



**THE CITY OF MADEIRA BEACH, FLORIDA
PUBLIC NOTICE**

BOARD OF COMMISSIONER REGULAR MEETING MINUTES

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.

6:00 P.M.

TUESDAY, MARCH 12TH, 2013

AUDITORIUM

CALL TO ORDER: The Meeting was called to order at 6:00 p.m.

INVOCATION AND PLEDGE OF ALLEGIANCE: Commissioner Terry Lister

ROLL CALL:

MEMBERS PRESENT:

Travis Palladeno, Mayor
Robin Vander Velde, Vice-Mayor
Terry Lister, Commissioner District 1
Nancy Hodges, Commissioner District 2
Nancy Oakley, Commissioner District 3

STAFF PRESENT:

Shane Crawford, City Manager (CM)
Thomas Trask, City Attorney (CA)
Vince Tenaglia, Finance Director (FD)
David Marsicano, Central Services Director (CSD)
Derryl O'Neal, Fire Chief (FC)
Deputy Don Klase, Community Policing Unit (CPU)
Aimee Servedio, City Clerk Pro Tem (CCPT)

Motion was made by Commissioner Lister to excuse Commissioner Oakley from the February 26th Workshop meeting, and was seconded by Commissioner Hodges.

ROLL CALL:

Commissioner Lister.....YES	Vice-Mayor Vander Velde.....YES
Commissioner Hodges.....YES	Mayor Palladeno.....YES
Commissioner Oakley.....N/A	

APPROVAL OF THE MINUTES: January 22, 2013, January 8, 2013, October 23, 2012, May 24, 2011, May 3, 2011

Motion was made by Commissioner Hodges to approve the Minutes from January 22, 2013, January 8, 2013, October 23, 2012, May 24, 2011, and May 3, 2011, and was seconded by Vice Mayor Vander Velde.

ROLL CALL:

Commissioner Lister.....YES	Vice-Mayor Vander Velde.....YES
Commissioner Hodges.....YES	Mayor Palladeno.....YES
Commissioner Oakley.....YES	

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APPROVAL OF THE AGENDA:

Motion was made by Commissioner Lister to approve the Agenda as written, and was seconded by Commissioner Hodges.

ROLL CALL:

Commissioner Lister.....YES	Vice-Mayor Vander Velde.....YES
Commissioner Hodges.....YES	Mayor Palladeno.....YES
Commissioner Oakley.....YES	

INTRODUCTIONS-PRESENTATIONS:

A. SPECIAL PRESENTATION—MR. JEFF LARSON TO PRESENT FUNDING OPTIONS FOR CITY HALL AND FIRE STATION & POSSIBLE PHASE 2.

Mr. Larson, President of Larson Consulting Services, and Financial Advisor to the City first passed out a handout that he has provided for the Commission and the public. He proceeded to go through the handout explaining each section.

Section 1: He stated that they focused on the General Fund and reviewed mainly the last two FY's stating that it was a better predictor of the future. He went on to say that the City has probably one of the lowest if not the lowest millage rates in the County and the City has no debt and has cash reserves. He also stated that this was a no tax no millage rate proposal. Mr. Larson also stated that Madeira Beach was a built out City with no ability to annex. Grants were not considered in the review because they cannot be counted on every year. He stated that the pay as you go programs will not be impacted. Mr. Larson also said that the Non Ad Valorem or non-tax revenues were very solid and very consistent.

Section 2: Mr. Larson stated that they were working on the assumption that the City was going to own and operate the New City Hall and that they could borrow money tax exempt from the Federal Government.

Section 3: Mr. Larson stated that there were two options; first if it was to be a large loan there could be 30 year financing, which would be a Bond issue, and second if they were looking at a smaller financing such as \$5,000,000 it would be a shorter term and would be better off doing a bank placement. The Bond issue is much more complex.

Section 4: Mr. Larson stated the City needs to determine what the size of the project is going to be so that he can determine the City's options and make those recommendations. They do have the ability to do both. He recommends that the maximum debt for borrowing be no more than \$300,000 per year. CA Trask stated that there was a local Law Firm that is known for working with several municipalities, and is who he would recommend. Mr. Larson also stated that he could prepare an RFP if voted on at the next Meeting. The City can pledge revenues to borrow with the banks as they don't give mortgages to Governments.

Mr. Larson continued by referring to finance options listed on a chart that was in the handout.

Mayor Palladeno asked how much extra work would there be to start with Phase I and then they decided to start Phase II. Mr. Larson answered that it would be no problem that it is referred to as phasing, and the foundation for further financing would already be laid.

Vice Mayor Vander Velde asked about the \$75K cost of issuance and was told it was for Bond counsel if retained or other costs related to the financing.

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Commissioner Lister asked about the Bond rates being at historical lows, and was told that the 10 year Treasury rate was a good indicator of what the trend is. It was at 1.6% just before Thanksgiving last year and is now up to 2%.

June Mohns, 13321 Boca Ciega Ave: Asked Mr. Larson to explain how they arrived at the numbers for Option 8, and was told that there was a software program used to calculate the numbers, and that Option 8 includes project cost.

Someone in the Gallery (no name given) asked how ridged is the 15 years on Option 6. Mr. Larson can't say whether or not a bank would commit to a 20 year tax exempt loan, but that it could be put in the RFP.

Robin Stach 728 Sunset Cove: asked if the City is only going to do Phase I then added Phase II later you'd have 2 "mortgages" 2 short term loans could be more costly than one large loan. CM Crawford stated that doing the project in phases does give a little more flexibility with a bank note. A bank note is easier to refinance and gives the ability to put the other on hold for a period of time. There are pros and cons to either way they decide to go.

Jim Madden 133 140th Ave: asked if Lease to Own or General Obligation Bonds could also be used. Mr. Larson stated that they have not looked at General Obligation Bonds because they were not directed to do so, and it would require a referendum from the voters. They were asked to look at the net cash flow excess that would not affect operations. That is where the level of repayment of \$3-400,000 came from. Mr. Madden also asked about Validation vs. Insurance Bond. Mr. Larson replied that a Validation does not apply to a Revenue Bond. Bond Insurance is an option but the cost goes up.

Bill Mohns 13321 Boca Ciega Ave: Asked about the estimated Pledged Revenues and that if that money is set aside can it be used on future bond issues. Mr. Larson said that he prefers to have 5 times the coverage for more flexibility. Once the payment is satisfied the money can be used for other things.

Jeff Munson 144th Ave: Asked about the \$3,000,000 from the sewer sale, and was it invested. He was told that it was invested conservatively, but only earning .04%. The City has managed money well on all sides with an excess fund every year. Option 2 is both phases at once, Option 8 is the only one done in two parts. It was again stated that there is more flexibility with a bank loan. With bonds it would take 10 years before talking about buying it down.

Doug Andrews 141st Ave: Stated that he liked Option 7 ½, He said that if another project is close behind the first, use ½ of the 3 million for first financing and the second ½ for the other.

Vice Mayor Vander Velde said that Net change in Fund Balance is not enough to cover a \$300,000 Debt Service. FD Vince Tenaglia stated that due to other Capital Projects this year it would not reflect the 300,000, but that they were a one-time expense and do not reoccur every year. VM Vander Velde stated that about 30 million is needed for the cost of major projects as the infrastructure has been let go. She also said that it is not fair to look at previous years because these things were not done.

Commissioner Oakley wants to know how any of this can be done without raising the Millage Rate. She doesn't see how they can possibly do more when close to a million has already been transferred just this year to cover expenses.

CM Crawford stated that on March 26th at 6:00 p.m. there will be a Town Hall Meeting to discuss everything including funding, options, and plans. There may be more Town Hall Meetings planned in the future if the Commission thinks it is necessary.

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1. PUBLIC COMMENT: (limited to 5 minutes)

Larry Roelofs, 399 150th Ave: stated that as President of Madeira Cove Condominiums he is very pleased with the Commission and the direction that they are going with the work that needs to be done.

Debby Weinstein, 441 129th Ave: Stated that they had a successful Food For Thought event with proceeds amounting to over \$7000 for the Library.

Robin Stach, 728 Sunset Cove: Wanted to thank the entire Commission for a job well done. He stated that after a vote, no matter what the outcome, there is no more room for squabbling and citizens interfering.

Casey Crump, Gulf Beaches Little League: Shared concerns about being left out and losing the fields altogether.

June Mohns, 13321 Boca Ciega Ave: Enjoyed the presentation and thinks everyone agrees that we need a new City Hall, but stated that Stormwater issues are critical and does not want to see them neglected.

Doreen Moore, 13019 Boca Ciega Ave: Appreciates the way that the Commission is listening to the concerns of the residents. She agrees that there does need to be a new City Hall and Fire Department, but that it needs to be scaled down. She asked the Commission to research what other cities have done to finance things like this. Redefine what the City really needs and prioritize other projects.

Robert Shaw, 507 129th Ave: Stated that as the project progresses that the City keep in mind that we need a building that is 95% function and 5% form not the other way around.

Chelsea Nelson, 420 Boca Ciega Dr: Stated that the flooding at Boca Ciega Ave and Boca Ciega Dr is really bad and wants to see that addressed, she is pleased with the improvements that have been going on in the past year.

CM wanted to say that nothing is set in stone with the design of the City Hall, this is all pre-planning and the whittling down is yet to come. They had to have a starting point.

John Leepa 399 150th Ave: Likes the momentum going on in the City. He stated if they don't do something the City will just be back where they started.

2. CONSENT AGENDA:

Motion was made by Commissioner Lister to approve the Consent Agenda as written, and seconded by Commissioner Hodges.

A. DECLARATION OF SURPLUS:

CONSENT AUTHORIZES A 1998 DODGE RAM PICKUP TO BE DECLARED SURPLUS AND SOLD AT THE TAMPA MACHINERY AUCTION IN TAMPA, FLORIDA.

B. SPECIAL EVENT REQUEST:

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Special Event Permit for the Old Salt 20th Annual "Spring King of the Beach" Fishing Tournament and Mad Beach Food Fest – April 25th, 26th, and 27th, 2013, **hosted by the Old Salt Fishing Foundation.**

Tom Verdensky stated that in celebration of the 20th Anniversary they have doubled the first place winnings to \$20,000. They have also marked with a travel group. The event is growing. He also stated that in the last 10 years they have donated a little over ¾ of a million dollars to local charities

C. SPECIAL EVENT REQUEST:

Special Event Permit for the 12th Annual John Levique Pirate Days – May 10th from 3:00 p.m. to 11:00 p.m., May 11th from 10:00 a.m. to 8:00 p.m., and May 12th from 10:00 a.m. to 6:00 p.m., **hosted by the John's Pass Village Association.**

The CM stated that they also had a late request to raise the decibel level from 66 to 80 for the festival. Mr. Powers stated that it is an event to raise awareness for John's Pass and Madeira Beach. It also raises money to market Jon's Pass and Madeira Beach as a whole. Bright House is also a sponsor for the festival so promotion for the event is high. Commissioner Lister asked which way the stages would be facing and was told that they were facing into the Village and away from residents homes. Commissioner Lister stated that he agreed with the Vice Mayor that it would be subjective to the officer present. He said he did not want to raise the level. To Mr. Powers Knowledge there were no complaints last year.

D. SPECIAL EVENT REQUEST:

Special Event Permit for the 50th Anniversary VFW Post 4256 – April 29 – May 4, **hosted by the VFW Post 4256.**

Dick Spitell from the VFW stated that it is their 50th anniversary in Madeira Beach. He stated that 2 things were missing from the original application, one was for the tent for the cookout and the other was the rider for the insurance which he will bring in this week.

ROLL CALL:

Commissioner Lister.....YES
Commissioner Hodges.....YES
Commissioner Oakley.....YES

Vice-Mayor Vander Velde.....YES
Mayor Palladeno.....YES

3. APPOINTMENTS:

A. PLANNING COMMISSION BOARD MEMBER

Jeff Brown address: 573 Lillian Drive

Motion was made by Commissioner Lister to appoint Jeff Brown to the Planning Commission Board, and seconded by Commissioner Hodges

Jeff Brown introduced himself to the Commission as Jeff the Jeweler; He hopes that he can lend a voice to the Commission as a business owner and a resident.

ROLL CALL:

Commissioner Lister.....YES
Commissioner Hodges.....YES
Commissioner Oakley.....YES

Vice-Mayor Vander Velde.....YES
Mayor Palladeno.....YES

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4. CONTRACT APPROVAL:

A. APPROVAL FOR CONTRACT OF RECYCLABLE MATERIALS WASTE SERVICES OF FLORIDA, INC.

Motion was made by Commissioner Hodges for the approval of the contract with Waste Services of Florida, Inc., for a contract for 12 months January 31, 2014, and was seconded by Vice Mayor Vander Velde.

ROLL CALL:

Commissioner Lister.....YES	Vice-Mayor Vander Velde.....YES
Commissioner Hodges.....YES	Mayor Palladeno.....YES
Commissioner Oakley.....YES	

B. APPROVAL OF AGREEMENT BY AND BETWEEN DEBORAH CLARK, SUPERVISOR OF ELECTIONS AND MADEIRA BEACH MUNICIPAL BUILDING, FOR POLLING PLACE

Motion was made by Commissioner Hodges for the approval with Deborah Clark, Supervisor of Elections of Pinellas County Florida, and was seconded by Commissioner Lister.

ROLL CALL:

Commissioner Lister.....YES	Vice-Mayor Vander Velde.....YES
Commissioner Hodges.....YES	Mayor Palladeno.....YES
Commissioner Oakley.....YES	

C. BID AWARD TO DEUEL AND ASSOCIATES FOR ENGINEERING SERVICES

Motion was made by Commissioner Lister that the City of Madeira Beach enters into a contract with Deuel and Associates for Engineering Services, and was seconded by Commissioner Hodges.

Vice Mayor Vander Velde asked CM Crawford to explain why there was no RFQ. CM Crawford explains that they have been working on an expired contract and there were really no specs to review per se, it comes on an individual basis. We are working on cleaning up contracts existing with the City. They sent out an RFQ and got 2 bids one of which came in late, and after a conversation with the City Attorney disqualified that bid as being non-responsive, so this is the Staff recommendation. Al Carrier with Deuel and Associated stated that there was never actually a contract with the City. They were working as Professional services for plan review on an as needed basis. The VM asked CA Trask if the City was required to have a contract for this type of thing and was told that normally there would be a contract and that is what the CM is attempting to do. The VM stated that she thought CPWG was our City Engineer. CM Crawford stated that they are trying to fix more situations like this one. He also stated that Professional Services can be piggybacked. CA Trask stated that what the Commission was doing was picking which of two bids to start negotiations, not prices, that comes later.

Amended Motion was made by Commissioner Lister that the City of Madeira Beach starts negotiations with Deuel and Associates for Engineering Services, and was seconded by Commissioner Hodges.

ROLL CALL:

Commissioner Lister.....YES	Vice-Mayor Vander Velde.....YES
Commissioner Hodges.....YES	Mayor Palladeno.....YES
Commissioner Oakley.....YES	

5. BID AWARD:

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A. BID AWARD FOR 2013 FIREWORKS 4TH OF JULY

Motion was made by Commissioner Hodges for the bid award for the 2013 fireworks for the 4th of July for a thirty day referral for the next Meeting of April 9th, and was seconded by the Vice Mayor Vander Velde.

ROLL CALL:

Commissioner Lister.....YES	Vice-Mayor Vander Velde.....YES
Commissioner Hodges.....YES	Mayor Palladeno.....YES
Commissioner Oakley.....YES	

There was a recess called at 8:10p.m. The Meeting was reconvened at 8:17p.m.

6. UNFINISHED BUSINESS: NONE

7. OLD BUSINESS:

A. MOTION TO WITHDRAW BID AWARD TO KLOOTE CONSTRUCTION FOR THE RENOVATION OF ARCHIBALD PARK

CM Crawford stated that they received three bids. They didn't entertain the high bid at all. He stated that there was a second bid and a low bid. They had asked for clarification on both of those bids. He also said that to this day Staff really doesn't understand the low bidders base bid. CPGW came to them and stated that after several large change orders were done that Kloote would actually be the low bidder. Certus filed a bid protest and there are discrepancies. This can be rebid with a final desired outcome. CA Trask recommends re bidding to limit the City's exposure.

Motion was made by Commissioner Lister to withdraw the bid award to Kloote and was seconded by Commissioner Hodges.

ROLL CALL:

Commissioner Lister.....YES	Vice-Mayor Vander Velde.....YES
Commissioner Hodges.....YES	Mayor Palladeno.....YES
Commissioner Oakley.....YES	

B. MOTION TO REJECT ALL RESPONSES TO THE RFP FOR THE RENOVATION OF ARCHIBALD PARK

Motion was made by Commissioner Lister to reject all responses to the RFP for the renovation of Archibald Park and was seconded by Commissioner Hodges.

ROLL CALL:

Commissioner Lister.....YES	Vice-Mayor Vander Velde.....YES
Commissioner Hodges.....YES	Mayor Palladeno.....YES
Commissioner Oakley.....YES	

C. MOTION TO AUTHORIZE THE CITY MANAGER TO REBID THE RENOVATION OF ARCHIBALD PARK

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Motion was made by Commissioner Lister to authorize the City Manager to rebid the renovation of Archibald Park and was seconded by Commissioner Hodges.

Commissioner Lister wanted to be on the record as stating that he did not like the entrance or the spiral staircase.

CM Crawford said that he would like to enter into the official record a letter from Alex Archibald. The VM wanted to know if there are plans to investigate Mr. Archibald's allegations that some of the prior work that was done may not be up to Code. She was told that Mr. Archibald and the consultant needed to get together and hammer that out, but he would keep the Commission posted. Vice Mayor Vander Velde also asked if the Commission would reconsider reversing the budget amendment that gave approval for Archibald. The CA explained that since she did not vote for the amendment that she could not make the motion. No motion was made for the Vice Mayor's request.

ROLL CALL:

Commissioner Lister.....YES	Vice-Mayor Vander Velde.....YES
Commissioner Hodges.....YES	Mayor Palladeno.....YES
Commissioner Oakley.....YES	

8. NEW BUSINESS:

RESOLUTIONS:

A. RESOLUTION NO. 2013-07:

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA, AUTHORIZING THE CITY MANAGER TO APPLY FOR FLORIDA BOATING IMPROVEMENT PROGRAM FUNDS ADMINISTERED BY THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION, TO ASSIST WITH THE CREATION OF NEW PUBLIC TRANSIENT BOATING FACILITIES; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

CA Trask read the resolution by title only.

Motion was made by Commissioner Hodges to approve Resolution No. 2013-07, and was seconded by Commissioner Lister

ROLL CALL:

Commissioner Lister.....YES	Vice-Mayor Vander Velde.....YES
Commissioner Hodges.....YES	Mayor Palladeno.....YES
Commissioner Oakley.....YES	

B. RESOLUTION NO. 2013-08:

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A RESOLUTION AMENDING THE FY 2013 BUDGET BY APPROPRIATING EXPENDITURES FOR THE CHAMBER OF COMMERCE PROMOTION, IN THE AMOUNT OF \$2,900.00.

CA Trask read the resolution by title only.

Motion was made by Commissioner Hodges to approve Resolution No. 2013-08, and was seconded by Commissioner Lister.

There was some discussion about the fact that the Chamber of Commerce gets the building rent free.

ROLL CALL:

Commissioner Lister.....	NO	Vice-Mayor Vander Velde.....	NO
Commissioner Hodges.....	YES	Mayor Palladeno.....	YES
Commissioner Oakley.....	NO		

C. RESOLUTION NO. 2013-09:

A RESOLUTION AMENDING THE FY 2013 BUDGET BY APPROPRIATING EXPENDITURES FOR THE 911 MEMORIAL PROJECT, IN THE AMOUNT OF \$40,000.00

CA Trask read the resolution by title only.

Motion was made by Commissioner Lister to approve Resolution 2013-09 and was seconded by Commissioner Hodges.

ROLL CALL:

Commissioner Lister.....	YES	Vice-Mayor Vander Velde.....	NO
Commissioner Hodges.....	YES	Mayor Palladeno.....	YES
Commissioner Oakley.....	NO		

9. OTHER BUSINESS-NONE

10. REPORTS/CORRESPONDENCE:

• **CITY COMMISSION**

The Vice Mayor stated that Dick Lewis brought to her attention that not all the paperwork that the Commissioners receive on the Dais was available to the public.

Consensus: To upload the documents the day after the Meeting

Commissioner Lister stated that he would be running for the 3rd Vice President for the League of Suncoast Cities.

Mayor Palladeno stated that the Fitch study would be ready in about two months.

• **CITY ATTORNEY:**

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CA Trask had no reports for the Commission; however Vice Mayor Vander Velde asked the status of the BP Claim. The CA informed her it was in the 90 day review process. It will probably be rejected and the next step is a lawsuit.

- CITY MANAGER: NONE
- CITY CLERK: NONE

11. **ADJOURNMENT:** Being no further business, the meeting adjourned at 8:42 p.m.

Date Approved: 5/14/13


Travis Palladeno, Mayor


Submitted by Aimee Servedio, City Clerk Pro Tem

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: MARCH 8, 2013

THIS MEETING IS TELEVISED LIVE ON CHANNEL 16

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11 Mar 2013

City Manager Shane Crawford:

Thank you for your below e-mail and for your offer for me to comment concerning the renovation of Archibald Memorial Beach Park. First, I apologize for my slow response to your below e-mail but I had a total knee replacement of my left knee on 25 Feb 13 and I am undergoing a difficult rehabilitation as anyone who has had such surgery will tell you. Although the physical therapists and doctors tell me I am way ahead of where I should be at this stage in my recovery, I see this as a multi-month recovery. Thus, I doubt I will be traveling to Madeira Beach until the summer, at the earliest.

Second, when I started writing this e-mail to you prior to the weekend, I was not sure what I could add as your Archibald Park ad hoc committee, mayor, and commissioners had already decided and allocated funding for the renovation specifics. Imagine my surprise this afternoon when I opened my e-mail to learn that the following will be an agenda items for tomorrow evening's City Commission meeting:

- Withdrawing the bid award to Kloote Construction for the Archibald Park project
- Rejecting all responses to the Archibald Park bidding process
- Re-bidding the entire Archibald Park project

I attempted to learn more details about the above from the City's web site but neither further details nor explanation were available.

Since the renovation project appears to be in limbo, perhaps at Stage One (the beginning), I have decided to provide you with my thoughts concerning the renovation of Archibald Memorial Beach Park. I have closely followed the Archibald Memorial Beach Park saga over the years and under the different City administrations that have had their own agendas for the use of the Park and for the renovation of the facilities.

I will provide you with input based on two major areas. The first will be comments concerning the current, or what I thought were current, and firm plans for the renovation of the Park. The second comments will be directed to the previous history, from the early 2000 through present, of the Archibald Memorial Beach Park renovation, I bring this history to your attention in hopes that research/investigation will be done on these earlier renovation projects to determine if FEMA requirements associated with renovation/rehabilitation of facilities will be done to protect the residents and tax payers of Madeira Beach from future negative impacts on their property covered by FEMA due to possible violations by City and County government officials.

First, with regard to what I thought were the firm plans agreed upon by the City officials and the renovation company, I offer the following:

- The current City Commissioners have determined it is in the best interest of the City to renovate the 1934-era facility and surrounding Park grounds at a cost of almost \$1 million. I do not

understand the need for the grandiose renovations that are being done on the Park when there are other more important and more critical needs for the City residents. I would understand the need to repair the Park's parking lots if there are areas of parking lot deterioration. Last time I was on the Park, I do not recollect such deterioration of the pavements but I have not been present recently to make such a knowledgeable judgment. Hopefully, the expense of repaving the parking lots is not for the sake of being able to remark the parking spaces to put them closer together to get more parking revenue. I know from watching a City Commission meeting via the web that this was a consideration.

- I do not understand the need for costly overhead parking lot lighting when the commercial food facility closes at/shortly after sunset and the Park closes in the later evening hours.
- I can possibly see the need for new landscaping but must it be expensive, exotic landscaping? The property has existed in the Florida natural state since the property was developed by the Veterans' Administration in the early 1930's. Why not preserve the landscaping of that time in the parking area? Natural Florida vegetation has been the order for the rest of the Park.
- The rest rooms need to be razed and tailored to the design/theme of the Park, i.e., compatible with a 1934-era facility or other wise if the facility is razed and rebuilt.
- As for the facility, I see no need for walkways/steps on the Gulf Blvd side of the facility. There is limited space from the sidewalk on Gulf Blvd to the facility to facilitate smooth and safe traffic moving to/from the south to the north parking lots. Further, I do not see concession customers using this side of the facility for having meals and drinks or to enjoy the recreational aspects of the Park.
- Commissioner Lister had passed my thoughts on the interior spiral staircase to the mayor and commission. This issue appears to have been resolved by the Old Snack Shack concession operator.
- Lastly, I see no reason for an expensive grandiose "arched" entryway to the Park. There have to have been better ideas to highlight the Park at a lesser expense to the City without being gaudy.

Second, the following is background information that will, hopefully, better educate you on Archibald Memorial Beach Park history and to encourage you and your staff to do deep research/investigation into possible legal ramifications concerning FEMA and prior renovation/rehabilitation projects on the facility. It has been my concern, echoed previously to earlier City officials, that prior "unclosed" violations and "hidden" arrangements could have a negative impact on the City with reference to future FEMA flood and wind coverage. I offer the following as areas that should be investigated and answered prior to future renovation of the Archibald Memorial Beach Park facility:

- In the late 1990's or early 2000's, extensive renovation of the facility was begun for a destination restaurant, Archibald Grill, Inc. During the course of this renovation, I obtained the building plans and permits for the facility to be used as Archibald Grill, Inc. The documents I obtained include records from the Pinellas County Building Permit office approving specific renovations. For example, was the metal roof ever approved and permitted by the Pinellas County Building Permit Office or was this done "on the side" knowing it would be a major expense? Do the windows that were installed in the early 2000's meet hurricane standards? What was the monetary valuation of the log cabin structure, not including the property value, when these major renovation projects were submitted and approved? Were some renovation projects not included in the plans due to their high cost and the negative impact that cost would have had for the City to comply with FEMA standards?
- My records also include photographic and other evidence of work done on the facility that was not permitted nor documented. Was replacement of the rotting flooring and deteriorating

Nothing I have written above is new. Basically, I am in favor of reasonable expenses to renovate the Park for public use. I wonder how many taxpayers and residents of Madeira Beach actually use the Park on a regular basis? I suspect the expensive renovation is to attract tourists to Madeira Beach but I believe the priorities should be for other projects that will benefit the City taxpayers and residents rather than a locale for another expensive 4th of July fireworks display. I am totally opposed to those renovations whose purpose/goal is to encourage more "concession" use of the Park in order to bring in more revenue to the City.

Bottom line of my long discourse is that I am pleased to provide you and your office with my thoughts on the renovation of the Park, especially since there appears time for more comment before another "final" decision is made by the City. I have done such above but if you need more specifics, I would be pleased to provide them to you at the best of my ability. My suggestion for the action that would provide the best, most benefit to the City residents, and be least costly would be for the City to interact with the National Park Service to revise the Quitclaim Deed to delete that portion that gives pseudo authority under US Government protection for the City to make commercial use of this property, a violation of the Archibald and Welch Warranty Deeds.

Regards,

Arch

Alex M. Archibald, Jr.