



**NOTICE OF PUBLIC MEETING
CITY COMMISSION REGULAR MEETING
DUNEDIN CITY HALL, 737 LOUDEN AVE
JUNE 5, 2025
6:00 PM
AGENDA**

CALL TO ORDER

INVOCATION AND THE PLEDGE OF ALLEGIANCE

1. PRESENTATIONS

- 1.a** [Independence Day - July 4, 2025 - Proclamation](#)
[Appearance: Jane Turner, Caladesi Chapter of the Daughters of the American Revolution](#)
Staff recommends reading of the Independence Day - July 4, 2025 Proclamation
EXHIBIT: [A. Independence Day 2025- ltr.pdf](#)
- 1.b** [LGBTQ+ Month Proclamation](#)
Share LGBTQ+ proclamation.
EXHIBIT: [A. LGBTQ Pride Month Proclamation 2025 - ltr.pdf](#)

CITIZEN INPUT

2. CONSENT AGENDA

- 2.a** [Approve the Minutes for the:](#)
[A. 05/06/2025 Workshop](#)
EXHIBIT: [A. 05-06-25 Workshop Minutes.pdf](#)
- 2.b** [Request approval to issue a Purchase Order \(PO\) via "Piggybacking" a PAEC Agreement with Precision Sidewalk Safety Corporation \(PSSC\) for the City Sidewalk Inspection & Maintenance Program Repairs, in the amount of \\$125,000 for FY25.](#)
Staff recommends approval of the attached scope of services for sidewalk inspection and repairs to be provided by Precision Sidewalk Safety Corporation (PSSC) of Ocala, FL, via "Piggybacking" with the same terms and conditions as the Panhandle Area Educational Consortium Agreement (PAEC), Contract #22-139; "Florida Buy Program" at a "Not to Exceed" amount of \$125,000.
EXHIBIT: [A. Purchasing Agent Memo - Precision Sidewalk Safety Corporation - Sidewalk Inspection & Repairs.pdf](#)
EXHIBIT: [B. City of Dunedin - Precision Sidewalk Safety Proposal \(04-10-25\).pdf](#)

EXHIBIT: [C. Piggybacking Agreement with Precision Sidewalk Safety Corp - VendorSignature.pdf](#)

EXHIBIT: [D. City of Dunedin - Sidewalk Asset Maintenance Program \(Executive Summary\).pdf](#)

- 2.c** [Award of RFQu No. 2503 for Well Pump Removal & Installation Services for the Water Division's wellfield maintenance to Southeast Drilling Services, Inc., of Tampa, FL, in the amount of \\$51,610.](#)

Commission award of RFQu No. 2503, for Well Pump Removal & Installation Services for the Water Division's wellfield maintenance to Southeast Drilling Services, Inc., of Tampa, FL, in the amount of \$51,610.

EXHIBIT: [A\) RFQu 2503 Well Pump Removal & Installation Services Bid Documents.pdf](#)

EXHIBIT: [B\) RFQu-2503 Bid Tabulation Sheet.pdf](#)

EXHIBIT: [C\) Southeast Drilling Services, Inc. Response Form.pdf](#)

EXHIBIT: [D\) Purchase Agent Memo - RFQu 2503 Well Pump Removal Installation Services.pdf](#)

3. ACTION ITEMS

- 3.a** [Second Reading of Ordinance 25-01 - Approving and Authorizing the Execution of a Development Agreement between the City of Dunedin and The Flats on Main Street, LLC for The Flats on Main Street affordable housing project at 1422 Carnation Drive](#)

Approve second reading of Ordinance 25-01 authorizing the execution of a Development Agreement (DA) with the understanding that the illustration contained within the DA is subject to any change(s) resulting from the Design Review and approval process.

EXHIBIT: [A. Ordinance 25-01 - Development Agreement with The Flats on Main Street, LLC](#)

EXHIBIT: [B. 5.01.2025 - Development Agreement - Flats on Main Street 4910-0336-2346 Modified to Remove Parkland Impact Fee Waiver](#)

EXHIBIT: [C. Development Agreement Request by The Flats on Main Street, LLC](#)

EXHIBIT: [D. Ordinance 25-01 - Aerial, Land Use & Zoning Maps](#)

EXHIBIT: [E. Ordinance 25-01 - Business Impact Statement](#)

EXHIBIT: [F. Ordinance 25-01 - Public Notices](#)

EXHIBIT: [G. 04-09-2025 LPA Meeting Draft Minutes](#)

EXHIBIT: [H. DRAFT Minutes 05-08-25 RM 3.a. Flats on Main.pdf](#)

- 3.b** [Second Reading of Ordinance 25-03 - To contract approximately 0.70 acres of real property located at 2201 Main Street, identified as Pinellas County Tax Parcel No. 30-28-16-000000-320-0200 and generally located at the intersection of Belcher Road and State Road 580.](#)

Approval of Ordinance 25-03 for the voluntary contraction of the property located at 2201 Main Street.

EXHIBIT: [A. Ordinance No. 25-03](#)

EXHIBIT: [B. Map Aerial Land Use Zoning](#)

EXHIBIT: [C. 2024.09.06 Contraction Request Letter](#)

EXHIBIT: [D. Site Layout Plan](#)

EXHIBIT: [E. Survey and Legal](#)
EXHIBIT: [F. Property Appraiser TRIM Notice](#)
EXHIBIT: [G. Map Dunedin Clearwater Municipal Boundary](#)
EXHIBIT: [H. Map Dunedin Planning Area \(DPA\) Property View](#)
EXHIBIT: [I. Business Impact Statement](#)
EXHIBIT: [J. Publication](#)
EXHIBIT: [K. LPA Minutes 04-09-25](#)
EXHIBIT: [L. DRAFT Minutes 05-08-25 RM 3.b. Contraction \(002\).pdf](#)

3.c [Second Reading of Ordinance 25-04 - Water/Sewer Rate Increase, intended to stabilize the Utility \(Water/Sewer\) Enterprise Fund.](#)

Commission approval on Second Reading of Ordinance 25-04, approving Water, Sewer, and Reclaimed Water Rate increases for the purpose of stabilizing the Utility (Water / Sewer) Enterprise Fund.

EXHIBIT: [A. Ordinance 25-04 - Water & Sewer Rates \(Approved As To Form - JRC, BMO\).pdf](#)
EXHIBIT: [B. Raftelis W WW Rate Study-2025.5.22 - v5.1.pdf](#)
EXHIBIT: [C. Public Notice Advertisement Tampa Bay Times - Ord. 25-04.PDF](#)
EXHIBIT: [D. Public Notice City of Dunedin Utility Bill - Ord. 25-04 2025 Rate Increase.pdf](#)
EXHIBIT: [E. Public Notice Pinellas County Utility Bill - Ord. 25-04 2025 Rate Increase.pdf](#)
EXHIBIT: [F. Business Impact Statement Rate Increase Ord 25-04 5.13.25.pdf](#)
EXHIBIT: [G. Table Summary.pdf](#)

3.d [Agreement to Donate Real Estate between The Coca-Cola Company and the City of Dunedin for approximately 1.6 acres of vacant land located at 427 San Christopher Drive, Dunedin, FL.](#)
Additional information will be forthcoming.

3.e [Award of Bid #25-2520, for construction of the Wastewater Treatment Plant \(WWTP\) Electrical System Upgrades Project to TLC Diversified, Inc., \(TLC\) of Palmetto, FL, in the total amount of \\$16,116,563.](#)

Commission award of Bid #25-2520, for the construction of the WWTP Electrical System Upgrades Project to TLC Diversified, Inc., (TLC) of Palmetto, FL, for the 'Base Bid' (\$14,691,563) plus 'Additive Alternates' for Electrical Upgrades at Facility #8 (\$573,000), Facility #16 (\$472,000), and the Emergency Back-Up Generator Building (\$380,000), in the total amount of \$16,116,563.

EXHIBIT: [A. Purchasing Agent Memo - ITB #25-2520 WWTP Electrical System Upgrades Technical.pdf](#)
EXHIBIT: [B. Bid Tabulation - ITB #25-2520 WWTP Electrical System Upgrades.pdf](#)
EXHIBIT: [C. Engineer of Record \(EOR\) - Letter of Recommendation - \(ITB #25-2520\).pdf](#)
EXHIBIT: [D. TLC Bid Submittal \(ITB #25-2520\) - WWTP Electrical System Upgrades.pdf](#)

3.f [Award of the FY25 Stormwater Pipelining Project to Vortex Services, LLC, via a "Piggyback" Agreement of a City of Oviedo contract with Vortex Services, LLC, in an amount "Not To Exceed" \(NTE\) \\$636,709.30.](#)

Commission award of the FY25 Stormwater Pipelining Project, via a "Piggyback" Agreement with Vortex Services, LLC, of Tampa, FL, under the same terms and conditions as the City of Oviedo, FL, Bid ITB 24-20, Contract No. 24-20, for an amount NTE \$636,709.30.

EXHIBIT: [A. Proposal 2501489-N - Dunedin Storm FY24-25 CIPP \(5.20.25\).pdf](#)

EXHIBIT: [B. FY25 Pipe Lining Location Detail - June 2025.pdf](#)

EXHIBIT: [C. Purchase Agent Memo - Piggyback for Vortex Stormwater Pipe Lining Project.pdf](#)

EXHIBIT: [D. City of Oviedo FL Bid 24-20 Storm Sewer Rehab VortexServices.pdf](#)

EXHIBIT: [E. Piggybacking Agreement with Vortex Services LLC - Vendor_Signature.pdf](#)

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

Staff recommends this item be "Tabled to a Date Uncertain".

- 3.h** [The proposed agenda for the July 3, 2025, Commission Meeting.](#)

Staff recommends approving the proposed agenda for the July 3, 2025, Commission Meeting.

EXHIBIT: [A. July 3, 2025 proposed agenda.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

- 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.