

DUNEDIN, FLORIDA
MINUTES OF THE CITY COMMISSION REGULAR MEETING
MARCH 3, 2016
6:30 P.M.

PRESENT:

City Commission: Mayor Julie Ward Bujalski, Vice-Mayor Bruce Livingston, Commissioners Heather Gracy, Deborah Kynes, and John Tornga

Also Present: Interim City Manager Doug Hutchens, City Attorney Thomas J. Trask, City Clerk Denise M. Kirkpatrick, Communications Director Courtney King, Communications Senior Technical Assistant Justin Catacchio, Director of Planning and Development Gregory Rice, CRA/Director of Housing and Economic Development Bob Ironsmith, Director of Parks and Recreation Vince Gizzi, Library Director Phyllis Gorshe and approximately twenty-two people.

The press was represented by the Tampa Bay Newspapers Executive Editor Tom Germond.

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Bujalski announced if anyone in the audience was in attendance for Public Hearing item numbers 2 and/or 3; there were requests to postpone them to March 16, 2016.

PRESENTATIONS

1. RELAY FOR LIFE – PAINT DUNEDIN PURPLE WEEK PROCLAMATION

Vice-Mayor Livingston read a proclamation declaring the week of April 4, 2016 as **Paint Dunedin Purple Week** and encouraged all citizens to help finish the fight against cancer by participating in the American Cancer Society Relay for Life event at Highlander Park, 1920 Pinehurst Road in Dunedin on April 8, 2016.

Paint the Town Purple Event Leader Monty Seidler and Luminaria Chair Kristin Heermann accepted the proclamation and thanked the City for the recognition.

Mr. Seidler especially thanked the Parks & Recreation Department and all other City services assisting in the Relay for Life this year.

2. TEACHER APPRECIATION DAY PROCLAMATION - March 19, 2015

Commissioner Gracy read a proclamation declaring Monday, March 14, 2016 as **TEACHER APPRECIATION DAY** in Dunedin and called upon the community to express gratitude to the teachers among us.

Anna Stearns of the Dunedin Chamber Cultural & Educational Foundation, Lynn Wargo of the Dunedin Chamber of Commerce and Library Director Phyllis Gorshe were present to accept the proclamation.

Ms. Stearns on behalf of the Foundation expressed appreciation for the recognition of the 32nd Annual Teacher's Appreciation Breakfast in Dunedin. Ms. Gorshe advised at the breakfast the Mayor's Top Apple Award and City School Awards will be awarded.

ANNOUNCEMENTS

The Commission, at its December 3, 2015 regular meeting, rescheduled the Thursday, March 17, 2016 meeting to Wednesday, March 16, 2016.

CITIZEN INPUT

Dennis Mc Green of 1689 Hamilton Court voiced his disappointment that the City chose not to purchase the Harris Tract or the Our Lady of Lourdes property at the last meeting and made the following points.

He stated the item was almost not heard until Parks & Recreation Director Gizzi advised the City only had 45 days to decide whether to bid. Staff recommended not purchasing the properties due to the expense and the purchase did not fit into the short or long term strategic plan.

He disagreed with the recommendation noting the strategic plan was completed last May and the sale of these properties was just announced and there should be flexibility to adapt the strategic plan to new circumstances.

There seems to be no concrete plan for the Our Lady of Lourdes tract. He wanted to hear more about what the Commission meant by not giving up on the property and questioned if the City is negotiating a lower price, committed to saving the property from development.

He listed reasons why Hammock Park is a valuable piece of property. Gouging out a large section of that natural beauty would be a crime, please do not let it happen.

John Medeiros of 2368 Mangrum Drive commented on using BP money for a private development and changing zoning laws. He made the following points:

Despite the many residents who were in opposition of using public money to subsidize the private enterprise, the Commission voted to turn over \$1.92 million to help fund the mixed-use parking garage in the downtown. Taxpayer money will be used to pay the first 3 of the 20 year lease on the garage and the following years will cost the taxpayers \$134,000 per year; at the end of 20 years the owner will have sole possession of the garage.

The west side of the building will stand 10 feet from the Pinellas Trail. Zoning regulations have been changed to accommodate the size of this building.

Additionally the Commission decided to sell the parking lot next door on Monroe Street with 25 spaces to Mr. Kokolakis for \$400,000 payable in installments of \$32,000 per year. He was very concerned the access is immediately adjacent to the crossing of the Pinellas Trail; there have already been incidents involving motorists and people using the Trail and this will only increase the potential for accidents.

Taxpayer money should be used to benefit all city taxpayers. He asked the Commission to consider who will really benefit from this project; certainly not the average resident. City staff and the Commission have indicated the parking garage is necessary for the downtown because it will provide a revenue stream, but what about the residents who do not have a vested interest in the garage or the imposing building.

Mr. Medeiros advised he had a second page and Mayor Bujalski suggested he make those comments during the discussion of the parking garage. Mr. Medeiros wrapped up his current comments with the figures pertaining to the garage apartment building on Douglas. Also, a

refresh on the current figures pertaining to \$153,000 severance pay for the dismissal of the City Manager; \$101,400 consulting fee; \$15,000 to augment the salary of the Deputy City Manager. In total the cost to taxpayers is over \$4 million.

CONSENT AGENDA

- 1. APPROVE THE MINUTES** for the regular Commission meeting of February 18, 2016.
- 2. DONATION OF \$4,341.31 TO THE DUNEDIN BOAT CLUB**
- 3. BOARDS AND COMMITTEES**
 - a. DUNEDIN CODE ENFORCEMENT BOARD**, Appoint applicant David Pauley as an alternate member to finish a three year term that expires September 2017.
 - b. DUNEDIN HOUSING AUTHORITY**, Appoint applicant Peter Costanza as a member for a four year term that expires February 2020.
 - c. EDGEWATER DRIVE ADVISORY COMMITTEE**, Reappoint regular members Tony Beneri and Charlotte Ford Abington and alternate member Jennifer Barry for another three year term that expires March 2019; appoint alternate member Debra Flynn to regular membership for a three year term that expires March 2019.
 - d. HAMMOCK ADVISORY COMMITTEE**, Reappoint regular members Steve Fasnacht and James Polgar to another three year term that expires March 2019; appoint alternate member Elizabeth Grant to regular membership to finish a three year term that expires March 2019 and appoint applicant Dr. Casey Price as a regular member to finish a three year term that expires March 2018.
 - e. LIBRARY ADVISORY COMMITTEE**, Reappoint regular members Janice DiCandilo, Bunny Dutton and Margaret DeLargy to another three year term that expires March 2019.
 - f. PARKS AND RECREATION ADVISORY COMMITTEE**, Appoint alternate member Greg Martin to regular membership to finish a three year term that expires July 2016.
 - g. STORMWATER ADVISORY COMMITTEE**, Appoint applicant Matthew Werhner to finish a three year term that expires June 2018.
- 4. AWARD A CONTRACT TO MUNICIPAL CODE CORPORATION FOR THE PRINTING AND MAILING OF UTILITY BILLS IN THE ESTIMATED AMOUNT OF \$96,228.**

MOTION: Motion was made by Commissioner Kynes and seconded by Vice-Mayor Livingston to approve the Consent Agenda as presented.

VOTE: Motion carried unanimously.

OLD BUSINESS

- 1. SECOND AMENDMENT TO THE DUNEDIN GOLF CLUB LICENSE AGREEMENT**

MOTION: Motion was made by Commissioner Gracy and seconded by Vice-Mayor Livingston to table this item.

VOTE: Motion carried unanimously.

NEW BUSINESS

1. BIDS/CONTRACTS/AGREEMENTS

a. CR 1 VALVE REPLACEMENT PROJECT AWARD TO ROWLAND, INC.

Public Works and Utilities Director/City Engineer Jorge Quintas advised:

The contract is to perform various improvements to the water mains located near County Road 1 and Main Street.

The project is funded out of the Water & Sewer Utility Fund currently at \$449,880.

Staff will be requesting appropriation of an additional \$195,703 from unobligated fund balance via a budget amendment to be brought to the Commission in April to fund the balance of the work.

He reviewed the bidding process and subsequent withdrawal of the low bidder and recommendation for the second low bidder.

Vice-Mayor Livingston expressed concern regarding reserves in the fund dropping below policy. Mr. Quintas advised the reserves will remain above the minimum required.

In response to a question from Commissioner Gracy, Mr. Quintas explained City Attorney Trask worked with the Purchasing Department to prepare a document for the previous low bidder who withdrew and had them sign acknowledging the error in their bid and they will not bid again on City work for one year.

MOTION: Motion was made by Commissioner Tornga and seconded by Commissioner Kynes to award a contract to Rowland, Inc. of Pinellas Park, FL in the amount of \$645,582.70.

VOTE: Motion carried with unanimously.

3. * STARRED ITEM *** REASSIGN THE RIGHT-OF-WAY USE AGREEMENT FOR 799 HIGHLAND AVENUE FROM PENSARE, INC. TO KEENE CUISINE, LLC.**

MOTION: Motion was made by Vice-Mayor Livingston and seconded by Commissioner Kynes to place this item on the agenda.

VOTE: Motion carried unanimously.

Planning & Development Director Rice advised that Michel Rey, the owner of the building at the subject property has requested to transfer the right-of-way use agreement to a new entity.

MOTION: Motion was made by Commissioner Kynes and seconded by Commissioner Tornga to reassign the right-of-way use agreement.

VOTE: Motion carried unanimously.

4. CITY CLERK'S UPDATE

City Clerk Kirkpatrick advised that two items on the March 16 proposed agenda need to be addressed at a Community Redevelopment Agency (CRA) meeting. The two items are:

Continuance Discussion of the Community Redevelopment Agency Advisory Committee

Community Redevelopment Agency Advisory Committee appointments

Ms. Kirkpatrick asked if the Commission would consider conducting a Special CRA meeting on Wednesday, March 16th at 6:15 p.m. The Commission agreed to the request and Ms. Kirkpatrick distributed an agenda reflecting such meeting.

5. INTERIM CITY MANAGER'S UPDATE

Interim City Manager Hutchens inquired if the Commission would like to consider rescheduling the May 5, 2016 Commission meeting since it falls on Cinco Di Mayo. The Commission agreed to the request and rescheduled the May 5th Commission meeting to Tuesday, May 3, 2016.

PUBLIC HEARINGS

- 1. SECOND READING OF ORDINANCES 15-44 AND 16-02 FOR APPLICATION DEV-S/D 15-63.00 – DUNEDIN LOFTS** – Request for Development Agreement per 104-33 of the LDC, Preliminary Conceptual Review followed by Final Design Review per Section 104-24.4 of the LDC, and Parkland Dedication (LDO) per Section 104-26 of the LDC. Property located at 940 and 966 Douglas Avenue. Parcel Numbers 27-28-15-23058-018-0010 and 27-28-15-23076-013-0051. Owner/Applicant/Representative: 203 N. Marion Street, LLC / Joseph J. Kokolakis
Ordinance 15-44 (Development Agreement)

City Attorney Trask read Ordinance 15-44 by title only.

MOTION: Motion was made by Commissioner Tornga and seconded by Vice-Mayor Livingston to adopt Ordinance 15-44.

CRA/Director of Housing and Economic Development Director Bob Ironsmith advised:

The development agreement represents a \$15 million project with significant economic impact coming to the city as a result of both the apartments and the retail.

The incentives include 50% on the Transportation Impact Fees and 50% on Fire and Law Enforcement Fees.

The agreement includes the sale of the Monroe Street property appraised at \$390,000 and selling at \$400,000.

The agreement includes a credit toward the lease which is \$32,211 over a period of time allowing for the CRA to assume the Parking Lease.

The project is a significant impact on the North Douglas area and fits in nicely with the streetscaping done on Douglas and overall is a major stimulus.

Staff recommends approval of the Development Agreement.

Commission Questions

Commissioner Kynes asked if the development agreement should include the lease. City Attorney Trask explained the Development Agreement is separate from the lease; two separate motions are required; the Development Agreement mentions the long term lease.

City Attorney Trask advised the Parking Garage Lease needs to be added to the Agenda as Item 1.e.

Mayor Bujalski asked the total dollar amount of the incentives the City is providing. Mr. Ironsmith advised it is approximately \$65,000 which is considered a rather low amount with

the return on investment ratio being very strong at 16:1 meaning for each dollar incentive there is \$16.00 being returned.

The public hearing was opened.

John Medeiros of 2368 Mangrum Drive commented this is a bad deal for the citizens and taxpayers; it is a subsidy of almost \$2 million. The project also includes \$56,000 in Impact Fees and in return for forfeit of that \$134,000 per year for 17 years of payments for a garage the City will not own. He questioned the Commission regarding the plan for revenue during the summer months. In addition the size of the building is concerning, he has no problem with development; however, does have a problem with mismanagement of growth. The year round residents already pay to use the city in several ways and this garage will benefit the merchants but what about the regular taxpayer?

Joe Kokolakis of 134 Buena Vista Drive addressed some misconceptions on this project:

The only incentives in the Development Agreement requested by him and offered by the City were the reductions in Impact Fees that are common in the industry; also for a project of this magnitude, a \$17 million investment in this city is nominal.

The City is not giving any money towards this project; there is no City subsidy aside from those impact fee credits towards this project.

The \$1.95 million BP funding is a buy down of the lease.

This all began with him coming to the City to address a parking issue; they substantiated the cost of building a 344 space parking garage coming to a per space cost of just under \$15,000 per space. The City's parking consultants verified that is a very competitive price.

He approached the City indicating he wanted only a 5.2% return on that investment which was the same as the City proposed to another developer. The 5.2% return, amortized over 20 years with interest and principal, came to approximately \$250,000 per year in rent and that is where he ended. The City came back and indicated they could not afford that and determined the best use of BP funds was to buy down that lease to make the annual rent more manageable. It is not a subsidy, it is just making the overall rent payments shorter and it was a 20-year amortization.

Then it came to the point when the CRA was expiring in 17 years and apparently the City could not encumber itself any longer, so the 20-year amortized figure was divided into 17 years. The only other BP funds being utilized for this project are being set aside to cover the payments of the rent for the first 3 years when the CRA is not generating money from the new construction; property taxes would be contributing to the CRA in order to be self-sufficient as far as paying for the parking.

The Development Agreement is great for the community. He thought ways have been identified to improve on the number of parking spaces and overall is a great project.

Hearing no additional comments, the public hearing was closed.

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

Ordinance 16-02 (Rezoning)

City Attorney read Ordinance 16-02 by title only.

MOTION: Motion was made by Commissioner Kynes and seconded by Commissioner Tornga to adopt Ordinance 16-02.

Mr. Rice advised this ordinance is designed to clean up the two parcels. In 2004 only part of the parcel was rezoned from Downtown Industrial to Downtown Core even though the intent was to rezone both parcels, the second parcel was not identified and 940 Douglas was not identified. This action will make sure the entire property is zoned Downtown Core.

The public hearing was opened.

John Medeiros of 2368 Mangrum Drive commented on his concern with the zoning of this property, most concerning is the entrance to the garage adjacent to the Pinellas Trail where many incidents have already happened.

Hearing no additional comments, the public hearing was closed.

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

Final Design

MOTION: Motion was made by Vice-Mayor Livingston and seconded by Commissioner Kynes to approve the Final Design.

Mr. Rice noted this is the second reading and provided a brief overview of the Final Design Review explaining the development is planned for 65 apartments plus a parking garage.

In response to the question from Commissioner Gracy regarding the drive on Monroe Street, Mr. Ironsmith noted the ingress/egress sets back quite a bit and is anticipated to be a safer situation with people parking there, using the Trail and a safe walking path to the downtown. His estimate would be just over 100 feet.

Mr. Ironsmith explained the City has been working with Mr. Kokolakis on some possible angled parking on Douglas as another creative way for additional parking; however, that is independent of this overall agreement at this point in time. It is something staff would look to bring to the Commission in the future through a right-of-way use agreement. City Attorney Trask advised regarding this issue that if there is no substantial change in the site plan it would not come back to the Commission. Mayor Bujalski asked why not hold off until that has been determined.

Mr. Kokolakis stated he felt it was not substantial. Mr. Ironsmith was working with potential tenants for the downtown and talking to potential tenants for the retail and was thinking about how to bring about minimal impact to the brewery during construction. So the idea of angled parking on Douglas came up. There could be 25 spaces that would not affect his project and would be a typical right-of-way use permit. He was not asking for rent or a contribution toward construction. He wished the idea had come up earlier than last week, but he would table it or forget about it if he has to wait another month for an approved development agreement.

City Attorney Trask advised the Commission has a development agreement before them and Mr. Kokolakis was not asking for an amendment, just move forward with what they have and if Mr. Kokolakis wants to come back to the City and make a change, then it would be an amended development agreement. His advice was to move forward with what the Commission has. It may eventually be an amended development agreement.

Mayor Bujalski explained in agenda review she was told it was not a significant change, that it was 10% or something.

City Attorney Trask noted Mr. Kokolakis is saying the Commission can approve the development agreement right now; he did not want to jeopardize his project.

Commissioner Kynes questioned why not just put it on the record as not a substantial change and if it becomes substantial it can come back as an amendment. City Attorney Trask advised against that as this is a public hearing and the public has not been given notice and there would be other due process issues.

Mr. Kokolakis commented he was asking to approve the development agreement as submitted.

Mayor Bujalski asked how far the entranceway of the Pinellas Trail is from the entrance of the parking lot. Mr. Rice commented it is at least an entire parking space that would be 20 feet. Mayor Bujalski verified with Mr. Ironsmith that currently there are 25 and 90 spaces using that entrance and with the new parking garage there is 195 spaces, so it is roughly 80 more spaces, so that is not a huge difference. She asked if there have been any Sheriff's reports of injuries at this location on the Trail and staff indicated they were not aware of any.

The public hearing was opened.

John Medeiros of 2368 Mangrum Drive referred to the comments regarding the entrances to the parking and noted right now the main entrances are on Douglas. His main concern was when people are coming into the garage across the Trail at the first left into the driveway; all the traffic now will be going through there and most everyone does not use that because it is primarily for the smaller lot. In addition, he assumed there would be another driveway to get into the private entrance and retail.

Joe Kokolakis of 134 Buena Vista Drive clarified they took all factors mentioned by Mr. Medeiros into consideration. A lot of thought went into whether the apartment entrance should be off Douglas and the public entrance off Monroe or the opposite. For many reasons they chose to have the public entrance off Monroe.

Larri Gerson of 1310 Overcash Drive questioned why not cut off the roadway onto Monroe and just access through Douglas. She was concerned about pedestrians with the increased number of cars and it is not very well lit.

Mayor Bujalski verified there is a stop sign at the Trail. She stated her assumption that Traffic Engineering has looked at the increased traffic flow. She suggested in the future considering increasing the lighting in the area.

Mr. Ironsmith noted also that section of the Trail is lighted.

Hearing no additional comments, the public hearing was closed.

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

Parkland Dedication (LDO Fees)

MOTION: Motion was made by Commissioner Tornga and seconded by Commissioner Kynes to approve the Land Dedication Ordinance Fee of \$37,573.

Mr. Rice reviewed the LDO Worksheet provided in the staffing and advised the entire required acreage cannot be dedicated; therefore, the promenade to the north portion is the amount to

be dedicated, plus there is private recreation space on the top floor around the pool. The LDO credit is \$202,000; remaining LDO is \$250,000; the CRA receives a 50% adjustment; there are credits for the vertical mixed use, the high quality architecture and the creation of the public space on the north side of the building. This leaves the developer with approximately \$37,000 and the CRA will be putting in the balance to bring it back to \$125,000.

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

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

Lease Agreement

City Attorney Trask provided the following information:

On the Friday prior to the last Commission meeting the Commission received their packet of information relative to this lease.

On the following Monday or Tuesday a change was made and it was provided in the package when it came to the Commission meeting on the 4th.

When the blue sheet was prepared for the Commission today, it inadvertently included a prior draft. What the Commission is seeing today is the same draft they saw the last time in a strike out/underline format, so even though it looks to have a change, there was no real change; it was just getting the Commission the correct document for consideration and adoption tonight.

The changes made to the document that was in the last package was the City wanted to make it clear as to when the 3 years of payments would not be made under the terms of the lease and those are years 18, 19, and 20. The reason that occurred is the CRA will no longer be in existence at that point and it cannot make those payments and that is why the last three years were cut off the lease and it was front end loaded.

The City also wanted to make clear as to what anniversaries there would be \$115,000 per year paid annually for not only the first year, but the next 16 years.

Those two changes were made from the original packet last month.

In addition he wished to make sure if Mr. Kokolakis put an elevator in the garage itself that his company would be responsible for the expense and maintenance of that elevator.

Lastly, it included a signature block for the former City Manager and he wanted to change that to the current Interim City Manager.

Commission Questions/Comments

Vice-Mayor Livingston commented on previous discussion by the Commission regarding having the other party in a transaction sign the agreement first in order that the correct document is executed. He noted the agreement provided has not been signed by Mr. Kokolakis yet; therefore, was concerned that the Commission might be signing the wrong contract and not following a prescribed policy for signing transactions.

City Attorney Trask advised he made sure City Clerk Kirkpatrick had the correct document and signed it himself so the Commission would know they are signing the correct one.

Mayor Bujalski referred to the staffing which is the first line of communication to the residents and expressed concern that if the Commission does not understand it then the public cannot be expected to understand it. She asked when the City will make the first lease payment; Mr. Ironsmith explained it is due at the time of the Certificate of Occupancy.

Mayor Bujalski wanted assurance that the Finance Department would put a fence around that money for the 3 years to make sure it does not get allocated elsewhere.

Commissioner Kynes commented this is a very complex deal and she studied the first blue sheet and now she has a second blue sheet at 5:35 p.m. and the working is different. Because it is such a complex deal, the Commission deserves for public policy to be able to understand everything before the midnight hour. She reiterated no one benefits by getting last minute changes when dealing with complex nuanced deals.

The public hearing was opened.

Mike Jones of 1311 Overcash Drive stated he does not have the information on this deal and is confused, he does not understand the lease, the buy-out or buy-down. He questioned why staff still gives the Commission last minute information.

John Medeiros of 2368 Mangrum Drive commented regarding the lease and the perception of what is and is not a subsidy as far as the taxpayers are concerned.

Larri Gerson of 1310 Overcash Drive expressed concern for taking on this big project and without everyone on the same page. She thought this should be handled in a better way in order for the public to have a better understanding. She expressed concern that there would be an emergency the money would be needed for and then the public would be asked for more money. She noted also the majority of the citizens are not going to benefit and if they do use the garage, they will have to pay for it.

Commissioner Kynes asked for a final clear answer in the midst of the confusion.

Mr. Kokolakis stated:

Staff and he worked out the most beneficial deal, in his opinion for the City, but that made the most sense for everyone. It is not a subsidy or a buy down, it was a matter of the City not being able to afford the annual rent calculated on a 5.2% return on the investment of building the garage.

It is probably a better deal for him if the City does not buy down the lease, because his rent is significantly higher over the course of the 20 years that was amortized to the 17 years; however, because of the funding constraints on the CRA, the City Manager and the Finance Director determined it made the most sense to lower the annual rent by buying down the lease which is done all the time when buying a car, increase the down payment and lower the monthly payments.

The other allocation of BP funds towards this project was the "escrow" or "lock-box" of 3 years' worth of rent until the CRA could stand on its own.

The lease that came before the Commission a month ago was amended a few days before then and there was a blue sheet.

This blue sheet had to do with the wrong lease being put into the package, but that in no way prejudices the Commission decision or their review, because the first lease that

passed unanimously at the first reading is the same one that is before the Commission now. He understood the frustration, but no one is going to be compromised by the blue sheet.

Mr. Ironsmith explained it is a 20 year occupancy lease that is being paid for in 17 years.

Mr. Kokolakis explained the last 3 years he will not be getting a check; however, he is getting those first 3 years divided up over the first 17 years.

Hearing no additional comments, the public hearing was closed.

Commission Comments

Commissioner Tomnga made the following points:

Nothing has changed on the lease payment from the time of the first reading when the Commission agreed. Only some minor issues have developed; the elevator and some names.

Regarding the funds, the City has an accounting system that allows for things like Restricted Reserves and the money will be set aside. The Commission could vote in the future to change that.

The issue is whether the Commission is ready to sign the agreement. There was an error, but the Commission has already reviewed the previous lease.

Vice-Mayor Livingston made the following points:

The confusion is unfortunate because the material aspect of the lease has not changed.

The other confusion is mechanic regarding years 18, 19 and 20 as he did not recall a previous discussion of there being no payments for those years.

It was confusing in regards to the first 3 years of the lease payments that are not prepayments, but fencing the money.

He was satisfied with the actual lease.

Commissioner Kynes stated she was comfortable that the Commission had voted on this before, on the 20 years and how it would actually play out. She noted a difference in the language on the blue sheets. She stated she believes in this project from many levels and she believes the Commission did vote on it before; therefore, it is the second reading.

Commissioner Gracy commented everything in this agreement has tracked accordingly; the number of spaces, conceptual plan, the development agreement and she was satisfied she has stayed together with tracking through all of it. She agreed it was important in the nomenclature pointing out this is BP awarded money and not tax dollars, so actually is not taxpayer funded, an important distinction for her in this process. She was still comfortable with the lease and thinks it is a good project. She would like to further discuss the issue of the blue sheets later in the agenda.

Mayor Bujalski agreed with the comments by the other Commissioners. She commented what brought confusion was the language in the cover sheet of the blue sheet. She felt comfortable approving what the Commission approved at the last meeting. The City is going to be looking at another garage hopefully in the next 5 years, so it is one tool to get to the next step.

MOTION: Motion was made by Commissioner Gracy and seconded by Commissioner Kynes to approve the Lease Agreement.

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

2. **SECOND READING OF ORDINANCES 15-45 (ANNEXATION), 15-46 (LAND USE PLAN) AND 15-47 (ZONING) for APPLICATION AN-LUP-ZO-S/D-LDO 15-64.01 - ABERDEEN OAKS** Request for Annexation, Land Use Plan designation to Residential Suburban (RS-City) and Preservation (P-City), Zoning designation to Planned Residential Development (PRD), Preliminary Concept Review and Final Design Review per Section 104.24.4 of the LDC, and Parkland Dedication (LDO) per Section 104-26 of the LDC. The property is located at 1441 & 1461 Virginia Street. Parcels 35-28-16-00000-110-0400 and 35-28-15-00000-110-0100. Owner/Applicant: Robert Shell and David McCraney/Reed Haydon

The applicant has requested postponement to March 16, 2016.

MOTION: Motion was made by Commissioner Kynes and seconded by Vice-Mayor Livingston to postpone this item to Wednesday, March 16, 2016.

VOTE: Motion carried unanimously.

3. **APPLICATION S/D-LDO 15-65.00 – HIGHLAND TOWNHOMES** – Request for Preliminary Conceptual Review followed by Final Design Review per Section 104-24.4 of the LDC, and Parkland Dedication per Section 104-26 at 949 Highland Avenue for the purpose of building 13 townhomes (Parcel 27-28-15-51588-000-1400). Owner/Applicant/Representative: Agostino (Gus) Digiovanni / Housh Ghovae

MOTION: Motion was made by Vice-Mayor Livingston and seconded by Commissioner Tornga to postpone this item to Wednesday, March 16, 2016.

VOTE: Motion carried unanimously.

4. **APPLICATION S/D-LDO 15-66.00 – CHESAPEAKE APARTMENTS** – Request for Preliminary Conceptual Review followed by Final Design Review per Section 104-24.4 of the LDC, and Parkland Dedication per Section 104-26 at 2307 Cumberland Circle for the purpose of developing an additional six (6) apartment buildings with a total of 44 units at the existing Chesapeake Apartments (Parcel 30-28-16-00000-210-0300). Owner / Applicant / Representative: Chesapeake Apartments, LLC / Robert Risman / Brian Hammond.

City Attorney Trask swore in anyone wishing to give testimony.

MOTION: Motion was made by Vice-Mayor Livingston and seconded by Commissioner Gracy to approve the Preliminary Conceptual Plan.

Staff's Presentation

Mr. Rice advised:

The Chesapeake Apartments were originally designed for 650 units, but only 354 units were developed with the original first plan.

The site plan provided indicates the request to add 44 more apartments.

The renderings were provided showing the architecture a little different, but similar to the existing apartments based on occupancy. Thirty-four 1 and 2 bedroom units and ten 3 bedroom units.

The request fits the Comprehensive Plan in the Planned Residential district and provides extra housing choices in this part of the City.

Land Use is Residential Medium.

Density at this level is no problem.

Based on the characteristics listed in the City Code no negative impact is seen on the natural environment.

Architectural features are best described as Craftsman, one of the City's required architectural designs.

The Land Dedication Ordinance is not applicable in this case because of the agreement when the original 650 units were approved that was quite complex and was already paid.

The traffic trip generation is very low and insignificant for this portion of the roadway.

Other City departments, Fire, Engineering, Parks & Recreation and Solid Waste have all provided conditional approval; therefore, staff recommends approval.

Questions for Staff

Commissioner Kynes clarified with Mr. Rice the 398 apartments will complete the project as the owner has sold off the remainder of the land.

Applicant's Presentation - None.

Questions for Applicant - None.

Public Hearing - None.

Comments by Commissioners - None.

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

Parkland Determination (LDO). N/A. Mr. Rice advised a credit remains from their original LDO payment, per Parks memo dated January 19, 2016.

Mayor Bujalski advised the Final Design Review will be considered on April 7, 2016.

OLD BUSINESS

2. PIZZUTI / GATEWAY UPDATE

City Attorney Trask advised:

He received a response to his letter directed to the Developers of the Gateway Project. The response shows the financing has been approved; however, the closing date has been set to occur "no later than March 23, 2016" and the name of the closing agent has been provided.

Pizzuti was asked to forward what they termed as a non-refundable deposit of \$10,000; that check was received and has been deposited into the City's Trust Account along with the other \$25,000 the City has been holding for a number of years for a total of \$35,000 in that escrow account at this point.

Pizzuti provided a letter that indicated they were ready to submit for their Building Permit Applications and expected to do that by today; however, he was not sure whether or not

that had been accomplished. Pizzuti has already gone through Infrastructure Review and are ready to move forward.

He forwarded an email to the Commissioners with some suggestions including should Pizzuti not close on the property by March 23, 2016 that the Commission provide authorization for him to file a notice of default on the current development agreement. He would like for the Commission to do that in order for the City to have some leverage. Also, there was the suggestion of the possibility of revoking the offer of the other agreements, but he thinks the City can hold off on those.

He would like authorization from the Commission, that if Pizzuti does not close by March 31, 2016, he would forward a default letter to Pizzuti.

Mr. Ironsmith advised the City received the vertical building submittal from Pizzuti to begin that review process, another positive step which will be reviewed by the Commission.

Commissioner Tornga discussed with Mr. Ironsmith that he was confident in the steps taken. Mr. Ironsmith noted his agreement with City Attorney Trask regarding a default letter should the property not close.

Mayor Bujalski noted she had discussed with City Attorney Trask the possibility of Pizzuti signing the development agreement at closing. City Attorney Trask agreed and would talk with the closing agent regarding the responsibility of the three documents being executed.

Consensus: The Commission gave consensus direction authorizing the City Attorney to prepare the letter of default if necessary, the letter of revocation and the request for Pizzuti to sign the development agreement at closing.

MOTION: Motion was made by Commissioner Kynes and seconded by Commissioner Gracy to authorize the City Attorney to prepare the letter of default if necessary, the letter of revocation and the request for Pizzuti to sign the development agreement at closing.

VOTE: Motion carried unanimously.

NEW BUSINESS

1. BIDS/CONTRACTS/AGREEMENTS

b. DONATION OF A RESIDENTIAL LOT TO HABITAT FOR HUMANITY FOR AFFORDABLE HOUSING (442-3rd Avenue)

CRA Director Ironsmith advised:

The City took over the property at 442 3rd Avenue through Code Enforcement.

The City Attorney settled with the outstanding lien.

The property was marketed for a period of time over a year and it was decided to attempt to get something on the tax rolls and get a house on the property that fits in with affordable needs.

A call was made to Habitat for Humanity and they were excited about having a presence in Dunedin; the CEO Michael Sutton was present to answer questions.

The project will be a \$175,000 home, which is an upgrade for that area and the Habitat for Humanity was willing to pay demolition and closing costs associated with the lot.

Mr. Sutton stated on behalf of Habitat for Humanity they are thankful for the continued partnership with the City.

Commission Questions

Commissioner Tornga explained he has been asked questions by several residents, one of which is how to make sure whoever is coming into the property is going to continue to maintain the property.

Mr. Sutton explained:

There are definitely no guarantees, the same as anyone getting a mortgage.

All Habitat for Humanity homeowners go through 20 classes. The hope is that through the year long process they learn the tools and resources needed to keep up their home and become responsible citizens in the community.

Mr. Sutton commented on the huge need for affordable housing in the community. He noted for about every 150 individuals that inquire about their homes, only 1 or 2 actually make it through the entire program. They are proud that in their 30 year history they have built 350 homes in Pinellas County and foreclosed on 6, zero in the past 9 years. The delinquency rate is approximately 7% to 8%.

In response to a question from Commissioner Gracy, Mr. Sutton explained:

There is a stipulation in the mortgage that the homeowner cannot sublet the home for the duration of the mortgage.

Also, Habitat for Humanity has first right of refusal on the mortgage for the full 30 years so if a homeowner decides they want to move or vacate the home the Habitat has the first right to purchase the home back.

In the case of this home since it will be built to the current building codes, most likely if a family were to move in the next five years or so the Habitat would buy the home back, make any upgrades and put a new family in the home.

Vice-Mayor Livingston asked Mr. Sutton to recite the mission of Habitat for Humanity noting sometimes there might be some confusion on that and how it is fulfilled.

Commissioner Kynes commented on the extraordinary reputation of Habitat for Humanity; she asked if someone does sublet going against what they have signed, how Habitat for Humanity would know. Mr. Sutton stated they probably would not unless it was reported; however, if that was the case the Habitat could go as far as taking legal action.

Mayor Bujalski asked if the homes are monitored. Mr. Sutton explained the Habitat would not have the resources to monitor whether the homes were being rented out, but if something was reported they would look into it.

Public Comment

Stacy Rush of 650 Jacaranda Street made the following comments.

The houses were mentioned on MLK, but the 600 block of Lyndhurst Street was forgotten.

Her question was how to insure convicted felons are not living in the house and if it was monitored by the Habitat for Humanity. She stated her point could be proven by accessing the Pinellas County Jail records.

The residents do not want this if there is not better monitoring.

She noted of the seven houses on Lyndhurst Street, with the exception of one or two, had code violations and a report to the Fire Marshal because it was not taken care of.

The subject property is directly across the street from a Section 8 neighborhood. She noted there is property on Bayshore that belongs to the City and there is property by the golf course and asked why it always has to be this neighborhood.

Mr. Sutton responded to the comments.

Their program is a "hand up and not a hand out".

They have built fifteen homes in Dunedin, of those; ten are in Shady Grove, four on Lyndhurst and one by Dunedin High School.

In terms of a convicted felon, Habitat for Humanity's program is about providing the opportunity for home ownership, so they get families to the point of being able to purchase a home with an affordable mortgage. Their homeowners are all screened when they come into the program with background checks, so convicted felons would not necessarily make it through the process. If someone moves into the home after the purchase, Habitat does not have a right to police who lives in those homes, that is the community's responsibility.

Habitat for Humanity does not receive discounts on permitting and follow the same rules, laws and regulations as any home builder.

In terms of construction materials, 95% are purchased from Lowes and Home Depot and not at a very large discount, just like a business with a corporate discount.

About 50% of their homes are built through volunteer labor, but that is supervised by skilled and educated construction employees.

He would like to speak with Ms. Rush to diffuse any misconceptions about Habitat and the diversity and inclusion issue mentioned.

MOTION: Motion was made by Commissioner Kynes and seconded by Commissioner Tornga to approve the Real Property Donation Agreement.

Commission Comments

Commissioner Kynes commented she was very impressed with Mr. Sutton offering to sit down with someone who feels they have an issue and with people in the community.

Vice-Mayor Livingston commented on the importance of fulfilling the mission when the City is donating property which he feels the Habitat for Humanity does in a professional manner. He thinks the homeowners are more vested than typically. He agreed the City has the responsibility to police once the homeowner has taken possession of the property. He was in support of Habitat for Humanity and noted there is precedent with fifteen other homes in the community with positive results and the benefit of tax revenue.

Mayor Bujalski agreed with the comments by her colleagues. She noted one of the missions of Housing and Economic Development Director Ironsmith and part of the City's Comprehensive Plan and Strategic Plan is providing affordable housing. The City was working strongly towards that when the economy was on the upswing some years ago and there was a large Habitat for Humanity project at Shady Groves which hopefully will get further developed. She felt it incumbent on the City to understand the market and take the opportunity to help with a house or two here and there. The goal is still appropriate; therefore, is also supportive of the donation.

VOTE: Motion carried unanimously.

c. AMENDED SPECIFIC PERFORMANCE AGREEMENT, HUNTLEY AVENUE

CRA Director Ironsmith advised this item is consideration to authorize signing a Specific Performance agreement. He explained:

The City went to Pinellas County and secured a \$225,000 grant for Huntley Avenue.

The project was predicated on securing some easements; however, staff was not successful in securing all the easements.

The time frame to begin the project with the grant is running short.

Monroe Street was already designed and initially considered for the grant, but the decision was made to go with Huntley Avenue.

This Specific Performance Agreement provides for incremental work on Huntley, paving and curb work on Huntley and Washington, then streetscape Monroe from Alternate 19 to the Trail and create 11 parallel parking spaces.

This is a creative approach to improvements in the area where adaptive reuse is anticipated in the outlying years.

Commission Questions

Commissioner Tornga noted Mr. Ironsmith continued to look for every available parking space and this project sounds like a supportive action in that regard. He verified there was a grant and it is wise to continue with the activity to bring that to fruition. He asked staff to make sure to have as many spaces as possible in order to not lose any even on Monroe between Alternate 19 and the water.

MOTION: Motion was made by Vice-Mayor Livingston and seconded by Commissioner Gracy to authorize signing of the Specific Performance Agreement Amendment and for paving and curb work on Huntley Avenue and Washington Street and the streetscaping of Monroe Street from Alternate 19 to the Pinellas Trail.

Mayor Bujalski referenced the mention of west Monroe Street and commented staff is or has been working through the concerns. Given that parking today is at such a premium, when something like that is done there should be communication with the surrounding businesses, especially in that area. She suggested more communication with the businesses and for staff to think about the residential permitting and how it fits into the process.

Mayor Bujalski commented regarding the time and effort put into the Huntley project; now there has been a lot of effort into making changes. She suggested it is imperative for businesses to get on board with signed documents before taking the extra steps with the grant and then having to go back and change it; she noted it was a learning process.

Commissioner Kynes commented because of the overflow, she thought there was, some years ago, agreements about after hour usage like at SunTrust and other areas. Mr. Ironsmith advised the businesses have been approached, but do not want to because of insurance and liability issues; however, that could be approached again. City Attorney Trask explained the City could contractually agree to that; however, it would be limited to the City's sovereign immunity cap, so most people will not agree with the City only having \$200,000 of coverage and there might be a \$1 million loss.

VOTE: Motion carried unanimously.

2. COMMISSION AGENDA PROCESS DISCUSSION

Interim City Manager Hutchens referenced his memo of February 10, 2016 outlining some thoughts, ideas and advise; subsequently staff has been working on some efficiency to help with the agendas. He reviewed a few other nuances to the discussions:

The Clerk's Office is checking with Granicus for managing agendas.

IT created a shared agenda for Department Directors and Administrative Assistants to refer to when contemplating adding items to an agenda.

A master calendar was created.

Potential of a scoring system assigning points that represent the time each agenda item is anticipated to take.

Board & Committee appointments will now be located under Consent Agenda.

Determine the goal or reasonable target for the length of time for a Commission meeting.

The February 10, 2016 memo covers two broad topics; Agenda Review and Commission Meetings.

Work Sessions vs City Manager with Commissioners (1 on 1). Agenda Reviews can be done with the City Manager, one on one, or the Commission may schedule a Work Session on Monday or Tuesday from 1-3 p.m. to review upcoming agenda topics.

The memo includes 7 recommendations:

- Agenda work sessions

- Begin Commission meetings at 6:00 p.m.

- Increase the dollar threshold for Consent Agenda to \$150,000

- Rearrange the agenda order

- Slot Public Hearings

- Get feedback from the next City Manager

- Get feedback from the City Attorney

City Attorney Trask provided the following information from his experience in other cities.

The agenda review in Dunedin he finds to be inefficient, taking too much time from Department Heads.

Usually agenda review is done by the City Manager, one on one, and if questions come up the City Manager would gather the information and provide the Commissioner with it prior to the meeting.

The work sessions in many cities is 1 per month and 1 regular meeting; none have work sessions and 2 regular meetings; however, this is a large city with many issues.

Other cities have special meetings to discuss individual issues, budgets and so forth. Usually in other cities the workshops are less formal, not on the dais, but around a table to get down to work, but there is no input from the public.

In many cities the work session is earlier in the day, some as early at 2:00 p.m., but that is for the Commission and is helpful to staff as well. He clarified this is for different subjects, not on the agenda for the regular meeting.

In all other cities he is aware of the City Manager has complete control of the Agenda. If the information is not into the City Manager's office by a certain date, then it goes to the next meeting and the developers and the public understand.

Earlier start times do not work and the time needs to be convenient for the public.

He would not recommend limiting Commission Discussion or Commission Comments.

In terms of arranging the agenda order his opinion is that is for the City Manager control.

He did not think there needs to be work sessions on agenda items, just a better agenda review by the City Manager.

Vice-Mayor Livingston clarified with City Attorney Trask there were no statutory requirements for agenda order and that the Commission adopts their rules of procedure by resolution and the Commission can set those rules. City Attorney Trask noted Dunedin is the only city he is aware of that waits until 7:00 p.m. for Public Hearings, the meeting starts at a certain time.

Commission Discussion

Commissioner Tornga suggested leaving the regular meetings as they are and initiating a two hour work session for agenda review with the City Manager and whoever he wishes to bring in at 1:00 p.m. on Monday or Tuesday. The Commissioners can still have the one on one with the City Manager if they so choose.

Commissioner Kynes clarified that the "work session" would be noticed and the public can attend. She noted the workshops seem to be on major items the Commission needs for in-depth study like the Capital Improvement Program, the Budget and so forth.

Vice-Mayor Livingston reiterated this would not preclude any Commissioner from meeting one on one with the City Manager. He agreed the work session would be the ultimate in transparency.

Commissioner Gracy agreed with trying the work sessions especially in terms of complete transparency and less staff time. Televising the work sessions might reduce questions from citizens.

Vice-Mayor Livingston suggested minutes only for the work session without the resources for audio or video; however, Commission discussion indicated the importance of televising for the public. City Clerk Kirkpatrick noted agenda work session minutes would not be as lengthy the regular meeting minutes.

Mayor Bujalski expressed concern for residents and public discussion on the agenda. She noted the one on one discussion with the City Manager is not expressing an opinion, but getting questions answered; by the time it comes to the vote at the regular meeting, everyone will know where everyone stands and she was worried comments from residents would not be considered. She suggested waiting for the new City Manager for input on the procedure. Mayor Bujalski expressed that she could not have a public meeting and not allow public input.

Mayor Bujalski clarified the discussion is about adding two meetings a month and Interim City Manager Hutchens referred to the memo suggestion for a work session on Monday or Tuesday prior to the regular meeting.

Mayor Bujalski stated her preference for beginning with the individual meetings with the City Manager and see how that goes. She noted there is nothing un-transparent about those meetings and it is efficient and effective.

Vice-Mayor Livingston commented it is incumbent on the Commission to remain neutral until all information has been presented and no decisions should be made until the regular meeting where there is citizen input.

Mayor Bujalski also noted the intent to relieve staff time and energy and costs.

City Attorney Trask, in response to a question from Commissioner Kynes regarding the work session, ultimately there is direction to the City Manager or the City Attorney to prepare something for the regular meeting for consideration. In terms of the perception of rubber stamping he has heard that statement a number of times and he does not discount it. He agreed there is the perception when moving through very quickly that it is rubber stamping, so it does come up. He noted it is different for Public Hearings and Quasi-Judicial Hearings which have to go through a process.

MOTION: Motion was made by Commissioner Tornga and seconded by Commissioner Gracy to continue with the existing Regular City Commission Meeting schedule, direct the Interim City Manager to schedule an Agenda Review Work Session to be televised to the public and each Commissioner may still meet one on one with the City Manager.

VOTE: Motion carried 3 – 2 with Commissioners Livingston, Gracy and Tornga voting aye. Mayor Bujalski and Commissioner Kynes voting nay.

Commission Consensus Direction was to schedule the Agenda Review Work Sessions on Mondays at 1:00 p.m. prior to the Regular City Commission Meeting for two hours and have it televised.

COMMISSION'S DIRECTIVE

- Yes Stay with 6:30 p.m. start time for evening regular meetings
- Yes Consent Agenda Increase threshold to \$150,000
Add Board & Committee appointments

- Yes Consider moving Commission Discussion to the beginning of the meetings.
Someone suggested after the public hearings.
- Yes Always have Commission Discussion on Regular Meeting agendas and Work Session agendas.
- Yes Commission Comments only on Regular Meeting agendas
- Yes Slot Public Hearing items
- Yes Supplement Deadline – Noon on Wednesday
- Yes Enforce 3 minutes for speakers at the discretion of the Mayor

Commissioner Kynes requested Interim City Manager Hutchens provide the Commission with a re-cap of what the Commission wants.

6. LEGAL UPDATE

City Attorney Trask advised regarding a Code Enforcement lien at 582 Baywood Drive S. existing as of August 2011 in the amount of \$380,000. The lien itself was wiped out when the owner went into foreclosure and because of that fact there is no way of collecting this money against the property involved. He did get the bank to offer \$3,500 in return for a partial release of the property. He explained this has been done many times before and this is money the City would not otherwise be able to collect. He requested authority to accept the \$3,500 offer.

MOTION: Motion was made by Commissioner Kynes and seconded by Commissioner Gracy to authorize the City Attorney to accept the offer of \$3,500 from the bank in return for the partial release of lien with regards to the property at 582 Baywood Drive S.

VOTE: Motion carried unanimously.

7. COMMISSION DISCUSSION

Commissioner Kynes shared information about the North Pinellas Arts & Culture – Combining Forces Too on April 7, 2016 at Ruth Eckerd Hall.

She noted that the City needed to choose who the City Investor would be for this event. The person they delegate would do a 10 minutes speech at the event. The Commission delegated Commissioner Kynes as the City's representative.

She gave information regarding some initiatives which will be discussed at the event such as Gimme Shelter, North Pinellas Trail Arts and History Festival and the third which would be called something along the lines of A La Carte.

City Manager Recruitment Process Commissioner Tornga inquired regarding the City Manager Recruitment Process. Interim City Manager Hutchens acknowledged he had provided an outline and that the consultant would be at the next City Commission meeting to provide information on the process and to get direction to begin advertising on March 16 with the expected closing on Friday, April 15, 2016. He would resend the memo with the outline of the process with the scope of work defined.

Delegation to Toronto, Canada. Mayor Bujalski advised that the Chamber and Visit Dunedin are planning another ambassadorial trip to Toronto, Canada and will be doing an advertising blitz. In discussions with Parks & Recreation Director Gizzi it was mentioned with a new president it was probably important this year to send a delegation. She suggested it might be nice for all five Commissioners to make the trip which would be early summer.

8. COMMISSION COMMENTS

Vice-Mayor Livingston advised the City has made two submittals for the Tampa Bay Regional Planning Council (TBRPC) Awards, one being the Trail Bookstore and the other being the Artisan Incubator Initiative.

Commissioner Gracy announced:

Highland Games Week by the Scottish Arts Foundation.

"Trashy Treasures" event this weekend at the Dunedin Fine Art Center.

The House of Beers craft beer event at Edgewater Park.

The Piping Concert on Sunday at 1:30 p.m. at Pioneer Park.

Commissioner Tornga advised Visit Dunedin is up and working and complimented them on being a dynamic group.

Mayor Bujalski:

Verified all the Commissioners had the opportunity to speak with Parks & Recreation Director Gizzi about the meeting with the Blue Jays last week for an update.

Thanked the Chamber of Commerce for the great Welcome Back Blue Jays Breakfast.

Thanked Jeff Rhoades for hosting the 4th Annual Mayors' Challenge and noted the game was a 4 – 4 tie.

Advised Communications Director Courtney King, Trevor Davis, Dan Zucker, CRA/Housing & Economic Director Director Ironsmith and she met with Chris from the Boston Globe today who is a LGTB Travel Writer to talk about how inclusive Dunedin is.

Advised on Monday she met with the Canadian Broadcasting, government owned channel for an interview about the Blue Jays.

9. AGENDA APPROVAL

Interim City Manager Hutchens requested adding a City Manager Recruitment Update to the March 16th agenda. The Commission approved the request.

MOTION: Motion was made by Commissioner Gracy and seconded by Commissioner Kynes to approve the revised proposed agenda for the Regular Commission meeting of March 16, 2016.

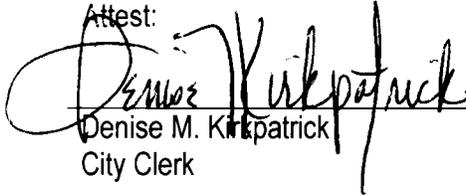
VOTE: Motion carried unanimously.

The meeting adjourned at 10:25 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