



**NOTICE OF PUBLIC MEETING  
CITY COMMISSION REGULAR MEETING  
DUNEDIN CITY HALL, 737 LOUDEN AVE  
JANUARY 8, 2026  
6:00 PM  
AGENDA**

**CALL TO ORDER**

**INVOCATION AND THE PLEDGE OF ALLEGIANCE**

**1. PRESENTATIONS**

- 1.a** [Dunedin Celtic Festival and Highland Games Updates](#)  
Receive presentation of updates from Eric MacNeill on the Dunedin Celtic Music Festival and the Highland Games.
- 1.b** [Dunedin Celebrates Diversity 2026](#)  
Commission presents the "Dunedin Celebrates Diversity 2026" proclamation.  
**EXHIBIT:** [A. Diversity Proclamation - 2026.pdf](#)
- 1.c** [Presentation of the 2025 Operation Twinkle Winners](#)  
Staff recommends honoring the 2025 Operation Twinkle winners for their contribution of holiday spirit to Dunedin  
**EXHIBIT:** [A. Staffing for 1\\_8\\_2025\\_Operation Twinkle Winners Rev..pdf](#)

**CITIZEN INPUT**

**2. CONSENT AGENDA**

- 2.a** [Approve the Minutes for the:](#)
  - [A. 11/20/2025 Regular Meeting](#)Staff recommends to approve the minutes for the meetings identified above.  
**EXHIBIT:** [A. 11-20-25 RM Minutes.pdf](#)
- 2.b** [Board and Committee Appointments](#)
  - A. Architectural Review Committee
    - Reappoint Christopher Anuszkiewicz to an alternate term ending 12/31/2028
  - B. Board of Finance
    - Move Alexandra Davidson from an alternate to a partial regular term ending 10/1/2026
    - Appoint Sharon Herman to a partial alternate term ending 10/1/2027**EXHIBIT:** [A. ARC Roster.pdf](#)  
**EXHIBIT:** [B. BOF Applicant Packet.pdf](#)

- 2.c** Award a "piggyback" agreement for the rehabilitation of twenty-four (24) sanitary sewer manholes to Rowland (DE) LLC, in the amount of \$79,880.  
Award a contract for the rehabilitation of twenty-four (24) sanitary sewer manholes to Rowland (DE) LLC, of Pinellas Park, FL, in the amount of \$79,880, via "piggybacking" Pinellas County's - "Annual Sanitary Sewer Repair and Extension FY24-FY26 Step 2" Contract (ITB-C No. 24-0384-ITB-C STEP 2).  
**EXHIBIT:** [A. Rowland-Dunedin Piggyback Agreement.pdf](#)  
**EXHIBIT:** [B. Exhibit A - Annual Sanitary Sewer Repair and Extension FY24-FY26 Step 2 - Bid\\_Packet\\_24-0384 \(2\).pdf](#)  
**EXHIBIT:** [C. Exhibit B - Proposal to Rehabilitate Dunedin Manholes.pdf](#)  
**EXHIBIT:** [D. Anti-Human Trafficking Affidavit.pdf](#)  
**EXHIBIT:** [E. 2026 MH Rehabilitation Contract Request from Collections.pdf](#)  
**EXHIBIT:** [F. Description of Dunedin Manholes Requiring Rehabilitation FY26.pdf](#)  
**EXHIBIT:** [G. Purchasing Memo - Piggyback agreement for the rehabilitation of sanitary sewer manholes to Rowland \(DE\) LLC final.pdf](#)
- 2.d** Award the Refurbishment of the Wastewater Treatment Facility (WWTF) Coarse & Fine Bar Screens to Hydro-Dyne Engineering, Inc., in the amount of \$144,079.71  
Motion to approve the award of a Sole Source Purchase Order (PO) for the refurbishment of the Wastewater Treatment Facility (WWTF) Course & Fine Bar Screens to Hydro-Dyne Engineering, Inc., of Clearwater, FL, in the amount of \$144,079.71.  
**EXHIBIT:** [A. HDE Sole Source Letter.pdf](#)  
**EXHIBIT:** [B. HDE Quote \(11-14-25, updated 12-08-25\).pdf](#)  
**EXHIBIT:** [C. HDE Affidavit.pdf](#)  
**EXHIBIT:** [D. Purchasing Memo - Sole Source.pdf](#)

### 3. ACTION ITEMS

- 3.a** [First Reading of Ordinance 25-11 - Regarding Dunedin Sustainability Matrix and Sustainable Development Scorecard Ordinance. Amending Chapter 105 Section 28.4 of the Land Development Code.](#)  
Staff recommends that the City Commission approve first reading of Ordinance 25-11.  
**EXHIBIT:** [A. PowerPoint Slides Sustainability Matrix & Sustainable Development Scorecard First Reading City Commission 01-08-2026.pdf](#)  
**EXHIBIT:** [B. Current Sustainability Matrix.pdf](#)  
**EXHIBIT:** [C. Proposed Ordinance 25-11 - Sustainability Matrix and Sustainable Development Scorecard.pdf](#)  
**EXHIBIT:** [D. Business Impact Estimate Statement - Sustainability Matrix and Sustainable Development Scorecard.pdf](#)  
**EXHIBIT:** [E. Tampa Bay Times Public Notice.PDF](#)
- 3.b** Resolution 26-01, adopting certain Rules of Procedure for the Commission  
Staff recommends adoption of Resolution 26-01, Rules of Procedure for Commission.  
**EXHIBIT:** [A. Resolution 26-01 Rules of Procedure.pdf](#)  
**EXHIBIT:** [B. DRAFT Resolution 26-01 Rules of Procedure \(with edits\).pdf](#)

- 3.c** [Award of Bid #25-2540 - Marina Fishing Pier Replacement to On-Point Contracting Company, LLC, in the amount of \\$1,742,991.45.](#)  
 Commission award of Bid #25-2540 - Marina Fishing Pier Replacement to On-Point Contracting Company, LLC, of Spring Hill, FL, in the amount of \$1,742,991.45.  
**EXHIBIT:** [A. Purchasing Manager Memo - ITB #25-2540 \(Fishing Pier Replacement\).pdf](#)  
**EXHIBIT:** [B. Bid Tabulation Bid #25-2540.pdf](#)  
**EXHIBIT:** [C. On-Point Contracting Company, LLC Bid Document.PDF](#)  
**EXHIBIT:** [D. Engineering Division Tabulation Spreadsheet - Marina Pier Bid #25-2540.pdf](#)
- 3.d** [Application DR-2025-0004 - First Hearing of Design Review Approval for the development of a two-story, 21-unit residential vacation home project called Azul Ave Vacation Homes located at 1380 Pinehurst Rd.](#)  
 Staff has determined that the application meets all of the applicable review criteria for approval by the City Commission.  
**EXHIBIT:** [A. Staff Report](#)  
**EXHIBIT:** [B. Application DR-2025-0004](#)  
**EXHIBIT:** [C. Aerial, Land Use & Zoning Maps](#)  
**EXHIBIT:** [D. Aerial Map of Surrounding Properties & Uses](#)  
**EXHIBIT:** [E. Civil Drawings](#)  
**EXHIBIT:** [F. Greenspace Plan and Tree Preservation Plan](#)  
**EXHIBIT:** [G. Architectural Drawings](#)  
**EXHIBIT:** [H. Citizen Participation Plan and Report](#)  
**EXHIBIT:** [I. Traffic Impact Analysis Report](#)  
**EXHIBIT:** [J. Sustainability Matrix](#)  
**EXHIBIT:** [K. Parkland Impact Fees](#)  
**EXHIBIT:** [L. Public Art Program](#)  
**EXHIBIT:** [M. 12-19-2024 DRC Meeting Notes](#)  
**EXHIBIT:** [N. ARC Meeting Minutes](#)  
**EXHIBIT:** [O. Public Notices](#)
- 3.e** [The proposed agenda for the January 22, 2026, Commission Meeting](#)  
 Staff recommends approving the proposed agenda for the January 22, 2026, Commission Meeting.  
**EXHIBIT:** [A. PROPOSED January 22, 2026 Commission Meeting Agenda.pdf](#)

#### **4. INFORMATIONAL ITEMS**

##### **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. 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 section 286.0105 of the Florida Statutes - 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.DUNEDIN.GOV](http://WWW.DUNEDIN.GOV).**