BOARD OF COMMISSIONERS SPECIAL MEETING

The Board of Commissioners of the City of Madeira Beach, Florida will meet at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida to discuss the agenda items of City Business listed at the time indicated below.

3:00 P.M. Thursday, December 12, 2013 AUDITORIUM

A. CALL TO ORDER
B. INVOCATION AND PLEDGE OF ALLEGIANCE: Vice Mayor Terry Lister
C. ROLL CALL

MEMBERS PRESENT: Travis Palladeno, Mayor
Terry Lister, Vice-Mayor
Nancy Hodges, Commissioner District 2
Elaine Poe, Commissioner District 3
Pat Shontz, Commissioner District 4

STAFF PRESENT: Shane Crawford, City Manager (CM)
Brandon Huffman, City Attorney (CA)
Aimee Servedio, City Clerk (CC)
Dave Marsicano, Central Services Director (CSD)
Vince Tenaglia, Finance Director (FD)

STAFF ABSENT: Thomas Trask, City Attorney (CA)

D. APPROVAL OF THE MINUTES-N/A
E. APPROVAL OF THE AGENDA

A motion to approve the agenda was made by Commissioner Shontz and was seconded by Commissioner Hodges.

ROLL CALL:
Commissioner Hodges................YES
Commissioner Poe..................... YES
Mayor Palladeno........................YES
Vice-Mayor Lister...........................YES
Commissioner Shontz.....................YES

F. PUBLIC COMMENT (limited to 3 minutes)

PRESENTATIONS

1. **PRESENTATION BY WANNEMACHER JENSEN ARCHITECTS AND HENNESSY CONSTRUCTION ON THE NEW CITY COMPLEX PROJECT (DEFERRED FROM THE DECEMBER 10TH, 2013 BOC MEETING)**
AT THE PLEASURE OF THE COMMISSION A MOTION MAY BE MADE ON THE FLOOR TO APPROVE THE DESIGN FOR THE NEW CITY COMPLEX AND TO APPROVE THE GMP FOR THE NEW CITY COMPLEX

CM: CM thanked the Mayor and the public and explained that today's presentation shows a year's worth of work on the new City Complex Project. Wannemacher Jensen Architects and Hennessy Construction will show the final design of what the building will look like inside and out as well as present a GMP or "Guaranteed Maximum Price" of what the project will cost. The CM then explained to the Board, that if they are comfortable with the design and the GMP, the project can be approved after the presentation. There have been several town meetings this year, in addition to many Board of Commissioner meetings. Both groups will present in unison on the building and the public will have a chance to see a short presentation, a PowerPoint presentation, and display breakdown in the back of the room. The CM then introduced the speakers.

Jason Jensen: Introduced himself as a member of Wannemacher Jensen Architects and the Project Manager Harold Sonariva. He described his interaction with the staff on the process of determining what was needed and how the staff operated on a daily basis to create the most efficient and effective design. Jensen continued to explain the Master Plan: The existing site is the current building complex, including City Hall, recreational areas, and the parking lot. One of the early observations was how to reorganize this site that gives more of the park land back to the people that's accessible and attractive to the community. The size of the fields was considered to ensure that they are regulation and have multipurpose uses. The Fire Department was also evaluated and it needs a different set-up since as of now, the fire trucks have to back into the station.

Jensen then displayed the new set up and how some of the issues mentioned previously are being resolved in the new design. Municipal Drive and the parking lot are now connected and have a turnaround to avoid the need for three point turns and the Fire Department has its own building and drive. City Hall will be facing the water and connects to the waterfront park. The park will have trees, shade, picnic areas, walkways, etc. The active program Sports Complex is to the south and closer to the parking lot. The fields themselves can be used for both baseball and softball and have the appropriate dimensions and amenities to attract tournaments. The project has worked closely with the Sports Commission to ensure that the adjacent recreational center and supporting amenities are there all in one place to attract visiting teams and athletes.

Everything has been made to be as multipurpose as possible. For example, the third baseball/softball field has a removable outfield fence to allow for a large space to host events. Smaller event spaces are also available throughout the site. The goal is to make this complex a destination for many old and new activities. The dog park is also directly adjacent to the parking area. There are also a few other concessions and shades throughout the site as well. A current aerial view was show then compared to a model of the new complex layout.

Jensen described the different facility spaces. He began with the Recreation Center that includes covered, rentable program space that the community can request to rent directly on the water. There is also a kitchen, lobby, game room, homework/study room, restrooms, and storage and mechanical space. The focus is on the water, every room will have a waterfront view. It was explained that everything in the display model was done in 3D to better illustrate the space and how much has been considered for the design. Multipurpose use is again the goal, and suggestions from meetings and the community were also considered. The building was also designed to be easily expanded if need arises.

The Fire Station overview was displayed next. The building includes administration offices, main entry; secure doors that enter the living quarters, day room, and kitchen, with easy access to the apparatus bay, outdoor patio area, and support/storage areas. The design is very efficient and has allocated room for all the needed equipment. The station also has its own drive that allows the trucks to drive through the bay – to enter one way and exit on the other side so the trucks don't have to back into or out of the building. All the buildings have been raised to meet current FEMA regulations and everything is accommodated appropriately.

The City Hall will have public parking to the south and has a stair that leads to the outdoor deck area. The design is more reminiscent of the John's Pass area in that it allows outdoor deck space that focuses on the water. City Hall chambers are round and identifiable and can be used as a local icon. City Hall itself has open, flexible office space that can be reconfigured as needed. The building has less square footage than currently and the space can be expanded or reorganized as departments grow or change. Elevators are included to make both levels easily accessible to all. Again, the waterfront is the focus of the design. Civic space in the form of a small amphitheater is also included. The chambers have lights that can be colored to coordinate with events, for example: Pink for Breast Cancer Awareness.

Mark Stalker: Is with Hennessy Construction and explained the GMP or "Guaranteed Maximum Price". The last time any price figures were presented was in October of 2012. The first estimate given was a ranged amount of $8.1 million to $8.8 million. The initial budgets were based on what it would cost to then raise the land and standard foundation, which was estimated at an additional $1.4 million, making the total estimate $9.5 to 10.3 million. Since then, geotechnical soil analyses were conducted and it was found the ground would not hold the weight of the building and fill so pilings were now needed to ensure that the foundation would be level and able to support both the building itself and the raised land. Also, originally in October 2012, the project was budgeted to start in April 2013. During the year, however, construction costs increased between 3.4% and 4.3%. Additional cost increases after January 1, 2014 is also anticipated to increase. Stalker then displayed what the pilings and foundation fill actually looks like. The total budget includes construction of the foundation, buildings, furnishings, office and fire department equipment, IT support, security system, and project contingency (used if anything unforeseen were to happen, funds are available; it is not used, the amount of $202,000 contingency will be returned). Considering all of these analyses, factors, and expenditures, the GMP is $10,084,387.

The complex is not extravagant; the area is just the size and complexity that it needs to function. As an added bonus, we can run material purchases through the City and save the sales tax. The GMP presented includes the applicable sales tax, which is managed by the company as the Construction Manager. By doing this, at least $115,000 can be saved; this means the project, after savings should cost $9,960,837.

CM: Thanked the presenters and the team they've been working with. The IT portion of the computer hardware has been taken out because the City has the exact same contractor already. If the City does this, everything that Hennessy does as a general contractor will have a mark-up. The CM requests that the hardware items are removed from the contract so they can be done in-house. If this is approved, we ask the Board to approve additional dollars of $220,471 for the City to buy new computers and IT equipment.

A motion to approve the overall municipal project design in its entirety as well as an approval of the Guaranteed Maximum Price for the project of $10,084,837 and an additional approval of $220,471 for Information Technology Equipment, labor and networking costs for a total project budget of $10,305,308 was made by Commissioner Shontz and was seconded by Commissioner Poe.

The Mayor and CM thanked FD Tenaglia for all of his hard work on the project.

FD: Spoke on regards on how to fund the project. The bond process is the first phase. Leading up to adopting the budget, the market took a turn for the worse so it was thought that only $4.4 million worth of bonds could be issued. However, leading up to pricing, the market turned in our favor and more bonds were issued for the same amount of debt service. We also planned more in the budget for issues related to the bonds since there was so much uncertainty and costs ended up coming in way below.

Commissioner Shontz: Is there no change in the budget then?

FD: There will be two changes: one is increased revenue and the other is to decrease expenditures for cost of issuance. These two amendments can be added in the next meeting.

CM: The annual mortgage payment will stay the same even though the cost of the actual facility went up.

Commissioner Shontz congratulated both the CM and FD on their hard work. They Mayor opened the floor to the public.

Drake Philbrook: Has lived in the area since 1972 and has been investing in real estate in Madeira Beach. He expressed that he is excited to see all the new building projects, including this complex that help bring Madeira into the future to create even more investment opportunities.

Tom Poe: Said the project is awesome and compared the City to the 'Little Engine That Could'.

Robin Stack: Talked about when the City built the new Marina, he was impressed with the facility and the staff. He complimented the management on how they are firm yet build a positive environment.

Matt Loder: Lives in the area in Seminole and has been in the seafood business since 1968. He expressed that he is glad to see this happening and is excited about all the new things happening in Madeira Beach.

Guy Critteli: This project is going to be one of the best projects in town.

Robert Shaw: Expressed how impressed he is by the amount of work that has gone into this project.

Michelle Smith: Is a resident of Treasure Island and thanked everyone who worked on the project and the community input. She is an ex-Olympian and sees this as a great opportunity for young people in the Sports Complex. She champions causes for women and children and compliments the City on being progressive and helping people become more active by providing this new complex.

ROLL CALL:

Commissioner Hodges................YES
Commissioner Poe.................... YES
Mayor Palladeno........................YES
Vice-Mayor Lister...........................YES
Commissioner Shontz.....................YES

The Mayor called for a recess at 3:45 p.m. Meeting was reconvened at 4:00 p.m.

G. CONSENT AGENDA

A motion to approve Consent Agenda as is was made by V-M Lister and seconded by Commissioner Hodges.

CM: The staff respectfully asks that Item 4 be removed from the agenda for further discussion.

The motion was modified to approve Consent Agenda with Item 4 removed for further discussion by V-M Lister and seconded by Commissioner Hodges.

1. **CONTRACT APPROVAL (DEFERRED FROM THE DECEMBER 10TH, 2013 BOC MEETING)**
Contract Approval for the Snack Shack Concession Agreement

CM: This agreement has been made available to the Board of Commissioners previously. Some things have changed but everything has to be approved by NPS (National Parks Service). CA Trask and CM were able to come to terms on a contract with the vendor. If there is something different that the vendor would want to do, for example: add a bar at some point, he must get approval by both the Board and NPS. If there are any further questions, the vendor is in the audience.

2. **CONTRACT APPROVAL (DEFERRED FROM THE DECEMBER 10TH, 2013 BOC MEETING)**
Contract Approval for the Archibald Beach Chair Agreement

CM: This refers to the chairs, cabanas, and umbrellas rentals at Archibald Park. The City had to rebid this because we didn't know we would have this situation at the Snack Shack and a new group received the bid. They were impressive as was their bid.

3. **CONTRACT APPROVAL**
Contract Approval for City Recycling Services Agreement

CM: The finishing touches have been put on this agreement. There was a significant increase and we've figured out the budget on how to pay for that. There will probably be a staff recommendation to shift some of the cost to the residents.

V-M Lister: What is the turnaround time for the NPS if we have an issue?

CM: The NPS has a good turnaround rate, within a week. They don't want a 'destination' to be built (ex: wedding company, chain restaurant, etc.) but having a fryer and improving the area for the citizens of Madeira does not constitute as a 'destination'.

V-M Lister: Will the same contract agreement for recycling be on the next budget as well?

CM: This is an item for discussion when the CM and FD begin work on the next budget. If the Board decides to keep the agreement without raising the millage rate, there are many factors that must be considered to determine funding.

Alan Kahana: Complimented the Board and staff on the New City Hall Complex.

Commissioner Shontz commended Mr. Kahana on the Snack Shack.

CM: Snack Shack will start paying rent as soon as NPS approves the project and staff presents the necessary permit – the staff has promised to get this done as soon as possible. CSD Dave Marsicano has helped move the work done by Duke Energy up. There is also a recommendation by the CM to have palm trees on the beach if there are any leftover dollars that could help make this coastal area more unique. So far, the City is $45,000-50,000 under budget.

V-M Lister: Are there any lights on the walkovers? It might be something to look into since the operating hours of the Snack Shack extend to 10:00 p.m.

CM: We will look into this; the only thing to consider is the turtle issue. The vendor is willing to do some improvements and really do a nice job with the park to develop the north side of the City.

ROLL CALL:

Commissioner Hodges................YES	Vice-Mayor Lister...........................YES
Commissioner Poe..................... YES	Commissioner Shontz......................YES
Mayor Palladeno........................YES	

4. **ADDITIONAL SPEC APPROVALS FOR ARCHIBALD PARK RENOVATION**

CM: The new operator is interested in changing the exterior color of the building. The color that was chosen looks old and dingy, not bright and inviting. Three new color renderings are presented to you: the first is gray, to leave it as it is; red because it was the original color; and the vendor presented an orange-mango-like color. This is not a minute cost, but the vendor is willing to cover the cost for the new paint job.

Commissioner Poe favored the orange-mango color, as does the Mayor and Commissioner Shontz.

A motion to approve Additional Special Approvals for Archibald Park Renovation to paint the building the mango-orange color was made by Commissioner Shontz and seconded by Commissioner Poe.

ROLL CALL:

Commissioner Hodges................YES	Vice-Mayor Lister...........................NO
Commissioner Poe..................... YES	Commissioner Shontz......................YES
Mayor Palladeno........................YES	

H. **UNFINISHED BUSINESS**

I. **REPORTS/CORRESPONDENCE**

- **CITY COMMISSION**
- **CITY ATTORNEY**
- **CITY MANAGER**

CM: The boat parade is coming up and there should be a good turnout for that. There are a lot of projects scheduled for the next few weeks. There is a million dollar road project, growing project, finishing the outfall cleanout, and Archibald Park – he requests consideration for a very busy staff to not add or start any major workshop projects that can be done at a later time. From a capital standpoint, there is a lot happening. He is concerned about too many workshops for a busy staff and that something could be overlooked on a major multi-million dollar project, which could have very negative effects.

- **CITY CLERK**

J. ADJOURNMENT. The meeting was adjourned at 4:22 p.m.

Date Approved: 1-21-14

Travis Palladeno, Mayor

Submitted by Aimee Servedio, City Clerk

Any person who decides to appeal any decision of the City Commission with respect to any matter considered at this meeting will need a record of the proceedings and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The law does not require the City Clerk to transcribe verbatim minutes; therefore, the applicant must make the necessary arrangements with a private reporter or private reporting firm and bear the resulting expense. In accordance with the Americans with Disability Act and F.S. 286.26; any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-391-9951 or fax a written request to 727-399-1131. Posted: December 12, 2013 Televised live on Channel 615