City Manager Update

OCTOBER 2025

KEY DATES & EVENTS

OCTOBER 24 - 31
Toronto Blue Jays play in the
World Series

NOVEMBER 8, 1:00PM Wines the Blues Festival

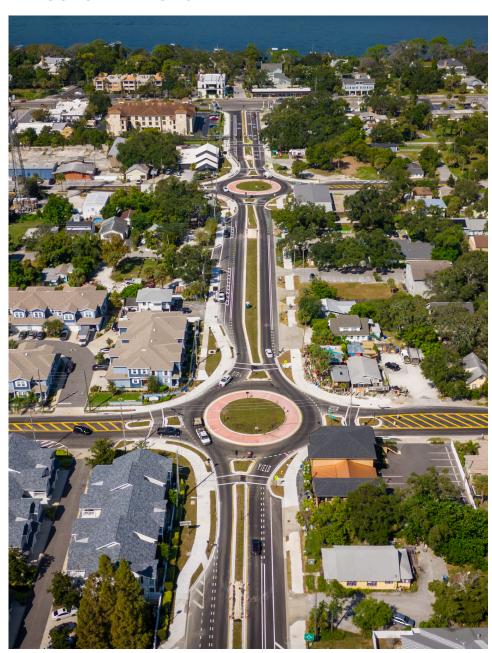
NOVEMBER 11 City Offices Closed for Veteran's Day

NOVEMBER 11, 11:00AM Veteran's Day Ceremony in Pioneer Park

NOVEMBER 22, 1:00PM Celtic Music Festival

NOVEMBER 27 & 28 City Offices Closed for Thanksgiving

DECEMBER 4, 5:00PM Holiday Tree Lighting at City Hall



Skinner Boulevard opened traffic in both directions following the completion of two single-lane roundabouts at Highland and Douglas avenues.

ECONOMIC DEVELOPMENT



Downtown Projects

- Mid-Town Parking Garage A selection committee is reviewing the RFQ respondents for this project
- Skinner Blvd Road Project The road section of the project has been completed. The undergrounding of utilities and landscaping is scheduled to be completed in the spring of 2026
- Downtown Streetscape Paver
 Enhancements This initiative will
 improve walkability and overall
 aesthetics on Main Street from the
 Pinellas Trail to Broadway. This project
 is due to begin in the summer of 2026
- Main Street Exchange Mazas
 Management submitted a design
 review application for a mixed-use
 project with retail, a boutique hotel,
 chef-driven kiosks, and a garage. (The
 garage is being planned for the
 nearby, former art incubator location.)
 The parking garage portion of this
 project is being presented to the ARC
 on September 9
- Former City Hall The project went out for bid this month (September).
 Construction is scheduled for this winter

Community Redevelopment Agency (CRA)

 The CRA Advisory Committee is scheduled to meet November 5

Special Events and Projects

 We are preparing for the annual Downtown Operation Twinkle Holiday Lamp Post Decorating Contest. For more information, please contact trevor.davis@dunedin.gov.

City-wide Project Updates

• Coca-Cola donated 1.6 acres of vacant land to the City on July 17, 2025. Coca-Cola plans to list the remaining 28.05 acres for sale in the future.

Business Recruitment and Retention

Staff meets with and assists the Chamber of Commerce and Visit Dunedin

Affordable Housing

• The Flats on Main Street is a 78-unit apartment project. Construction is scheduled to begin in late spring 2026.

FINANCE



Accounting

- Interim Audit work for FY25- on site 9/3 and 9/4, responding to requests during and after in-house field-work
- Year-End preparation memos to departments, fixed asset inventory forms collection, and other preparation for fiscal year change
- Hired new AR Accounts Technician started 9/17
- Continued work with Tetra Tech and FEMA for 2024 Hurricane storms

BID, RFP & RFQ Status List

Recently Awarded: N/A

Active: ITB #25-2539- WTP Admin Building Hardening. Bids are due 11/19/25

Active: ITB #25-2534- Old City Hall Park. Bids are due 10/29/25

Active: RFQ #25-2532- Mid-Town Parking Garage Project. Bids are due 10/8/25

Active: RFP #25-2536- WWTP Deep Bed Denitrification Filter Replacement. Bids are due

10/28/25

Under Evaluation: RFP #25-2528- Dunedin Marina Design of Docks A and B

Replacement

Under Evaluation: ITB #25-2531- Laboratory Analysis for Water, Wastewater and

Reclaimed Water Operations Services

Under Evaluation: RFP #25-2533- Livestream Broadcasting- Media Room Services for

Commission Chambers

Under Evaluation: ITB #25-2529- Dunedin Chambers Wireless Microphones

Under Evaluation: RFP #25-2524- Disaster Recovery Consulting Services

Under Development: N/A

Rejected: ITB #25-2527- Highlander Park Tennis Court Restoration

Rejected: ITB #25-2530- Kiwanis Sprayground Manifold Replacement-Rebid

CRF - Capital Recovery Fee (reclaimed water)

• 3 New CRF Loans at \$4,279.63 | 2 Payoffs at \$1,833.13 | Paid at install: \$0

Budget Updates

Presented FY 2026 Tentative Operating and Capital Budget and FY 2026 Proposed Millage Rate 1st Pubic meeting on 9/11/25 Presented the FY 2026 CRA Tentative Operating and Capital Budget to the CRA Advisory Committee meeting on 9/3/25

Presented the FY 2026 CRA Tentative Operating ad Capital Budget to City Commission on 9/18/25

Presented the FY 2025 CRA Budget Amendment to City Commission on 9/18/25. Presented the FY 2026 Tentative Operating Budget and FY 2026 Proposed Millage Rate for 2nd Public hearing on 9/23/25

HR & RISK MANAGEMENT

Applications received in Sept: 255 | Total vacancies: 44 (full & part-time) | Candidates selected: 15

Ongoing or Open-untilfilled positions

Positions under review or in interview process

Candidate has been selected for position

- Lifeguard I, Recreation Leader, Cart Range Attendant & Firefighter/Paramedic are ongoing
- Building Inspector & Assistant Director of Public Works are under review
- Engineer, Craftsworker I, Craftsworker II, Environmental Program Manager, Environmental Specialist I, Budget/Financial Analyst, Administrative Coordinator & Public Services Maintenance Associate I are in interview process
- Firefighter (2 openings), Rec Leader III Hale, Parks Maintenance Worker I
 (2 openings), Rec Leader II Hale, Public Services Maintenance Associate
 (1 opening), Librarian, Economic Development Manager, Library Manager,
 Recreation Program Coordinator Hale, Rec Leader II CC, Public Services
 Field Tech, Water Plant Operator & Deputy Chief of Fire Operations

New Hires: Arriana Sanders - Recreation Leader; Daniel Feliciano - Public Services

Maintenance Associate I; Sophia Belcher - Park Attendant; Crytal Mantilla - Accounts

Technician; Luke Davis - Park Attendant; Demond Jackson - Recreation Leader; Darren Roche

- Cart/Range Attendant; Ryan Smith - Firefighter/Paramedic; Nicholas Cruz - Craftsworker III

HVAC; Jillian Ellison - Recreation Leader

Self-Insured Medical Claims Experience

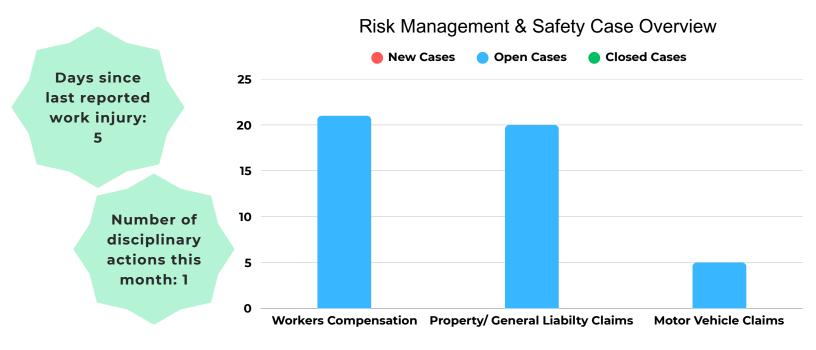
• Total Paid Medical & Pharmacy claims for September were \$407,084.44, which is 19.2% less than August's totals. The average weekly claims for September were \$101,771.11.

Family Medical Leave Act (FMLA)

• YTD Number of Employees with approved/pending FMLA: 14 (Regular – 5, Intermittent – 9, Pending - 0). Number of new requests in September: 1

Employees Currently Working Modified Duty, Non-WC & DROP (Deferred Retirement)

- Number of employees currently working on a modified schedule (some restrictions): 4
- Number of employees in DROP: 11
- Number of employees who entered DROP during September: 1



INFORMATION TECHNOLOGY

Projects in Progress	Estimated Completion
ERP (Enterprise Resource Program) Utility Billing System Upgrade	Summer 2026
ERP (Enterprise Resource Program) Cashiering System Implementation	January 2026
ERP (Enterprise Resource Program) NEW Resident/Utility Access Program	February 2026
ERP (Enterprise Resource Program) DigEplan Implementation into EPL	February 2026
Fiber Cable Audit (of whole city to determine viability)	Summer 2025
Cybersecurity Training (for All City Employees)	Ongoing
Cybersecurity Monitoring & Detection Training for IT Staff	Ongoing
Microsoft Office 365 Training	Ongoing
Software Compliancy Monitoring Project	Ongoing
FY26 Annual Computer Replacements	Ongoing
Implement E911 Service Citywide	Winter 2026
Wire Management in all Network Closets	Ongoing
Revising Information Security Policies	Winter 2026
A/V Design Work for EOC	Winter 2026
Voice & Data Connectivity in Public Services Renovated Buildings	TBD
Citywide Security Cameras Repairs	Ongoing
Replace Central AC Unit in Main Server Room	November 2025
Fire Admin Building Data Cabling Installations/Upgrades	November 2025

Future Proj	ects	stimated Completion

ERP (Enterprise Resource Program) AR/GB System Implementation	Spring 2026
Upgrade and Move City Fiber Cabling at WWTP	Winter 2026
Wireless Microphones for Chambers	Winter 2026
A/V installation at EOC	TBD
New Fiber Cabling Upgrades (citywide)	TBD
Fiber Cable installation between Golf Club House & Stirling Park	TBD
Public Wi-Fi Installations in designated City parks	TBD
Upgrade Network Servers Project	Winter 2026

Completed Projects

Citywide Fiber Cable Vault Cleaning

Citywide Security Cameras Cleaning Project

Fire Station 62 Computer Replacements/Installations

Prepare Emergency Operations Center with Computer Setups

Upgrade EERP to latest version

PARKS AND RECREATION

Projects in Progress

- Gladys E. Douglas Preserve Phase 2 design work continues
- Highlander Tennis Court refurbishment project to be re-advertised after bids exceeded project budget
- Marina master plan revisions initiated
- Highlander Aquatic Complex design work is in progress

Completed Special Events

• Walk for Whiskers - Humane Society of Pinellas - Pioneer Park - September 20

Administration

- 4 Staff attended NRPA National Recreation & Park Association Annual Conference - September 16 - 18 in Orlando - September 16, 2025
- All Parks and Recreation staff obtained NRPA membership – September 2025



PARKS DIVISION

- Marina Dock Debris Removal Remove damaged boards for reuse and barricade areas for safety (right)
- Tree Removal and Stump Grinding at Marina and Stirling Park
- Barricades and cones for Walk for Whiskers
- Poured concrete for Pram Shed Benches



RECREATION DIVISION

- Fall Edition of Dunedin Parks and Recreation Magazine Printed - September 2025
- Hosted High School Swim Meets Highlander Pool – September 2025
- New Program: Dunedin Rocket League
 Club Community Center September 3,
 2025
- Swashbucklers of September Luncheon Hale Center – September 10 (right)
- Senior Planet Workshop: Getting Started with the iPhone - Hale Center - September 10
- Senior Planet Workshop: Using Google
 Gemini App Hale Center September 10
- Pet Photography Workshop Hale Center September 30



DUNEDIN MARINA



- Parks staff conducted clean up of deck debris
- Slip vacancies are being filled from those on applicable waitlists
- DYSA (Dunedin Youth Sailing Association) and Windlasses activities have resumed

DUNEDIN GOLF CLUB



- Number of current members: 275
- Number of names on waiting list: 223
- Number of players in September: 3,377
- Average Rounds per day: 108.9
- Number of players on peak day: 179 (twice)

COMMUNICATIONS



Areas of Focus

- Skinner Blvd Project updates, Opening: Roundabout Education
- Marina updates
- Water Conservation Campaign
- Property tax education
- Safety messages from PCSO
- Won a Savvy Award from 3CMA (County, City Marketing Association) for 2025 State of the City video!

Newsletter Engagement

- 13,427 total subscribers to DunediNEWS, 125 new subscribers this month!
- Reach & Engagement: 44,822
- Engagement rate is 73%

	Total followers	New followers	Posts	Likes	Impressions
Facebook	53,000	734	-	14,300	860,100
X	5,448	10	-	-	-
Instagram	16,400	263	-	2,200	103,900
YouTube	3,012	22	-	159	22,700
LinkedIn	3,097	38	-	186	7,750

Social Media Watch Time

- Flickr (photos) total views to date: 271,454
- Top posts: Roundabout playlist, Dunedin Library book bags, Roundabout education

Zencity Sentiment Insights

- Positive sentiment was 15x higher than negative sentiment in September (47% positive vs. 3% negative).
- Positive Sentiment: 17,100 interactions
- Neutral Sentiment: 18,628 interactions
- Negative Sentiment: 1001 interactions



during September 2025

Most-frequented online words

COMMUNITY DEVELOPMENT

Code Compliance Division

- Code compliance fines and fees collected: \$4,523.25
- Voluntary compliance rate: 98%
- Lien searches, lien releases and records requests: 12

Planning Division

• September 4: City Commission continued second reading of Ordinance 25-02: Amending Chapter III of the LDC, Historic Preservation and adoption of Resolution 25-13: Amending the Certificate of Appropriateness Matrix as required by Chapter III of the LDC to October 9, 2025.

Zoning Division

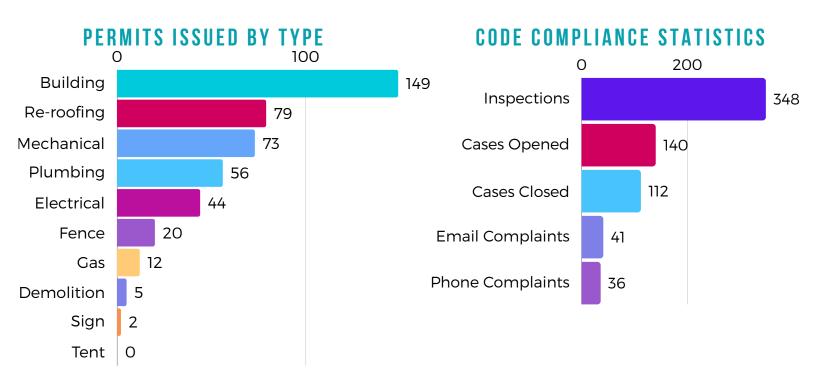
- Zoning and Land Use Inquiries: 117
- Short-Term Vacation Rental / Transient Use Inquiries: 12
- Zoning Verification Letters: 2
- Address Changes / Assignments: 0



Building Division

- Total permits issued: 440
- Total inspections: 1,107
- Total fees collected: \$126,437
- Total value of construction: \$14,957,285

FREEBEE LOOP MOVED 1,398 PASSENGERS IN SEPTEMBER



LIBRARY

Completed Projects & Events

- · Hosted Friends of the Library mini book sale
- Hosted Library Card Sign Up Month
- Selected new Youth Services Manager
- New shelving installed for materials on hold

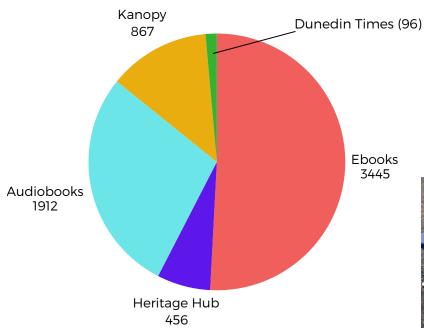
Projects & Events in Progress

- Setting up new book vendor
- Digitizing Dunedin Times
- Worked on year-end statistics

IN SEPTEMBER 2025, LIBRARY PATRONS DONATED 506 POUNDS TO DUNEDIN CARES

Vision Statement:
Igniting the Community with Knowledge
and Experiences

ONLINE USAGE



Total Transactions	38,337
Total Visitors	12,922
Computer Usage (minutes)	1,241
Wi-Fi Users	4,273
Youth, Teen & Adult Programs	96
Youth, Teen & Adult Attendance	1,246
New Library Card Holders	138
Outreach Patrons	18
Museum Passes checked out	89
Adult Volunteer Hours	107.75
Youth Volunteer Hours	91.75
Notary	27
Passports	50
Seed Packets Checked-Out	338
Items Received in Transit	7,857
Study Room Usage	210



Next Library Advisory Committee Mtg: 12/1/2025

PUBLIC WORKS

Operations

- Numerous vacant positions were posted, and interviews planned for October
- Citizen's Academy was a great success!
- The new City Recycling Policy was sent out to staff for effect October 1st
 - This policy mandates that all employees follow recycling guidelines according to our single-steam recycling partner. A lunch and learn is recorded for others to learn more.
- Solid Waste and Public Services staff have begun the process of withdrawing trash and recycling collection services for unincorporated County customers
- CCTV truck training was completed by Public Services staff and they performed field inspections at various locations (see claw truck below)
- Continued implementation of efficiency recommendations with PW Divisions:
 - Including activity guidelines, work plans, building service level agreements.
 - Continued to use TEAMS to define improved workflow processes per division.
 - Kickoff for MaintStar Work Management Software and GIS integration.



Repaired and replaced 420 sf of sidewalk

Removed and disposed of 11 tons/ 5cy of pipe cleaning debris

Manufactured 23 traffic signs

Repaired roadways from Water and Wastewater utility cuts at 11 locations

SUMMARY OF QUANTIFIABLE ACTIVITIES

31 - 30 cy of recycling roll off containers safely hauled by staff and Waste Pro

1,373 tons of residential waste collected from curbsides

90 tons of commercial waste collected

8 tons of free mulch provided to Dunedin residents

ENGINEERING

Roadway, Drainage, and Interdepartmental Projects in Progress

- Brady Drive Drainage: Construction expected to start December, with a 60-day completion time.
- San Charles Dr. Drainage Improvements: SWFWMD permit approved in May. Construction funding in FY26
- Buena Vista Drive Drainage Improvements: Survey work completed. Construction to be completed in a future year.
- Pavement Management System RFQ: Sensors gathering pavement condition city-wide
- Gabions Drainage System Repair: Bid 9/24/2024. One responding contractor with a bid \$900,000 over estimate. Engineering rejected the bid and working with the Consultant to re-bid. Other sections of the gabion downstream of project area damaged by Hurricane Milton. Engineering working with a Consultant for design of repairs.
- Marina Bulkhead Replacement and Repairs: Construction is underway.

Utilities Projects in Progress

- Lift Station 20 Rebuild: HMGP grant close-out
- Lift Station 32 Rebuild: Construction in progress
- WWTP Electrical: Working on Builder's Risk Policy w/Contractor. Reviewing Submittals
- WWTP SCADA System Upgrades: Construction in progress
- WW Lift Station Control Panel / SCADA replacements (44 sites): Under construction
- Lofty Pines Septic to Sewer-Phase: 1 FDEP closeout complete. Working with Pinellas County on grant reimbursement.
- WWTP Outfall Piping Repair: Awaiting grant reimbursement
- WWTP Diesel Tank Replacement: Project close-out
- WWTP Chlorine Contact Chamber Rehabilitation: Project close-out
- Virginia Ave. 12" Watermain Replacement: Construction in progress
- WWTP Deep Bed Denitrification Filter Rehab: Bid opened October 28
- WWTP RAS/WAS/Filter Feed Pump Replacement: 60% design plans under review
- WWTP Admin Hardening: Project close-out
- FY 24 Lift Station Rehabs: Construction ongoing
- New Production Well: Water Use Permit modification approved. Working on 60% plans
- Patricia Ave WM Replacement: Awaiting final pay application
- Ranchwood & Hitching Post WM: Construction in progress
- Willow Woods WM Replacement: In-house design is ongoing. 30% design review
- WWTP Window Replacement: Final pay app
- WTP New Windows and Doors: In bid advertisement

UTILITIES

WWTP Maintenance and Repairs

- Contractor, Houston Tanks on site, repairs made on Bisulfite tank roofs.
- Contractor; BHP on site, all WWTP windows replaced with Hurricane impact. (Hardening)
- Contractor, Southern Quality tree service on site, damaged tree removal.
- Contractor, Turning Water Industries n site, North clarifier seals and drive gearbox replaced.

Compliance: August 2025 Discharge Monitoring Report was submitted to FDEP. No issues.

Activity	# completed	WWTP FLOWS
Manhole Repair	2	Influent Average Daily Flow
Clean-out Installs	9	Influent Monthly total Flow 12
Lateral Repairs	3	Reclaimed Water Avg Daily Flow Reclaimed Water Monthly Flow 10
Lateral Liners	3	Final Effluent Avg Daily Flow
Main Line Repairs	1	Final Effluent Monthly total Flow
Citizen Blockage Calls	11	WATER PRODUCTION
Sunshine 811 Locate Tickets	344	Average Daily Potable Flow
Linear Feet Cleaned (Vac truck)	19,963 LF	Monthly Potable Water Prod 9 Annual YTD Potable Flow 9
Linear Feet Televised (TV truck)	16,611 LF 46 setup	
Lift Station Check Valves Cleaned	0	

Water Production

- Florida's Region 4 Best Tasting Drinking Contest will be hosted by the City of Dunedin (due to City of Dunedin winning last year) on November 7th at the Community Center
- All vacant Operator positions have been filled
- Andrew Shaffer, Water Shift Supervisor, retires after 41 years with the City of Dunedin
- Bi-annual Granulated Activated Carbon media changeout was successfully completed

Water Distribution

- Residential Backflow Program 100% progress, 3384 tested, 2 new, 22 repaired and 9 replaced.
- Commercial Backflow Program 100 % progress, 1221 tested, 0 new, 0 repaired and 0 replaced.
- Reclaimed Backflow Program 93% progress and 3750 tested.
- Large Meter Program 100% progress, 79 tested, 0 new, 2 repaired, and 2 replaced.
- Reclaimed Valve Program 3, tested, 0 new, 0 repaired and 0 replaced.
- Potable Valve Program 10 tested, 0 new, 0 repaired and 0 replaced.
- Hydrant Program 42 tested, O new, 3 repaired, O replaced and 31 painted.
- The Line Locate Program has located 314 Sunshine 811 locate tickets for August.

Wellfield

- Wellfield PLC upgrades have started to complete the change of communication from radio to cellular for the wells.
- WUP revision #15 is approved by SWFWMD for the addition of 3 new production wells.

Influent Average Daily Flow	4.168M gal
Influent Monthly total Flow	125.035M gal
Reclaimed Water Avg Daily Flow	3.456M ga
Reclaimed Water Monthly Flow	103.668M gal
Final Effluent Avg Daily Flow	0.712M gal
Final Effluent Monthly total Flow	21.369M gal



Average Daily Potable Flow	3.30M gal
Monthly Potable Water Prod	99.056M gal
Annual YTD Potable Flow	923.67M gal
August rainfall	1.32 in
YTD rainfall	32.27 in

FIRE RESCUE

Fire Prevention Division

- Received the Fire Prevention Month Proclamation
- Provided life safety inspections to multiple events

Completed Projects

- Monster Mini Golf
- Chipotle Mexican Grill

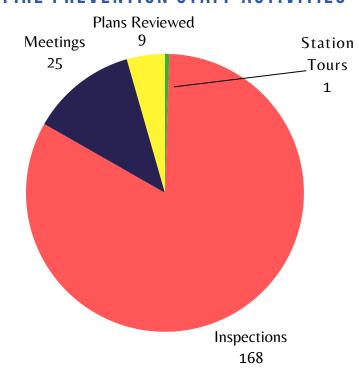
Current Projects

 8 projects including new construction commercial, new construction condo, new mixed use, storage building, restaurant, and new build-out

Training and Safety Division

- Coordinated Department Annual SCBA fit and flow testing
- Coordinated North County Fire Training at Training Facility

FIRE PREVENTION STAFF ACTIVITIES



A SHIFT COMPLETED 596 HOURS B SHIFT COMPLETED 554 HOURS C SHIFT COMPLETED 441 HOURS

DEPARTMENT TOTAL OF 1,591
TRAINING HOURS COMPLETED

Operations Division

- Crews responded to 763 incidents during the month of September
- Active hiring to fill the FEMA SAFER Grant is still underway
- FF/P Rein achieved his Truck Driver Certification.
- Presented to the 2025 Citizens Academy
- Assisted with downtown trick-our-treating (see right)



STRATEGIC PLANNING & SUSTAINABILITY

Strategic Planning

- Development of CIP/BPI reporting in Strategic Planning Software initial report in system will be for Q1
- Development of Dunedin Employee Education Training Program for 2026 (see below)

Legislative Advocacy

- Presented Legislative Priorities to Commission on 9/2/205
- Attended Pinellas County Legislative Delegation Meeting on 9/24/25
- House Select Committee on Property Taxes public meeting on 9/22 & 9/23

Community & Staff Impact

- Presented Business Survey Results to Commission on 9/2/2025
- Chamber Government Affairs Speaker Series: Visit St. Pete Clearwater on 9/25/25
- Toured Pinellas County Commissioner Scherer at City Hall on 9/5/25
- Revised and updated web content for Division
- Processed Purchase Order for Phase II of the Leland Chase Outdoor Gallery
- Finalized Hurricane After Action Report and submitted to staff and Commission
 - Set up Emergency/Disaster Teams with relevant documents & forms
- Prepared and posted a Property Tax article in the City's newsletter

Grant Development

- Initial Review of LMS Annual Project Update with Internal Team
- Developing RFP for Grant Administration
- Executed Florida Department of Environmental Protection (FEDP) Grants for Marina Appropriation and Stormwater/Gabion Appropriation
- Preparing documentation for submittal of grants to: Economic Development Administration (EDA), FDEP, and Forward Pinellas.



Sustainability

- Sustainability & Resiliency
- Construction continued for electric vehicle (EV) fast-charging station upgrades at the old city hall parking lot.
- Renewed membership for International Council for Local Environmental Initiatives (ICLEI) to pursue future completion of greenhouse gas assessment.
- Submitted Sustainability Matrix update for City Commission to review in October.
- Solar energy production for September 2025: City Hall: 12.52 MWh; EOC Fire Station: 5.12 MWh; Water Treatment Plant: 14.84 MWh
- Electric vehicle charging station data: 81 sessions, 1982.38 kW used





Kind comments from patrons of the Dunedin Public Library

Suzanne Giolio Dear Ralph, October 16th 2025 Thank you so much for your help with the digital "proof of live 2025" to pay my pension from Germany. This was a five stars support. With kind regards from Bernd J. Koester





From: Wes Campbell Sent: October 28, 2025

Subject: Kudos public services

I just received a phone call from Wes Campbell at 1844 Barcelona. He wanted to say what a great job our crew did removing a limb from over the sidewalk and road in front of his home. He was very impressed of the removal and how clean we left the site and wanted me to share that with our director.

Good job guys!!

TANYA HART Business Analyst City of Dunedin

Subject: **Kudos to Mark Crank**

Mark pulled 2, <u>full</u> 5-gallon buckets of paint out of a resident's garbage can.

Great work Mark! That would've been really bad!

Laura Barron

Administrative Coordinator

Dunedin Solid Waste & Recycling Division





Sent: November 4, 2025

Subject: Superior Solid Waste Customer Service - Appliance Disposal

Good afternoon Laura Barron,

I just want to reach out and say thank you for your help, yesterday. Not knowing the process of appliance disposal I did not know where to start. Well, it started with you and I can't begin to tell you how appreciative I am of your assistance with the entire process. You went above and beyond in calling the City Hall and letting me know their hours. I was able to get everything taken care of in under an hour. But, that is only because you answered the phone at 3:58 pm and got my pick up scheduled with Dispatch.

I can't say enough positive things! Please forward this to your Supervisor/Manager as they need to know how wonderful of an employee you are.

Thank you again, Suzan

Sent: November 6, 2025 Subject: Brian in Solid Waste

Dear Mayor,

I just want to give a shout out to Brian Rohrsen in solid waste, Had an issue with my garbage collection. Brian resolved the issue in a short time. He did an awesome Job! There are a lot of good people working for the City. Dunedin is a really nice town to live in!

Good job Brian! Tony Zarra