



**NOTICE OF PUBLIC MEETING
CITY COMMISSION REGULAR MEETING
DUNEDIN CITY HALL, 737 LOUDEN AVE
AUGUST 7, 2025
6:00 PM
AGENDA**

CALL TO ORDER

INVOCATION AND THE PLEDGE OF ALLEGIANCE

1. PRESENTATIONS

CITIZEN INPUT

2. CONSENT AGENDA

2.a Approve the Minutes for the:

A. 6/5/2025 Regular Meeting

B. 7/1/2025 Workshop

EXHIBIT: [A. 06-05-25 RM Minutes.pdf](#)

EXHIBIT: [B. 07-01-25 Workshop Minutes.pdf](#)

2.b Board and Committee Appointments

A. Committee on Aging

- Reappoint Stella Moya to a regular term ending 8/1/2028

- Reappoint Cara York to a regular term ending 8/1/2028

- Reappoint Maryanne Fisher to a regular term ending 8/1/2028

EXHIBIT: [A. COA Roster.pdf](#)

2.c Award of Bid # 25-2515 for Skinner Blvd. Electrical Improvements for Undergrounding to KCI Construction Services, LLC, Tampa, FL dba KCI Communications Infrastructure in the amount of \$172,992.25

Staff recommends approving the award of Bid #25-2515 Skinner Blvd. Electrical Improvements for Undergrounding to KCI Construction Services, LLC, Tampa, FL dba KCI Communications Infrastructure in the amount of \$172,992.25

EXHIBIT: [A. Background for August 7 2025 Commission Meeting_Skinner Undergrounding.pdf](#)

EXHIBIT: [B. SKINNER BLVD UG OF PRIVATE PROPERTY POWER 06-16-2025.pdf](#)

EXHIBIT: [C. City of Dunedin Skinner Blvd Bid Award Notice Letter R1.pdf](#)

EXHIBIT: [D. Bid 25-2515_KCI.PDF](#)

EXHIBIT: [E. Skinner_Undergrounding_Purchasing Agent Memo.pdf](#)

EXHIBIT: [F. Budget Adjustment_Skinner Undergrounding.pdf](#)

- 2.d** [Approval of a GEC Service Authorization to Tetra Tech, Inc., in the amount of \\$149,694, for design, permitting, and bidding services for the Wastewater Treatment Plant \(WWTP\) Emergency Generator Building Rehabilitation Project.](#) Commission approval of the scope and fee for design, permitting, and bidding services for a General Engineering Consultant (GEC) Service Authorization for the WWTP Emergency Generator Building Rehabilitation Project to Tetra Tech, Inc., a Delaware Corporation, in a Not-to-Exceed (NTE) amount of \$149,694; and to designate Jorge M. Quintas, P.E., Deputy City Manager, as the City's authorized designee to execute the Service Authorization.
- EXHIBIT:** [A. Purchasing Agent Memo - WWTP Gen Building Rehab.pdf](#)
EXHIBIT: [B. GEC Service Authorization Tetra Tech- WW-3-25.pdf](#)
EXHIBIT: [C. BA BT - WWTP Gen Building Rehab.pdf](#)
EXHIBIT: [D. Human Trafficking Affidavit.pdf](#)
- 2.e** [Award of a Maintenance Management System for the Public Works Department via "piggybacking" an agreement with the Town of Davie, FL - "ITN-RM-22-17" for a Planning, Work & Asset Management Software System, to Maintstar, Inc., in the amount of \\$110,500.](#) Commission approval of the award of a Maintenance Management System with MaintStar, Inc., of Irvine, CA, via "piggybacking" with the same terms and conditions as the Town of Davie, FL - "ITN-RM-22-17 New Enterprise Assessment Management System (EAM) Work Order System" agreement, and approval to issue a Purchase Order (PO), in the amount of \$110,500.
- EXHIBIT:** [A. Purchasing Agent Memo - Piggyback Agreement for COD PW Planning, Work & Asset Management Software.pdf](#)
EXHIBIT: [B. MaintStar Software Licensing \(LSA\) Price Proposal for the COD.pdf](#)
EXHIBIT: [C. Dunedin - MaintStar Piggyback Agreement.pdf](#)
EXHIBIT: [D. MaintStar - Budget Information for PW Improvement of Operations.pdf](#)
- 2.f** [Purchase of Two \(2\) Trailer Mounted Wastewater Bypass Pumps from Mersino Dewatering, LLC, of Jacksonville, FL, via "piggybacking" the Florida Sheriffs Association \(FSA\) Cooperative Purchasing Program, at a cost of \\$138,701.40.](#) Approve the purchase of Two (2) Trailer Mounted, Global 6-inch Wastewater Bypass Pumps & Accessories from Mersino Dewatering, LLC, of Jacksonville, FL, via "piggybacking" the FSA Cooperative Purchasing Program (Contract FSA23-EQu21.0), at a cost of \$138,701.40.
- EXHIBIT:** [A. Purchasing Agent Memo.pdf](#)
EXHIBIT: [B. Mersino Quote - FSA SALE DUNEDIN.pdf](#)
EXHIBIT: [C. FSA Contract FSA23-EQu21.0 - \(6-in. Pump Bid Pricing\).pdf](#)
EXHIBIT: [D. BA-BT Request Form \(By-Pass Pumps\) - \(signed\).pdf](#)

3. ACTION ITEMS

- 3.a** [First Reading of Ordinance 25-02: Amending Chapter 111 of the Land Development Code, Historic Preservation](#) Staff recommends approval of Ordinance 25-02.
- EXHIBIT:** [A. Ordinance No. 25-02 - amending chapter 111\(18066.9\).pdf](#)
EXHIBIT: [B. Resolution 25-13 COA Matrix.pdf](#)
EXHIBIT: [C. COA Matrix Adopted 2019.pdf](#)

EXHIBIT: [D. June 11, 2025 LPA Meeting Minutes.pdf](#)
EXHIBIT: [E. July 9, 2025 LPA Draft Meeting Minutes.pdf](#)
EXHIBIT: [F. March 4, 2025 City Commission Work Session Minutes.pdf](#)
EXHIBIT: [G. 12.17.2024 City Commission Work Session Minutes.pdf](#)
EXHIBIT: [H. City Commission Workshop Meeting Minutes- Combined.pdf](#)
EXHIBIT: [I. City Commission Meeting Minutes- Combined.pdf](#)
EXHIBIT: [J. Historic Preservation Advisory Committee Meeting Minutes- Combined.pdf](#)
EXHIBIT: [K. Historic Preservation Advisory Committee Workshop Minutes- Combined.pdf](#)
EXHIBIT: [L. Historic Preservation Advisory Committee Annual Report- Combined.pdf](#)
EXHIBIT: [M. Final ORC Report 12-14-2021.pdf](#)
EXHIBIT: [N. FAQ For LPA.pdf](#)
EXHIBIT: [O. Ord 25-02 City of Dunedin Business Impact Statement.pdf](#)
EXHIBIT: [P. Proof of Notice.pdf](#)

- 3.b** First Reading of Ordinance 25-06: City Commission Salary Adjustment
 Staff recommends Commission approval of Ordinance 25-06 at first reading.

EXHIBIT: [A. Ordinance 17-32 Establish Commission Annual Salary.pdf](#)
EXHIBIT: [B. Ordinance 25-06 Establishing the Annual Salary of the City Commission.pdf](#)
EXHIBIT: [SUPPLEMENT: C. City of Dunedin Business Impact Statement Ordinance 25-06.pdf](#)

- 3.c** First Reading of Application DR-2025-0001 - Request for Design Review Approval for the development of an affordable multifamily residential housing project called The Flats on Main Street consisting of 78 apartments on 3.34 acres of property located at 1419, 1421, 1422, 1440, 1445 Carnation Drive and 1150 Friendly Lane. Approval of DR-2025-0001 with conditions. Staff has determined that the application has met all of the applicable review criteria and the Local Planning Agency unanimously recommends this application for Commission approval.

EXHIBIT: [A. Application DR-2025-0001 - Staff Report](#)
EXHIBIT: [B. Application DR-2025-0001](#)
EXHIBIT: [C. Aerial, Land Use & Zoning Maps](#)
EXHIBIT: [D. Aerial Map of Surrounding Properties & Uses](#)
EXHIBIT: [E. 6/19/2025 ICE Review of TIA](#)
EXHIBIT: [F. The Flats on Main Street Design Modifications and Compatibility Review](#)
EXHIBIT: [G. 12/18/2024 DRC Meeting Notes](#)
EXHIBIT: [H. 1/07/2025 ARC Meeting Minutes](#)
EXHIBIT: [I. Ordinance 25-01 & Development Agreement](#)
EXHIBIT: [J. Public Notices](#)
EXHIBIT: [K. 07-09-25 LPA Minutes](#)
EXHIBIT: [SUPPLEMENT: L. Memorandum R.Ironsmith.pdf](#)

- 3.d** Resolution 25-19 authorizing an increase of Reclaimed Water User Rates; establishing a surcharge for the use of such water during the months of February through June of each year; establishing the amount of Capital Cost Recovery (CCR) fee; providing that reclaimed water service may be discontinued for failure

to pay reclaimed water charges; and repealing Resolution 04-06 in its entirety. Commission adoption of Resolution 25-19 authorizing an increase of Reclaimed Water User Rates; establishing a surcharge for the use of such water during the months of February through June of each year; establishing the amount of CCR fee; providing that reclaimed water service may be discontinued for failure to pay reclaimed water charges; and repealing Resolution 04-06 in its entirety.

EXHIBIT: [A. Resolution 25-19 - Reclaimed Rates \(Approved As To Form, JRC, BMO\).pdf](#)

EXHIBIT: [B. Raftelis - W & WW Rate Study \(05-22-25\) - \[1st PH\].pdf](#)

EXHIBIT: [C. Example Utility Bill \(Existing & New\).pdf](#)

- 3.e** [Resolution 25-21 regarding Application No.25-04V, Request to Vacate an approximately 3,912 square foot \(SF\) existing platted Right-of-Way at 968 Douglas Ave, Dunedin, FL, as recorded in Plat Book 5 Page 66 of the Official Records of Pinellas County, FL.](#)

Commission adoption of Resolution 25-21, and approval of Application No. 25-04V, Vacating a platted Right-of-Way, approximately 3,912 square feet (SF) in size, located at 968 Douglas Ave, Dunedin, FL, in order to clear the cloud on the property's title.

EXHIBIT: [A. Resolution 25-21 Vacation of Right-of-Way 968 Douglas Ave \(BMO Review\)\(870917.1\).pdf](#)

EXHIBIT: [B. Vacation of Easement Application.pdf](#)

EXHIBIT: [C. Proof of Ownership.pdf](#)

EXHIBIT: [D. Vicinity Map - 968 Douglas Ave - 6-5-25 v2.pdf](#)

EXHIBIT: [E. Sketch of Proposed Area of Vacation.pdf](#)

EXHIBIT: [F. Boundary Survey.pdf](#)

EXHIBIT: [G. Letters of No Objection.pdf](#)

EXHIBIT: [H. Letter of Notice Certificate of Mailing.pdf](#)

EXHIBIT: [I. Notice of Public Hearing.PDF](#)

- 3.f** [Resolution 25-28 Purchasing Policy Change](#)

Staff is requesting the item be tabled.

EXHIBIT: [A. Resolution 25-28 with Purchasing and Procedure Manuel.pdf](#)

EXHIBIT: [B. Current Purchasing and Procedure Manual with Modifications .pdf](#)

- 3.g** [Award the construction of the FY25 Wastewater Lift Stations Rehabilitation Project to TLC Diversified, Inc., of Palmetto, FL, in the total amount of \\$888,309.08.](#)

Award the construction of the FY25 Lift Stations Rehabilitation Project to TLC Diversified, Inc., (TLC) of Palmetto, FL, in the total amount of \$888,309.08, via "piggybacking" Pinellas County's "Sanitary Sewer Pump Station Repair, Rehabilitation, & Improvements FY 2025-FY2028 Pinellas County Contract (#24-0073-ITB-C).

EXHIBIT: [A. Purchasing Agent MEMO - Lift station Rehabs 2025.pdf](#)

EXHIBIT: [B. TLC LS Rehab Quote 2025.pdf](#)

EXHIBIT: [C. Piggyback Agreement for LS #6, 17, 27, 38, 40, 41, 42, 43 \(signed by JRC\).pdf](#)

EXHIBIT: [D. Anti-Human Trafficking Affidavit.pdf](#)

EXHIBIT: [E. Map of FY25 Lift Station Rehabs.pdf](#)

- 3.h** [Addendum No. 2 for Construction Phase Professional Services to the contract with](#)

Engineering Design Technologies, Corp., (EDT) of Tampa, FL, for the Wastewater Treatment Plant (WWTP) Electrical Systems Upgrade Project, for a 'Not to Exceed' (NTE) amount of \$396,159; and the City Wide Lift Station Control Panel Replacement & SCADA System Upgrades, for a NTE amount \$146,332; totaling \$542,491 (NTE).

Commission approval of Addendum No. 2 to the agreement with Engineering Design Technologies, Corp., (EDT) of Tampa, FL, for professional services related to the WWTP Electrical Systems Upgrade Project (NTE \$396,159); and the City Wide Lift Station Control Panel Replacement & SCADA System Upgrades (NTE \$146,332); totaling \$542,491 (NTE).

EXHIBIT: [A. EDT Professional Services Addendum 2 - WWTP Elec Upgrade.pdf](#)

EXHIBIT: [B. EDT Professional Services Addendum 2 - City Wide LS Panel & SCADA.pdf](#)

EXHIBIT: [C. EDT Original Scope and Fee - WWTP Elec Upgrade.pdf](#)

EXHIBIT: [D. EDT Construction Observation Services Scope and Fee - Addendum 1.pdf](#)

3.i The proposed agenda for the September 4, 2025, Commission Meeting.

Staff recommends approving the proposed agenda for the September 4 2025, Commission Meeting.

EXHIBIT: [A. Proposed Agenda September 4, 2025.pdf](#)

4. INFORMATIONAL ITEMS

4.a Commission Discussion and Comments

The Commission shares topics of concern, future issues they wish to address, events attended, announcements, and liaison updates.

4.b City Clerk's Update

City Clerk's Update

4.c City Manager's Update

City Manager's Update

EXHIBIT: [A. Grant Procurement Tracking Form - NRCS_USDA - 2025 Ditch Clearing & Stabilization.pdf](#)

4.d City Attorney's Update

City Attorney's Update

ADJOURN MEETING

DUNEDIN PUBLIC PARTICIPATION & DECORUM RULES

Note: Please put cell phones and pagers on silent or vibrate during the meeting. This meeting is televised; therefore, you may appear on TV at any time.

Public Appearance: CITIZEN INPUT is for comments from members of the audience regarding items not listed on the agenda for this meeting (please give name and address and limit all comments to a maximum of three minutes).

AS FOR ITEMS ON THE AGENDA individual speakers are limited to a maximum of three

minutes. A Representative of a group consisting of 5 individuals who are present during the meeting may speak on behalf of the group for up to 10 minutes at the Chair's discretion. To do so, the individuals must have waived their time to the representative by providing their name and address on the back of the comment card.

Public Hearings: During public hearings the Chair will open the agenda item to the public for comment. If you wish to comment come to the microphone at the podium and give your name and address for the record. Make all comments and queries to or through the Chair. This meeting is for agenda items only. Other issues should be presented to the City Manager or City Clerk for discussion at a future Commission meeting.

Appeals: Per Florida Statute 286.0105 - If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Disability Provisions: It is the policy of the City of Dunedin not to discriminate against disabled persons in employment or the provisions of services. If you have a disability that requires accommodation, please notify the ADA Coordinator 48 hours prior to the scheduled meeting at (727) 298-3042.

COPIES OF THIS AND ALL COMMISSION AGENDAS ARE AVAILABLE TO THE PUBLIC AT THE OFFICE OF THE CITY CLERK, 737 LOUDEN AVENUE, ON THE MONDAY PRIOR TO THE MEETING DATE. COPIES ARE ALSO AVAILABLE ON THE CITY'S WEBSITE AT WWW.DUNEDINGOV.COM.