

Agenda Item:

2.f

Meeting Date:

July 23, 2026

MEMORANDUM

To: City Commission

Through: Jennifer K. Bramley, City Manager

From: Clayton Watkins

Date: 2026-07-10

Subject: Duke Energy Utility Easement for Electrical Service at Grand Oak Park.

Presenter(s): Clayton "Clay" T. Watkins, P.E., Director of Utilities & Engineering; and Martin Wade, P.E., Engineer III, Engineering Division

Staff Recommendation: Motion to authorize the Mayor to execute a Duke Energy Utility Easement for Electrical Service at Grand Oak Park.

Strategic Themes: Infrastructure, Planning and Growth

Boards & Committees: None

Budget Impact: None

Past Action:

- 1.) March 18, 2024 - City Manager Delegated Authority approval of a GEC Task Assignment issued to Terra Tectonics Design Group, Inc., as a subconsultant to Mason Blau & Associates, Inc., in the amount of \$35,255, for preparation of concept plans for the repurposing of the former City Hall site as a public park;
- 2.) Feb. 6, 2025 - Presentation to the Commission of the former City Hall Site Design Criteria Renderings for a Park Concept Plan, under Agenda Item #2.a;
- 3.) Dec. 18, 2025 - Commission award of Bid #ITB #25-2534 for Old City Hall Park Site, "Grand Oak Park", to Mali Contracting Corp (\$515,028.55), under Agenda Item 3.c.); with site construction currently underway;
- 4.) Jan. 22, 2026 - Approval of the name, "Grand Oak Park", was provided by the Commission, under Agenda Item #3.e.); and
- 5.) Jan. 22, 2026 - Commission awarded a Plggyback Agreement for the Grand Oak Park Restroom Facility to Public Restroom Company (\$454,679), under Agenda Item #3.f.; fabrication of the restroom structure has commenced.

Next Action: Duke Energy to install electrical service to the site upon approval of the referenced Utility Easement.

Attachments: [A. Duke Energy Easement - City of Dunedin - \(Guaranteed Amendment\) - Grand Oak Park.pdf](#)

Background: The Downtown East End Plan (DEEP) proposed the creation of a pocket park by repurposing the former City Hall site at 542 Main Street. The park is intended to serve as a respite for a walkable community, and function as a small venue for casual gatherings and special events. This site will provide a unifying element, tying the future Gateway development to the east, with the greater downtown to the west. Green space retention, public art, grand oak preservation, and a restroom facility were envisioned goals for the DEEP, and this site.

As part of the construction, Duke Energy will be installing new electrical service to power the park and restroom building. Duke Energy requires a utility easement to install the electrical service at Grand Oak Park, and has proactively responded to the City's considerations during the development of the proposed easement.

Staff has coordinated the review of the easement document with the City Attorney and Duke Energy. The document attached hereto, represents that coordination. The final specific purpose easement will eventually replace this "blanket" easement with a guaranteed amendment to be issued after exact measurements are ascertained following electrical service installation. At that time, the guaranteed specific purpose utility easement will be recorded.

Staff and the City Attorney have no objection to the "blanket" easement being executed as proposed.

As such, staff hereby requests Commission approval to authorize the Mayor to sign the referenced Duke Energy easement, as described herein.