

**Amended Agenda  
City of Dunnellon  
City Council Workshop  
20750 River Drive, Dunnellon, FL 34431  
October 6, 2021  
5:30 p.m.  
Join Zoom**

<https://dunnellon.zoom.us/j/88681678107?pwd=ZGFCa29WRVBwMDJoanA4diltMUlzQT09>

Webinar ID: 886 8167 8107

**Dunnellon City Council Workshop will be held on October 6, 2021, at 5:30 p.m. 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, or via the Zoom "**AUDIO ONLY**" platform and/or telephone, by speaking during public comment portions of the meeting when recognized per the instructions below or by submitting written comments, evidence and/or written testimony in advance of the meeting via email to the City Clerk [mroberts@dunnellon.org](mailto:mroberts@dunnellon.org)

Members of the public who would like to participate are encouraged to register in advance by Noon on Wednesday, October 6, 2021. Please see instructions below on how to register.

**Instructions on How to Listen and/or Participate in the Meeting**

Attachment: [Meeting Instructions \(PDF\)](#)

**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 Wednesday, September 29, 2021 to the City's website and City Hall bulletin board. The agenda was amended on September 30, 2021 to add item #19.

1. **Public Comments**
2. **Dunnellon Chamber & Business Association Report**
3. **Board Reports**

4. **Presentation - Florida Paddling Trail Association/Blue Ways Community Program, Dorsey DeMaster**
5. **Presentation - Rainbow Springs State Park 2021 Draft Unit Management Plan - Park Manager, Larry Steed**
6. **Presentation - Recreation Impact on the Rainbow River - Bill Vibbert**
7. **Letter of Support Request - Phil Wiechmann, Vitas Healthcare (Hospice Care in Dunnellon)**

Documents:

[20211011\\_VitasSupportLetter.pdf](#)

8. **Letter of Support Request - Kerry Irons, Adventure Cycling Association (US Bicycle Route 15 Through Dunnellon)**

Documents:

[Letter from Mayor Regarding US Bicycle Rte 15.pdf](#)

9. **Letter of Support Request - Marion County Legislative Appropriation Request for Dunnellon Trail Project**

Documents:

[20211006\\_AppropriationSupport\\_MultiModalPedestrianProject.pdf](#)

10. **Two Rivers Music Festival 2021 Request for Alcohol Waiver**

Documents:

[Agenda Summ Form 2021 Two Rivers Music Festival.pdf](#)

11. **Council Discussion - Dunnellon Chamber and Business Association Request for Assistance with Tourism Website**
12. **Council Discussion - Fencing Retention Area on CR484**
13. **Council Discussion - CRA Advisory Board**
14. **Council Discussion - US 41 Pedestrian Crosswalk**
15. **Council Discussion - Modular Buildings**
16. **Presentation - Park N Charge Initiative - Councilwoman Cabbage and Troy Slattery, Public Works Manager**
17. **Process for Declaring City Owned Property as Surplus and Disposal of Same, Located in the CRA District at 11808 North Ohio Street,**

## **Pursuant to Florida Statute 163.380**

Documents:

[Agenda Summary\\_Sale of Surplus Property 11808 N Ohio St.pdf](#)  
[BID2021-02 CRA Notice of Intent to Dispose of Public  
Property\\_FINAL\\_20210922.pdf](#)  
[2021-17 Surplus Property 11808 North Ohio Street.pdf](#)

### **18. Credit Card Processing Fee - Finance Officer, Jan Smith**

Documents:

[Credit Card Processing Fee Agenda Summary 10.06.21.pdf](#)

### **19. Road Grading, Dunnellon Heights - Troy Slattery, Public Works Manager (Amended Agenda to Add Item**

Documents:

[Rock and Roll Pavers, Inc. Agenda Summary ADA.pdf - Adobe Acrobat.pdf](#)

### **20. Council Comments**

### **21. Department Head Comments**

- Request for Presentation - Proposed Planned Unit Development Project

### **22. City Attorney Comments**

### **23. Public Comments**

Tentative Agenda for Council Meeting Monday, October 11, 2021 at 5:30 p.m.

Consent Agenda

- Approval of Minutes
- 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 16, 2021 for Application PZ20210371 2021 Two Rivers Music Festival and restricted to the areas shown on the attached map. Please note: the event will take place on East Pennsylvania Avenue only and including Ernie Mills Park on Bostick Street where indicated
- Approve Letter of Support for Vitas Healthcare
- Approve Letter of Support for Adventure Cycling Association
- Approve Letter of Support for Dunnellon Trail Project
- Authorize Staff to Advertise #BID2021-02

- Authorize Staff to Implement a Credit Card Processing Fee and Create a Resolution Authorizing the Collection of the Fee

#### Regular Agenda

- Resolution #RES2021-17, Declaring Property Owned by the City, Property ID NO. 3380-1359-00, as Surplus Property

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.

#### **Future Meetings:**

October 11, 2021 Council Meeting - 5:30 pm

November 3, 2021 Council Workshop - 5:30 pm

November 8, 2021 CRA Meeting - 5:00 pm

November 8, 2021 Council Meeting - 5:30 pm



**CITY OF DUNNELLON**  
20750 RIVER DRIVE DUNNELLON, FLORIDA 33431  
(352) 465-8500 FAX (352) 465-8505

October 11, 2021

Mr. James McLemore, OMC Manager  
Agency for Healthcare Administration  
2727 Mahan Drive  
Tallahassee, FL 32308

Subject Marion County Hospice CON Request

Dear Mr. McLemore:

I am the Mayor of the beautiful City of Dunnellon, in Marion County, Florida, and speak on behalf of the City, the City Council and the residents of Dunnellon.

Our residents have very few options for hospice and palliative care services in our area, and am concerned that our needs are not being met.

Recently, I met a Hospice nurse who works for Vitas Healthcare. She educated me on their core services of hospice and explained that Vitas provides end of life education for communities like ours. Examples she gave on education were on dementia, cardiac disease, pulmonary disease and cancer.

I am now delighted to hear that Vitas is applying for providing hospice in Marion County. Community education in health matters including awareness on hospice services is extremely important to our community. We feel the more educated our Florida residents become, the more engaged they will become concerning their healthcare needs and what services they are entitled to.

I am excited about the possibilities of welcoming Vitas to our community, opening an office in Dunnellon and becoming an integral part of the fabric of our community in the very near future.

Thank you for your consideration,

---

William P. White, Mayor  
City of Dunnellon



## CITY OF DUNNELLO

20750 RIVER DRIVE  
DUNNELLO, FL 34431  
(352) 465-8500  
FAX (352) 465-8500

October 11, 2021

To: Mary O'Brien, AICP, CPH  
State Bicycle/ Pedestrian Coordinator  
Florida Department of Transportation, Central Office Roadway Design Office  
[mary.obrien@dot.state.fl.us](mailto:mary.obrien@dot.state.fl.us)

Dear Mary O'Brien,

City of Dunnellon would like to offer our support for the designation of proposed U.S. Bicycle Route 15 (USBR 15) through Dunnellon. We recognize that bicycle tourism is a growing industry in North America, contributing \$47 billion a year to the economies of communities that provide facilities for such tourists. As a city, we stand to benefit from this opportunity both economically and from the health and environmental related benefits of encouraging bicycle travel in our region.

The American Association of State Highway and Transportation Officials (AASHTO) has designated a bicycle route corridor through Florida to be developed as USBR 15. Dunnellon lies within that corridor and we have investigated the proposed route and found it to be suitable for bicycle tourists.

I am contacting you to indicate our support for designating USBR 15 through Dunnellon using W Pennsylvania Ave. and Ned Love Ave.

The proposed route for USBR 15 will provide a benefit to our city and we endorse having the route mapped and signed, thereby promoting bicycle tourism in our area. Therefore, Dunnellon hereby expresses its support for the designation USBR 15, and requests that the appropriate officials nominate the route for AASHTO designation as soon as this can be achieved.

Sincerely,

William P. White, Mayor





## CITY OF DUNNELLO

### City Commission

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

Mr. James Couillard, PLA, ASLA  
Director, Parks & Recreation  
111 SE 25<sup>th</sup> Avenue  
Ocala, Florida 34471

October 6, 2021

### **Re: Appropriation to support Multi-Modal Improvements on East Pennsylvania Avenue and connection over the Rainbow River into Blue Run of Dunnellon Park**

Dear Mr. Couillard,

The Dunnellon City Council fully endorses Marion County's appropriation request for the design and construction of Multi-Modal Improvements along Pennsylvania Avenue in our city, including a connection over the Rainbow River into Blue Run of Dunnellon Park as part of the Southwest Marion County Regional Recreational Plan.

Many visitors are currently walking to the park across the County Road 484 vehicular bridge, which poses a serious safety concern. This project is essential for the expansion of hiker and biker activity, especially with the recent expansion of the Dunnellon Trail and the underground connection to the Withlacoochee State Trail. The City Council is extremely appreciative of your efforts and assistance to acquire funding to address this urgent matter of pedestrian safety.

We are confident once completed, these two projects will foster significant economic development within the outdoor recreation and eco-tourism markers within the region benefitting the businesses and residents of the City of Dunnellon, as well as Marion County and Citrus County.

Once again, thank you for your support!

Should you need additional assistance from this Council, please don't hesitate to contact us.

Kindest regards,

William P. White, Mayor  
City of Dunnellon



**CITY OF DUNNELLON  
COUNCIL  
AGENDA SUMMARY FORM**

**Meeting Date:** 10/06/2021 Workshop  
10/13/2021 Regular Meeting

**Review by City Attorney:**

**Responsible Dept.:** Community Development

**Council Action:**

**Department Head Approval:** Yes

**Date of Action:**

**City Clerk Approval:**

**Subject:** TWO RIVERS MUSIC FESTIVAL 2021

**Request for Approval Summary Explanation & Background:**

Permission for service of alcoholic beverages on the streets in accordance with event map attached. This event is scheduled for October 16, 2021

In order for the service and consumption of alcoholic beverages to be allowed during an event on public property, the host for the event must seek City Council permission and waiver of City Code, Sec. 6-4(a), (b).

City Code Sec. 6-8 authorizes City Council to waive specific sections of the restrictions and prohibitions of the chapter.

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 16, 2021 for Application PZ20210371 2021 Two Rivers Music Festival and restricted to the areas shown on the attached map. Please note: the event will take place on East Pennsylvania Avenue only and including Ernie Mills Park on Bostick Street where indicated.

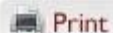
**Fiscal Information:** N/A

**Procurement Method:** N/A

**Purchase Requisition#:** N/A

**Recommended Action:** Staff finds the request to be approvable in accordance with the city code.

**Initiated by:** Georgina Cid



### **Sec. 6-5. - Possession or consumption in vehicle.**

It shall be unlawful for any person to consume or have in his possession any alcoholic beverages in any open container while seated in a vehicle in any of the places identified in [section 6-4](#).

*(Code 1985, § 3-119)*

*Cross reference— Traffic and vehicles, ch. 66.*

### **Sec. 6-6. - Location of alcoholic beverage establishments.**

It shall be unlawful to sell any alcoholic beverage containing more than one percent of alcohol by weight within 200 feet of any established school or church within the city.

*(Code 1985, § 3-120)*

*Cross reference— Zoning, app. A.*

### **Sec. 6-7. - Sales to intoxicated persons.**

No person who is a dealer in intoxicating liquors, wines or beer, by himself or another, shall sell or cause to be sold or furnished or permit any person in his employ to sell or furnish any alcoholic beverage to any person who is at the time intoxicated or has drunk intoxicating liquor, wine or beer in any quantity.

*(Code 1985, § 3-121)*

### **Sec. 6-8. - Waivers for festival events.**

- (a) Upon request by organizers of any city-approved festival, ceremony, or celebration, the city council may waive specific sections of the restrictions and prohibitions of this chapter.
- (b) The waiver shall set forth the specific sections of this chapter being waived, the location, time and other restrictions established by the city in its sole discretion deemed necessary to promote and protect the health, safety and welfare of the public.
- (c) Any restrictions imposed by the city council shall be strictly enforced and are a precondition to such waiver. Failure to adhere to the restrictions shall vitiate the waiver and all persons violating such restrictions shall be considered in violation of this chapter.
- (d) There shall be no waiver of sections [6-5](#) and [6-7](#)

*(Ord. No. 99-08, § 1, 8-9-1999)*

# City of Dunnellon

## Agenda Summary Form

**Meeting Date:** October 6, 2021

1. Responsible Department: Community Development
2. Presenter: Georgina Cid, Community Development Manager
3. Recommended Action: Consider adoption of Resolution #RES2021-17 and Authorize staff to publish BID#2021-02

**Subject:** Resolution #RES2021-17 Declaring City Owned Property as Surplus and BID#2021-02 Notice of Intent to Dispose of Public Property located at 11808 N Ohio Street, Parcel #3380-1359-00

**Request for Approval Summary Explanation & Background:**

Disposal of public property within the boundary of a Community Redevelopment Area is governed by Florida Statute 163.380. On August 18, 2021 during a special meeting of the City Council, staff was directed to prepare the necessary documents and begin taking action necessary to comply with F.S. 163.380. Staff was further directed to schedule a special Community Redevelopment Agency (CRA) board meeting to take other action necessary to proceed with the sale of the property.

During the special meeting of September 13, 2021, the CRA Board voted to proceed with a recommendation to the City Council to dispose of said property in accordance with F.S. 163.380.

The first step in the process is to consider adopting Resolution #RES2021-17 and authorize staff to advertise as follows: City Website 10/12/2021; Riverland News, Ocala Star Banner and Citrus County Chronicle on 10/14/2021. Proposals must be sealed, clearly marked and received at City Hall no later than Monday, November 15, 2021 at 6:00 p.m. The City and its CRA reserve the right to reject all proposals, to re-notice the property, retain the property or take any other action deemed to be in the best interest of the City and the CRA as provided for by statute.

The City Council may choose to list the property with a professional real estate agent. However, it is staff's recommendation to wait and see if viable proposals are received in order to avoid paying sales commission. If reasonable proposals are not received, the Council may reject all proposals and direct staff to re-advertise, and opt to use an agent to market the property.

The estimated market value of the property is \$410,000 according to the analysis performed by Rhodes & Rickolt, Real Estate Appraisers, dated March 3, 2020.

**Procurement Method:** n/a

**Fiscal Information:** n/a

**Department Head Approval:** GC/MO

**Attorney Review:** Attorney Hand has reviewed and approved both the Resolution and the advertisement as to form and legality.



**NOTICE OF INTENT TO DISPOSE OF PUBLIC PROPERTY LOCATED AT 11808 NORTH OHIO STREET, DUNNELLON, FLORIDA 34431, PARCEL #3380-1359-00, IN THE CRA WITHIN THE CITY OF DUNNELLON**

The City of Dunnellon hereby gives notice of its intent to dispose of public property within its CRA, by means of sale or exchange only, and to invite proposals from interested parties. All pertinent information will be made available to persons interested in the property pursuant to Florida Statute §163.380, and consistent with the Community Redevelopment Plan. The property referred to herein is located on Ohio Street in the City of Dunnellon CRA and includes the following parcel:

- Parcel 3380-1359-00 (Former Church Building – Zoned: Public)

This 30-day notice requirement is established by Florida Statutes, whereby proposals must be made within 30 calendar days after publication of this Notice. At the expiration of this notice period all proposals will be publically opened and recorded. Proposals received after 6:00PM on the 30<sup>th</sup> day will not be considered. The City and its CRA reserve the right to reject all proposals, to re-notice the property or to keep it for the City's future use, and to take any other action deemed to be in the best interests of the City and the CRA as provided for by statute. Subject property will be open for inspection by appointment only.

**Proposals must be sealed and clearly marked: BID #BID2021-02 Surplus Property 11808 North Ohio Street.** Submit to Dunnellon City Hall, 20750 River Drive, Dunnellon FL 34431 no later than Monday, November 15, 2021 at 6:00 p.m. Further information may be obtained at the City of Dunnellon Community Redevelopment Office, 20750 River Drive, Dunnellon, Florida 34431. Contact Georgina Cid, Community Development Manager at 352-465-8500 for further information.



Google Street View 2013

Post to City Website 10/12/2021

To be published 10/14/2021: Riverland News, Ocala Star Banner, Citrus County Chronicle

## RESOLUTION #RES2021-17

### **A RESOLUTION OF THE CITY COUNCIL OF DUNNELLON, FLORIDA, DECLARING PROPERTY OWNED BY THE CITY, PROPERTY ID NO. 3380-1359-00, AS SURPLUS PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Dunnellon owns a parcel of land assigned Property Id No. 3380-1359-00 by the Marion County Property Appraiser, which parcel is located at 11808 North Ohio Street; and

**WHEREAS**, said property is located within the City's CRA and the CRA Advisory Board has recommended that said property be declared as "Surplus Property"; and

**WHEREAS**, the City Council of the City of Dunnellon is considering declaring said property as "Surplus Property."

**NOW, THEREFORE**, be it resolved by the City Council of the City of Dunnellon, Florida, that:

**Section 1. Findings.** The Whereas clauses cited herein are the legislative findings of the City Council.

**Section 2. Declaration of Surplus Property.** The City Council declares Property Id. No. 3380-1359-00 to be "Surplus Property."

**Section 3. Severability.** If any portion of this Resolution shall be declared unconstitutional or if the applicability of this Resolution or any portion thereof to any person or circumstances shall be held invalid, the validity of the remainder of this Resolution and the applicability of this Resolution, or any portion thereof to other persons or circumstances, shall not be affected thereby.

**Section 4. Conflicts.** All resolutions and parts of resolution in conflict with this Resolution are hereby repealed.

**Section 5. Effective Date.** This Resolution shall become effective upon adoption.

Upon motion duly made and carried, the foregoing Resolution was adopted by the City Council of the City of Dunnellon this 13<sup>th</sup> day of October 2021.

**ATTEST:**

**CITY OF DUNNELLON, FLORIDA**

---

Amanda L. Odom, CMC  
City Clerk

---

William P. White, Mayor

Approved as to form and legality:

---

Andrew J. Hand, City Attorney

City of Dunnellon  
Agenda Summary Form

**Meeting Date:** October 6, 2021

1. Responsible Department: Finance
2. Presenter: Jan Smith
3. Recommended Action: Authorize staff to implement a credit card processing fee and create a resolution authorizing the collection of the fee.

**Subject:** Credit Card Processing Fee

**Request for Approval Summary Explanation & Background:**

The City has been accepting credit cards since 2011. Fees charged to the City by the 3<sup>rd</sup> party credit card processor plus fees charged by the credit card company average \$1,000-\$1,200 per year.

In researching other municipalities the amount of fee per transaction varies greatly and is designed to only recoup costs incurred. Not make a profit. Staff is requesting to implement a credit card processing fee in the amount of 3.2% per transaction. This percentage will cover most of the processing fee we are charged.

**Procurement Method:** N/A

**Fiscal Information:**

**Department Head Approval:** Jan Smith

**Attorney Review:** N/A

City of Dunnellon  
Agenda Summary Form

**Meeting Date:** October 6, 2021

1. Responsible Department: Roads & Streets
2. Presenter: Troy Slattery
3. Recommended Action: Authorize staff to contract with Rock and Roll Pavers, Inc. for road grading in Dunnellon Heights in the amount of \$7,130.

**Subject:** Road Grading – Dunnellon Heights

**Request for Approval Summary Explanation & Background:**

Dunnellon Heights requires the grading of roads as a result of the recent heavy rain activity. Two contractors were contacted with only Rock and Roll Pavers, Inc. responding to staff's request for a quote.

**Procurement Method:** Quotes

**Fiscal Information:** FY 2021-22 budget – 01541-30340

**Department Head Approval:** Troy Slattery

**Attorney Review:** N/A



# Rock and Roll Pavers, INC.

P.O. Box 3237  
Dunnellon, FL 34430

## Proposal

Attention: Troy	Date: 9-16-21
Contractor: City of Dunnellon	Phone Number:
Job Location: Dunnellon Heights	Fax Number:

Valid for 30 Days

Description	Amount
3 Days Grading and Rolling @ \$ 1,800.00 Per Day	\$ 5,400.00
Transporting Equipment	\$ 450.00
Limerock @ \$ 320.00 Per Load ( 4 Loads )	\$ 1,280.00

• NOTES:

All Prices Based on Suitable Materials.

Prices Based on Current Material Prices.

Bid Does Not Include: Concrete, Sod, Testing.

Sub Total:

Sales Tax:

Total:

\$ 7,130.00

Authorization Signature: \_\_\_\_\_

*All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and any other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.*