
City Manager Update

SEPTEMBER 2025

KEY DATES & EVENTS

SEPTEMBER 11, 6:00 PM
Public Budget Hearing 1

SEPTEMBER 23, 6:00 PM
Public Budget Hearing 2

SEPTEMBER 30
End of Fiscal Year 2025

OCTOBER 11 - 12
Honeymoon Island Fest

OCTOBER 24
Halloween Happenings
Downtown Trick-or-treating

OCTOBER 26
Halloween Golf Cart Parade



Fire Rescue Chief, Jeffrey Parks, (pictured in center) retired on August 20, 2025 concluding 18 years of exemplary service to the City of Dunedin.

ECONOMIC DEVELOPMENT

Downtown Projects

- **Mid-Town Parking Garage** – A selection committee will be reviewing the RFQ respondents for this project during late fall.
- **Skinner Blvd Road Project** – The project is scheduled to be completed in the spring of 2026, but the road section will be completed during late fall.
- **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 next step is to complete the design specifications and go out to bid this fall.



Mease Hospital kindly donated a defibrillator to the pickleball courts located at 1040 Virginia St

Community Redevelopment Agency (CRA)

- The CRA Advisory Committee is scheduled to meet **September 3**.

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.

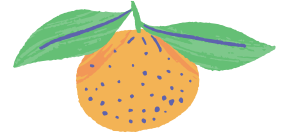
Business Recruitment and Retention

- 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. The design for this project was approved by the City Commission on August 7, 2025.

FINANCE



Accounting

- Interviewed for AR Accounts Technician position, selected candidate for start date of 9/17/25.
- Year End preparations - Prepared and distributed year end memo, conducting fixed asset inventory city wide, and other miscellaneous tasks to begin year end preparation.
- Continued work with Tetra Tech and FEMA for 2024 Hurricane storms , gathering all documents to begin submission of projects for obligation for those 100% complete by city or insurance.

BID, RFP & RFQ Status List

Recently Awarded: N/A

Active: RFQ #25-2528- Dunedin Marina Design of Docks A and B Replacement, Bids are due 9/2/25.

Active: ITB #25-2531- Laboratory Analysis for Water, Wastewater and Reclaimed Water Operations Services, Bids are due 9/24/25.

Active: RFP #25-2533- Livestream Broadcasting- Media Room Services for Commission Chamber, Bids are due 10/1/25.

Active: ITB #25-2530- Kiwanis Sprayground Manifold Replacement- Rebid, Bids are due 9/11/25

Active: ITB #25-2529- Dunedin Chambers Wireless Microphones, Bids are due 9/8/25

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

Upcoming: RFQ 25-2528 - "Dunedin Marina Docks A & B Replacement". Will post Active on 7/18/25

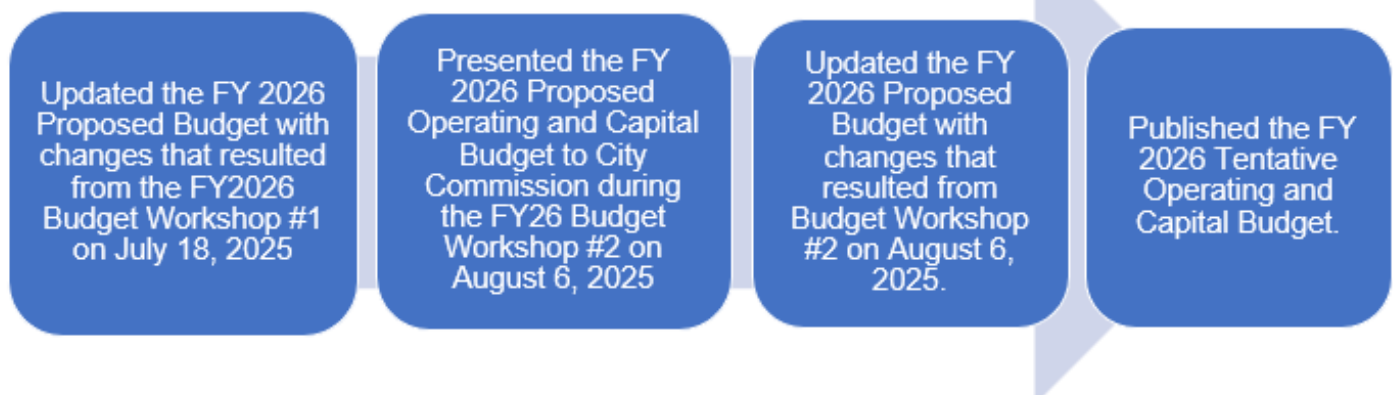
Under Development: Sewer CIPP Re-Lining-(RFQ)

Rejected: ITB #25-2527- Highlander Park Tennis Court Restoration. Bid received exceeds the budget; specifications/scope of work will be reviewed and re-advertised.

CRF – Capital Recovery Fee (reclaimed water)

- 2 New CRF Loans at \$3,317.43 | 2 Payoffs at \$798.95 | Paid at install: \$0.00

Budget Updates



HR & RISK MANAGEMENT

Applications received in August: **255** | Total vacancies: **44** (full & part-time) | Candidates selected: **17**

Ongoing or Open-until-filled positions

- Lifeguard I, Recreation Leader, Cart Range Attendant & Firefighter/Paramedic are ongoing
- Building Inspector, Administrative Coordinator Public Services, Rec Leader II Hale, Environmental Program Manager, Public Services Field Technician & Assistant Director of Public Works are under review
- Engineer, Craftworker I, Craftworker II & Public Services Maintenance Associate I are in interview process
- Firefighter (1 opening), Park Attendant (2 openings), Rec Leader III – Hale, Parks Maintenance Worker I (2 openings), Craftworker III HVAC, Public Services Maintenance Associate (2 openings), Librarian, Economic Development Manager, Library Manager, Recreation Program Coordinator Hale, Rec Leader II CC, Water Plant Operator (2 openings) & Accounts Technician

Positions under review or in interview process

Candidate has been selected for position

New Hires: Seth Baran – Craftworker I; Theresa Borthwick – Sr Admin Assistant; Rustam Agakhanov – Firefighter; Julian Zeqiri – Firefighter; Zachary Schick – Firefighter; Rebekah Nelson – Digital Multimedia Coordinator

Promotions: Michelle Monteclaro – Assistant Director of Public Works

Self-Insured Medical Claims Experience

- Total Paid Medical & Pharmacy claims for August were \$504,253.83, which is 6.3% more than July's totals. The average weekly claims for August were \$100,850.76.

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 August: 3

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

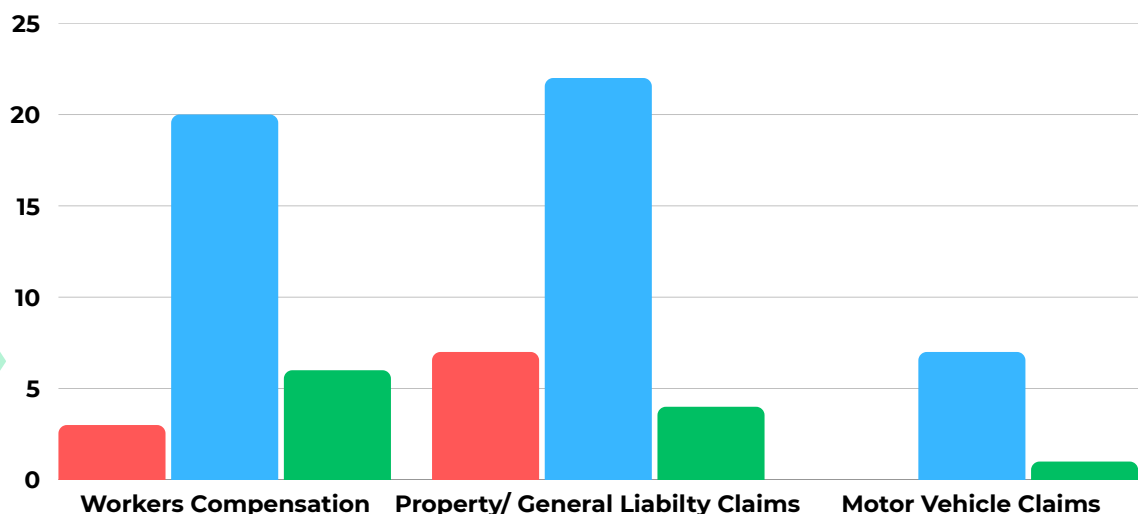
- Number of employees currently working on a modified schedule (some restrictions): 3
- Number of employees in DROP: 10
- Number of employees who entered DROP during August: 1

Days since last reported work injury: 5

Number of disciplinary actions this month: 4

Risk Management & Safety Case Overview

● New Cases ● Open Cases ● Closed Cases



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** Docks A & B replacement project bid advertised
- Staff finalizing Juvenile Welfare Board FY 26 contract renewal for Promise Time Program
- **Highlander Aquatic Complex** design work is in progress

Completed Special Events

- Keep Pinellas Beautiful City Clean-Up:
 - Blue Green Connections at Edgewater Park - August 23
- Events:
 - Dunedin High School Cross Country Pre-Season Trials – August 16
 - Dunedin High School Todd Howsare Cross Country Invitational – August 30
- Ceremony / Dedications:
 - Purple Heart Recognition Day Ceremony – August 7 (*see below*)
- Film Productions:
 - CarePLUS Commercial – August 6
 - St. Pete-Clearwater Photoshoot for Film Commission Social Media – August 13



Administration

- 6 staff attended FRPA – Florida Recreation & Park Association Annual Conference – August 25 – 28 in Orlando

PARKS DIVISION

- Tree Removal due to saltwater rise from last year's hurricanes
 - Fell 3 Dead Oaks at the Marina
 - Fell 4 Pine Trees at Stirling Park and Driving Range (*see right*)
- Dead Tree removal on Gladys Douglas Property and Amberlea Park
- Highlander Park clean up after Summer Camps
- Set up barricades for Cross Country Meets



RECREATION DIVISION

- Float In Movie – Highlander Pool – August 1
- “Hale Hoedown” Luncheon sponsored by St. Mark Village – Hale Center August 13 (*see right*)
- Scam Workshop AARP – Hale Center August 22
- Senior Planet Lecture: Smartphone Camera Uses Beyond Photography – Hale Center August 5
- Midnite Madness – MLK Jr Center – August 29



DUNEDIN GOLF CLUB

- Number of current members: **275**
- Number of names on waiting list: **225**
- Rounds of golf played in August: **3,057**
- Average Rounds per day: **101.9**
- Number of players on peak day: **184**

DUNEDIN MARINA

- Temporary Landing for the Clearwater Ferry has been installed through an Interlocal Agreement between the City of Dunedin and the City of Clearwater. Repairs to the Dunedin Marina Ferry Landing/Dock were completed by Clearwater Marina staff with assistance from Dunedin Marina Staff
- Slip vacancies are being filled from those on applicable waitlists
- DYSA (Dunedin Youth Sailing Association) and Windlass activities have resumed

COMMUNICATIONS



Areas of Focus

- Skinner Blvd Project updates, Marina updates
- Hurricane Season Prep
- Water Conservation Campaign Messaging Planning
- Video reels focused water conservation and saving money
- Your City at Work Update from City Manager
- Safety messages from PCSO

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	52,000	756	-	10,089	671,140
X	5,433	23	-	-	-
Instagram	16,200	329	-	4,085	143,926
YouTube	2,949	12	-	132	22,400
LinkedIn	3,056	54	-	134	6,734

Social Media Watch Time

- Flickr (photos) total views to date: 255,257
- **Top posts:** Water Tower, Evacuation Zones, Public Art, Recruitment

Zencity Sentiment Insights

- **Positive** sentiment was 14x higher than **negative** sentiment in June (42% positive vs. 5% negative).
- **Positive** Sentiment: 11,300 interactions
- **Neutral** Sentiment: 27,400 interactions
- **Negative** Sentiment: 643 interactions
- 64% of online conversation occurred on unofficial channels, led by IONTB.



Most-frequented online words during August 2025



COMMUNITY DEVELOPMENT

Code Compliance Division

- Code compliance fines and fees collected: \$0
- Voluntary compliance rate: 86%
- Lien searches, lien releases and records requests: 12

Planning Division

- **August 7:** City Commission approved first reading of Ordinance 25-02: Amending Chapter 111 of the LDC, Historic Preservation
- City Commission approved Application DR-2025-0001 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.

Zoning Division

- Zoning and Land Use Inquiries: 114
- Short-Term Vacation Rental / Transient Use Inquiries: 15
- Zoning Verification Letters: 0
- Address Changes / Assignments: 0

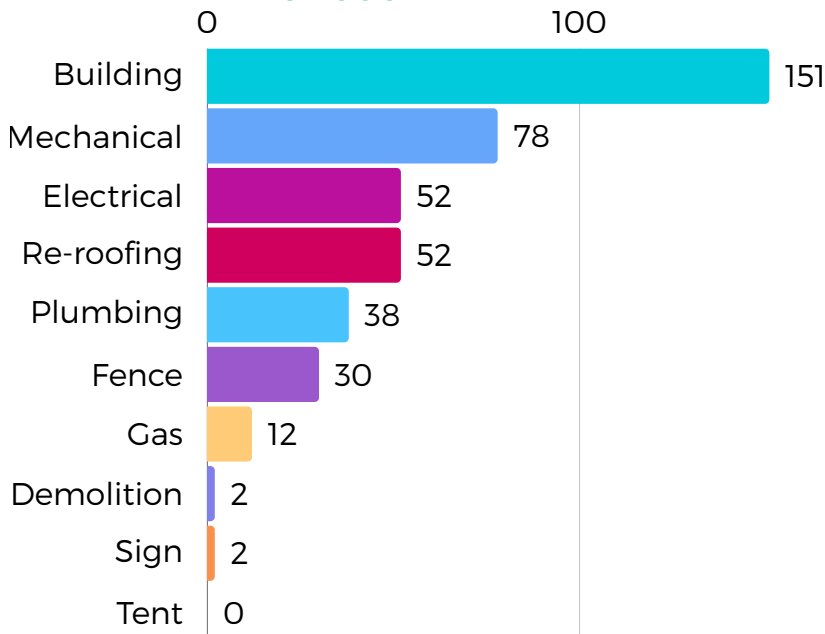
Building Division

- Total permits issued: 417
- Total inspections: 1,167
- Total fees collected: **\$159,559**
- Total value of construction: **\$14,452,280**

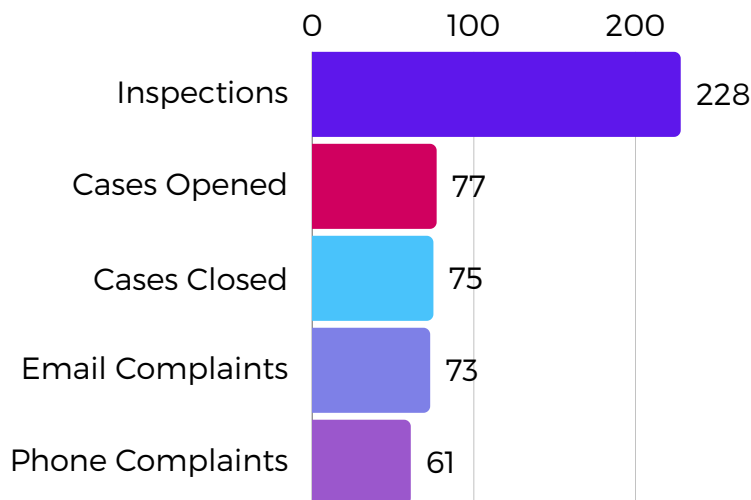
**Next Code Compliance
Board Meeting**
10/7/2025

FREEBEE LOOP MOVED 1,398 PASSENGERS IN AUGUST

PERMITS ISSUED BY TYPE



CODE COMPLIANCE STATISTICS



LIBRARY

Completed Projects & Events

- Staff presented at VIP Conference
- Completed staff annual evaluations
- End of FY materials budget
- City open enrollment meetings
- Attended budget workshops

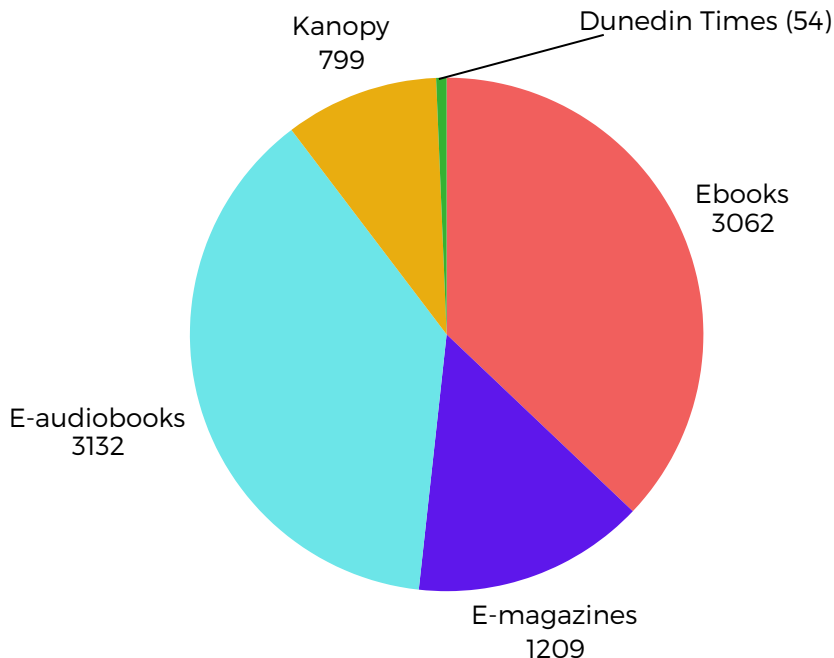
Projects & Events in Progress

- Finalizing Fall programming
- Library interior painting project
- Planning and promoting Friends mini sale
- Interviewing for open positions

**IN AUGUST 2025, LIBRARY PATRONS
DONATED 394 POUNDS TO DUNEDIN CARES**

*Vision Statement:
Igniting the Community with Knowledge
and Experiences*

ONLINE USAGE



Total Transactions	38,676
Total Visitors	12,347
Computer Usage (minutes)	1,187
Wi-Fi Users	3,992
Youth, Teen & Adult Programs	60
Youth, Teen & Adult Attendance	1,536
New Library Card Holders	136
Outreach Patrons	15
Museum Passes checked out	89
Adult Volunteer Hours	114.25
Youth Volunteer Hours	26
Notary	25
Passports	53
Seed Packets Checked-Out	252
Items Received in Transit	7,857
Study Room Usage	179

MEET AUTHOR HEATHER SWEENEY

Monday,
November 3, 2025
6-7:30pm



In conversation
with
L.L. KIRCHNER,
AUTHOR

Join us for a conversation and book signing
with author Heather Sweeney on her new
memoir *Camouflage*.

Light refreshments provided by Corvo Bianco



PUBLIC WORKS

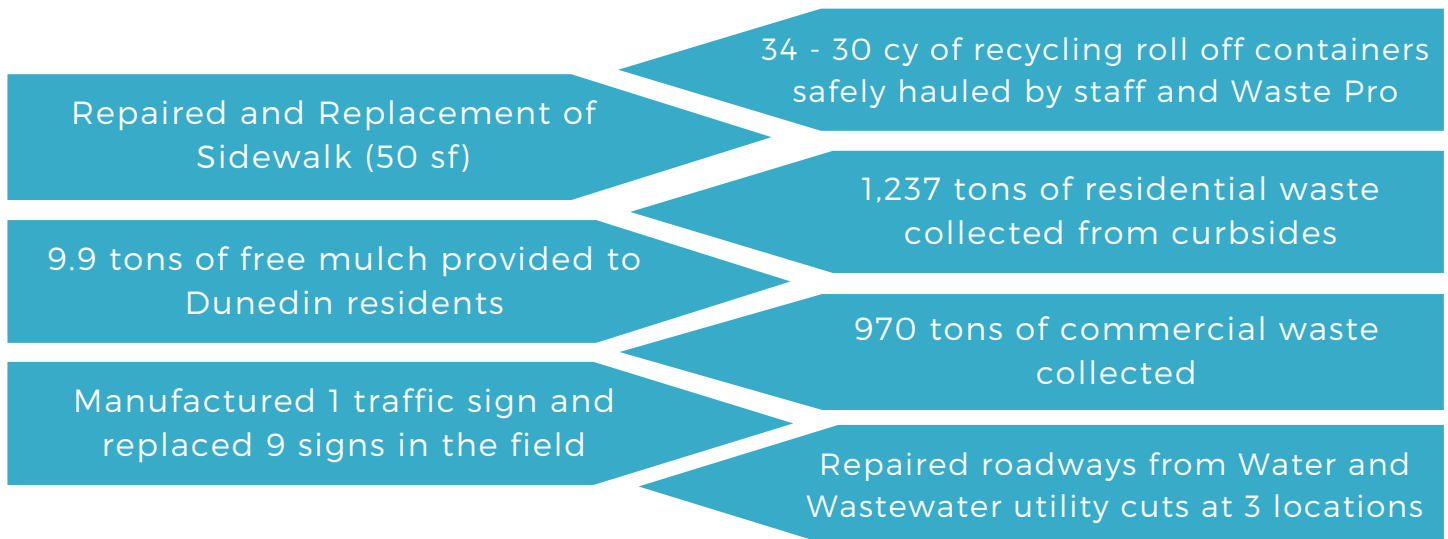
Operations

- Michelle Monteclaro was promoted to Assistant Public Works Director and Savannah Bunch was promoted to Environmental Program Coordinator.
- Jake Denelsbeck and Savannah Bunch obtained Level I certifications from FSA
- Michelle Monteclaro attended StormCon as a speaker and panel participant
- Public Services workshop refurbishment completed.
- Completed the major upgrade at FS 62 for the kitchen/break room,
- Two air conditioning units were replaced at the Fine Art Center.
- Information distribution regarding Solid Waste service withdrawal from unincorporated Pinellas County kicked off on 8/29/25. Going smoothly thus far; first phase of retrieving Dunedin owned carts begins October 3rd.
- 18" ADS pipe was repaired at the seawall located at 2250 Lagoon Drive.
- Continued implementation of efficiency recommendations with PW Divisions.
 - Continued work on activity guidelines, work plans, building service level agreements
 - Used work teams to define improved workflow processes per division.
 - Commission approved the purchase of MaintStar Work Management Software.
 - Auctioned six trucks from Solid Waste per recommendations.
- Continued recovery from storm damages to open conveyance drainage systems.
- Staff attended City Manager Communications Meetings, Mandatory Customer Service Training, and how to complete ICS 214 forms.

Vulnerability Assessment

- Sensitivity Analysis Report submitted to Florida Department of Environmental Protection (FDEP). Focus area report reviewed by staff and provided feedback to the consultant, WSP.

SUMMARY OF QUANTIFIABLE ACTIVITIES



ENGINEERING

Roadway, Drainage, and Interdepartmental Projects in Progress

- **Brady Drive Drainage:** Construction expected to start December; 60 day completion time
- **Locklie Brick Street Paving:** Construction complete
- **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.
- **FY25 Mill & Overlay Contract:** Construction complete
- **Pavement Management System RFQ:** Sensors gathering data on pavement 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 down stream of project area damaged by Hurricane Milton. Engineering working with a Consultant for design of repairs.
- **Marina Bulkhead Replacement and Repairs:** Bids closed June 24. Contract approved at the July 17th City Commission meeting.

Utilities Projects in Progress

- **Lift Station 20 Rebuild:** Final pay app and close out in progress
- **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.
- **WW Force Main Replacements:** Construction complete
- **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:** Out to bid
- **WWTP RAS/WAS/Filter Feed Pump Replacement:** 60% design plans under review. Submitting for SRF.
- **WWTP Admin Hardening:** Report received. Submitting for HMGP grant to fund construction
- **FY 24 Lift Station Rehabs:** Construction ongoing
- **New Production Well:** Water Use Permit modification submitted to SWFWMD
- **Patricia Ave WM Replacement:** Awaiting final pay application
- **Ranchwood & Hitching Post WM:** Construction in progress
- **Willow Woods WM Replacement:** In-house design is ongoing
- **WWTP Window Replacement:** Contractor received windows. Installation set to start September 11 and be completed within three weeks.
- **WTP New Windows and Doors:** Met with HLMP Grant Rep. Compiling Bid Docs. Expected to Bid by the end of the week of October 13th.

UTILITIES

WWTP Maintenance and Repairs

- Maintenance pulling new cat 6 cable throughout the WWTP Admin Building for SCADA upgrade.
- Semi-annual flow meter calibrations by outside vendor, Universal Controls.
- Maintenance completed semi-annual oil changes on WWTP equipment.
- Drained the East/West CCC Tank for 11-month warranty inspection, no issues.
- Ringpower on site, changed out radiator fan drive belts.

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

Activity	# completed
Manhole Repair	7
Clean-out Installs	2
Lateral Repairs	1
Lateral Liners	0
Main Line Repairs	0
Citizen Blockage Calls	5
Sunshine 811 Locate Tickets	289
Linear Feet Cleaned (Vac truck)	13,348 LF
Linear Feet Televised (TV truck)	9,121 LF 36 setup
Lift Station Check Valves Cleaned	12



WWTP FLOWS

Influent Average Daily Flow	4.334M gal
Influent Monthly total Flow	134.351M gal
Reclaimed Water Avg Daily Flow	3.447M gal
Reclaimed Water Monthly Flow	106.849M gal
Final Effluent Avg Daily Flow	0.887M gal
Final Effluent Monthly total Flow	27.503M gal



WATER PRODUCTION

Average Daily Potable Flow	23.11M gal
Monthly Potable Water Prod	101.09M gal
Annual YTD Potable Flow	824.61M gal
July rainfall	7.04 in
YTD rainfall	30.95 in

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.
- Belcher Generator bulk Diesel storage tank received polishing services.
- Belcher Distribution Pump #1 has been repaired and installed.
- Fluoride bulk storage tank has been emptied and thoroughly cleaned.
- WTP has begun transitioning to a new SCADA system.

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 77% progress and 3082 tested.
- Large Meter Program 60% progress, 47 tested, 0 new, 2 repaired, and 4 replaced.
- Reclaimed Valve Program 3, tested, 0 new, 0 repaired and 0 replaced.
- Potable Valve Program 22 tested, 0 new, 0 repaired and 0 replaced.
- Hydrant Program 19 tested, 0 new, 3 repaired, 0 replaced and 9 painted.
- The Line Locate Program has located 268 Sunshine 811 locate tickets for August.

Wellfield

- Transitioning the communication to wells from Radio to Cellular Modems: 70% complete.
- WUP revision is in progress for approval of drilling 3 new Production Wells.

STRATEGIC PLANNING & SUSTAINABILITY

Strategic Planning

- Reviewed draft CIP/BPI reporting in Strategic Planning Software – initial report is for Q1
- Q4 Strategic Plan update window October 1-31

Legislative Advocacy

- August 5: Post Legislative Update provided to City Commission
- Attended Florida League of Cities Annual Conference August 14-16 in Orlando.
- Attended SLC Membership Meeting 11/22
- Communication plan to develop content for property tax public education
- Drafting agreements with FL Dep. Of Environmental Protection for Appropriation Requests

Community & Staff Impact

- Assisted Public Works on Data Visualization for the Stormwater Survey
- Participated in Coastal Master Plan Technical Workgroup with TBRPC
- Collaboration with Dunedin Public School teachers on 2025-26 City Hall Art Display
- Drafting the 2025 AARP Action Plan document with Committee on Aging support

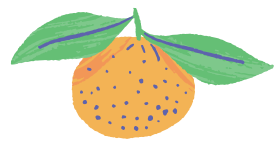
Grant Development

- DEP Water Project Grant & Resilient Florida Grant reviewed. Submitted San Charles Drainage Project for FY26 DEP Resilient Florida funding request.
- Supported Vulnerability Assessment Grant modification request with DEP (additional funding).
- Attended FDOT Discretionary Funding Workshop on 8/11/25
- Grant Administration discussion with internal staff on need for administrative grant support.

Sustainability

- Supported the Vulnerability Assessment and Strategic Planning software implementation.
- Construction commenced to upgrade the electric vehicle (EV) charging stations at the old city hall parking lot to be fast chargers with ADA accessibility (*see next page*)
- Continued drafting the Sustainability Matrix update which will be reviewed for approval by City Commission this Fall.
- Met with internal team to review successes and lessons learned for Dunedin's inaugural Resiliency and Sustainability Rebate Program. Developed a set of updates and improved application process for efficiency and processing.
- Continued to compile design estimates for a proposed living shoreline at Weaver Park.
- Led the discussion on next steps for the proposed Weaver Park living shoreline project.
- Solar energy production for August 2025: City Hall: 13.04 MWh; EOC Fire Station: 5.15 MWh; Water Treatment Plant: 15.21 MWh
- Electric vehicle charging station data for August 2025: 105 sessions, 2292.95 kW used

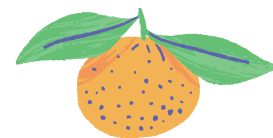
Kudos!



Construction commenced to upgrade the electric vehicle (EV) charging stations at the old city hall parking lot to be fast chargers with ADA accessibility



Kudos!



From: Andrea Nalls

Sent: Friday, September 5, 2025

Subject: **Thank You!**

Dear Jorge,

The team here at DFAC is sending you a note of gratitude this morning. The support that you show to DFAC as an organization, and the care you give to this facility, is something that we do not take for granted.

You and Vanessa attend many of our functions and show great kindness around the work that we do, which is representative of the uniqueness of the City of Dunedin.

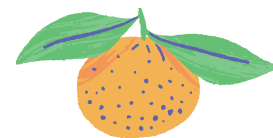
Our mission is to enhance the lives of those living and visiting here through the arts, and we could not do that without the support of the City Management. So again, just a note of appreciation today, for all that you do for us and this community.

All our best,

The team of the Dunedin Fine Art Center



Kudos!



From: Scottish American Society

Sent: Friday, October 10, 2025

Subject: **Elliot Kilt Recognition**

Dear Mayor, City Commissioners and City Manager,

I wanted to write this note on behalf of the board of the Scottish American Society of Dunedin. How proud we were to learn of your purchases of the City of Dunedin tartan Elliot kilts! The sporrans are absolutely beautiful! The sashes, flashes, brooches and pins were amazing!

Alan, Jerry and I were proud to be included in the photographs taken outside City Hall, as the City of Dunedin Pipe Band were recognized for their award winning performances in Canada and Scotland.

Congratulations on your contributions to the Scottish culture in Dunedin, which we and other organizations in the City work so hard to preserve. It is moments like these that we are bursting with pride! We can't wait to see you at other events in the City in your highland dress showing off these magnificent kilts!

Sincerely,

Joan McHale, Scottish American Society of Dunedin

