higher standards for the promotion and protection of the health and safety of the people shall prevail.

SECTION 4. SEVERABILITY. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful, or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful or unconstitutional.

SECTION 5. CODIFICATION. The provisions of this Ordinance shall be codified and made a part of the City of Dunnellon Code of Ordinances. The sections of this Ordinance may be renumbered or re-lettered to accomplish such intention and the word "Ordinance", or similar words, may be changed to "Section," "Article", or other appropriate word. The Code codifier is granted liberal authority to codify the provisions of this Ordinance.

SECTION 6. EFFECTIVE DATE. This Ordinance shall become effective immediately upon adoption.

Upon motion duly made and carried, the foregoing Ordinance was approved upon the first reading on the __ day of _____ 2023.

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 _____, 2023. Public hearing advertised on the City's website on _____, 2023 and advertised in the Riverland News on _____, 2023.

ATTEST: **CITY OF DUNNELLON**

_____ _____

Amanda L. Odom, CMC Mayor
City Clerk

Approved as to Form:

_____

Andrew J. Hand, City Attorney

CERTIFICATE OF POSTING

I HEREBY CERTIFY that copies of the foregoing Ordinance were posted at City Hall, the Chamber of Commerce, and Dunnellon Library, in the City of Dunnellon, Florida, and on the City's official website on _____, 2023.

ORDINANCE #ORD2023-03

AN ORDINANCE OF THE CITY OF DUNNELLON, FLORIDA, CHANGING THE ZONING CLASSIFICATION FROM (RBO) RESIDENTIAL BUSINESS OFFICE TO (NBR) NEIGHBORHOOD BUSINESS RESIDENTIAL FOR REAL PROPERTY IDENTIFIED ON THE MARION COUNTY TAX ROLLS AS PARCEL NUMBER 3350-063-001 AND COMPRISING +/-0.64 ACRES, LOCATED AT 20751 POWELL ROAD, EAST OF CEDAR STREET; PROVIDING DIRECTIONS TO THE CITY CLERK; PROVIDING FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the applicant, Skyler Hastings, on behalf of the property owner, Inglis Lodge No. 324 Free and Accepted Masons of Florida, requested a rezoning of owner's Property described herein from (RBO) Residential Business Office to (NBR) Neighborhood Business Residential; and

WHEREAS, the Property is located east of Cedar Street at 20751 Powell Road within the municipal limits of the City of Dunnellon and consists of 0.64 acres, more or less; and

WHEREAS, the Property has a designation of Traditional Neighborhood as shown on the City of Dunnellon Future Land Use Map; and

WHEREAS, a Neighborhood Business Residential Zoning (NBR) is consistent with the City of Dunnellon Comprehensive Plan's land use designation of the Property; and

WHEREAS, the City of Dunnellon Planning Commission, sitting as the Local Planning Agency, recommended approval of a change in the zoning classification of the Property and found that the rezoning is consistent with the City's Comprehensive Plan; and

WHEREAS, the City of Dunnellon has followed all statutory and Code requirements for noticing and advertising this rezoning Ordinance and public hearings associated with the rezoning; and

WHEREAS, the City Council has received public input on the rezoning and a recommendation from staff; and

WHEREAS, the City Council of the City of Dunnellon finds that the applicants have met the criteria for rezoning under Sections 16.10 & 16.13, Appendix "A" of the Code, that rezoning will not adversely affect the public interest, and that the rezoning is consistent with the City's Comprehensive Plan.

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

Section 1. Findings. The "Whereas" clauses above are the findings of the City Council of the City of Dunnellon, Florida.

Section 2. Rezoning; Directions to the City Clerk. The Property identified below shall hereafter be classified on the Official Zoning Map as Neighborhood Business Residential (NBR) in accordance with the Land Development Code of the City of Dunnellon, Florida. The City Clerk or designee is hereby directed to amend, alter, and implement the Official Zoning Map of the City of Dunnellon, Florida, to include said classification of the Property consistent with this Ordinance.

Parcel Number: 3350-063-001

Property Owner of Record: Inglis Lodge No. 324 Free and Accepted Masons of Florida

Legal Description: Section 26, Township 16, Range 18, Plat Book C, Page 049, Hillsdale, E 65 FT of lot 62 & W 76 ½ FT of lot 63

General Location: 20751 Powell Road, east of Cedar Street

Approximate Acreage: +/-0.64 acres

Section 3. 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 circumstance 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. It is the specific intent of the City Council of the City of Dunnellon that the severability as set forth above shall apply to this Ordinance.

Section 4. Conflicts. Any Ordinance in conflict with this Ordinance is hereby repealed.

Section 5. Effective Date. This Ordinance shall become effective immediately upon approval by the City Council.

Upon motion duly made and carried, the foregoing Ordinance was approved upon the first reading and public hearing on the 15th day of November, 2023.

Upon motion duly made and carried, the foregoing Ordinance was approved and passed upon the second and final reading on the ____ day of ____, 2023.

Ordinance Posted on the City's website on October 31, 2023. Public hearing advertised on the City's website on October 19, 2023 and advertised in the Riverland News on October 27, 2023.

ATTEST:

CITY OF DUNNELLON

_____

Amanda L. Odom, CMC
City Clerk

_____

Wallace Dunn, II, Mayor

Approved as to Form:

_____

Andrew J. Hand, City Attorney

CERTIFICATE OF POSTING

I HEREBY CERTIFY that copies of the foregoing Ordinance were posted at City Hall, the Chamber of Commerce, and the Dunnellon Library, in the City of Dunnellon, Florida, this 19th day of October, 2023 and on the City's Official Website the 31st day of October, 2023.

_____

Amanda L. Odom, CMC
City Clerk