

**DUNEDIN, FLORIDA
MINUTES OF THE CITY COMMISSION REGULAR MEETING
JANUARY 26, 2017
6:30 P.M.**

PRESENT:

City Commission: Mayor Julie Ward Bujalski, Vice-Mayor Deborah Kynes, Commissioners Heather Gracy, John Tornaga and Maureen "Moe" Freaney.

Also Present: Interim City Manager Doug Hutchens, City Attorney Thomas J. Trask, City Clerk Denise M. Kirkpatrick, Finance Director Joe Ciarro, Budget Manager Allison Broihier, Planning and Development Director Gregory Rice, Housing and Economic Development/CRA Director Bob Ironsmith, Economic Development Specialist Danny Craig, Assistant Director of Public Works & Utilities Paul Stanek, GIS/CAD Administrator Wayne Clark, Communications Director Courtney King, Communications Senior Technical Assistant Justin Catacchio, Parks and Recreation Director Vince Gizzi, Fire Chief Jeffrey Parks, Deputy Fire Chief William "Trip" Barrs, Library Director Phyllis Gorshe and approximately 68 people.

CALL TO ORDER

Mayor Bujalski called the meeting to order at 6:30 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE

City Attorney Tom Trask gave the invocation, which was followed by the Pledge of Allegiance.

PRESENTATIONS

1. CITY OF DUNEDIN DR. MARTIN LUTHER KING JR. ESSAY CONTEST WINNERS

Library Director Phyllis Gorshe advised the contest had 92 submissions this year and the five winners were present who read their essays at the Martin Luther King Jr. Breakfast and March. She introduced the five winners who read their essays and presented each with a Certificate of Recognition.

Katherine McKenzie of Our Lady of Lourdes Catholic School

Ella Dieters of Our Lady of Lourdes Catholic School

Jacob Murdock of Curtis Fundamental Elementary School

Noelle Matthias of Dunedin Highland Middle School

Abby Knauff of Dunedin Highland Middle School

2. EXEMPLARY FIRE PERFORMANCE AWARDS TO SIX MEMBERS OF THE FIRE DEPARTMENT FOR THEIR ACTIONS AT A STRUCTURE FIRE ON OCTOBER 31ST 2016 AT 1441 DUNCAN LOOP SOUTH

Fire Chief Jeffery Parks advised this is the second time the Exemplary Fire Performance Award has been offered to Dunedin Firefighters. He read a memo written by District Chief Mark Zipeto who is attending the National Fire Academy this week.

The memo discussed an event that happened on October 31, 2016 at 1441 Duncan Loop South. They were called to the address for a fire alarm. Building maintenance said the fire alarm activated for an unknown reason. Following his instincts Lt. Knieja and his crew began a

360 lap of the building and were able to find the source and save the victim. Each crew member of Truck #60 and Engine #60 acted to bring the situation under control, minimize collateral damage and above all protect and save a life. If not for the quick action and keen instincts of Lt. Knieja, team work and coordination of both crews, the outcome of the patient may have been much different. It is with this Chief Mark Zipeto recommended Jeff Knieja, Lt. Paul Holmes, FF/PM, Mike Miklinski, Lt., William Hulbert, FF/PM, Chad Carver, FF/PM and Chad Denison, FF/PM for the Exemplary Fire Performance Award.

Chief Parks presented certificates to the following Firefighters and Firefighter Paramedics who will also receive a ribbon for their uniforms.

Jeff Knieja, Lt.	Paul Holmes, FF/PM
Mike Miklinski, Lt.	William Hulbert, FF/PM
Chad Carver, FF/PM	Chad Denison, FF/PM

ANNOUNCEMENTS

FOR MEETING OF FEBRUARY 2, 2017, there will be a public hearing to discuss and receive comments on the Resolution 17-04 – Vacation of Easement 17-1V for the property located at 2683 Waters Edge Court.

CITIZEN INPUT

John Medeiros of 2368 Mangrum Drive spoke regarding sports stadiums financed through Florida's Professional Sports Facilities Incentive Program. He stated that according to the State's economists, for every dollar invested in sports renovations programs the State sees 30 cents returned in economic activity. This is a far cry from a sound investment. He provided many examples and stated the government needs to set priorities and the burdens of these billion dollar enterprises should not be placed on Florida's hard working families.

CONSENT AGENDA

1. **APPROVE THE MINUTES** for the:
 - a. **January 04, 2017 Listening Session**
 - b. **January 10, 2017 Agenda Review Session.**
 - c. **January 12, 2017 Regular Commission Meeting.**
2. **BOARDS AND COMMITTEES**
 - a. **DUNEDIN HOUSING AUTHORITY;** Reappoint member Shirley James for another four year term that expires February 2021.
 - b. **COMMITTEE ON ENVIRONMENTAL QUALITY,** Appoint applicant Mary Schoonover as a regular member to finish a three year term that expires December 2018.
 - c. **DUNEDIN STADIUM ADVISORY COMMITTEE;** Appoint alternate member Linda Pierce Boosinger to regular membership for a three year term that expires February 2020 and appoint Mike Bowman as a regular member representing the Dunedin Chamber of Commerce.
3. **APPROVE A REVOCABLE LICENSE AGREEMENT** between the City and the Merchants Association of Downtown Dunedin, Inc. for the Mardi Gras Celebration Event on February 28, 2017.

Commissioner Tornga requested item #1c. January 12, 2017 Regular Commission meeting minutes are pulled for discussion. Mayor Bujalski moved the item to New Business 1.

MOTION: Motion was made by Commissioner Freaney and seconded by Commissioner Gracy to approve the Consent Agenda, as presented except for 1c.-January 12, 2017 Regular Commission meeting minutes.

VOTE: Motion carried unanimously.

PUBLIC HEARINGS

- 1. SECOND READING OF ORDINANCES 17-01 Annexation, 17-02 Land Use and 17-03 Zoning regarding Application AN-LUP-ZO 16-62.00** – Request for Annexation, Land Use Plan Designation from Residential Suburban (RS), Residential Rural (RR), and Preservation (P) County, to Residential Suburban (RS), Residential Rural (RR), and Preservation (P) City; Zoning Designation from Agricultural Estate Residential (AE) County to Agricultural Residential (AR) City. Property located at **1718 Curlew Road**, Parcel Number 13-28-15-00000-310-0600.

Owner/Applicant: Michael R. Nissley and Shelley A. Lapointe.

ORDINANCE 17-01 ANNEXATION

City Attorney Trask read Ordinance 17-01 by title only.

Planning and Development Director Rice advised:

This item is another in a series of applications from residents who have failing well systems or polluted well systems requesting to annex into the city in order to connect to the City's water system.

The City has provided emergency hook up.

By receiving Dunedin utilities the property owner is required to annex into the city.

Staff recommends approval of the annexation.

City Attorney Trask read Ordinance 17-01 by title only.

MOTION: Motion was made by Vice-Mayor Kynes and seconded by Commissioner Gracy to adopt Ordinance 17-01.

The public hearing was opened. Hearing no comments, the public hearing was closed.

VOTE: Motion carried with Commissioners Gracy, Freaney, Tornga, Kynes and Mayor Bujalski voting aye. Voting nay: None.

ORDINANCE 17-02 (Land Use)

City Attorney Trask read Ordinance 17-02 by title only.

MOTION: Motion was made by Commissioner Tornga and seconded by Vice-Mayor Kynes to adopt Ordinance 17-02.

Planning and Development Director Greg Rice advised:

There are currently three land uses on the parcel. Land Uses, both City and County, are provided by the County. The current Land Use designations are Residential Suburban (RS), Residential Rural (RR) and Preservation (P) by Curlew Creek.

The City of Dunedin does not recognize the Residential Rural (RR) Land Use that is not in the City's Comprehensive Plan.

Staff recommends approval of the assignment of Residential Suburban (RS) and Preservation (P) Land Use designations.

Commissioner Tornga inquired if there are other parcels in the area with the same designation. Mr. Rice referenced the map indicating the three lots on the corner of Curlew Road and C.R.1 that are RS and the current Land Use Map shows almost everything in the area is RS; therefore, if the RS is appropriate staff tries to keep the same land use in order not to send the applicant to the County and the Pinellas Planning Council.

The public hearing was opened. Hearing no comments, the public hearing was closed.

VOTE: Motion carried with Commissioners Freaney, Gracy, Kynes, Tornga and Mayor Bujalski voting aye. Voting nay: None.

ORDINANCE 17-03 (Zoning Use)

City Attorney Trask read Ordinance 17-03 by title only.

MOTION: Motion was made by Commissioner Tornga and seconded by Commissioner Freaney to adopt Ordinance 17-03.

Planning and Development Director Rice advised:

The current County Zoning designation is Agricultural Estate (AE).

Staff recommends approval of Dunedin Zoning designation of Agricultural Residential which is the closest to the County Zoning and is appropriate for a parcel of this size.

The public hearing was opened. Hearing no comments, the public hearing was closed.

VOTE: Motion carried with Commissioners Kynes, Gracy, Freaney, Tornga and Mayor Bujalski voting aye. Voting nay: None.

2. **SECOND READING OF ORDINANCE 17-04** imposing a temporary moratorium on the establishment and operation of Medical Marijuana Dispensing Organizations and Medical Marijuana Treatment Centers within the City for a period of one hundred and eighty (180) days.

City Attorney Trask read Ordinance 17-04 by title only.

MOTION: Motion was made by Vice-Mayor Kynes and seconded by Commissioner Freaney to adopt Ordinance 17-04.

Interim City Manager Hutchens advised:

On November 8th, the Florida voters approved Amendment 2 to the State Constitution allowing for the establishment of medical marijuana dispensaries and treatment centers.

The moratorium will provide staff time to work with the city attorney to develop proposed zoning and permitting framework for commission consideration; thereby, ensuring responsible regulation for these facilities and treatment centers in our community.

Staff recommended approval.

Mayor Bujalski discussed with City Attorney Trask that other cities his firm represents are going through this same process as well as the County.

The public hearing was opened. Hearing no comments, the public hearing was closed.

Vice-Mayor Kynes read a portion of Section 2 of the Ordinance 17-04: *"Nothing in this temporary moratorium shall be construed to prohibit the medical use of medical marijuana or low-THC cannabis by a qualifying or eligible patient, as determined by a licensed Florida physician."*

Mayor Bujalski commented this action is being taken in order to make sure, just as with bars which cannot be located close to schools, churches and other establishments, it will be similar with these

dispensaries which is new to everyone in Florida and determine the appropriate way to go about it in order that it is not a negative effect on the community and is utilized in the way it was intended.

VOTE: Motion carried with Commissioners Gracy, Tornga, Freaney, Kynes and Mayor Bujalski voting aye. Voting nay: None.

3. **FIRST READING OF ORDINANCES 16-26 Annexation, 16-27 Land Use Designation, and 16-28 Zoning regarding Application AN-LUP-ZO 16-59.00** - Request for Annexation, Land Use Plan designation to Commercial General (City), and Zoning designation to Form-Based Medium (FX-M)(City). The property is located at **2801 US Alternate 19**, Parcel 11-25-15-00000-340-0300. Owner/Applicant: Triad Construction & Management Services, LLC / Laura James

City Attorney Trask swore in all those wishing to speak to this item including City staff noting this is a quasi-judicial hearing.

ORDINANCE 16-26 ANNEXATION

City Attorney Trask read Ordinance 16-26 by title only.

MOTION: Motion was made by Commissioner Tornga and seconded by Commissioner Freaney to approve Ordinance 16-26 on first reading.

Planning and Development Director Rice advised:

The location of the subject property is on U.S. Alternate 19 and is the first commercial property at the end of Dunedin city limits. The property is currently a contractor's office; however, was previously a Harley shop.

The current business had a failing septic system; therefore, have requested hooking up to the City's sewer system and eliminate the septic system and is currently hooked up to the City's sewer system.

Staff recommends approval of the annexation as required by City Code.

The public hearing was opened. Hearing no comments, the public hearing was closed.

VOTE: Motion carried with Commissioners Kynes, Gracy, Freaney, Tornga and Mayor Bujalski voting aye. Voting nay: None.

ORDINANCE 16-27 (Land Use)

City Attorney Trask read Ordinance 16-27 by title only.

MOTION: Motion was made by Commissioner Tornga and seconded by Commissioner Freaney to approve Ordinance 16-27 on first reading.

Planning and Development Director Rice advised:

Staff recommends keeping the current County Land Use of Commercial General (CG) on the property. It was Commercial previously and will continue with the contractor's office.

The public hearing was opened. Hearing no comments, the public hearing was closed.

VOTE: Motion carried with Commissioners Gracy, Kynes, Freaney, Tornga and Mayor Bujalski voting aye. Voting nay: None.

ORDINANCE 16-28 (Zoning Use)

City Attorney Trask read Ordinance 16-28 by title only.

MOTION: Motion was made by Commissioner Tornga and seconded by Commissioner Gracy to approve Ordinance 16-28 on first reading.

Planning and Development Director Rice advised:

Staff recommends Form-Based Medium (FX-M) Zoning designation which applies to most of Alternate 19 near Causeway Plaza and south.

Vice-Mayor Kynes clarified with Mr. Rice the Commercial General Land Use is allowed within the FX-M.

In response to a question from Mayor Bujalski, Mr. Rice advised the FX-M, similar to the General Business category allows for a wide variety of retail, restaurants and 2 to 3 story maximum. Had the Commercial/General Business been used it could have been 5 stories; therefore, this is a reduction.

The public hearing was opened. Hearing no comments, the public hearing was closed.

VOTE: Motion carried with Commissioners Freaney, Kynes, Gracy, Tornga and Mayor Bujalski voting aye. Voting nay: None.

There will be a second reading of Ordinances 16-26, 16-27 and 16-28 on March 2, 2017.

OLD BUSINESS

1. QUARTERLY REPORT ON DOWNTOWN PAID PARKING PROGRAM

Mayor Bujalski introduced this agenda item thanking those in attendance and those who have attended the Listening Sessions and provided feedback. She noted city staff has done a lot of work to make appropriate changes to the program to accommodate and be responsive to what they have been hearing from residents, visitors and businesses. The commission will be determining whether or not to move forward with the changes.

CRA Director Ironsmith advised representatives from SP+ and from Parkeon were in attendance to answer questions. Staff was looking tonight to accomplish providing data, facts and ideas to consider. He then referenced the PowerPoint presentation, *Quarterly Report, Downtown Parking Management Plan January 26th, 2017*, which is included in the agenda packet, with the following highlights and comments.

Dunedin Paid Parking 90 Day Quarterly Update

1. The Downtown Parking Supply Problem Identified
Began as early as 2007 by the Community Redevelopment Agency (CRA)
The first base parking study was in 2009.
2. Commission Approves Downtown Parking Management Plan - June 2016
3. Pilot Program Initiated - October 3, 2016
4. Enhancements to Pay Stations Made (to be discussed in detail)
5. Observations and Listening
6. Present Quarterly Findings
7. Staff/Consultant Recommendations

Mr. Ironsmith explained:

The Community Redevelopment District since its establishment has seen the property values of the downtown increase tremendously.

The property values in 2002 were \$58 million; hit a peak in 2007 of \$117 million indicating property values increasing and more tax dollars being generated. Then there was the recession bringing values back to what they were.

Each \$1.00 of improvements made downtown or incentives have returned \$7.00 a great ratio.

Why Parking Management. The at-risk supply continues to go away which will be discussed in detail. During the recession we were able to take advantage of favorable lease terms on property to provide parking at a very affordable rate. These are now going away with development.

At Risk Parking Lots. The chart indicates 4 parking lots with leases expiring in 2017 will need to be renewed or they will go away and includes a significant portion of parking.

The Evolution of Parking Management. The graphic shows the evolution from No Parking Measures Taken to Performance-based Parking.

Parking Management Checkup – January 26, 2017. The chart indicates in red - at-risk parking; yellow - clock ticking and green – parking being added, which is city-owned.

The totals are 200 lost/going away; 353 clock ticking and 249 being added.

FINANCIAL PERFORMANCE. Finance Director Ciurro continued with the PowerPoint presentation providing financial information.

Mr. Ciurro explained staff has provided a full accrual statement, that is, expenses known to be incurred during the period but not paid in order to see the revenue collected, represented against the actual expenses of the period.

Parking Management System Income Statement (Unaudited) for the Three-Months Ended December 31, 2016.

The bottom line provides the information on Operating Income/"Net Revenues".

Actual for the period, approximately \$50,000 in net revenues, which extrapolated over an entire year, if it remained constant, would be approximately \$203,000 to \$204,000.

In reference to when the Performance Measures were passed this amount would be in the "yellow" category, just a little higher than being in the "red" category and definitely below the "green" category.

Prior to the Performance Measures being passed city staff saw \$200,000 as being the minimum for the Parking Management System to continue, especially from the primary capital purchases that would have to be made in the future.

Mr. Ciurro reviewed the figures in the chart, Annual 1st Quarter Allocation and Actual noting:

There is not a lot surprising on an Expenditure side as the Actual is close to what the 1st Quarter Allocation would be.

The next step would be, if there is a concern from a financial model perspective or financial results perspective, to look at the Revenues which, to this point are lower than the original projections. It is enough to get to the yellow category.

With that said he pointed out the Citation Revenue:

It is obvious there is one category with zero dollars in revenue – Citation Revenue

Past discussions included the idea the Parking Management Program would not be balanced on citation revenue; although it is a portion of parking enforcement and does tend to convert nonconforming customers to paid customers.

A quarter of the revenue was projected at approximately \$27,000; however, it is zero.

Parking Fee Revenues (chart per month for 1st Quarter)

Mr. Ciurro pointed out the trend in the actual Parking Fee Revenue noting the need to continue monitoring collections.

The average is approximately \$52,400 per month looking at the entire quarter on average which barely provides for the minimum requirement.

The chart shows a slow start in October with the public knowing the city would be easing into the program with enforcement. November picked up and December was higher than November.

The effect on the parking fee revenue, now that the public is aware enforcement is taking place, is not known. An idea of the effect will be seen going forward; however, the true effect over the 1st quarter is not known on the results.

Mr. Ciurro summarized the first quarter was one of two of the lower performing quarter's anticipated going into the program. The summer, the last quarter of the fiscal year from a revenue perspective will probably be low performing. If there is an uptick of growth every month in revenue it will be seen in the 2nd Quarter report.

Commissioner Questions/Comments

Commissioner Tornega:

Clarified the cash statement is the money actually taken in and the accrual is on the expense side and that is expenses not realized, but assumed will occur.

When looking at the enforcement side he recalled the number of approximately \$110,000 in a given year and it was determined that does occur in other communities. Enforcement was just started in January; however, it was his understanding that would occur earlier, but it did not. Enforcement is being done now.

Mr. Ciurro responded stating Revenue is basically cash basis; it was a timing issue in order to make sure things that were not paid, but were part of the period, staff wanted to be sure everyone saw the true expenses for the period. In terms of the leases, the assumption was made, the expenses for those leases would be paid regardless of whether or not there was paid parking, so that was with the transfers in from the BP and CRA funding and that is what this statement is recording.

Commissioner Freaney asked the reason for the Pay Station Lease/Software being higher than anticipated and Mr. Ciurro stated he thought primarily in grouping the expenses when putting together projections some of the expenses were put in the Parking Management & Enforcement Software line, so he was looking at those combined when extrapolating into the future years as well.

Mayor Bujalski requested the trend so far for January and Mr. Ciurro advised he did not have the number for the Parking Fee Revenue for January; however, there was between \$3,000 and \$4,000 in Citation Revenue in January thus far.

Mayor Bujalski recalled there was to be a running list of any changes made along the way that would affect the revenue projections; however, did not see anything in the staffing to reflect changes that would change the financial model.

Mr. Ciurro advised when they saw the results for the quarter they made some adjustments to the model to try to figure out from a revenue perspective what the utilization was and from what he recalled in the calculations it was approximately 33.3% utilization with the original projection of 45% for on street and 40% for off street. He did not necessarily have an impact for every change that has occurred over the last several months at this point.

Mayor Bujalski requested an ongoing list of changes that would affect revenue so that when analyzing the funding the commission can see the changes approved that would change the financial model.

SP Plus Observations. Mr. Ironsmith advised representatives of the SP Plus company attended all the Listening Sessions and have been dealing with the Parking Management Program from the beginning.

Will Gloor with SP Plus advised:

Reactions to Paid System based on meetings with enforcement officers and what they have seen on the streets, feedback:

They have not seen a lot of push-back from visitors.

From the employees - 22 permits in the first month, decreased to 12 and then to 8; therefore, an impact is not being seen to employees and they are also not hearing from them. What was expected is happening, the employees are finding the holes in the system and finding places to park.

Resident reactions are the most complicated and where the most push-back is being heard and the most negative feedback. Some residents are being heard from who understand the system is in place for a reason.

Parking User Changes; since the program was implemented they have seen:

East (East of Highland) and West (Broadway toward the Marina) decreases in utilization; a lot of empty spaces.

Main Street has had good turnover and an accomplishment of what they regarded as one of the reasons for the program, to have turnover, move the employees so customers could have parking spaces, move the bike riders to other locations so businesses would have that parking.

Key 90 Days Statistics (Information on Parkmobile & Parkeon)

The average length of stay is just under 2 hours in the paid areas.

There is no way to quantify the number staying in the free areas.

The Marina on the Parkmobile side indicates a lot of people attempting to use the phone app for the 4 hours.

What was heard from Marina users is they need a way to stay longer, which the data supports.

Parkeon statistics indicate most of the transactions, a majority of the revenue, are on-street in the core area between Highland and Broadway.

NuPark License Plate Recognition (LPR). The LPR system is used in many surrounding communities and other areas of the state.

In the vehicle the driver sees is green as paid or red. It processes the numbers and determines which system they are in Parkmobile or Parkeon and that it is paid.

Part of the reason for the LPR system is the significant savings in staffing. Walking for enforcement would double, potentially tripling the number of staff while with the LPR system mounted on the vehicle it can be done with one person.

Commission Questions/Comments

Commissioner Gracy inquired if the company is able to find the data behind the license plate number and Mr. Gloor explained the data from the license plate only comes in when a citation is issued and a letter or notification has to be sent to the person and that is all done through the NuPark system.

Mayor Bujalski clarified with Mr. Gloor that SP Plus is the company that drives the vehicle, issues tickets, collects revenue and deposits it in the City's bank accounts. SP Plus does not have anything to do with the actual machines.

Commissioner Tornga confirmed with Mr. Gloor their organization manages the parking with whatever system the city requests.

NuPark License Plate Recognition (LPR) – Video (video shown)

Parkmobile (Phone App) Analysis

Mr. Gloor reviewed the graphic and explained:

The vast majority of the revenue is coming from the On-Street which is Main Street, Broadway and Highland; primarily Main Street. The average transaction is approximately \$2.00 and the length of stay is 1 ½ hours to 2 hours.

In the first month Parkmobile was around 12% of the transactions and rose to 15% in the second month and 18% in the third month. The number is projected to increase as more people become familiar.

Commission Questions/Comments

Commissioner Freaney asked if a small percentage of people stay for the maximum time, so the average is lower than usage.

Mr. Gloor stated he did not know that there was a correlation there, but he was trying to draw that in the Marina, specifically the 29% in the Marina identifies to some of the feedback heard from the Marina Advisory Board they were having trouble with the length of stay and paying for that length of stay; therefore, it was set up for the only way to extend their transaction time was through Parkmobile.

Commissioner Freaney asked if anything on the occupancy and turnover would be reported since those are two of the three measurements. Mr. Gloor stated they did not prepare anything of that nature; however, can put together some statistics. Occupancy is something they can look at since they did some surveys; the LPR is not storing data so it can't be used to determine how many cars were read in a certain area.

Finance Director Ciarro explained regarding the question of occupancy and turnover, the financial model notes how many spots there are, how many hours they are available for paid parking and based on the actual results for revenue he was able to back into a calculated

usage which is roughly 33.33%, one-third of the time someone is paying for parking during the available hours for paid parking.

Mayor Bujalski verified the small amount of time cannot be done on the app and Mr. Gloor explained that set up is for the benefit of the city with a minimum transaction because the city is paying a transaction fee plus a percentage to the credit card companies, so on a 25 cents transaction the city would see 5 cents. Mayor Bujalski commented that is a problem because people want the convenience of using one thing for parking whether they are there for 5 hours or 15 minutes and that should be on the list of issues to be addressed.

Improvements to Date – System Upgrades

Fednet Revolte with SP+ stated when they started the program in October it was the launch of a brand new machine with new technology requiring some tweaking. He went on the street with Mr. Ironsmith and Mr. Rice several weekends in a row and talked with people, watched them and helped them.

William Johanson of Parkeon reviewed some of the system upgrades:

- 3G to 4G modem

- Enhanced keypad, custom made for the City of Dunedin, including a backlit keypad.

- Moved underutilized machines to better accommodate merchant requests

- Solar lights in darker areas

- Added additional instructions on kiosks

- Software upgrade to Auto Print Receipt instead of the option for an e-ticket to go green.

- Other enhancements were done outside of Parkeon through additional stickers and notifications on the outside of the pay stations which looked like they were not working, but were only asleep to conserve the solar power.

Economic Development Specialist Danny Craig advised:

- Signage improvements were done throughout this process and continue to be done where there seems to be confusion.

- The parkdunedin.com is upgraded weekly based on feedback and what staff observes.

- Parkmobile information was physically put in customers' checks in some restaurants to help people understand the ability to add time from their phone.

- Staff is constantly working on upgrades to address issues brought to their attention.

How to use Pay Station Video presented. Mr. Craig noted regarding golf carts, the license plate number and the registration number need to be entered into the pay station.

Mr. Rice commented it is important to put the credit card in properly.

Commissioner Gracy commented regarding her ride along with the SP+ and noted the driver got out of the car many times to look all around the car to check for handicap placards and decals.

Commissioner Kynes noted the video did not show the use of coins in the machine which is easy; now she knows how to use a credit card; however, she likes to use coins and Parkmobile.

Mayor Bujalski advised she has heard many complaints regarding the credit card not working and is a continued problem she is hearing. Mr. Johanson stated he has discovered an issue with the pay stations being in the field with no protection from the climate they are designed to continue to work; however, they are in the process of designing the software to be more forgiving during a transaction that may not go the way the pay station is prompting. Mayor Bujalski suggested a sign on the pay station to inform people the correct way to insert the credit card and Mr. Johanson explained it is on the screen but it is a small font and might need to be larger.

Mayor Bujalski verified with the changes Mr. Johanson described there was no cost to the City. Commissioner Tornga inquired how many transactions have been completed with a credit card and Mr. Johanson stated 85% are credit card transactions and 15% coin transactions.

Mr. Johanson stated they will continue to make a better experience.

Mayor Bujalski inquired regarding the move from 3G to 4G to make the machines move faster; however, the lines continue at the pay stations, another frustration. Mr. Rice advised one of staff's recommended changes will be to move machines from the east and double up in the higher usage areas. Mr. Ironsmith noted the recommendation will be to have an attendant at the First Baptist lot for special events with a flat fee.

Downtown Parking. Mr. Ironsmith advised recent Listening Sessions have been held and staff has been listening and in addition reviewed emails and Facebook comments provided by Communications Director King. All the feedback was put into categories of a similar nature and summarized.

PMP VERSION 2.0 (Version 2.1)

Mr. Ironsmith advised staff and SP+ representatives met and came up with a plan they think has more validity for consideration than what was presented in the original PowerPoint and in the staffing. They are calling it PMP Version 2.1 in which there are 6 type revisions staff thinks will simplify and make the system better.

(Copies of the updated staffing were provided to the attendees.)

Planning and Development Director Rice referenced the PowerPoint with the following highlights and comments.

Map of Confusion

The map used from the Walker Study is confusing and the rules by area made it even more difficult. This was very difficult to communicate as well.

No amount of signage could communicate the details.

Guiding Principles Moving Forward

Simplify and minimize confusion.

Best practices of parking management.

In underutilized areas there should be no charge.

In high demand areas there should be a charge.

Keep a viable financial model.

Simplified/Symmetric Parking Map – One Price – No Time Limits

The map provided explains the entire new system recommended.

The east and west wings (green areas) are identical in requirements:

Free Parking – Monday – Friday 10:00 a.m. to 6:00 p.m.

Paid Parking 6:00 p.m. to 10:00 p.m. Week Days

Paid Parking All Day Saturday and Sunday

Customers for all of the merchants on the west side from Broadway and toward the water will not have to use an app or machine Monday – Friday until 6:00 p.m. The intent is to energize and bring business back to those merchants.

Station Square remains free 24/7/365. (This is an at-risk lot with the lease expiring in '17/'18.)

Ocean Optics (Pay stations 3 & 39 are in the downtown core and is at-risk, month to month.)

Mr. Rice explained charging at night and weekends is due to Dunedin being different from surrounding communities where they have office workers making their parking in demand all day and at night and on weekends it goes down; Dunedin is the opposite. This goes back to best practices of charging when there is high demand and free when underutilized.

Mr. Rice advised Joe Kokolakis plans to have the garage open in December and the city's building official and fire marshal are working with Mr. Kokolakis to acquire a Certificate of Occupancy for the garage while the apartments continue to be built above.

Employee Parking Permits have had 5 issues over the past two months; therefore, the recommendation for the green areas east and west is \$15.00 per month Employee Parking Pass for 24/7/365 paid quarterly (every 90 days) since renewing monthly is cumbersome.

No time limits in the areas resolved the boating community issue including the Windlasses who will be able to continue their activities on Thursdays with no charge.

Simple

Use only one rate - \$1.50 as any less does not work in the financial model.

Move underperforming pay stations to high demand areas for less queuing.

Simplified, symmetric rate/time map. This should be able to be in a pamphlet form to hand out and be simple to understand the system.

No Time Limits

By moving employees, owners, trail and trolley riders off of Main Street and the Marina combined with the \$1.50 rate that has a disincentive to staying all day, turnover is being addressed without the time limits.

Demand-Based Best Management/Demand-Based Approach/Demand-Based Incentives

Graphics and explanations provided in the PowerPoint.

Financial Impact

Finance Director Ciurro advised:

In terms of the background of the calculations being presented, he did not want to make a different assumption on the utilization from the first quarter.

Originally the thought was if Scotland was included as a paid lot, basically the \$1.50 was approximately the same parking fee revenue, a little higher than seen in the 1st quarter.

The gap seen between current and the amount shown is probably going to be picked up by a slight increase in utilization as well as the revenue in citations.

When allowing the free areas during the day was first proposed he had concern regarding the financial side; however, with those changes he could still see the program being in "yellow", but it will be tight.

Mr. Rice commented the hope is that by offering the amount of free on both ends and during the time retail merchants are open that will increase foot traffic and do better with the utilization and in the evening it can be seen by the pay station information that the usage goes up until noon during the lunch period and then drops back down and then after 5:00 p.m. it picks up and on the weekends it is off the charts.

Second Quarter Courses of Action

Planning and Development Director Rice reviewed:

One course of action is to stay the course as it is.

Another is to adopt Dunedin Parking 2.0; however, he requested the opportunity to quickly have another Listening Session for the public, merchants and marina in order to get the buy in on the recommendations for coming back to the commission.

If the commission desires to move forward with some of the simpler actions staff is fine with that.

In terms of going away from using paid parking as a funding source, Finance Director Ciurro will provide information on how that could be done.

Use a different funding source for the Parking Management Plan

New Supply

Finance Director Ciurro advised:

As staff began the Capital Improvement Plan (CIP) process for FY2018 and future requests have been received for consideration for the future Penny for \$5 million for a 200 space garage structure.

There will be a lot of demand on the Penny dollars; therefore, even if funded through the Penny for the construction of the garage there would be some opportunity costs potentially pushing some of the costs to ad valorem taxes from a project standpoint.

Based on the \$5 million request and the assumption of \$500.00 per space, per year maintenance, enforcement and ancillary costs recognized so far, a house with taxable value of \$175,000 is estimated at \$60.00 per property owner per year. In his view that is fairly tight and that is nothing for savings for future improvements on the garage.

Another option is establishing a Special Tax District that would be pay for enforcement and other items related to parking. Not a lot of research has been done on this option; however, it could be considered by staff and the commission.

Potential General Fund Impact

Enforcement: Approximately \$20.00 of the \$60.00 in ad valorem taxes mentioned would be related to enforcement.

Maintenance: \$500.00 per space would be \$115,000 per year.

Commissioner Gracy commented on the New Supply, if you are talking about the Penny and the second garage gets built, that is for capital and wouldn't the ongoing maintenance be charged to the General Fund or the CRA in this case, because Operations and Maintenance cannot be paid with the Penny.

Mayor Bujalski stated the CRA.

Mr. Ironsmith stated they are researching that, definitely not the enforcement component, the maintenance as City Attorney Trask stated is General Fund.

Mr. Rice stated the two lines at the bottom would represent the General Fund impact of maintenance and if we did some type of free enforcement to manage the system it would be around \$200,000 per year.

Commissioner Gracy stated so that is property tax money coming out, being used to fund and Mr. Rice responded it could be. Mr. Ciurro stated that is the assumption of that note.

Commissioner Gracy commented the more we can be clear and facts are friendly at this point.

Commissioner Freaney wished to clarify, based on earlier discussions the only change is that Scotland is free and the adjustment in dollars and Mr. Ironsmith confirmed that was the change from the previous staffing. Mr. Rice explained staff felt Scotland was critical to stay free and the residential pass system was confusing.

In response to a question from Commissioner Freaney, Mr. Rice stated staff could work on an annual pass for residents.

Commissioner Freaney asked if there is concern with the Marina being free there will be people parking there to use the Trail with no time limit. Mr. Rice responded it is really bad during the day during the week; therefore, the attempt is to boost it back up and see what happens; the employees would have to at least pay the \$15.00 per month to get in that lot.

Mr. Ironsmith advised the 715 Edgewater, the Bushnell Lot, is free all the time and will continue to stay free and is planned for improvements.

Commissioner Freaney commented it has occurred to her this is being done to collect revenue to build parking stock and talking about a parking garage that is 200 spaces on the Baptist Church lot, but right now without a parking garage there are 218 spaces on that property. Mr. Ironsmith explained leaving that lot as is would mean the loss of the opportunity for property taxes if that property is developed; it is not just a matter of the number of spaces. Mr. Rice commented it is an option to leave that lot as surface parking indefinitely; however, the tax value would be zero, so with a \$10 or \$15 million project on the property that was private it would be up to \$100,000 in revenue. Commissioner Freaney commented she was not suggesting that does not make sense; however, when talking about the total inventory and the need, because the City does control the timing of that, it does provide some play as to how the city's options can time out. Mr. Ironsmith agreed that lot provides flexibility with timing along with the Gateway not being developed and the east end being a little slower, it has tempered that urgency.

Mr. Rice commented those are key decision points that when the Gateway gets a development agreement and when a decision is made on the First Baptist lot is the time to consider a second garage. When this was first discussed the thought was that the Gateway was imminent, there was an RFP out on the First Baptist lot and it looked like the east portion of the

downtown was going to take on the characteristics of the center and the west; therefore, it was a big concern which that pressure is off to a degree until those decisions are made.

Vice-Mayor Kynes commented we do not know how long that decision is off, so what is being done is fluid and made the best decisions based on development in the Gateway and the First Baptist site and Ocean Optics; there is still development going on and it is the best decision that can be made at the time and how much the city is trying to provide of parking stock.

Mr. Rice commented it is also building a fund balance that as it goes up each year, even if it is not as fast as originally thought, it is a good thing to not have to borrow \$6 million, just \$4.5 million from the financial perspective.

Mr. Ironsmith commented in addition to parking supply the issue is parking management, getting the right people to the right places, some of which has already been achieved. Also, a parking structure is a 3-year process for a dedicated funding stream, design and construction.

Vice-Mayor Kynes asked if the Penny is passed and then the City puts in a \$5 million request for a parking garage as a way to handle this, there are other requests that were also going to use the Penny. Mr. Ciarro explained they are doing an exercise at the staff level right now regarding the next Penny and pulling together from staff perspective the major capital projects to be considered for the next decade, so yes, there are many priorities out there without a \$5 million garage, but there will be discussion about that as well as the other projects.

Commissioner Gracy inquired about the Penny priority list and Mr. Ciarro advised there is a Listening Session scheduled for February 20th at the Dunedin Public Library and a Workshop in March at which staff will present what they have from public input along with staff recommendations and in April the commission will be stating the city's priority for the next Penny.

Residential Permit Program

Mr. Rice advised as heard from the Listening Session the recommendation is for any block along the streets included would like to opt out, to submit a 51% petition to be presented to the city commission.

Mayor Bujalski referred to the map and asked if staff felt this was the simplest version of the program within the financial model trying to be achieved. Mr. Rice noted it is also based on the demand seen.

Mayor Bujalski asked what the thoughts are on communicating the changes to the public. Mr. Ironsmith commented staff would have to look at the public relations aspect, television, Facebook, maps, brochures and staff is open to any ideas to help get the word out.

Mayor Bujalski expressed concern regarding the current confusion and making a big change although agreed changes must be made.

Mr. Rice noted the east and west areas are identical to the way it is today except for dropping time limits which is an attempt to help merchants on the west, the Windlasses and employees.

Mayor Bujalski commented people will go to the east and to the west ends and not deal with the middle and that would be the unintended consequence. She asked if there was discussion of just free during the day and paid at night and on the weekends everywhere. Mr. Rice explained Finance Director Ciarro ran the entire model and that would get to the point of there being no reason for a paid system.

Mayor Bujalski asked how the city will know it is employees with a pass parking in the Marina.

Mr. Rice stated their license plate will be registered.

Mayor Bujalski asked if the commission wanted to make any of the recommended changes tonight or wait until after the Listening Sessions and then go over each change individually.

Mr. Ironsmith reviewed the changes:

Station Square remains free. (Douglas/Scotland lot)

No Resident Pass

The east and west ends are free Monday – Friday to 6:00 p.m. and are paid after 6:00 p.m. and on weekends.

One rate of \$1.50

Unlimited timeframe

Improve the Bushnell and Station Square parking lots.

Employee Pass at \$15.00 a month paid on a quarterly basis at \$45.00 a quarter.

Opt out of the Residential Permit Program

Attendant at the First Baptist lot during special events

Public Comment

Larri Gerson of 1310 Overcash Drive made the following points:

The citizens were first told there was not enough parking available, merchants needed turnover, there would be paid parking only on Main Street, and the income formula was 90% paid parking vs. 10% parking based on collecting fees and fines all day. This is all different than what is being said today.

The real facts are:

The numbers in these reports are based on fiction like the imaginary parking fines not written or collected which Finance Director Ciurro talked about and saying that BP and CRA funds are actually parking revenue so residents are feeding the meters and paying for parking.

So far the City has spent over \$1 million that could have been spent on a city garage or other infrastructure; that is not including the \$2.9 million BP money going to the Joe Kokolakis garage.

Many Dunedin residents have spoken in opposition to paid.

She is here to represent their voices and express all of their opinions to not let this parking management system destroy downtown and drain money from other important priorities. It is time to end the pilot program now and stop feeding misinformation about a program that does not work.

She stated information regarding people who opposed or wanted to modify the parking in Downtown at the Parking Committee on January 4th, Dunedin Now and nextdoor.com.

Dennis McGreen of 1689 Hamilton Court commented:

He attended the January 4th meeting at the Hale Center and the overwhelming majority there was opposed to paid parking.

The surveys posted on the agenda today show almost every one opposed.

His recommendation is to have a referendum to find out what the people of Dunedin think.

A few concessions were offered; however, he suggested the paid parking has to be eliminated.

Deborah Sheldon of 598 Baywood Drive South commented:

As a mom she does not have time to think about where she can park so she finds herself going somewhere else where she can just get in and out.

From professional observations it is important to get the full view of the data instead of percentages; what she saw was not clear; there is a bigger story. Also the design is filled with waste.

From the cost perspective, staff who works the baseball games are paid minimum wage and cannot park down there and have to find someplace else to park.

This is a pilot and pilots are meant to identify failure and failing fast is a good thing.

She suggested doing something about the cars.

Cathy Greenwood of 2239 Watrous Drive read from a prepared statement (attached and made a part of the record):

She and other residents and shop owners have implored you to stop the irreparable damage being done to our downtown small business owners.

She discussed other ways in which the city could save or get the money to purchase a new parking garage.

She provided information on the losses of profit the shop owners are experiencing and one shop owner she spoke to is searching to relocate. In another shop we saw a customer who had just left, smiling over her purchase, only to storm back in a few minutes later because she received a ticket; stated she'd never come back to Dunedin.

When mentioned to the merchants we visited that the city had heard from the Downtown Merchants Association that their merchants were in favor of implementing the paid parking program, every shop worker/owner said that they had never been asked for input by the DDMA. In addition, merchants said that they had never been visited or queried about the paid parking program by any city staff or commissioners before or during implementation.

Ken Giesow of 1476 Santa Monica Drive, a resident of 40 years loves Dunedin. He stated his opposition to some major changes in the downtown area that never should have been allowed in his opinion. He believes the parking meters have had great negative effect on the downtown and it is time for them to be removed and another solution for revenue be found.

Dan Robison, Chair of Board for the Dunedin Chamber of Commerce at 301 Main Street stated:

They understand the overriding need for a parking management plan in Dunedin; they believe the case that has made to them because it makes sense with what they see around them. With the addition of new venues the already awesome downtown will get better, but that means more people needing to get to and park in the downtown area.

They believe simplification should be the means used when evaluating the current parking management program. 100% agreement on all points of this plan among all parties

involved will never happen; however, the greatest gain in agreement could be realized by simplification to all aspects of the program.

The Chamber wants to be a partner in solving this issue.

Karen Guttenplan of 2246 Harborview Drive decided not to speak since most everything she had to say had already been addressed.

Jim Riley of 2220 Watrous Drive stated:

His plan was to address the financial statement and its alternative facts; however, was told all would be revealed at the commission meeting, but he has never been able to get all the information requested. He knew something would be presented to distract from the reality that paid parking is a complete disaster.

At the Hale Center a majority of residents expressed the system was not working and should be discontinued and hundreds attending clapped and showed their approval. Plus the city survey was 100% negative.

Their group hears different things from business owners than what City staff is telling the public.

It is an alternate fact when the Downtown Dunedin Merchants' Association said they represent the downtown businesses.

The financial statement presented tonight indicates more revenue is supposed to be made from fewer hours to pay the enormous cost of this already financially challenged system.

Tweaking the system is not going to fix the core issues so admit this needs to be dismantled and hope Delightful Dunedin has not already been destroyed.

Marcia Sutton of 1195 Ford Lane commented on the residents who support the town, but not paid parking which they believe to be hurting the shops. She stated:

She and many of her friends' frequent downtown still and never paid to park; she will not pay to park. She pointed out she is not boycotting downtown, just paid parking.

Tonight she heard \$3,000 in tickets had been handed out which is 100 people impacted by the paid parking that most likely will not be back and are telling their friends not to come.

Tonight she also heard the average time is less than 2 hours and questioned why they are not staying 3, 4 or 5 hours having lunch, shopping, going for the sunset.

Save our shops and stop paid parking.

Gennaro Diana of 1160 Palm Boulevard stated:

A couple of years ago their group met with the City and talked about paid parking. His question was, if turnover is a reason, then why is there a free parking lot by the Marina that will only encourage people to park and take the trolley and stay?

It is a total fallacy that there is a boycott of downtown, they support the people, merchants and shops; however, nobody wants to pay for parking.

Parkeon is here to make money and whether or not Dunedin makes a profit does not matter; however, residents want to see Dunedin thrive which it is not with paid parking in the center of town.

He asked the Commission to do the right thing and remove paid parking.

Elena Levine of 936 Virginia Street made the following points:

Her notes from the Hale Center meeting indicated 30 of 31 speakers were vehemently opposed to paid parking.

She has only gone to a restaurant in downtown once since December and she walked from Weaver Park because parking was so confusing and does not work with her phone.

Her concern tonight is regarding the finances.

What is going to happen for special events?

She suggested asking the residents how they want to pay for what they want to do. There must be other options including just calling it a tax.

The program is not working.

Andy McCullins of 1481 Gladys Circle stated she is totally against paid parking which is not working. Unless she can park for free, she leaves downtown. She stated this has been a horrible experience. She pointed out the map distributed tonight misspelled Dunedin.

Daniel O'Neal of 701 Wilkie Street stated:

In terms of development that is going to increase revenue when they come in and it is common practice for commercial developments to provide parking per square footage or pay into the Parking Bank. He has heard a parking garage is approximately \$25,000 per space, but the Parking Bank is assessing \$8,000 per space. The fee should be \$25,000 per space.

Paid parking and building projects incompatible with the downtown core are killing the quaint downtown everyone loves and envies.

He urged the commission to end the pilot program.

Paul Magnie of 2324 Burnley Court, a 20-year resident, commented:

Paid parking and the comparison to other larger communities does not make sense. Dunedin is not a destination and there is confusion about what Dunedin is.

There is concern regarding the tourists being upset about the parking; but as a resident, he is here two or three times a week. From where he lives he can go ten minutes in either direction and not have to pay for parking and has not been in downtown over the past two months.

Linda Medeiros of 2368 Mangrum Drive submitted a written statement and read it into the record leaving out the names. The statement discussed:

Transparency in local government and felt this parking situation has not been transparent. The Hale Center meeting was open to everyone but not recorded, and the minutes were only made available in the past few days. The DDMA and the Marina meetings were closed to the general public, and to his knowledge their minutes are not available to the public. However, their opinions weigh heavily in the decision making.

She found it troubling that when she emailed Mr. Hutchens and cc'd Mayor Bujalski with questions relevant to expenses for the parking management system, Mr. Hutchens replied some answers could be found in previous minutes and the rest he did not know the answers to. She tried to find those old minutes but had no luck. However, came across meeting minutes from the Development Review Committee. She didn't know the DRC

existed and was shocked at what she read. She discovered there are a number of ways a developer can get around having to provide enough parking. She tried to look up this information on our website but was unable to find it. This concerned her.

She would like to see better transparency in our city government. Citizens should be given better guidance when asking questions; what shouldn't happen is to be left feeling that you are bothering someone when you are just trying to be an informed, responsible citizen.

Tonight she asked to please follow through on your promises to make this city government more transparent by improving communication and making information more accessible.

Stacy Rush of 659 Jacaranda Street commented on she and her husband frequenting downtown each week and stated:

At the beginning of the parking discussions it was told residents would have free parking and there would be plenty of parking for golf carts. There are only 6 golf cart spaces. Golf carts have stickers and she was unaware that number should be put in the parking computer.

She has a lot of other questions regarding the math on the ad valorem taxes.

She mentioned residents or going elsewhere or are not coming to downtown in vehicles and that's why the meters on the west side are not getting and money.

Paul Magnie who spoke earlier came back into the meeting to advise he had received a parking citation.

Bunny Dutton of 239 Florida Avenue a lifetime resident of Dunedin stated she is not in favor of the paid parking and did not realize it was supposed to be a revenue stream. She understands there is a parking problem; however, parking meters are not Dunedin. She probably has a ticket as well because at the parking meter she tried two different credit cards and it said both were invalid, so she put in what change she had.

Linda Burke of 2174 Evans Road stated she has only lived here four years and fell in love with this city. She has spent thousands of dollars in the shops and restaurants, but since paid parking her family and friends are not coming to shop, they can go to Safety Harbor, not pay to park and shop in the same type of shops. She noted there are people on the dais that residents voted in to replace those who voted in favor of paid parking.

Elizabeth Moulin of 2290 Demaret Drive representing the Newcomers Club of Greater Dunedin had to leave the meeting and submitted a written statement to the City Clerk. Attached to and made a part of these minutes.

With no one else wishing to speak, public comment was closed.

Mayor Bujalski asked inquired if there were any recommended changes to the Parking Management Program any of the commissioners wished to discuss or implement at this time.

Commissioner Gracy explained her concerns for just being provided this information; though she favored as many improvements as the commission feels should be done; however, did not have a good feeling about the time table. She noted this issue is on the agenda for the next commission meeting.

Mayor Bujalski noted after tonight's discussion the item on the next agenda probably will not happen since staff has suggested another Listening Session.

Commissioner Gracy would like to hear staff recommendation on 2.0 and their expectations from the commission.

Mr. Rice advised staff would like more public input through the Listening Sessions.

Mayor Bujalski stated she thought there would be some decisions made tonight and is disappointed decisions cannot be made tonight. She always wants input and if this had not been a decision making meeting, she would have thought this was a workshop.

Commissioner Freaney commented if the commission determines to continue with the pilot program, there is a sense of urgency for simplification and the issues everyone is in agreement on. Some changes that need to be made are clear including removing the time limit.

Commissioner Freaney made the motion and Commissioner Gracy seconded the motion to remove the time limits on the paid parking program; however, Mayor Bujalski suggested hearing from everyone on the commission before making a motion.

Vice Mayor Kynes commented:

The biggest issue with the entire parking management system was the communication strategy.

How this got rolled out and communicated to all residents and all visitors has been a very big issue.

Something that has never reached a concrete decision among everyone, merchants, residents, visitors is what the benefit to everyone is.

The bottom line is how to come to a common core understanding of the benefit.

She did not totally want to flip over to something else this time without being absolutely sure about communicating to everyone but to do something in a measured sequence with a common core of belief. She wanted to be able to think about this and communicate and vet this before starting to flip around.

Commissioner Tornga stated he was hoping to make decisions tonight on some of the basic elements which in his opinion are everything on the plan presented. One of the two specific items he had written down has been covered sufficiently, communication. It could be played with for the next three months and not come up with a better solution than presented in relation to what there is today. He would make that motion.

When Commissioner Freaney noted she thought there was already a motion on the floor Mayor Bujalski discussed with Commissioner Gracy she thought her earlier statement was about supporting the concept Commissioner Freaney voiced, and not an official motion.

Commissioner Gracy commented on her respect for the position of Vice-Mayor Kynes in consideration of the commission just being handed this recommendation. She stated:

If there is a vote tonight there is still time to think about it over the next week because it needs to be put in resolution form for the following meeting.

In consideration of the comments and emails this has to be changed right away and be accepted during this trial period; come together somehow. She would support this tonight to make the changes as soon as possible with the strong expectation of more Listening Sessions with the public, Downtown Merchants and reaction from the Marina.

She also had no idea how to get more parking stock and would like for someone to show an alternative source. She did not know how to get the turnover needed without making it a monetary issue; it won't happen by just asking nicely.

Jolley Trolley drivers have told her many times they tell people they can park down here as long as they want, before paid parking.

She continues to talk with Mr. Ironsmith about parking supply numbers and continues to look at car storage being tied to land development and the land is being lost.

Commissioner Freaney commented:

She understands where it is now because there is a lot of budget pressure about how to pay for everything we want. Looking at the alternatives and if more parking stock is absolutely needed taxes could be raised, but there are pressures with that including the sheriff not renewing their lease and that is \$200,000 and the Golf Club is going to be coming to the city for help for \$300,000.

The obvious place for her is the Penny and on February 20th there will be a Penny Prioritization and see how that plays out and the public needs to be part of that with lots of projects, streets, sidewalks and so forth and the Penny will be voted on November 2017.

She has never been a proponent of paid parking; however, respects' being in a pilot period and a lot of money has been put into seeing if it will work. Many communities have done a trial, pulled them out and then put them back in and it seems responsible to see if this can tweak, play out and make sense.

There are some issues and she has concerns as to whether it will be viable and get that much money for all the aggravation and as much as people do not like it, but at the same time we work hard to do the Penny Prioritization and see what some of the other avenues are.

The city controls the destiny of the Baptist church lot which actually has more spaces than a garage would have.

Her recommendations include, make obvious adjustments and go to resolution; vet significant adjustments and bring it back; continue through the next quarter, do the Penny Prioritization and long term budget forecast and if the public does that with the commission they will understand what the trade-offs are and make a decision as a community.

Vice-Mayor Kynes stated she believes in the simplification, but questioned how this is going to be rolled out and was not sure about going forward with all six recommendations without a chance to think about it.

MOTION: Motion was made by Commissioner Tornga and seconded by Commissioner Gracy to support staff recommendations for Version 2.1.

Mayor Bujalski made the following comments:

In response to Ms. Medeiros she voted against paid parking and she stated she felt terrible for Paul Magnie who got a parking ticket. She has voted against paid parking consistently for a reason. As Mayor she is trying to support where the city chooses to go; that is her role.

The Community Redevelopment District was renewed by the county and one of the major reasons was to assist the city pay for a garage. The CRA Fund, the extra tax dollars the

city receives from the county is supposed to help pay for a garage. She was fearful, if the CRA money is not used and look for the silver bullet in paid parking that the county is going to say the city did not follow through and pull the CRA which County Commissioner Dave Eggers has said to her a hundred times in the last three months and he is a Dunedin former mayor and county commissioner.

Finance Director Ciarro provided information on funding. She would like to see a funding analysis. She did not think there is a silver magic bullet that will fund the parking needs and that it will come from multiple places. Paid parking should not be looked at as the silver bullet. She would like to see, between now and the end of the next quarter, a funding analysis and recommendation of how it can be done, how it can be done without paid parking or with minimal paid parking to build the garage.

The Parking Bank needs to be reviewed; there must be balance.

Between now and the next quarter the components she has mentioned need to be looked at holistically, including giving long-term people a place to park if that is what is needed and not complain about them being here.

She was concerned about seeing the community in turmoil and did not think \$400,000 a year is worth it. She agreed now we are in it and to pull it today would not be financially responsible without a full funding analysis to make an educated and professional decision on behalf of the residents because it is their money.

She would support the changes because of the outcry heard in support of them. She was disappointed that tonight is the first time she has seen the map presented and how could she make such an important community decision without the opportunity to study it. Also, residents should not have been asked to come speak on something they had not seen. Staffing was due last Friday and if there were meetings there could have been a starred sheet, but not a brand new map like this.

She agreed communication is going to be key and was concerned about all these changes and that people will be overwhelmed and confused and even angrier, but that should not stop the change, just do a better job of communicating.

She noted the thought City Attorney Trask was hearing from the commission was requesting the resolution changes or whatever was necessary on the next meeting so staff can get moving on it.

The parking issue is an ongoing saga and there is nothing more she would like to do than say, rip it out right now, but that is not responsible.

Commissioner Tornga clarified his motion included:

One fee when there is a fee being charged.

Everything according to the map presented showing the locations, fees and timing.

No time limits

Increased signage when necessary for complete understanding and have a focused plan for communication.

Implement the changes as quickly as possible.

Some administrative issues will have to be amended in the resolution

Commissioner Freaney added:

Improve the free lots
Employee \$45.00 quarterly fee
Residential Permit Program opt out

Mr. Ironsmith added the attendant for the Baptist lot for special events.

Vice-Mayor Kynes added:

East/West free with no time limits 10:00 a.m. to 6:00 p.m.
Station Square remains free

Mr. Rice questioned the components going into effect the day after the resolution is adopted and Mayor Bujalski stated staff needs to tell the commission what they can do in terms of time.

City Attorney Trask explained the resolution he will prepare will have a blank to be filled in for the effective date or it will be effective upon adoption.

VOTE: Motion carried 4 – 1 with Commissioners Freaney, Gracy, Tornga and Mayor Bujalski voting aye. Voting nay: Vice-Mayor Kynes.

Mayor Bujalski determined there was consensus for staff to bring back for the 2nd Quarter Report the Financial Analysis as she described and the Parking Bank Analysis.

City Attorney Trask advised regarding this motion it will come back in one resolution.

The commissioners and the mayor commended staff for their hard work. Mayor Bujalski reiterated the need for support staff in certain areas which is an issue that cannot wait for discussion in order not to overload staff with more big issues coming.

NEW BUSINESS

APPROVE THE MINUTES for the January 12, 2017 Regular Commission Meeting.

Commissioner Tornga explained his confusion brought about by several documents he received today. He had made a motion which was not accepted to wait six days to the workshop for discussion of the rules and regulations in order to have a comprehensive look and define various terms. He also included increasing the communication from residents and stakeholders to the commission where they had time to do it and not be concerned about the format of the commission meeting. He wanted to question this in case there was a desire which would have to be at this meeting for a recall of the motion that was made after his and that is in conjunction with the agenda he received that says Work Session at the top and normally there are not decisions at work sessions.

Mayor Bujalski inquired how this is in relation to the minutes and if he was proposing to amend the minutes, because that is what this item is that was pulled from the Consent Agenda.

Commissioner Tornga explained he was confused because in the minutes it states: Motion was made by Commissioner Freaney and seconded by Vice-Mayor Kynes to adopt the revised commission meeting agenda formats. He has a format here and he is not sure it is what the commission really wanted.

Mayor Bujalski stated it is what the commission approved.

Commissioner Tornga noted it is a Work Session and at work sessions do you make decisions, this goes on with the Revised Proposed Agenda. He suggested the Work Session needs to be defined. He thought what was done was to implement simply two commission meetings instead of one commission meeting, a commission meeting on Tuesday and a commission

meeting on Thursday and take what was the Agenda Review Session and make it a small piece and the rest is adding literally another meeting and increasing citizen input.

MOTION: Motion was made by Commissioner Gracy and seconded by Vice-Mayor Kynes to approve the minutes for the January 12, 2017 Regular Commission Meeting.

VOTE: Motion carried 4 – 1 with Commissioner Tornga dissenting.

1. BUDGET AMENDMENT

a. RESOLUTION 17-03, FY 2016 Carryover Budget Amendment

City Attorney Trask read Resolution 17-03 by title only.

MOTION: Motion was made by Commissioner Gracy and seconded by Commissioner Freaney to adopt Resolution 17-03.

Finance Director Ciurro advised:

This budget amendment relates to the last remnants of FY2016.

It relates to the outstanding encumbrances or outstanding purchase orders already committed to from FY2016 that have not been completed and approval to carry forward to FY2017.

The resolution also appropriates carry-forward for several project budgets that were passed through the FY2016/2017 budget process that had not been completed.

The encumbrance balances looking to be carried forward are \$10,548,971.00.

The project budgets looking to carry forward are \$4,516,721.

The total is \$15,065,692.

Budget Manager Allison Broihier reviewed the commission direction that in order to carry something forward it had to meet the test of a Capital Improvement Project associated with it and/or that the commission had previously given explicit direction that could be referenced in meeting minutes to unused budget dollars for a specific purpose.

Ms. Broihier advised Exhibit A itemizes the Encumbrances being carried forward which will not be covered as they were either previously approved by the commission if over the \$25,000 threshold or were approved administratively if they were under the threshold.

Budget Director Broihier highlighted the projects where balances encumbered are higher than \$200,000:

Water & Wastewater Fund

Water Treatment Plant Membrane Treatment System - \$745,000

Wastewater Treatment Plant Denite Filter Rehab - \$746,848

Fleet Fund

FY16 Fleet Replacements not yet purchased - \$387,157

VOTE: Motion carried with Commissioners Kynes, Tornga, Freaney, Gracy and Mayor Bujalski voting aye. Voting nay: None.

2. BIDS/CONTRACTS/AGREEMENTS

a. 465 MAIN STREET (above Flanagan's Irish Pub) REVOCABLE LICENSE AND INDEMNIFICATION AGREEMENT

Planning and Development Director Rice advised:

Erin Henson the new owner of the building was present.

The new owners have rehabbed the second floor and are looking to add an enhancement of an artistic balcony.

Since the proposed balcony extends over the City's right-of-way, it requires the agreement.

Staff recommends approval.

MOTION: Motion was made by Commissioner Gracy and seconded by Commissioner Freaney to approve the 465 Main Street Revocable License and Indemnification Agreement.

Commissioner Tornga noted the staffing went over the agreement in detail and it looks great.

VOTE: Motion carried unanimously.

3. CITY CLERK'S UPDATE - None.

4. INTERIM CITY MANAGER'S UPDATE

The *Manager's Update* is part of the official file, available at City Hall and on the City's website.

5. LEGAL UPDATE - None.

6. COMMISSION DISCUSSION

Vice-Mayor Kynes commented it was very interesting that Marilyn Crotty spoke regarding whether you need to use your public figure for any kind of social media context or whether to use just a Facebook or whether everything perhaps needs to be funneled to a speak out button or whatever it is directly to the City website. She spoke to that at the Commission retreat and she would like to follow up on that noting there is emerging law in that area and how can we learn about that. Vice-Mayor Kynes suggested bringing someone in to talk to the commission, staff and employees on the emerging social media.

Commissioner Gracy noted a Social Media Policy was recommended.

Mayor Bujalski noted Communications Director King had recommended some things also for the commission and asked how that, the memo from City Attorney Trask and a policy work together.

Interim City Manager Hutchens commented she was interested in archiving.

Commissioner Tornga recalled Marilyn Crotty recommended a specific attorney.

Mayor Bujalski referenced the 10-page email she sent regarding the Blue Jays and determined the commissioners had no questions at this time.

Commissioner Freaney noted the February 2, 2017 commission meeting will begin at 6:00 p.m. and inquired how that would be communicated to the public and suggested various ways including the community section of the newspaper and social media. Mr. Hutchens advised he mentioned that in the announcements.

7. COMMISSION COMMENTS - None
8. APPROVE THE PROPOSED AGENDAS for the:
 - a. January 31, 2017 Work Session.
 - b. February 2, 2017 Regular Meeting.

Mayor Bujalski asked if City Attorney Trask could have the resolution prepared for the Rules and Regulations for the February 2, 2017 regular meeting and suggested it would be okay to be a starred item to give him time to prepare. He explained it is more complicated than expected and probably could not be prepared by that time.

Commissioner Gracy clarified with Mr. Hutchens the item for the February 2, 2017 regular meeting regarding the city manager was on that agenda in error and Human Resources is working on it; however, would not be prepared for that meeting.

Mayor Bujalski suggested the Downtown Parking Resolution be right after Public Hearings in case there is a lot of public comment on that item again.

City Clerk Kirkpatrick inquired regarding the CRA Meeting to be announced and Mayor Bujalski suggested moving it to another meeting other than February 16, 2017.

MOTION: Motion was made by Commissioner Gracy and seconded by Commissioner Freaney to approve the revised proposed agendas for the January 31, 2017 Work Session and the February 2, 2017 Regular Meeting.

VOTE: Motion carried unanimously.

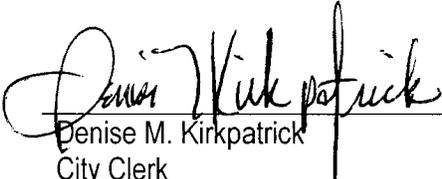
The meeting adjourned at 11:06 p.m.

NOTE: The meeting 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