

Agenda Item:

2.d

Meeting Date:

July 23, 2026

MEMORANDUM

To: City Commission

Through: Jennifer K. Bramley, City Manager

From: Clayton Watkins

Date: 2026-07-09

Subject: Duke Energy Utility Easement for Two (2) 2,500 kVa Transformers at the Wastewater Treatment Plant (WWTP)

Presenter(s): Alejandro Gonzalez, P.E., Engineer II

Staff Recommendation: Motion to authorize the Mayor to execute a Duke Energy Utility Easement for Two (2) 2,500 kVa Transformers at the WWTP, in support of the Plants Electrical System Upgrade Project.

Strategic Themes: Infrastructure, Planning and Growth

Boards & Committees: None

Budget Impact: None

Past Action: 1.) June 5, 2025 - Commission approval / award of Bid #25-2520 for the WWTP Electrical System Upgrades Project to TLC Diversified, Inc., (\$16,116,563), under Agenda Item #3.g.); with construction currently underway; and
2.) April 16, 2026 - Commission approval of a Direct Purchase of two (2) 2,500 kVa Transformers (\$63,511.58) from Duke Energy, Corp, under Agenda Item #2.b.

Next Action: Duke Energy to install the two (2) 2,500 kVa Transformers upon approval of the referenced Utility Easement.

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

Background: The City of Dunedin's Wastewater Treatment Plant (WWTP) is currently undergoing an Electrical System Upgrade construction project. An integral component of that project is the installation of two (2) new 2,500 kVa transformers, and two (2) new point-of-service (POS) connections to each transformer. The installation of the pad-mounted transformers and corresponding new electrical service from the transmission lines must be completed by Duke

Energy. As such, Duke Energy requires a utility easement over the installation area of the two (2) 2,500 kVa Transformers to support the electrical upgrade project at the WWTP.

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 for the two transformers following 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.

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