

**CITY OF DUNNELLON
SPECIAL CITY COUNCIL MEETING
UTILITY ADVISORY BOARD IN ATTENDANCE**

DATE: November 30, 2016
TIME: 5:30 p.m.
PLACE: City Hall
20750 River Dr., Dunnellon, FL34431

CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Green called the meeting to order at approximately 5:35 p.m. and led the Council in the Pledge of Allegiance. He asked if a citizen would volunteer to open with prayer. There was none. Mayor Green called for a moment of silence.

ROLL CALL

The following members answered present at roll call:
Walter Green, Mayor, Seat 1
Larry Winkler, Councilman, Seat 2
Valerie Hanchar, Councilwoman, Seat 4
Richard Hancock, Vice-Mayor, Seat 5

COUNCIL ABSENT

Chuck Dillon, Councilman, Seat 3

STAFF PRESENT

Dawn Bowne, Interim City Manager/City Clerk
Jan Smith, Finance Officer
Lynn Wyland, Staff Assistant
Richard Grabbe, Utility Supervisor
Anthony Santacross, Public Services Supervisor
Lewis Bryant, Kimley-Horn
Fred Fox, Fred Fox Enterprises

LEGAL COUNSEL

Andrew Hand
Shepard, Smith & Cassady

PROOF OF PUBLICATION

Mrs. Bowne announced for the record the agenda for this meeting was posted on the City's website and City Hall bulletin board on Wednesday, November 23, 2016. She said the agenda was modified on November 29, 2016 to add the Program Overview and modified Project Cost Summary in Item #1.

Council Comments Regarding Agenda

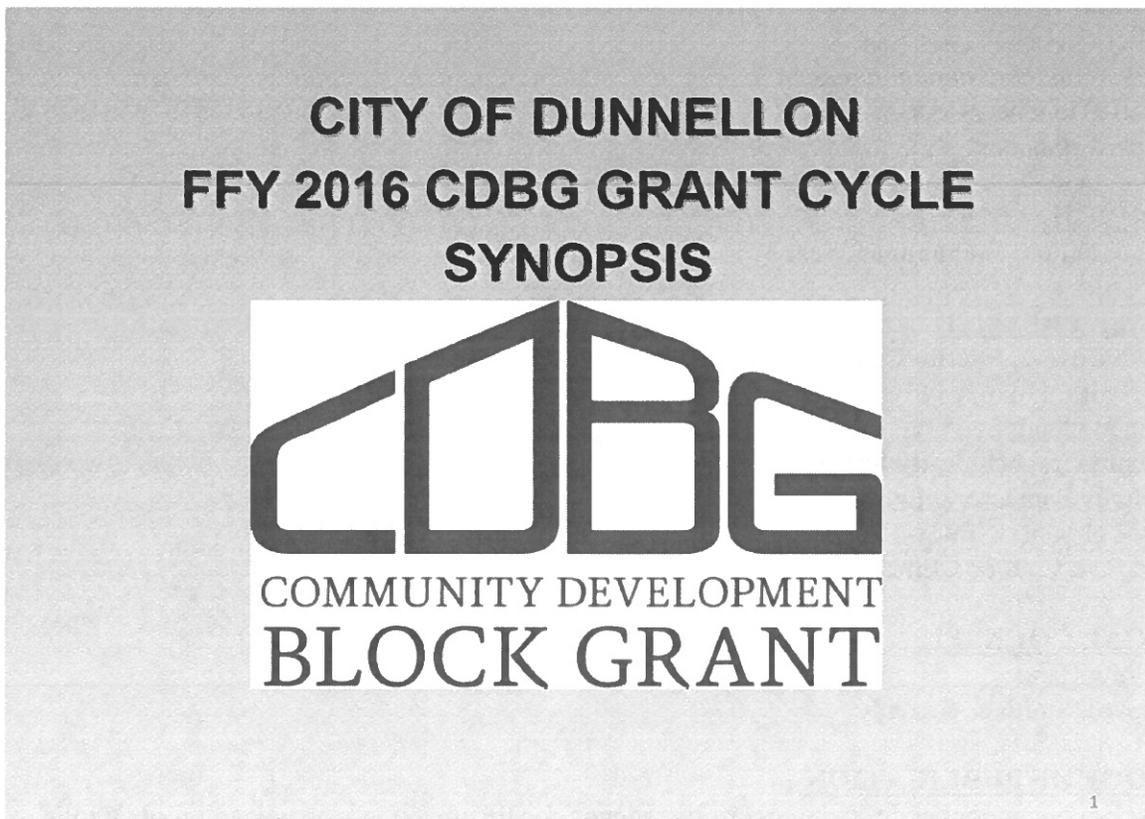
There were none.

REGULAR AGENDA

AGENDA ITEM NO. 1 – COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROJECT PRESENTATION – FRED FOX ENTERPRISES & LEWIS BRYANT WITH KIMLEY-HORN

Mrs. Bowne explained Fred Fox made a previous presentation before Council to determine if there was an interest in the City pursuing a Community Development Block Grant. She said since then, staff has worked with Mr. Fox and Mr. Bryant to identify some projects that would be eligible. She said due to the uncertainty about the future of the City's utility system, their primary focus was on road paving projects. She stated Council is not obligated to decide on a specific project tonight, but she wanted them to be aware of staff's recommendations that would be discussed with the CAFT, and provide an opportunity for Council input.

Mr. Fox reviewed the following PowerPoint presentation.



City of Dunnellon
Community Development Block Grant (CDBG)
Application Process



Maximum CDBG Grant Amount: \$ 650,000.00

CDBG Categories:

1. Housing Rehabilitation – Rehab/replacement of owner occupied Low to Moderate Income (LMI) homes.

2. Commercial Revitalization – Streetscape, Building Façade work, etc. to the Downtown Commercial Area. City Wide/Service Area needs to be a minimum of 51% LMI. The City of Dunnellon is 45.81% LMI by Census.

3. Neighborhood Revitalization- Infrastructure items in residential LMI areas. Examples – water line repair/replacement, sewer line repair/replacement, water system improvements, sewer system improvements, paving, drainage, community center, etc. Beneficiaries must be at minimum 51% LMI in each Service Area to meet Application Threshold Requirements

4. Economic Development – Provide infrastructure on City easement/property to a new business or expansion of existing business. Business must create new long term jobs and be included as the developer in the application. Can apply for up to \$1,500,000.00 under this category only

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Additional Points in Application:

➤ **Leverage Points:**

Each \$ 1,000.00 of leverage results in 1 extra point in final score of the application. Maximum of 25 points or \$ 25,000.00. Local community can exceed \$25,000.00 towards projects but will not receive additional points for leverage over the 25 point maximum.

➤ **Neighborhood Revitalization and Commercial Revitalization Projects Only:**

Engineer stamped construction plans and specifications submitted with the application by the application deadline will receive an additional 100 points for being shovel ready. All permits must be submitted for prior to application submittal to obtain these points.

➤ Local Government will not be reimbursed for shovel ready design cost with CDBG funds, even if application is funded.



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Steps Required in CDBG Application Process

- 1.) City Council appoint a Citizens Advisory Task Force (CATF).
- 2.) Advertise and hold a CATF meeting discuss possible projects.
- 3.) Advertise and hold a 1st Public Hearing. Obtain public comment and direction by City Council to move forward on developing an application for a project.
- 4.) Advertised and hold a Fair Housing Workshop at City Council Meeting.
- 5.) Advertised and hold a 2nd Public Hearing, in front of City Council finalize and submit application prior to the February 16, 2017 deadline.

Mr. Fox explained the required steps in the application process. He stated after the public hearing scheduled for Wednesday, December 7, 2016, Council can formally select a project to proceed with. He stated DEO is adamant in obtaining public input from both the CATF and the public before a formal decision is made on the proposed project. He stated once a project is decided upon, he will conduct a door to door survey/poll to determine the minimum requirement of "Low to Moderate Income" (LMI) homes.

Mrs. Bowne acknowledged the UAB members in attendance. They are as follows: Hugh Lochrane, Chair, Tom Brady, Burt Eno and Jim Hicklin.

There was much discussion and Mr. Fox answered Council questions regarding the grant and project options. Mrs. Bowne explained if the City applies for the grant and it is not awarded, the City would be eligible to apply next year and still receive the points.

Mrs. Bowne introduced Lewis Bryant of Kimley-Horn, and said he will provide more detail regarding the infrastructure associated with the proposed project options.

Mr. Bryant briefly reviewed the "5-Year Capital Improvements Schedule" and stated most of the projects on the schedule are utility related. He explained he intentionally avoided these projects pending the uncertain future of the utility system. He proceeded to explain the two primary options that have been identified: *Option 1* - Pave Dunnellon Heights, and

Option 2 - Repave Existing Downtown Roadways. He explained how the costs were determined for "Option 1" and Council engaged in discussion with Mr. Bryant and Mr. Fox.

Mrs. Bowne said the reason they chose Dunnellon Heights as an option is because the utilities have already been installed.

Mrs. Smith reviewed the proposed project's funding for "*Option 1*" and stated the City's portion would be approximately \$346,938.00.

Mrs. Bowne explained the process for applying for the grant and said one of the requirements is that Council hears the CATF committee's recommendations. She said all input will be presented to Council during the public hearing and then Council will make a final decision. She said a special council meeting will be held prior to the workshop on December 7, 2016. She said in order to meet the deadline; Council will have to make a decision on whether to apply for the grant, and what kind of project to apply for.

Vice-Mayor Hancock stated from what he understands, these are not the only two options. He said we can comingle options, and determine which option provides the greater gift. He stated he believes "*Option 2*" is something to consider comingling with another option. Mrs. Bowne stated the options are in no particular order and are just some thoughts. She stated there are a number of scenarios that can be analyzed.

Mr. Bryant reviewed "*Option 2*" - *Repaving the Existing Downtown Roadways*. He said staff compared this list of roads to the Capital Improvements list and identified some water line replacements that should be completed at the same time. He discussed the requirement of having low to moderate income (LTM) occupants on these streets to qualify. He said another project could be added that is not within the Capital Improvement Budget, or the grant funds could be used of offset Capital Improvement expenses.

Mr. Lochrane, UAB Chair, said the streets that are identified for waterline replacement are low priority, and if using bond proceeds to fund the project, we should start at the top of the list and work our way down. He said this particular project uses \$300,000 from bond proceeds reserve.

Mrs. Bowne explained staff identified streets that are in terrible condition that the City receives the most of complaints about. She said if we improve the roads, we would want to utilize the opportunity to upgrade the utilities underneath them. She stated that is the only reason the utility projects were considered.

Mr. Lochrane stated the utility aspect of this is over 50% of the funding, and it's not only a roads project; now it's a utility project.

Mr. Bryant said staff tried to identify roads that needed repair within low to moderate income areas. He explained they first looked at the roads, and went back and added utilities.

Council and staff engaged in lengthy discussion with Anthony Santacross, Public Services Supervisor and asked several questions regarding the roads. Mr. Santacross answered their questions and explained how he ranks the City's streets and their condition.

Vice-Mayor Hancock asked if the CATF committee will have to create the other options to be considered.

Mr. Fox stated Council is basically giving them the opportunity to identify projects they would like to see completed. He said the CATF's recommendations will be presented to Council at the public hearing. Mr. Fox said it would be up to Council to consider the recommendations, but Council is not obligated to accept the same.

Richard Grabbe, Utility Supervisor, spoke to the repaving of the roads and stated anything underneath the road such as the water lines, manholes, water valves and boxes should be addressed at the same time to prevent digging up a brand new road. He stated if you are not going to replace the water lines, leave the roads the way they are because it's easier for him to patch.

Council and staff engaged in lengthy discussion with Mr. Fox about the grant.

Vice-Mayor Hancock moved to authorize staff to proceed with the FY2016 Small Cities CDBG application development process. Councilwoman Hanchar seconded the motion.

Mayor Green called for further discussion. Mr. Lochrane questioned the \$300,000 funding from the Water Fund Bond Proceeds Reserve from this year's budget.

Council and staff engaged in brief discussion with Mr. Fox and Mrs. Smith regarding the funding. Mr. Fox explained the application is due by February 2017, and typically the Notice to Proceed with construction would be in February 2018.

The vote was taken and the vote was 4-0.

AGENDA ITEM NO. 2 – UTILITY MASTER PLAN PRESENTATION – LEWIS BRYANT WITH KIMLEY-HORN

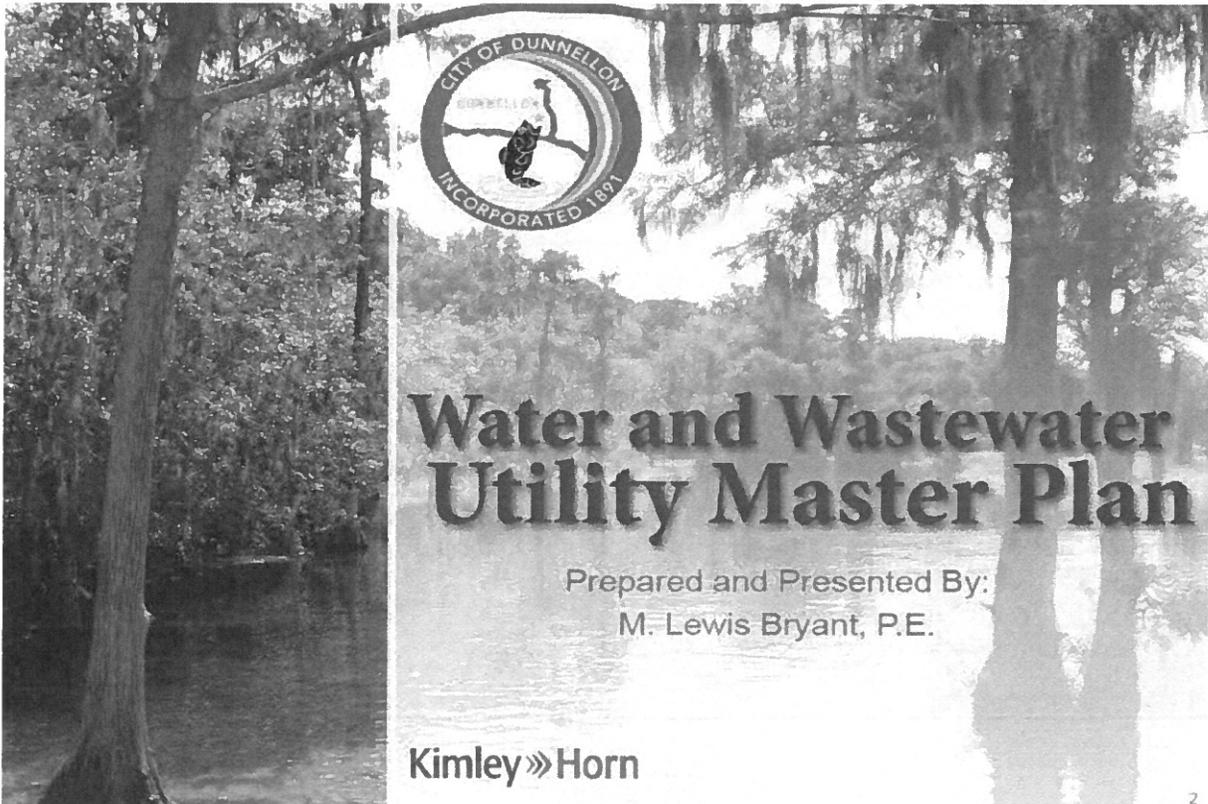
Mr. Bryant stated the City owns and operates a municipal water and utility enterprise that operates on an enterprise fund with the intent to be self-sustained and not a revenue source. He explained the enterprise will not ask city residents who are not served by the utilities to use tax money to pay for something they are not going to benefit from. He stated the enterprise pays for itself through connection and impact fees and should be reviewed and updated frequently.

Mr. Bryant reviewed the following PowerPoint presentation and general overview of the 2012 Utility Master Plan:

City of Dunnellon Water / Wastewater Utility

- The City of Dunnellon owns and operates a municipal water/wastewater utility enterprise.
- The City's utility enterprise fund is a separate accounting and financial reporting mechanism for municipal or county services for which a fee is charged in exchange for goods or services, such as a public-owned water and wastewater utility. (Florida Rural Water Association)
- The City's Utility Service Area was established by City Code of Ordinance Section 70-321 as permitted by Florida Statute Chapter 180.
- Per the City Code, the intent of the City is to:

"... ensure that the health, safety, and welfare of the occupants, visitors and residents of the City potable water system, and the environment in general, are protected by the establishment of an extraterritorial water and wastewater utility service area and requiring mandatory connection to the City water and wastewater systems when, if and as they become available."



Background

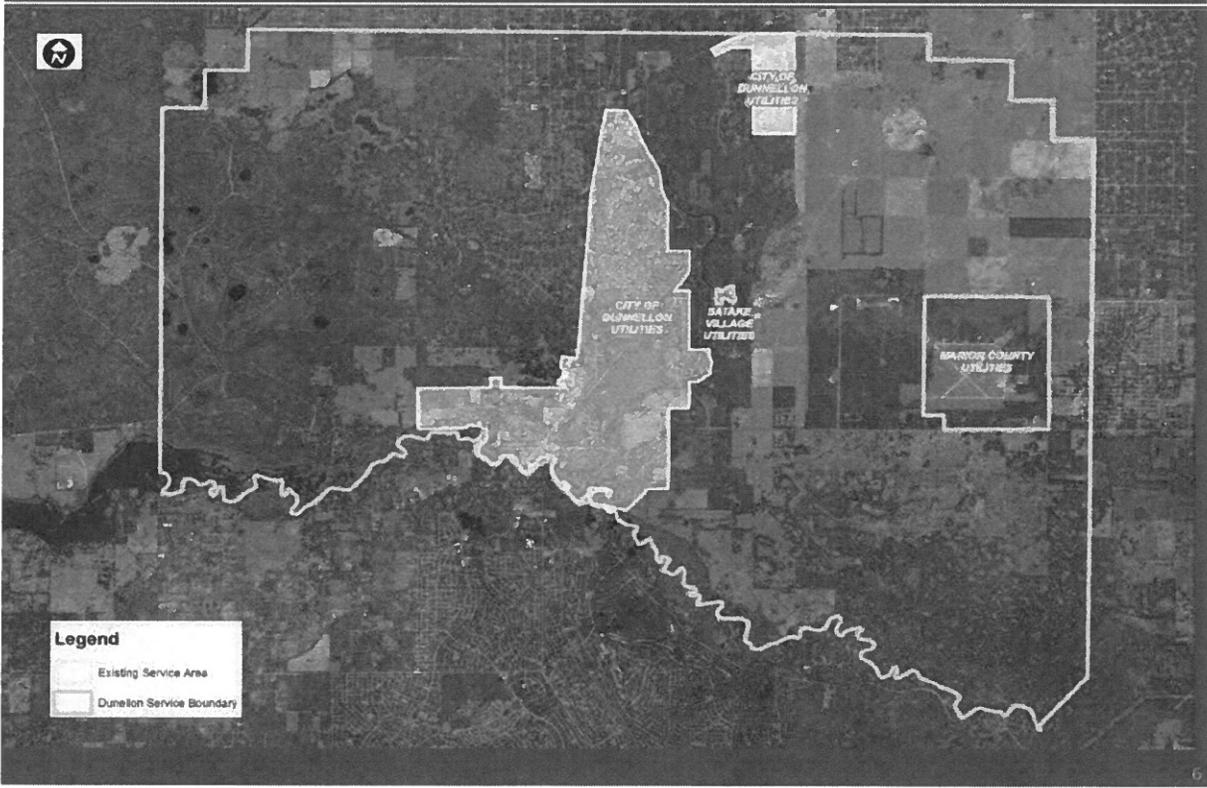
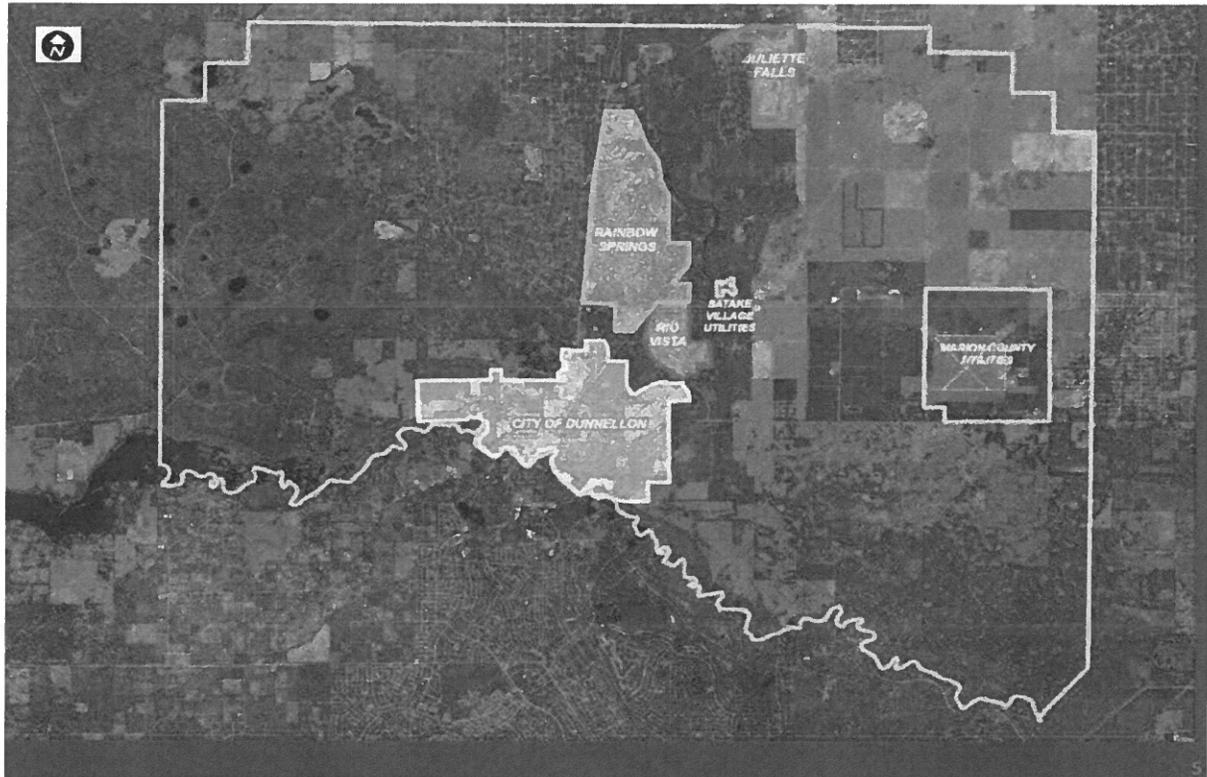
- City has offered utilities since early 1900s.
- Previously provided service within city limits and Chatmire.
- City recently took ownership of:
 - Rio Vista
 - Rainbow Springs
 - Juliette Falls
- Increased customer base from approx. 1,100 to approx. 3,000.

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Existing City Infrastructure

- 5 Water Treatment Plants (Combined Capacity of 4.533 Million Gallons Per Day).
 - One in City of Dunnellon
 - One in Rainbow Springs
 - Two in Rio Vista
 - One in Juliette Falls
- 4 Wastewater Treatment Plants (Combined Capacity of 0.675 Million Gallons Per Day).
 - One in City of Dunnellon
 - One in Rainbow Springs
 - One in Rio Vista
 - One in Juliette Falls
- 4 water distribution systems consisting of approximately 406,000 feet (76.9 miles) of pipe in total.
- 4 wastewater collection/conveyance systems consisting of approximately 235,000 feet (44.5 miles) of gravity sewer mains and 66,000 feet (12.5 miles) of force mains.
- 955 manholes.
- 37 wastewater lift stations.

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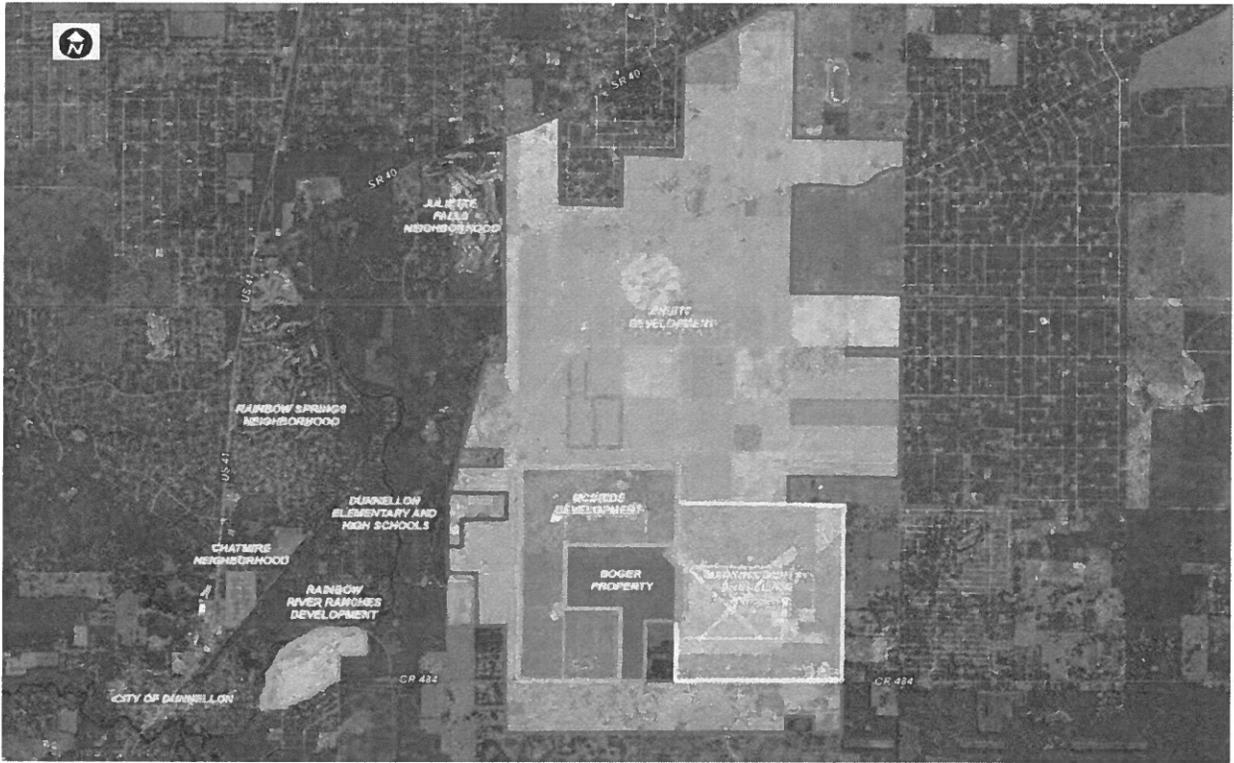


System Analysis

- Separate Analysis of Water and Wastewater Systems.
- Analyzed for current and future demands.
- Future demands were based on population projections.

Population Projections

- City desires to have a plan to assess current infrastructure and provide structure for accommodating future growth.
- Infill Growth with City, Rainbow Springs, Rio Vista and Juliette Falls.
- Four Identified Properties that may Develop:
 - Rainbow River Ranches
 - Blue Run Ranches (the McBride Property)
 - Pruitt Property
 - Boger Property



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Permanent Population Projections				
	2012 (Present)	5-year (2017)	10-year (2022)	20-year (2032)
City	1733	1779	1828	1927
Rainbow Springs	2372	2386	2408	2444
Rio Vista	338	342	349	359
Juliette Falls	45	56	72	101
Chatmire Neighborhood	187	190	195	204
Rainbow River Ranches	0	56 (15%)	297 (40%)	557 (75%)
McBride Development	0	0	236 (4%)	884 (15%)
Pruitt Development	0	0	1664 (4%)	6238 (15%)
Boger Property	0	0	120 (4%)	449 (15%)
Total =	4,675	4,809	7,169	13,163

Existing areas to add
~ 400 residents

New Development to
add ~ 8100 residents

- Growth in the City, Rainbow Springs, Rio Vista, Juliette Falls, and Chatmire were estimated using SWFWMD model.
- Growth for the developments was based on the development plans and expected zoning.

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Water System Analysis

- Existing plant capacities sufficient for existing demands.
- Growth will drive need for distribution system improvements.
- Hydraulic Model developed in WaterCAD using GIS water system maps.
- Calibrated using Fire Flow and Pressure Data collected by Engineer and City staff.
- Used model to analyze the existing system and identify deficiencies.

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Existing System Performance

- Rio Vista
 - Average Pressure – 49.9 psi
 - Minimum Pressure – 42.3 psi
 - No Fire Hydrant Coverage
- Juliette Falls
 - Average Pressure – 68.4 psi
 - Minimum Pressure – 59.9 psi
 - Average Available Fire Flow – 1,500 gpm
 - Minimum Available Fire Flow – 1,500 gpm

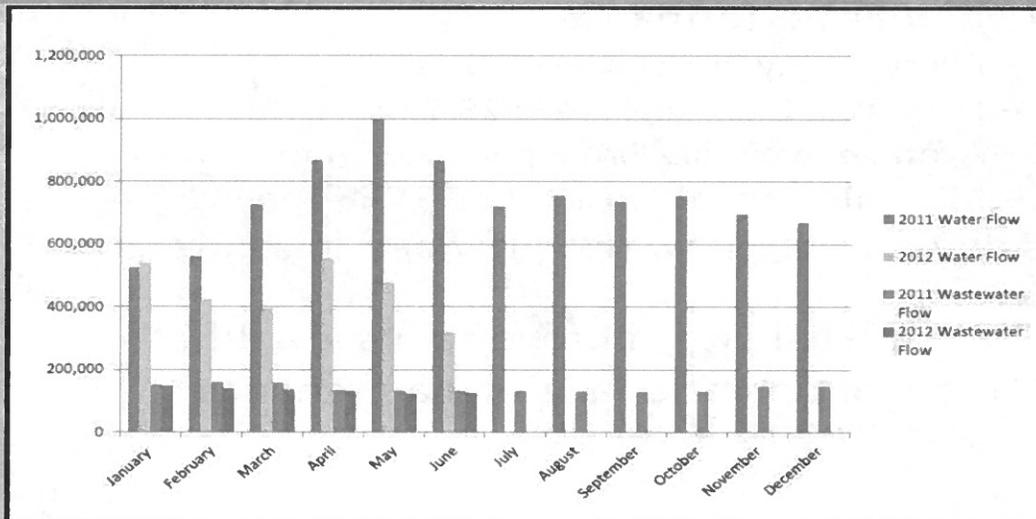
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Rainbow Springs

- **Hydraulic Performance**
 - Average Pressure – 57.5 psi
 - Minimum Pressure – 39.1 psi
 - Average Available Fire Flow – 1,107 gpm
 - Minimum Available Fire Flow – 874 gpm
- Limited Hydrant Availability in system.
- Variety of Maintenance Items.
- 40% demand decrease from 2011.

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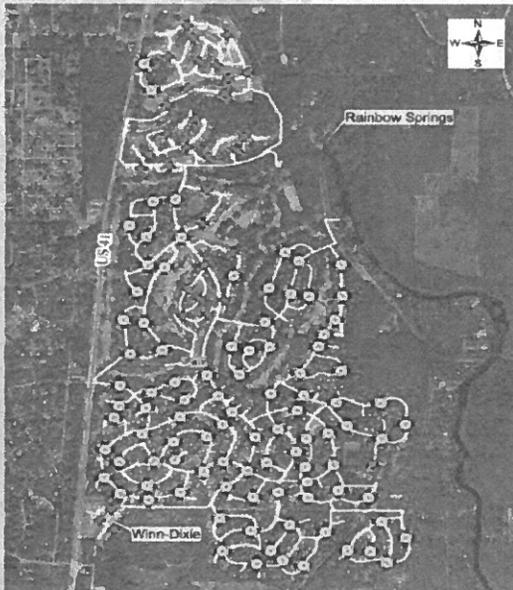
Rainbow Springs Water/Wastewater Use: 2011 vs. 2012



- Overall decline of approximately 40% in water use.
- Wastewater remained relatively constant.

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Fire Hydrant Needs in Rainbow Springs



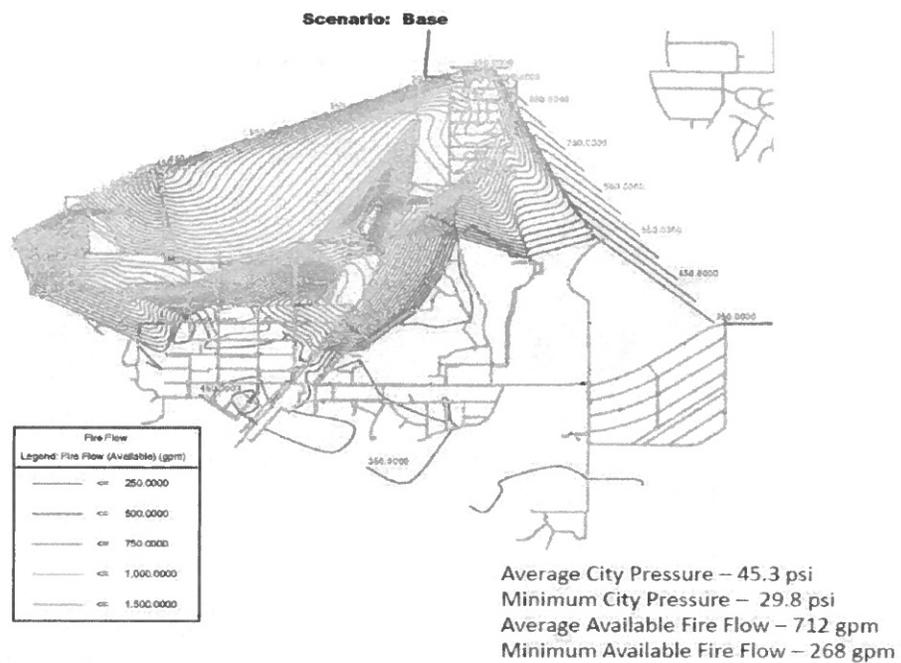
- Need approximately 96 Fire Hydrants.
- 65 can be Installed on Existing Water Mains.
- 31 will Require a Water Main Extension or Replacement.

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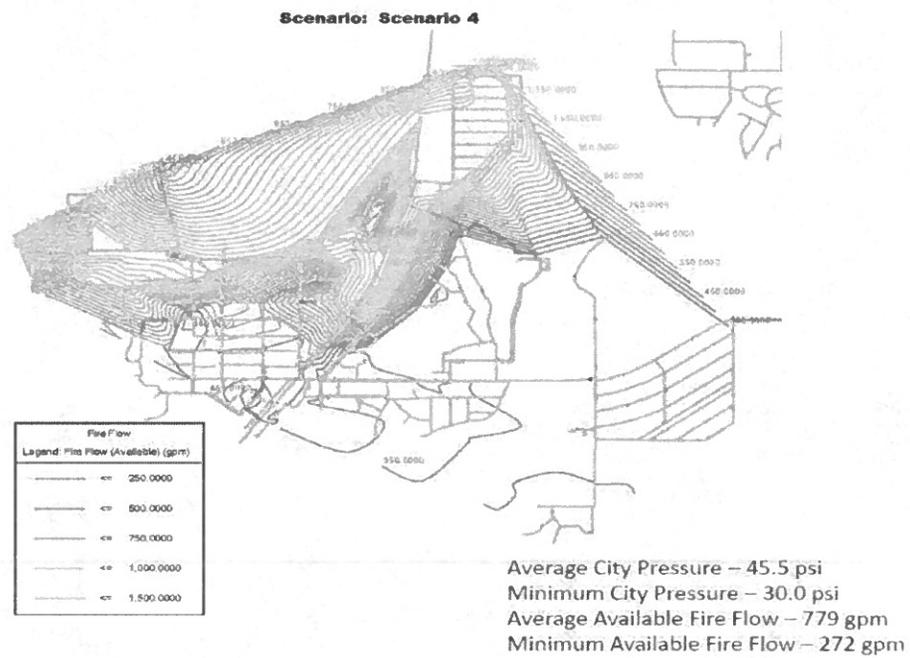
City of Dunnellon

- Hydraulic Performance
 - Average City Pressure – 45.3 psi
 - Minimum City Pressure – 29.8 psi
 - Average Available Fire Flow – 712 gpm
 - Minimum Available Fire Flow – 268 gpm
- Adequate fire flow not provided in all areas of City.
- System reliability improvements identified.
- Variety of operational and maintenance improvements identified.

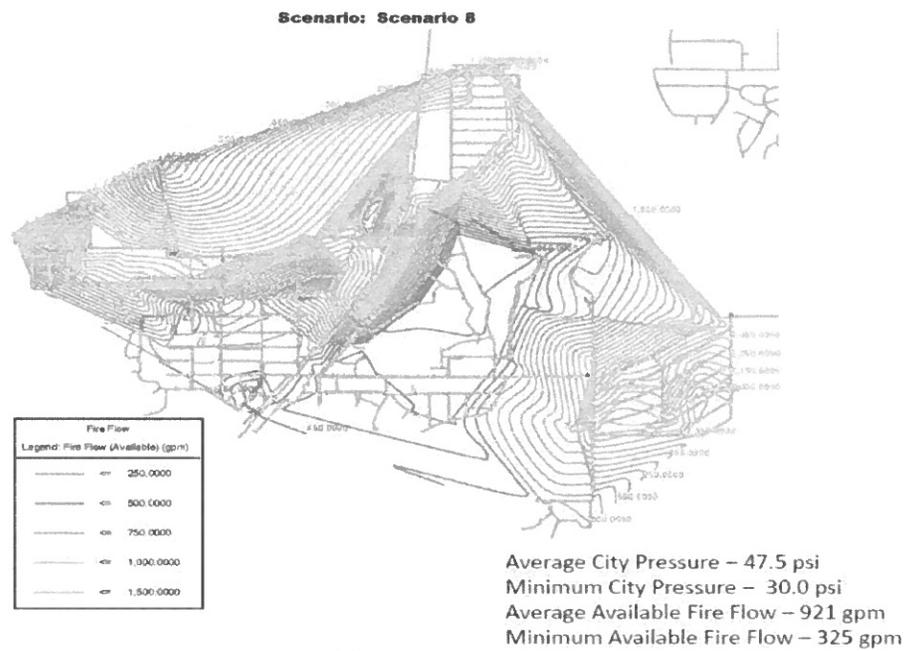
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**Base Scenario:
 Existing City System**

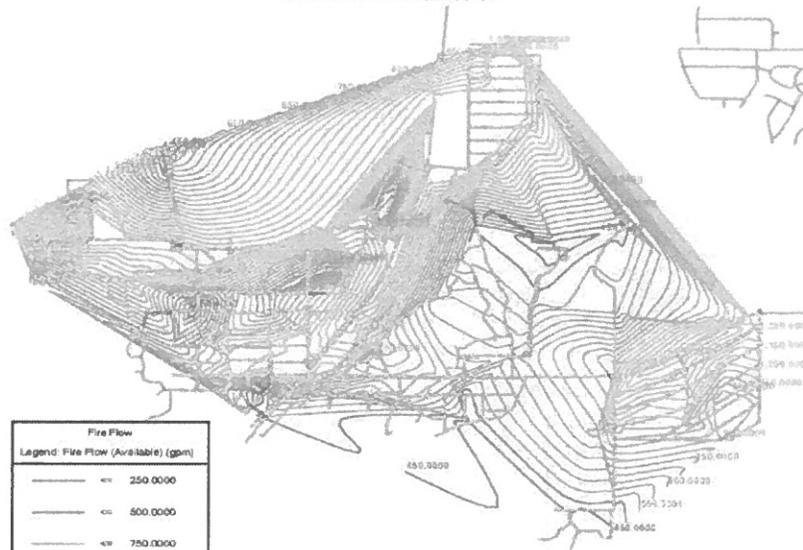


Scenario 4:
 City System with Rainbow Springs Interconnect



Scenario 8:
 City System with Rainbow Springs Interconnect and Airport Connection

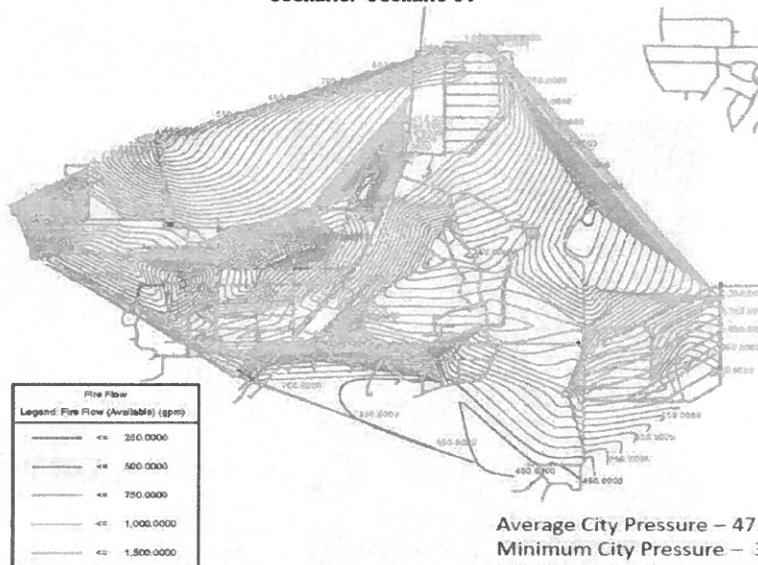
Scenario: Scenario 50



Average City Pressure – 47.6 psi
 Minimum City Pressure – 30.9 psi
 Average Available Fire Flow – 1042 gpm
 Minimum Available Fire Flow – 403 gpm

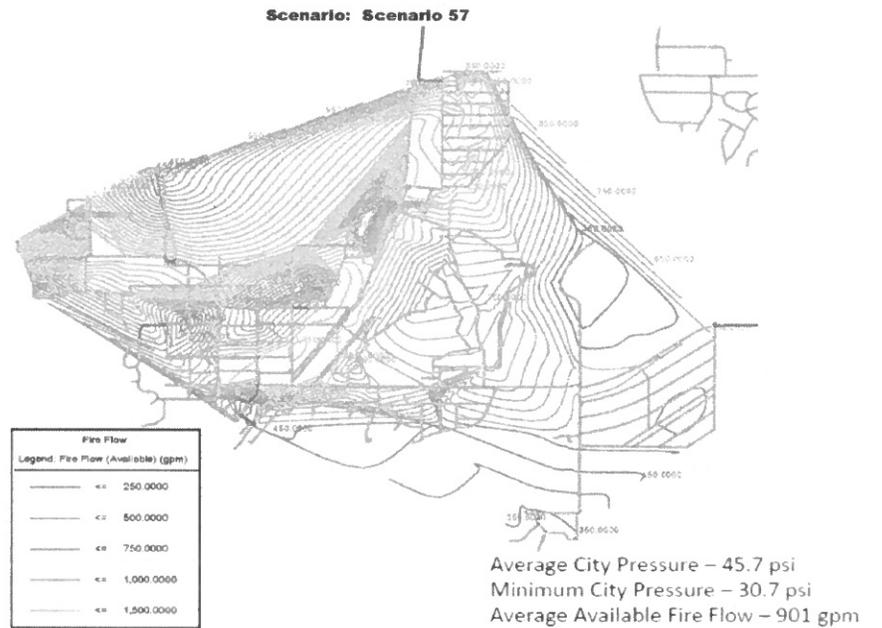
Scenario 50:
 City System with Rainbow Springs Interconnect, Airport Connection, and East McKinney Extension

Scenario: Scenario 51



Average City Pressure – 47.6 psi
 Minimum City Pressure – 31.0 psi
 Average Available Fire Flow – 1115 gpm
 Minimum Available Fire Flow – 436 gpm

Scenario 51:
 City System with Rainbow Springs Interconnect, Airport Connection, East McKinney Extension, and Brooks Street Extension



Scenario 57:
 City System with Rainbow Springs Interconnect, East McKinney Extension, and
 Brooks Street Extension

SR 41/Illinois Street Water Main Replacement



Wastewater System Analysis

- Currently Operating Four Wastewater Treatment Plants (WWTF). Total Treatment Capacity of 0.675 MGD.
- Capacity of 0.565 MGD w/o Juliette Falls or Rio Vista.
- Construction documents are being developed to decommission the Rio Vista WWTF.
- With flows from Pruitt property, the system can accommodate flows until 2019 (7 years).
- Based on Growth Projections, Capacities are adequate until 2026 (14 years) – Assuming no flows from Pruitt property.

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Wastewater Demand Projections

Projected Wastewater Flows				
Projected Year	Projected ADF (gpd)			
	Present	5-year	10-year	20-year
City of Dunnellon	143,839	147,740	151,724	159,941
Rainbow Springs	135,204	136,230	137,256	139,308
Rio Vista	3,718	3,773	3,839	3,949
Chatmire	15,538	15,853	16,185	16,849
Rainbow River Ranches	0	13,986 (15%)	37,422 (40%)	70,182 (75%)
McBride Property	0	0	29,736 (4%)	111,384 (15%)
Pruitt Property	0	0	209,664 (4%)	785,988 (15%)
Boger Property	0	0	15,120 (4%)	56,574 (15%)
Airport	3,784	3,947	5,878	10,925
Total (with Pruitt)	302,083	321,529	606,824	1,355,100
Total (without Pruitt)	302,083	321,529	397,160	569,112
Total RBS and City WWTF Capacity	565,000	565,000	565,000	565,000

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Options for Accommodating Future Demands

1. Construct a new regional WWTF on the Pruitt Property.

- Need will depend on the actual growth in Rainbow River Ranches, McBride, Boger, and Pruitt properties.
- If growth happens as projected a new plant will be needed
 - by 2019 (without rerouting flows).
 - by 2021 (utilizing rerouting options).

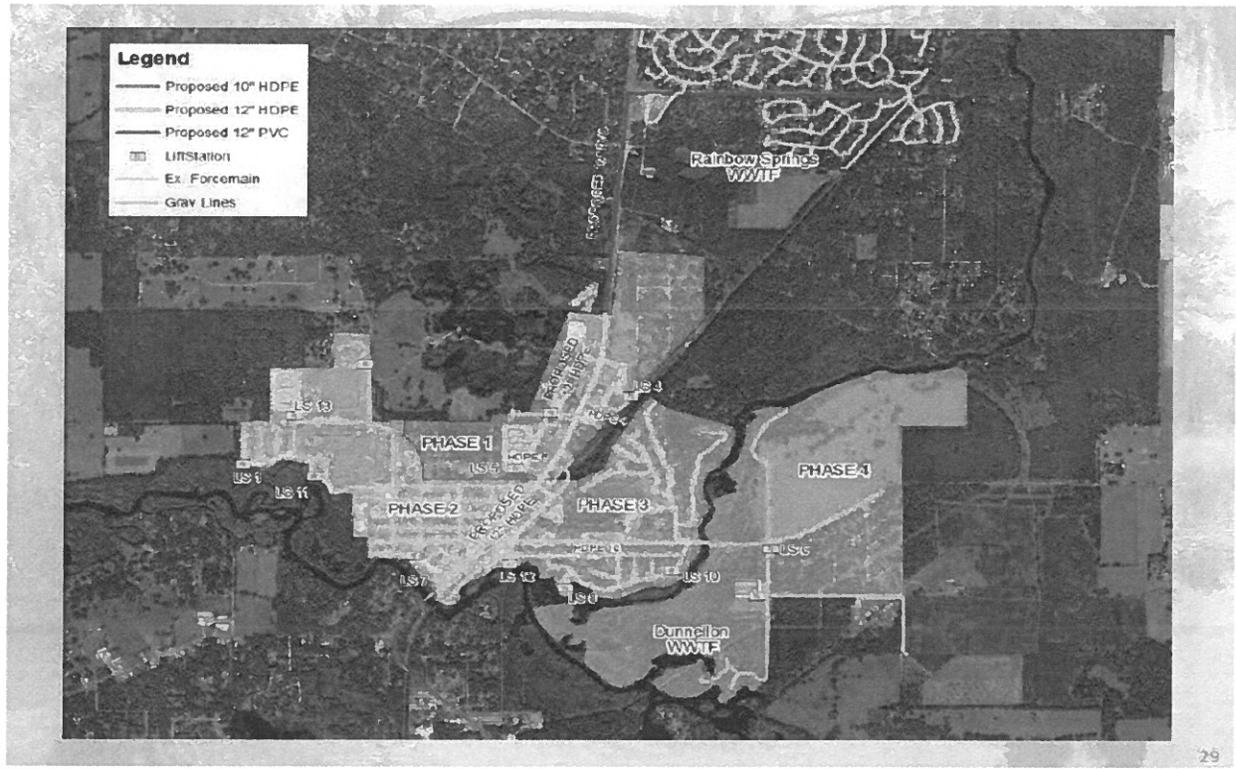
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Options for Accommodating Future Demands

2. Reroute flows to the Rainbow Springs WWTF

- Assuming no Pruitt development
 - The City's Wastewater Collection System can be split into sections and flows routed to RBS.
 - Reroute entire service area west of the River to the Rainbow Springs WWTF.
 - Expand RBS WWTF by 0.100 MGD.
 - Will accommodate 20-year flow projection.
 - Buys time until a new plant is needed east of the River.
- With Pruitt Development
 - Rerouting buys about 2 years (not cost effective).

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Capital Improvement Projects

- Developed through collaboration with City staff.
- Projects are recommended for one or more of the following reasons:
 - Hydraulically Necessary
 - Maintenance Items
 - Service and Reliability Upgrades
 - Improvements to Aging Infrastructure
- Implementation is at discretion of the City and is subject to the availability of funding.
- Recommend updating periodically.

Fire Hydrant Needs in the City



- Need Approximately 21 new hydrants

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System Interconnect: Rainbow Springs and Rio Vista

- Adds Redundancy.
- Rainbow Springs can provide back-up for Rio Vista.
- Rio Vista in combination with the City of Dunnellon can provide limited back-up for average daily flows to Rainbow Springs.



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System Interconnect: Rainbow Springs and the City of Dunnellon

- Adds Redundancy
- Rainbow Springs can back up City's system under max daily flows.
- City system can provide limited back-up for average daily flows to Rainbow Springs.



Growth Projections

Existing Service Area	2012			2017			2022			2032		
	Pop	Water Demand	WW Demand	Pop	Water Demand	WW Demand	Pop	Water Demand	WW Demand	Pop	Water Demand	WW Demand
City of Dunnellon (West of River)	3,607	271,127	345,356	3,843	270,366	348,180	3,681	287,050	339,540	3,767	302,476	346,246
City of Dunnellon (East of River)	363			139			13,564	147	12,258	163		1,863
Rainbow Springs	2,171	199,161	3,05,217	2,390	485,555	1,56,202	2,408	791,234	347,745	2,443	452,790	1,99,319
Rio Vista	339	49,529	3,718	341	41,879	3,777	349	42,129	1,876	359	41,847	3,957
Sakette Falls	45	49,271	269	59	56,090		72	68,119	301	96,300		
Total Existing Service Area	4,489		1,029,835	4,571		1,85,005	4,457		1,369,966	4,811	1,105,738	563,181
Developments to Increase Population												
Rainbow River Ranches	0	0	0	111	17,509	14,948	797	46,679	57,867	557	87,327	70,263
McKee Development	0	0	0	0	0	0	0	27,038	29,736	884	139,894	131,417
Proffitt Development	0	0	0	0	0	0	1,668	281,179	209,909	6,239	978,471	728,913
Boyer Property	0	0	0	0	0	0	120	18,792	15,061	449	20,866	26,554
Total New Population	0	0	0	111	17,509	14,948	2,116	485,687	493,683	1,497	1,176,261	1,024,264
Total Population	4,489			4,682			6,573		1,863,649	6,308	2,281,999	1,587,445
Optional Additions to Network w/o Pop. Increase												
4 Borens	197	29,394	15,548	191	29,850	1,525	195	30,106	16,267	204	31,757	16,886
Dunnellon Airport (Industrial Park)		4,738	3,784		4,824	3,941		7,048	5,878		15,096	10,925
Dunnellon High School (H.S.)		26,066	2,250		27,319	2,477		48,497	6,136		75,263	23,158
Dunnellon Elementary School (E.S.)												

Capital Improvement Projects

ITEM	PRIORITY	PROJECT	DESCRIPTION OF WORK
Water System Improvements			
1	High	Well No 1 Pump Replacement	Replace 40 Year Old Pump
2	High	Alarm System RSWTP	Comprehensive Alarm System
3	High	Alarm System RWTP	Comprehensive Alarm System
4	High	Well No 3 Pump Replacement	Replace Well Pump @ RWTP
5	High	New Low Shaft Meter Well # RWTP	Replacement Meter Meter Well RWTP - need pump capacity improvement @ RWTP
6	High	Upgrade Litter Meter Flag	Replace Pump #2 And A3
7	Med	Soft Starter Replacement RWTP	Rebuild pump
8	Med	Rebuild Booster Pump RWTP	Rebuild pump
9	Med	Replace Valve Service @ RWTP	Service Local Center Pump Control Panel
10	Med	Rebuild System Phase 1	Rebuild System For Water Plants
11	Med	Water Meter Replacement 30' long	Upgrade Meters at Route Road 1900 Meters
12	Med	Replace Chlorine System	Replace Old Chlorine System @ RWTP
13	Med	Replace Well # 7 Pump & Control @ RS	Install Submersible Pump & Elec Control
14	Med	New Water Treatment Plant - Phase 1	Design and Construct New WTP East of City - CDBG Project
15	Med	Automatic Valve Program	Construct Valves at Possible Locations of Existing Fire Hydrants (4 per year)
16	Varies	Waterline Replacement Program	Comprehensive Line Replacement Program for AC, PVC and Cast Iron Pipes - in conjunction with regular monitoring and maintenance program
			Palmetto - Replace 2" Galvanized WM with 6" PVC
			Palmetto - Replace 2" Galvanized WM with 6" PVC
			Clear Lake Circle - Replace 2" Galvanized WM on Clear Lake Circle with 6" WM loop @ 9 Island Cove Blvd (loop system and lake area of Hydrants)
			Colony - Replace 2" galvanized
			Colony - Replace 6" AC WM with 6" PVC
			Park Avenue - Replace 2" Galvanized Iron Hydrant in this with 6" PVC
			Walden - Replace 2" Galvanized WM with 6" PVC
			Chickens - Replace 4" in case WM to 6" PVC
			Clear Street - Replace 2" galvanized Iron Pipe at Delmar with 6" PVC - to complete 6" loop
			The Openade - Replace 6" AC WM with 6" PVC
			Magnolia - Replace 2" Galvanized WM with 6" PVC
			Oakland - Replace 2" Galvanized WM with 6" PVC
			West McCarty - Water main Extension - Replace 6" AC WM from SR 40 to west of Palm Street, use 6" WM loop from east of Palm Street to 9 Island Cove Blvd. Color Street has 6" AC that also needs replacing
			Well - Replace existing 2" Galvanized WM with 6" PVC
			Palmetto - 6" Watermain to Replace Existing 6" Watermain - Should be done with Meter Closures as well
17	Low	Mower Split W/ Sensor	Replace 14 Year Old Scag Mower
18	Low	City Tractor/Flare Chain	Replace Antiquated Work Out Repairer
19	Low	Water Meter Repair System	Rebuild 1st Water Meter System
20	Low	Plant 3000 Gal Tank @ RWTP	Replace Water & Public Water Storage Tank
21	Low	Plant 10000 Gal Water Pressure Tank @ RWTP	Plant 10,000 Gal Water Pressure Tank RWTP
22	Low	Plant 10000 Gal Water Pressure Tank @ RWTP	Plant 10,000 Gal Water Pressure Tank RWTP
23	Low	Water Meter Replacement	Replace Existing Meters with Radio Read Meters (Can. City-Apprx. 192)
24	Low	Reclaim Springs/City Of Dunnellon Interconnect	Construct 12" Water main to Connect RWTP and City System (at Charlotte Extension) - Construct Dam, Chemical Collection should be CDBG project
25	Low	City Of Dunnellon 1.8k Fire Misting Program	Construct 21 Fire Misting tanks with WM connection on City Lines
26	Low	Plant Road 6" Watermain Extension	Construct 6" Watermain East of Highway Street
27	Low	Plant Hills Road 6" 7.5' WTP Upgrade	Construct 6" Watermain along Rolling Hills Road North of Hwy 40 - to show for flow meter Ash Richard
28	Low	Watermain Watermain Rehabilitation	Rebuild 6" Watermain on Hwy 40 - to show for flow meter Ash Richard

Capital Improvement Projects

ITEM	PRIORITY	PROJECT	DESCRIPTION OF WORK
Sewer System Improvements			
1	High	RS Lift Station #11 Valves, Check Valves & Piping	Replace Bad Valves
2	High	Generator Trailer Mount	Replace 35 Year Old L.S. Lp Gens Generator
3	High	Electrical Control Panel Blower Room	Existing Panel Parts Bypassed & Wore Out
4	High	Manhole @ 102th Ct	Replace Broken & Deteriorated Manhole
5	High	Manhole @ 192 Ct Rd	Repair & Seal Deteriorated Manhole
6	High	Manhole @ 90 La Rd	Repair & Seal Deteriorated Manhole
7	Med	Making Pond Lower RSWWTP	Replace Bad Liner
8	Med	6 inch AMT Diesel Sewer Pump	By-Pass Pump For Mary St. & R# 11 L/S
9	Med	RSWTP Aerator Diffuser - Air Header	Replacement, Engineer Review
10	Med	RS Lift Station #1 Control Panel	Existing Panel Parts Bypassed & Wore Out
11	Med	RS Lift Station #4 Rebuild	Replace Control Panel, Pumps & Valves
12	Med	RS Lift Station #5 Rebuild	Replace Control Panel, Pumps & Valves
13	Med	RS Lift Station #6 Rebuild	Replace Control Panel, Pumps & Valves
14	Med	RS Lift Station #7 Rebuild	Replace Control Panel, Pumps & Valves
15	Med	RS Lift Station #8 Rebuild	Replace Control Panel, Pumps & Valves
16	Med	RS Lift Station #12 Rebuild	Replace Control Panel, Pumps & Valves
17	Med	RS Lift Station #13 Rebuild	Replace Control Panel, Pumps & Valves
18	Med	Mary St Lift Station Pump Replacement	Upgrade Replace Worn Pump
19	Low	Mower Split w/ Meter	Replace 14 Year Old Scag Mower
20	Low	New Valves on RSWWTP Spray Field	Replace Old Leaking Valves
21	Low	RSWTP Expansion Capacity Analysis	Needed, Over 60 % Capacity Used
22	Low	Oak St Lift Station Pump Replacement	Upgrade Replace Worn Pump
23	Low	Kennesaw Lift Station Pump Replacement	Upgrade Replace Worn Pump
24	Low	Infiltration and Inflow Study	Investigation Into I/I Through Testing And Video - Possible Grant
25	Low	Infiltration and Inflow Repair	Repair Damage Found By Infiltration And Inflow Study - Possible Grant

Capital Improvement Projects

ITEM	PRIORITY	PROJECT	DESCRIPTION OF WORK
Stormwater Improvements			
1	Med	Oak & Palmetto Storm Drain Facilities (R250)	Replace Oak and Palmetto ST Areas with Storm Pump-off Control
2	Med	Williams St Bridge	Substructure improvements at the Williams Street Bridge near Dunnellon City Hall, including installation of hydrodynamic separator
3	Med	Cedar St	Substructure improvements on Cedar Street near the Landings Condominiums, including installation of hydrodynamic separator
4	Med	Kennerson Rd	Substructure improvements at Kennerson Road and Pharis Drive, treatment tanks and hydrodynamic separator
5	Med	Palmetto St	Substructure improvements at the intersection of Palmetto Street and Mary Street, including the installation of an edification system
6	Med	Dr. Curtis Nelson Bridge, CR 484	Substructure improvements at the Dr. Curtis Nelson Bridge, construction of wet detention pond
7	Med	Palmetto Way	Substructure improvements on Palmetto Way near Oak Street, including the construction of a wet detention pond
8	Med	Palmetto Way	Substructure improvements at Myrtle Street and Palmetto Way, including construction of a intake system and wet detention pond
9	Med	Palmetto Way	Substructure improvements at the west end of Palmetto Way, improvements to existing wetland with diversion structure
10	Med	Palmetto Ct	Substructure improvements at Palmetto Court, reuse existing man
11	Med	Magnolia St	Substructure improvements on Magnolia Street at The Gracids, widening existing man
12	Med	Blue Cove Lake	Emergency outlet for Blue Cove Lake
13	Med	Cherokee Circle	Cherokee Circle stormwater infrastructure improvements
14	Med	Palmetto SW, Trunk	Stormwater infrastructure improvements
15	Low	Various Stormwater Master Plan	Stormwater infrastructure improvements
Roadway Improvements			
1	1	Ohio Street	Pavement Reconstruction and 1.25' Overlay
2	2	Ohio Street	Pavement Reconstruction and 1.25' Overlay
3	3	Blue Street	Pavement Reconstruction and 1.25' Overlay
4	4	Myrtle Street	Pavement Reconstruction and 1.25' Overlay
5	5	Cherokee Street	Pavement Reconstruction and 1.25' Overlay
6	6	Park Avenue	Pavement Reconstruction and 1.25' Overlay and w/50' 2' of Base Reconstruction
7	7	The Gracids	Pavement Reconstruction and 1.25' Overlay
8	8	Magnolia Street	Pavement Reconstruction and 1.25' Overlay
9	9	Myrtle Street	Pavement Reconstruction and 1.25' Overlay
10	10	Cherokee Avenue	Pavement Reconstruction and 1.25' Overlay
11	11	Thurs Avenue	Pavement Reconstruction and 1.25' Overlay
12	12	Blue Cove Lake Bridge	Reconstruction, MOD, Joint, Concrete, repair bridge railing, repair concrete walls, install new signs, road striping
13	13	St. Lawrence Drive	New Construction - CDIBG Opportunity
14	14	St. Benedict Drive	New Construction - CDIBG Opportunity
15	15	St. Patrick Drive	New Construction - CDIBG Opportunity
16	16	Blue Cove Dr. Bridge #185100	Bridge maintenance and new guardrail
17	17	Blue Cove Dr. Bridge #185102	Bridge maintenance
Blue Area Management Plan Improvements			
1	High	EMAP R250 - SCADA System Phase 1	SCADA system for Wastewater Treatment Plants
2	High	EMAP R250 - SCADA System Phase 2	SCADA system for Lift Stations
3	Low	EMAP R254 - P111 18th Ave. Ed. Force Main Project	Construct 8" Force Main from Sun Jose WWT to Allert Falls WWT
4	Low	EMAP Project R252	New AWT Plant
5	Low	EMAP Project R253	Wastewater Improvements to Connect Five Package Plants
Park and Recreation Improvements			
1	1	Blue Run Park Restroom	Construct New Restroom at Blue Run Park PFD#11504, CIP# 2016-001, Mission Cow#178
2	2	Chambers 12th Anniversary Park	Construct New Blue Park to serve as a trail head for Blue Run, CIP# 2016-002, Mission Cow#179
3	3	Chambers Entry Signage	Provide Gateway signage to City, branding and informational signs at 11th St

Options for Utility Future

- **City to keep utility-** City to continue to own and operate water and wastewater systems
- **Contract operate-** City to enter into agreement for 3rd Party to operate and maintain water and wastewater systems
- **Sell utility-** City to negotiate price to hand over water and wastewater systems to another municipality

Keep Utility

Advantages

- City receives revenue from utility users
- City controls utility users rates
- City has control of utility system future
- Contributions to general fund

Disadvantages

- Operation and maintenance costs
- Need to respond to emergency call in the middle of the night
- City responsible for compliance issues

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Keep Utility

Next Steps:

- Evaluate if changes to previous organization and/or operational structure are needed.
- Review financial condition and establish long-term level of service standards and maintenance goals.
- Properly plan and budget to meet service standards and maintenance goals.

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Contract Operate

Advantages

- Vendor responds to emergency calls in the middle of the night
- Vendor responsible for operator recruitment and retaining personnel
- Vendor is responsible for maintaining system to City standards.

Disadvantages

- Contract price could increase or vendor can walk away from agreement
- City ultimately responsible for utility systems
- City reliant on vendor to “do a good job”

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Contract Operate

Next Steps:

- Identify scope of services and service standards required of contract operator.
- Prepare a request for proposals (RFP) and advertise. (City may be able to “piggyback” on another municipal contract.)
- Review RFP submittals and select vendor (or not).

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Sell Utility

Advantages

- City may be relieved of debt burden.
- Possible financial windfall (depending on valuation)
- City relieved of utility responsibilities
- No operation or maintenance costs

Disadvantages

- Residents and City customers reliant on “others” to establish rates and level of service
- No transfer of utility revenue to general fund
- No control over the future of the utility system

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Sell Utility

Next Steps:

- Evaluate City Ordinance revisions needed to sell utility.
- City may want to evaluate alternatives such as maintain service area but seek “franchisees” to provide service.
- Evaluate legal requirements of sale/franchise
- Solicit and evaluate offers.
- Make final decision.

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Council and staff engaged in discussion regarding population projections. Mr. Bryant stated the analysis was prepared in 2012. Vice-Mayor Hancock stated, based on Page 26, *Wastewater Demand Projections*, the system in effect can handle the existing areas for the next twenty (20) years, and only if new development comes, would the City be required to expand the system. He said this allows the City time to understand what investment we have in the system and analyze the possibility of updating and improving it.

Vice-Mayor Hancock stated this is more of an opportunity to take a deep breath, get our act together and then move forward. He said this is how he feels based on the projections as presented.

Mr. Bryant discussed the City's five (5) year commitment to the Basin Management Action Plan (BMAP).

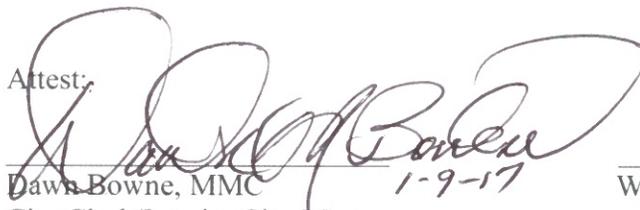
AGENDA ITEM NO. 3 – PUBLIC COMMENTS

Paul Marraffino, 19544 SW 82nd Place Road, commented on the paving of the roads in Dunnellon Heights as a positive project for the City.

AGENDA ITEM NO. 4 – ADJOURN

At approximately 8:03 p.m. Councilwoman Hanchar moved the November 30, 2016 Special City Council meeting be adjourned. Councilman Winkler seconded. All members voted in favor. The motion passed 4-0.

Attest:


Dawn Bowne, MMC
City Clerk/Interim City Manager


Walter Green, Mayor

1-9-17

