The Public Input Session for the New City Hall & Parking Garage Project was held in the Ballroom at the Dr. William E. Hale Senior Activity Center located at 330 Douglas Avenue, Dunedin, Florida.

1. Welcome - Douglas Hutchens, Deputy City Manager

Deputy City Manager Hutchens welcomed everyone to the Public Input Session and advised they had some exciting information to share with everyone and look forward to getting public input to refine some of the design concepts. He recognized the Elected Officials: Mayor Julie Ward Bujalski, Vice-Mayor Maureen Freaney, Commissioners Jeff Gow and Deborah Kynes. He advised Commissioner Gracy gives her regrets, but could not be here this evening, because of a family matter. He also recognized Jennifer Bramley, the City Manager and Charter Official.

2. New City Hall and Parking  Ward J. Friszolowski, President & Amy Weber, Vice President, Harvard Jolly

Deputy City Manager Hutchens introduced Ward J. Friszolowski, President of Harvard Jolly out of the St. Petersburg Office.

Mr. Friszolowski introduced his team, Amy Weber, Architect and Project Manager, Timothy Pfiester and Frankie Sepcic, three of many people working on this project.

Deputy City Manager Hutchens reviewed the agenda for the meeting as outlined in the PowerPoint presentation, City of Dunedin – New City Hall. He advised that the Harvard Jolly team would provide a presentation including a brief talk about the parking and reveal 3 different concepts, 2 different views of each. He would then provide a time line for the project.

Facility Assessment Space Needs Analysis (FASNA)

Deputy City Manager Hutchens gave a brief history beginning 2000 with Mayor Tom Anderson when the City embarked on a Strategic Planning. Mayor Anderson was adamant about looking at all City buildings that were aging, some were obsolete, none were structurally deficient and to have a long term plan for budgeting and funding preparation.
From that FASNA came a recommendation to consolidate some of the aging facilities. This evening those facilities are the consolidation of City Hall, Municipal Services and Tech Services.

The existing City Hall was initially built as a Library in 1964; the Municipal Services Building was initially built as a City Hall in 1958 and Technical Services was built in 1977 using Police Grant Funding that was the Police Station that went to the Sheriff North District Station and on the second floor Engineering, Permitting, Economic Development and other departments.

One of the outcomes was the desire that through consolidation customer service would be provided conveniently and efficiently. With three separate buildings there are redundancies that occur including receptionists in multiple rooms, conference space in multiple buildings, restrooms, hallways, lobbies, copy machines everywhere. Through consolidation some of those redundancies can be eliminated and improve operational efficiencies.

In doing all that is the desire to build cost effectively. The City Commission was very clear they wanted the new City Hall to be iconic and that is the objective and they were clear this has to be a generational facility. There are not many opportunities to do this and it should be done right to last a long time.

Regarding consolidating, this is something being talked about now for City Hall, but it is not the first in Dunedin because there was a time when Parks & Recreation was in three separate buildings, Athletics in trailers at Fisher Field, the Parks and Recreation Administration Building on Michigan where there is now a Fire Station and the small old Community Center. Those three buildings were replaced and consolidated into the new Community Center where it is now on Pinehurst and Michigan.

The Process to Date

Mr. Hutchens commented this slide understates the journey this community has been on for a couple of decades.

2000 was the FASNA

Land Acquisitions – Gateway/Baptist Church Lot

Competitive Selection of Architect with ten firms short listed to three with some presentation and Harvard Jolly was brought on board

Public input on the site selection. The Commission had to discuss and decide whether the City Hall should be on the Baptist Lot or on the East Lot off of Milwaukee; they wanted to receive public input; therefore, in March 2019 there was a Listening Session at the Dunedin Public Library and received input that was taken to heart. The outcome of those discussions will be presented tonight.

City staff has met with many Boards and Committees up to this point and he noted many members were present, some of those Boards and Committees included:

Disabilities Advisory Committee
Architectural Review Committee, twice
Historic Preservation
Arts & Culture
Community Redevelopment Agency Advisory Committee
The Architect did not meet with the Board Finance; however, the project scope and budget was vetted by the Board through the budget process.

Development Review Committee (DRC) as staff committee an opportunity where developers and contractors and others can sit with all the different departments that have review of their projects.

Next month, in October City staff will meet with the Committee on Environmental Quality who will rightfully have an interest in the project. There will be conversations about Florida Friendly Landscaping, water conservation, energy efficiency, solar power and so forth.

Funding

Mr. Hutchens advised:

The City Commission last night had the first Budget Hearing on the Tentative Budget and Tentative Millage and it passed at the first public hearing. The project is estimated at $24.7 Million with several funding sources that have been contemplated including:

- Penny for Pinellas for which the City was asked by Pinellas County to submit Signature Projects, to tell them Dunedin’s top four or five projects they would do should the Penny pass the referendum. A list was provided of the City’s highest priority projects and replacement of City Hall was one of those projects. The desire is to honor that obligation made not just to the County, but to the voters here in Pinellas County.
- Parking Bank
- Community Redevelopment Area Fund
- Utility Fund
- Building Fund
- General Fund

3. Next Steps - Harvard Jolly

Mr. Friszolowski explained some data would be provided in terms of sizes and components that go into this project and then a site plan, a couple of conceptual floor plans and some imagery then open the meeting to questions and answers. He advised this is still early on in the process called schematic design, so there is a lot more work to be done; there has been no engineering, there still has to be cost estimates and meetings with staff and the Commission for direction. This is a process that gets refined along the way and what is seen tonight will be changing over time, maybe subtly and maybe not so subtly.

Ms. Weber provided the presentation.

City Hall (Structure)

37,500 Sq. Ft. total

2 Wings:

- Two-story office building
- Single story Commission Chamber

Entrances off both Louden Avenue where the parking garage will be located and Milwaukee Avenue
Grand Entry Plaza which will be a nice public space
Grand Entry Stair Tower

City Hall (Key Features)
Public Art Component
Generator back up power supply
Solar power as part of the project
It will be a green sustainable facility using the Green Globe certification system
This will be a very durable, low maintenance building in terms of materials
It will be a long lasting building of at least 75 years and will be easy to maintain.

Estimated Parking Supply (Summary)
270 total spaces in the parking garage with 3 stories that will be two elevated decks and a ground level
In addition there will be 25 street spaces around the parking garage and 30 around City Hall
The total parking spaces will be 325.

Site Plan
Virginia Street is to the north of the building, Wood Street is to the south, Highlands Avenue is to the West and Milwaukee Avenue to the East. Louden Avenue runs between the two blocks.
The two blocks is where the Municipal and Technical Services are currently located as well as the surface parking lot.
The proposal is for the parking garage on the west block closer to downtown to serve both the City Hall as well as the downtown and providing a couple of out parcels on to the West on Highlands Avenue and Virginia Street that could be some sort of commercial out parcel with a proposed street between the parking garage and another out parcel which will be townhomes as there is a residential community along Wood Street and this would make sure there is a buffer from the parking garage.
The proposal is for City Hall to be on the East block with frontage both on Milwaukee Avenue as well as Louden Avenue. Entrances will be off Louden from the Plaza for those using the parking garage or coming from downtown and an entrance off Milwaukee Avenue.

An interesting component of this project is the significant grade change across the site that is about 18” at the high point of Wood/Milwaukee that slopes down to the corner of Highlands/Virginia. It is about 18’ total and about 10’ just on the City Hall block alone. It is an interesting challenge, but also an opportunity to make this a civic building and have a set of grand stairs leading up to City Hall.
A plaza is created on the corner of Virginia/Louden, the main entry plaza for City Hall as well as a public plaza at Virginia/Highlands which will be close to Main Street and the downtown.
Also a promenade is created leading from the plaza long Virginia Street toward City Hall making a nice interesting walk from downtown toward City Hall. While there is no retail embedded in the parking garage they wanted to make it an interesting walk and bring the garage down to the pedestrian scale with things to look at and enjoy walking to City Hall with
a series of “display cases” along Virginia Street that will be similar to a storefront with opportunities for artwork, information about events in the city or historical things as well as a row of trees and planters with benches and seating opportunities.

There is good opportunity for public art at both plazas at the corners. There is a tower element at the parking garage that will be similar to a tower element at City Hall to relate the two buildings and signify if you are in the downtown that City Hall is in this direction.

In the parking garage public restrooms are provided, men’s, women’s and family.

The large trees along Milwaukee will be preserved and additional trees are proposed all around the site.

A large covered plaza is provided at City Hall at the elevation of the first floor which is about 10 feet up from the plaza; there are opportunities for landscaping at that level as well. This plaza level can be reached by going up the stairs or if parked one area it is on the same level or there will be an ADA accessible lift in that stair tower as well.

**First Floor Plan**

Portion of the 2-story office building and the Commission Chambers; Lobby and entrances, restrooms

On the first floor the attempt was to locate all of the functions and city departments that have the most interaction with the public.

The “One-Stop-Shop” has access to Engineering, Planning & Development and Utility Billing Economic Development Department and Community Relations

Multiple Conference Rooms of various sizes located in different areas

The Commission Chambers seats 100 -110 people; opportunities for overflow are in the lobby as well as the two larger conference rooms with screens for viewing

**Second Floor Plan**

Houses the more administrative functions of City Hall with stairway or elevator access

City Clerk, Conference Rooms, City Manager, Commission offices, Training Room, Information Technology and Finance

**Options for the Exterior Appearance of City Hall**

The Parking Garage will follow through with the architecture of the City Hall.

At this point the exterior appearance has a good chance of change as the concept develops.

**Option 1**

1st View - Brick and stone, lots of glazing for windows, stair tower element and generous canopy providing for a shaded plaza- the significant elevation change can be seen with the grand stairs.

2nd View - from Louden/Virginia with the parking garage

**Option 2**

1st View – Introduces stone, added metal roof to the tower element; this view is from Louden with the parking garage behind the viewer

2nd View – Louden/Virginia

**Option 3**

1st View - The form of the lobby is changed with a rotunda element with still some covered area beyond the arches

2nd View – Louden/Virginia
Comparison

Final Page of the Options provides views of each of the three options for comparisons.

At this time Deputy City Manager Hutchens advised those in attendance there were forms provided in their chairs for questions if they did not want to speak and a table at the back of the room to drop the forms. He explained that Justin from the T.V. Production group would have a microphone to bring around for those wishing to speak for recording and transcription of the minutes for the Commission to review the input.

TIMELINE

Mr. Hutchens advised:

Relocation of City Offices: The plan is underway. It is important for this transition to take place properly with continuity in service in what is delivered today and over the next two years nearing completion of the project. As the offices and employees move out of Municipal Services and Technical Services demolition will proceed.

Demolition: The site will be cleared and likely used for some surface parking as the Design wraps up.

Design Completion: It is anticipated and there has been a commitment from Harvard Jolly for April 2020.

Bidding: April 2020 to June 2020

Award of Construction: Presented and approved by the City Commission July 2020

Construction: Construction is anticipated to be September 2020 to October 2021

4. Questions and Answers - Harvard Jolly

Lady – How many parking spaces are anticipated to be occupied by employees in the building? Are the three conference rooms on the first level reconfigurable to one or two with moveable walls?

Mr. Friszolowski explained right now this is very conceptual and there was no plan for operable walls between; however that can be considered. The concern is that if necessary and useable it is a good idea; however, it has been found sometimes they are not used that much and as good as some petitions are; they are not totally soundproof. The option can be provided for the City to determine whether or not that is a worthwhile use.

Deputy City Manager advised in terms of the uses of parking spaces for employees a certain number is required by the Building Code to be provided based on the square footage. The estimate is 140 with 95 spaces for the three consolidated buildings; however, some employees have City vehicles such as Code Enforcement, City Inspectors and so forth. There will be a public presence in the garage and there will be some on the street. That exists today with the site of the former Baptist Church being utilized. The garage is being designed with an elevation between the grade and first of two decks for a couple of purposes, one being when there is inclement weather and vehicles have to be moved out of harm’s way in order to expedite recovery operations those will be parked in this garage versus being exposed around town; the other purpose of the elevated height is to provide flexibility in the future such that such autonomous vehicles become a reality on a large scale that fewer and fewer vehicles need to be parked for an extended period of time there will be the ability for adaptive reuse of the parking garage possibly enclosing the lower
level for retail or other purposes. The direction from the City Commission and City Manager have been clear in that for this building to last 75 years to 100 years we need to think that far into the future to the best of our ability and plan accordingly.

Man – Are there any plans from an engineering viewpoint for the ability to add another 3rd story or perhaps a second story over the Commission area as the expectation is for the city to be growing in the next 75 years?

Mr. Friszolowski stated that is not the current plan; however, that can be considered and there is a cost to that type of plan. There is a current budget that has to be met. The other option is horizontal expansion; however, there is limited site area.

Mr. Hutchens explained in looking to the future for the garage the thinking is there is no need for a plan for another level, but losing a level and converting that to some other purpose. No one has a crystal ball, but they think that is where technology is going. The city is essentially built out for vacant land development, but there is always redevelopment and repurposing of facilities with density increasing or decreasing. The City is not looking to grow staff, a few offices are programmed for growth, but with emerging technologies to deploy going forward opportunities are seen to perhaps reduce or at least stabilize the number of employees while still providing the same level of service. There have not been conversations of sourcing, there could be outsourcing and not provide full service; however, in Dunedin there is great pride in being a full service community, not privatizing, the City owns it and is accountable and wants to provide full service.

Lady – (Jackie Nigro) Will there be electrical charging stations in the garage for vehicles at cost?

Ms. Weber advised there will be electric charge vehicle stations; at this time they are planning for 4 on the first floor and also the plan is to add many more over time. The infrastructure is being provided to add more stations. She pointed out the ramp in the parking garage where 4 total spaces are provided on either side and all the spaces along the ramp could be converted to charging stations in the future.

Lady - How many levels are anticipated for the townhomes?

Ms. Weber explained Harvard Jolly is not planning the townhomes that will be a separate project; only the space is being provided.

Mr. Hutchens noted Mayor Bujalski was holding up two fingers meaning the townhomes would be 2-stories. He recalled seeing a concept for 8 or 10 townhomes, but there is a lot involved in planning and so forth. It will be a buffer between the public and the garage. For that parcel once the design and actual dimensions of the parking garage are complete then the size of the out parcels will be known for a legal description. It has not been discussed; however, the City might do a request for qualifications and have terms and conditions in that call to get developers to come in saying they will build what the City wants if the City sells the parcel to them; it is premature; however, he does think that is the kind of conversation taking place.

Same Lady expressed her concern for the kind of parking there will be for those townhomes.

Mr. Hutchens explained it has to be designed, so he could not say with certainty; however, this concept does not have parallel parking on Wood Street in front of those townhomes. The thought is there would be a rear entrance to garages off that proposed future alley, so
they would have parking behind their building in a garage and guests could use some of the parallel or angle parking or use the garage.

Lady - Expressed concern regarding diagonal parking as currently there is diagonal on Wood Street right by where the Municipal Services are because there is no stop sign there. She hears the screeching where people are not stopping. Coming down Louden going south you have to get into the middle of the street before seeing someone coming down Wood Street. She is hoping the diagonal parking in the concept will be off the road because it is onto the road now on Wood. She is also concerned about the brick on the street as it is disappointing to see so many places where those streets have been asphalted over.

Mr. Hutchens advised the City would not be paving over any brick streets.

Same Lady thought Option 3 was the nicest concept and asked, because of the round feature, if it would be cost effective.

Mr. Hutchens stated it likely might be more money, but it may still be affordable. Cost estimators are working now on these different designs and concepts. City staff has to make sure the scope and the budget are on lock step through each phase of the process to the point of bidding.

Lady - What are the architectural designs of each of the three ideas? Are they in keeping with the Code for Dunedin's architectural expectations?

Ms. Weber stated they really did not assign names to the different styles and acknowledged they are in keeping with the Code for Dunedin’s architectural expectations.

Mr. Hutchens explained there was a conversation with the Architectural Review Committee this afternoon. Dunedin is very eclectic and you cannot really point to any one building and say that is Dunedin. Some may say it is the Dunedin Chamber of Commerce building; therefore, there should be a Chicago Red Brick building; others may say it needs to be French Creole which was heard. Maybe now is the time to set the standard for what Dunedin will be going forward, he did not know and that is why the public input tonight.

Lady - She agreed Option 3 was more interesting and reminds her more of Florida more than the other options which are similar, but do not have a lot of personality. Will there be the ability of other options for Options 1 and 2 like something more in line with what Florida looks like?

Lady - Will the buildings be able to withstand a Category 5 Hurricane? Where will disabled including those in wheelchairs be able to get into the building?

Mr. Friszolowski advised they do not have a design for a Category 5; however, it will meet Code and it is considered the critical facility, so they are going over the wind speeds now and it will be a very strong building. He explained their structural engineer works on wind speeds and 3-second gusts in terms of Code, so as they look at the costs they will come to a conclusion as to what that is.

Mr. Friszolowski advised in terms of handicap accessibility there are multiple ways to enter. From the parking garage they can go across Louden to the tower where there is a lift; parking for example at the corner of Virginia/Milwaukee that is one of the highest points in the site so they can go around and through the plaza that way or go along Milwaukee and go in that way. There is total handicap accessibility and they tried to spread the handicap spaces not only in the garage, but throughout the site.
Mr. Hutchens commented regarding hurricane strength, there is the Category 1, 2, 3, 4 and 5 and that scale does not really compute with the Building Code in the State, so there is not a direct comparison between the two. He has been told by professionals this would be close to the equivalent of a Category 3.

Same Lady commented on hearing in the news of an island in the Bahamas where their Building Code is requiring Category 4, and then a Category 5 comes in and wipes everything away, so she thought that needs to be thought about knowing what is going on with the weather and environment.

Mr. Hutchens commented under that scenario of a Category 5 and having something like the Bahamas had, it might not withstand that either.

Lady - Expressed concern regarding the traffic particularly coming down Wood Street with the new townhomes; it is one way. She lives on Wood Street, so in the morning trying to get out of Wood onto Milwaukee is difficult with the 4-way stop and people flying through. What is the plan for traffic?

Mr. Friszolowski advised their Civil Engineer is currently doing a traffic study looking at all the flows around, the one-way streets, the directions and so forth, taking a total look at that right now.

Man – Agreed Option 3 seems to the most appealing; although the scale of the building seems a bit daunting by Dunedin standards. On the building what percentage of the power is expected to be generated by solar. As for the backup generator system, will that be diesel or natural electric? Regarding the electric parking stations, there are 28,000 electric vehicles in Florida currently and expected to double in the next ten years; therefore, would it not be more cost efficient to increase the number of EV charging stations at the initial construction as opposed to retrofitting after the fact?

Mr. Friszolowski explained:

The solar is dependent on the roof area and they will perform that analysis to determine how much can be put on generally, and then look at the cost. The goal will be to put in as much as possible; he is not sure what percentage of power that will be, but they will be able to find out moving through engineering which has not started.

Regarding the generator power they will look at both types and the decision will be made depending on cost and availability, advantages and disadvantages of both.

In terms of the electric charging stations they will make sure the amount of power coming into the garage is sufficient to add for the future, so even though the work retrofit might be used, it will not be any more costly than putting them in today. All the needs do have to be balanced with the budget, so if they can put in more they will.

The actual engineering for these components will be coming up in the next month or so.

Lady - (Jackie Nigro) Are the turrets, the top part functional in some way or is it decorative? Option 3 she is not sure if it looks a bit like a church or even maybe a little Greek.

Mr. Friszolowski explained the top of the tower cannot be occupied it is more or an architectural gesture. Some windows are shown so it will be kind of a beacon that could be lighted at night maybe change colors. In terms of the rotunda, he would leave it to everyone as to the kind of names they would put to it as architects hesitated to do that.
Lady – Expressed that 75 years does not seem like a long time for a building to last and asked if that is, because of the functionality of the building, because of growth or that buildings do not last that long; although we know they do as some in Dunedin are much older.

Mr. Friszolowski stated this building in terms of the structure will literally last forever. The things that will need to be changed out over time, the mechanical system, electrical, finishes and so forth will need to be changed over time. The structure itself he would argue would last much more than 75 years as long as it is taken care of; there will have to be new roofing and maybe windows, but the bones, the structure will last forever.

Lady - Will the budget be reviewed at another meeting in terms of whether or not the Penny-for-Pinellas will apply, the cost in terms of taxpayer dollars, how much is in the building fund and so forth?

Mr. Hutchens shared he does have some numbers based on the Tentative Budget the Commission discussed last night.

$24.7 Million is the estimated cost.

- Penney-for-Pinellas - $17.4 Million
- Parking Bank - Underdetermined whether that will be needed or available
- CRA Fund - $2.5 Million
- Utility Fund - $3.4 Million
- Building Fund - $926,000
- General Fund - $563,000

These numbers were arrived at, for at least the CRA, Utility and Building funds, when thinking about these Enterprise Funds they are supposed to be self sufficient; they are a center that needs to cover their own costs. When the taxpayers provide a house for them they need to pay for their proportionate share, their square footage. Each Enterprise Fund Department is contributing to the project and by them doing that it defrays some of the costs the General Fund will not have to pick up. That is the current breakdown; however, that is all subject to refinement going forward.

Lady – Expressed concern if the building is going to last forever, then everyone should really like it and she was not hearing a lot of love for any of these designs. On the Baptist Church site, she missed the first part, but she assumed the parking garage will have more spaces than just the land would provide. Why is there consideration of selling part of that parcel as there is little enough public space in the downtown and that seems like an opportunity for putting it to good use for the public?

Mr. Hutchens commented that is a conversation that needs to be had; there has already been one that has taken place where there was a Listening Session on March 19th at the Library. At that meeting, there was a desire to have an out parcel to have a buffer between the parking garage and the residential on Wood Street. One of the upsides to that is those are dollars that can be brought into the project with the sale and redevelopment of that property can be used to help expense the project. The conversation has yet to be had in detail on how best to use those parcels; there has been talk about townhomes and retail, but that can mean a lot of things to a lot of people and that is yet to
be determined. He would argue there is a public purpose to the repurposing of those spaces; he does not see it as a loss, but as an opportunity the City needs to exploit. He would say for those living on Wood Street across from the garage absolutely he would want to see townhomes and for them to look like Georgetown or something like Craftsman.

Same Lady commented she has seen some "killer" garages if that is what is being looked for, a building that is attractive on the outside. She thought that could be done to most any building. She was thinking green space she would much prefer is she were living in that area and it could be put to good public use.

Lady – If this is the meeting, where the City wants to hear the public preferences on the options of the City Hall should they contact the committee to tell them which one they like?

Mr. Hutchens explained they are welcomed to do that; however, the City Commission and City Manager are looking for a verbal input this evening and also looking if anyone is interested to provide any written comments and leave those this evening. It will be going back to the Commission at a public meeting on a Thursday night that the public can attend where the Commission will be discussing these in further detail. At some point in time a decision has to be made and move on with the design. He did not want to categorize this as choices, but input, because it may be that someone likes a little of each and tell the City that and maybe come up with a hybrid, maybe you don’t like any of them. The City is not looking for a vote this evening.

Same Lady - She thought Options 1 or 2 could be put anywhere, but people move to Dunedin because it is a charming little town and that does not scream charming and little. Option 3 looks a little busy. She supposed she was looking for a combination; she wants to see charm that she is not seeing. The other looks very modern.

Lady - Commented with regard to the out parcel considered for selling for townhomes, it does not seem that is the right solution if you are trying to protect the residents on Wood Street, why put more residents next to the parking garage who are going to have the same issues of the current residents on Wood Street? It seems more reasonable to make that a park or some sort of gathering place retaining ownership and for future growth it would be available in 75 years if the City decides they need that land. She liked the idea of a park.

Lady - She agreed Options 1 and 2 are not options and that Option 3 was more of an option; however, the archways feel Mediterranean, like they belong in Italy. It does not feel Florida and while there is not going to be a wood Key West style it needs something that speaks more Florida and artsy. She does like the idea of the grounds and the artwork and trees.

Lady (Diane Brand) - stated she asked before about the architectural patterns, because in the city we do have those guidelines for construction and as Chair of the Local Planning Agency they do review those things, Craftsman, Coastal Vernacular and so forth. Does that not apply to a City building?

City Manager Bramley stated as far as the architectural guidelines, the City put five different types into effect, which were worked through the Architectural Review Committee and through the City Commission and the Local Planning Agency. What is being designed here is what is believed to be iconic striking at some of those guidelines as we can. Anyone who comes through the Architectural Review Committee, Local Planning Agency and City Commission can point out the elements within a design. The City is trying to strike a balance between the Architectural Design and as Mr. Hutchens said it is eclectic.
City Manager Bramley also noted regarding the comments on the charm, the architects were present and that was the purpose of this meeting to get that input and apply it to what was presented. This is really early in the process and even the architectural design. In terms of the flat roof it should be kept in mind the plan for solar on this building and to be able to capture as much as possible; solar can be put on a pitched roof, but she did not think on this building that would be possible and still get the solar that is really needed.

Duane Wright commented he is an Architect on the Architectural Review Committee and a member of the Board of Adjustment and Appeal so he sees a lot of things come before them. One of the things they had in a meeting prior, a member of the Arts & Cultural Committee said she wanted a building that was iconic, that would look good on a postcard, that people would want to stand in front of and have their photographs taken and he thought Harvard Jolly has taken that and worked with it. Regarding the arches and so forth, the Fenway has a lot of arches and he asked that question earlier, which of the five design guidelines they were using. Of the guidelines, he personally does not like French Creole and does not think it belongs in the guidelines. It is not an easy project trying to appease everyone, but there are bits and pieces we can pull into. He has expressed some of the comments he heard here earlier, but he does think iconic is a tough sell and there are many other issues.

City Manager Bramley agreed iconic is a tough sell and to strike that balance and the attempt is to strike that balance within the budget as well.

Mr. Wright encouraged everyone to voice their opinions to the City Commission, attend the meetings and social media is fine.

City Manager Bramley addressed the comment on the green space, a point well taken. She did point out the Commission recently reviewed the Downtown East End Plan (DEEP), which shows the plan for all these public spaces and some of the redevelopment within the downtown on the east end and it does show the area where the current City Hall is located as open space and those trees are to remain. There is a balance again, the building, the budget, the green space, the development and the buffer.

Lady - expressed her displeasure with the options for the building; she was thinking more coastal and more friendly.

Lady - commented in thinking about practical considerations where in Florida it is hot, Options 1 and 2 have an outdoor roof where you can stand under and talk with people and not get fried. Option 3 looks like there is not any kind of protection from the elements outside; however, personally she thinks it looks a little foreboding. She suggested an informal show of hands for each option to get a sense of what everyone is thinking.

Lady - suggested having porticoes, like on Option 3 where there are arched windows; she was thinking also there is nothing underneath to walk and stand and not be in the sun. What about having a walkway?

Mr. Friszolowski pointed out while it might not be seen in the elevation, there is an arcade around the outside, so there is a walkway shading, though not like the other options, but they will be thinking about shade as much as possible. Also, they are not exactly depicting the landscape yet, because some of it would hide the entire building. There will be a lot of strategies for shade throughout the project.

Same Lady - Commented Ernest Hemingway’s house in Key West comes to mind.
Mr. Hutchens commented he thought one of the challenges for Harvard Jolly is this is an office building and it is difficult to go with some of those architectural styles for an office building and maintain the function. That is why it is broken into two wings to give some opportunities for something a little more creative. Some good thoughts have been heard.

Lady – Stated her preference for the soaring look of Options 1 and 2, but the arched windows in Option 3. She liked the covered plaza given the weather.

Lady – Thought it important to distinguish ourselves from Clearwater, so we don’t want those same style buildings. Dunedin is quaint. When she heard of this development happening, she heard it was going to be a campus, which to her is multiple buildings with walkways between and places to sit outside, take care of business and socialize at the same time. All three options just look like a building.

Man – Also, thought Option 3 looked like some buildings in Clearwater.

Man – Noted for the campus feel there is some seating along Milwaukee.

Man – Thought it was mentioned already on Option 3 and it would apply to all three there will be some trees that will provide some shade and they are just not shown in these pictures. He thought that would make a huge difference to all three options and remove some of the concerns about shade.

Lady – Asked for clarification, on Wood Street is there a retention pond or just grass? Is there another entrance to the right of that so generally that would be green grass that goes down and that green area of Spanish Oaks that will be on Milwaukee? On Option 3, the archway/arcade is covered. Someone responded yes, there is.

Man - If this is 1, 2 and 3; where are 4, 5 and 6 or the others that led up to this? Option 1 looks like a gas station; Option 2 looks like a bank and Option 3 looks like a prison.

Joe Bower noted it is early in the process and he wanted to stand up for the architects, because it is a municipal building and he thought Option 3 is a very attractive building for a town hall understanding the criticism of it trying to fit into a community that has a lot of quaint buildings, but it has to have function and it needs to function as a government building. He thought it was a good job.

Man – Commented the options are great compared to what is there now.

Lady – Had a question about size and scale as one of the difficulties is all the options look like buildings for a much larger space. She asked if the plans shown are to scale, because it looks like quite a bit of green space on the north side, but with the size of the building it does not look like there is enough space for it?

Ms. Weber stated they provided plenty of green space along Milwaukee to preserve those trees and provide a nice area to sit and enjoy the space and shade.

Mr. Hutchens noted one of the challenges is in order to see the architecture all the trees cannot be put on the picture, so it really understates the canopy that will be required by Code to place on the sites. He acknowledged the building does take up a lot of the space and it is 2 stories consolidating three buildings into one building.

Same Lady stated she liked the point and hopes it will be considered, having green space allows for room to grow. Dunedin is growing and the need for other government facilities
would seem to be something reasonable to anticipate. Green space might not always be used for green space, but it is there in case it is needed in the future.

Man – Thought the City Administration and the Architects have all done a great job putting together these options. He thought they all looked good and he looks forward to the City moving ahead with this project; it looks great.

Lady - Commented regarding the traffic studies and living in that neighborhood and having to cross Milwaukee to get into town is very difficult at times as even now there is a lot of traffic. Maybe a signal, light or even a stop sign on Milwaukee might help.

City Manager Bramley noted she also lives on Wood Street and she goes through that intersection all the time. The traffic study will show the division and how this building is going to generate traffic and where it is going to go and if that corner needs to be addressed then the traffic study will show that. The concern is being heard and noted.

Lady – Will the traffic study include Milwaukee going north/south? There is an issue much like Douglas with all the north/south roads in Dunedin with people trying to get off of Alternate 19 are getting very busy and are really starting to fly. From Curtis up it is really busy.

City Manager Bramley advised they would be looking at the surrounding roadway network as part of this traffic study.

City Manager Bramley noted she was hearing the comments and this is again the very preliminary stages of this building. Typically, at this stage you are not seeing the landscaping and not even the all the features on the elevations, colors might change and all those sorts of things. This is just the very beginning of what this building is eventually going to look like.

Jackie Nigro asked to look at the slide of all three options. She personally liked Option 2 without the turret and thinking about it she thinks it is a little passé now, because she thinks of Westchase and lot of those compact shopping malls that look very village-like at night and this is kind of falling into that view. She does like Option 2, but without the turret and the arching of the windows rounds off the square a little.

**Transition Plans for the City Offices**

Economic Development and Housing Director Ironsmith advised his role as part of this Team Dunedin approach is relocation for temporary quarters during construction. Part of what their team has been doing is looking to secure different facilities. There is a transition team that meets once a week with various staff as part of the team. They look at all the variables for such a move which is a big event. He explained:

Various Departments will move from the Technical Services Building and from the Municipal Services Building. All departments will be closed the day before and the day after the move.

Human Resources/Risk Management and Utility Billing currently in the Municipal Services Building will be moving to the MLK Facility off MLK Boulevard. Their move date is September 20, 2019 and their first work day will be September 24, 2019. A drop box will be available for paying bills.

Finance and Purchasing will be moving to the Dunedin Community Center on Pinehurst. Their first day in operation will be September 17, 2019.
Other Departments, Economic Development, Planning and Development, Engineering and the City Clerk Office will be moving to 1415 Pinehurst at the corner of San Christopher and Pinehurst that will be a private lease, the Commission has already approved.

The current City Hall and the City Commission are staying in operation during the construction of the new City Hall complex. They will be functioning as they are currently. Information can also be found on the Dunedin website, Face Book and in the Utility bills. It is important to keep everyone up to date. Flyers were made available for those attending this meeting.

Questions:
Ms. Nigro asked where the committees will be meeting.
Mr. Ironsmith explained the smaller committees can meet in the current facilities where we are and staff is getting a handle on the conference rooms and will hand out some information depending on the size of the committee they will have to be flexible. He thought the Arts & Culture with 9 members would work at the Pinehurst facility, but as groups get bigger there will be some challenges.
Lady in the audience expressed appreciation for whoever was responsible for sending an email with a lot of this information and all the newsletters, which make her feel, connected.

5. Closing - City Manager
City Manager Bramley thanked everyone for attending and noted this is the type of input they wanted from the public that is needed in order to building this building. She does not want anyone to think their input was not well received; it was no matter what was said. The building will be one they will be proud of. It is understood some changes need to be made. The next step is to take it to the City Commission for their approval prior to moving to the next stage in the design. A few more committees will be approached before moving on. Notice will be given when this will go to the City Commission and the desire is for the residents to stay involved in this process and they will be very happy with what will be built.

ADJOURN MEETING
The Public Input Session adjourned at 7:30 p.m.

NOTE: The Work Session was completely recorded and the recording is in the official file. This meeting was also broadcast by Dunedin TV.

Julie Ward Bujalski
Mayor

Attest:

Denise M. Kirkpatrick
City Clerk