

**BOARD OF FINANCE  
SUMMARY MINUTES  
June 11, 2023 3:30 PM  
City Hall Caladesi Conference Rm**

**Members Present:** Robert Kennedy, Sharon Williams, Alexandra Davidson, Jason Williams, James Ecklof, Al Crossman, Chase Fleeman, Gonzalo Mora, Alex Christopoulos

**Members Absent:** Christopher Krampert, Catherine Harvey

**City Staff Present:** Les Tyler, Jean Hochwarter, Tamara Richardson, Jocelyn Brodhead

**Others Present:** Commissioner Tom Dugard, Sharon Herman

**Call to Order:** Secretary Robert Kennedy called the meeting to order at 3:30pm.

**New Business**

Parks & Recreation-Les Tyler introduced Jocelyn Brodhead (Interim Director of Parks and Recreation) to discuss Park & Recreation CIPs. Jocelyn reviewed major projects for Parks- Gladys Douglas preserve approved by City Commission on April 15th for phase 2 architectural and engineering design services awarded to Jensen for approx. \$417,000 less than budgeted. This focuses on opening the eastern portion of the preserve to public. Amenities included in that area are part of the stipulations and requirements of Florida Community's Trust grant. Staff met with the contractor Jensen who provided a schedule of 12 months, staff is hoping to compress time down to 9-month schedule. FCT grant includes a deadline for construction to be completed by April 2027. Estimated budgeted \$1.65 M for this project.

Marina project is being done in phases, the first project for FY 2026 will be marina bulkhead replacement and repair. Because of the storm damage marina sustained, city commission provided direction to focus on recovery and reopening as soon as possible to provide access for the public. Staff is focused on re-stabilization and repair mode instead of Master Plan mode. For FY 2026 estimated budget for marina bulkhead replacement and repair is \$3.24 million coming out of the Marina fund. We hope to be reimbursed by FEMA at 87.5% (75% Federal and 12.5% State). FY2026 Project for Dock A & B replacement there is \$500,000 set for design and the following year there is \$4.5 million set for construction of those docks. It has been approved that staff is moving forward with floating docks, but whether we

are using aluminum or concrete is still to be determined. We earmarked at the highest cost but it depends on what is approved, numbers may change. Staff fully expects Docks A & B to be fully reimbursed by FEMA.

Dock C replacement is scheduled for FY 2029 for design phase then construction will start FY2030. Funding for this project will come out of the Marina fund. There will be rate increases for the marina to help fund these projects. The city plans to take a line of credit or do a short-term financing to pay for storm damages. Plans will be discussed with City Commission in August/ September. City staff will be looking to get a line of credit of approx. \$15 million to \$20 million to fund Marina. The city will fund the projects, with reimbursement from FEMA possibility in quarterly payments.

Member raised a question of whether FEMA was going to honor obligations, Les stated as far as he is aware FEMA will honor obligations. The City's Consultant (Tetra Tech) has indicated that FEMA is conducting business as usual, no sign of them stopping.

Marina revenue is down due to storm, but there are still slip renters and they pay half the normal fee for storage. The Plan is to open up Marina for more boat renters to return paying a storage fee. Then in August, price will return to normal fee schedule.

Harbormaster building repairs is in for design in FY 2026 for \$40,000 then in FY 2027 \$380,000 for the refurbishment or repairs of the Harbormaster Building. Next is the fishing pier and day dock which was destroyed during storm, cost to repair pier is approx. \$2.3 million which includes the design and construction.

Highlander Aquatic Complex is still in design phase and the cost estimates earlier this year came in over budget than what we originally estimated. The foot print and overall site layout for the complex expanded. Staff was trying to use existing stormwater and retention ponds for project but civil engineering came back and said that that was not a viable site. We would need to develop our own retention pond to the eastern portion of property. Then there was fire access to facility. As per code, there is a certain amount of feet that they're supposed to be able to reach any part of the complex and we had met that with the south portion but with the Northern portion of property where we utilize main open park rooms and special event parking will need to become fire access lane in order to meet the fire code. That expanded the complex footprint. There's also developing this in conjunction with the City's Dream Plan and sustainability efforts. The roofing system was much more enhanced (retrofitted for solar) than original project. Staff also specked out the building itself to would match the longevity and lifespan of roofing system. Initial costs would be little higher, but maintenance, longevity and lifespan down the road would be much better than what was originally put forth in design plan. Some other cost saving that we will be benefiting from the regenerative pump system that we are getting will save us money. The system will save almost 90% of the water that we are currently using. The pool is such an aged facility that when something breaks we were able to fix it internally now that is not the case. Some contractors don't want to come out and touch it because they do not

want to be liable if something additional breaks. Also, there may not be parts available to fix it so you end up replacing the entire thing. The design phase was supposed to be finished April of this year we are hoping to compress that, staff is working with deputy city manager to help determine if that would be the right move. The original schedule had the pool opening around August of 2026. Currently the pool is scheduled to close in September to start construction and the spray ground will be opened until mid to late October.

More discussion revolved around capital projects and operating projects Les said staff will separate capital and operating costs for the next meeting. Les will also bring a draft of the general frontline long-range plan for FY 26.

Les reviewed progress on the Budget; staff is working on the long-range plan for each fund. A few concerns staff have is health and property insurance has increased from last year. Staff is expecting another increase for the upcoming year. Dr Theresa Smalling (Director of HR & Risk Management) will be at the next meeting to address these concerns.

Staff plans to produce proposed budget by June 30 and to give the board a copy soon after.

### **Next Meeting**

The next regular Board of Finance meeting will be June 18, 2025 at 3:30pm to be held at the City Hall Caladesi Conference Room.

### **Adjournment:**

Meeting was adjourned at 5:04pm.

Respectfully Submitted

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