



THE CITY OF MADEIRA BEACH, FLORIDA  
PUBLIC NOTICE

**BOARD OF COMMISSIONER 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.

**1:30 P.M.**

**Tuesday, June 25, 2013**

**AUDITORIUM**

- A. CALL TO ORDER:** The Meeting was called to order at 1:30 p.m.
- B. INVOCATION AND PLEDGE OF ALLEGIANCE:** Commissioner Nancy Hodges
- 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)  
Jay Daigneault, City Attorney (CA)  
Vince Tenaglia, Finance Director (FD)  
Dave Marsicano, Central Services Director (CSD)  
Aimee Servedio, City Clerk (CC)

- D. APPROVAL OF THE MINUTES** BOC Meeting June 11, 2013 and BOC Workshop Meeting January 4, 2012

Motion was made by Commissioner Poe to approve the minutes from BOC Meeting June 11<sup>th</sup>, 2013 & BOC Workshop Meeting January 4<sup>th</sup>, 2012 and was seconded by Commissioner Hodges.

**ROLL CALL:**

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

Deby Weinstein 441 129<sup>th</sup> Ave: in regard to 6/11/13 minutes. Referencing Mayor Palladeno's statement in the newspaper about all of the seawalls being completed. Her seawall was about half completed.

- E. APPROVAL OF THE AGENDA**

Motion was made by Vice-Mayor Lister to approve the agenda and was seconded by Commissioner Shontz

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

- F. PUBLIC COMMENT (limited to 3 minutes)**

Deby Weinstein 441 129<sup>th</sup> Ave: Possible consideration by the BOC to revise the schedule of 1 BOC regular meeting per month and 1 Workshop meeting per month. During the 2013 year so far, the city has had 6 regular meetings, 5 workshops, and 6 special meetings. It makes it difficult for the public to stay apprised of what is going on. Wants consistency of meetings and wants 2 regular meetings a month. Mayor informed CC Servedio to put it for discussion on the next workshop.

**G. CONSENT AGENDA–N/A**

**H. UNFINISHED BUSINESS**

**1. ORDINANCE 2013-01:**

SECOND READING OF ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING ARTICLE III OF CHAPTER 62 OF THE CODE OF ORDINANCES; REMOVING REFERENCES TO TELECOMMUNICATIONS SERVICES FROM SECTIONS DEALING WITH THE PUBLIC SERVICE TAX; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

**Motion was made to approve Ordinance 2013-01 by Commissioner Shontz and seconded by Commissioner Hodges. Upon reopening by CA for public comment, the motion was made by Commissioner Shontz to approve Ordinance 2013-01 and was seconded by Commissioner Poe.**

Commissioner Hodges.....YES  
Commissioner Poe..... YES  
Commissioner Shontz.....YES

Vice-Mayor Lister.....YES  
Mayor Palladeno.....YES

**I. NEW BUSINESS**

**1. LIEN FORGIVENESS: FOR 565 150<sup>TH</sup> AVENUE, IN THE AMOUNT OF \$9,372.19**

**Motion was made by Commissioner Poe to forgive the lien for 565 150<sup>th</sup> Ave, in the amount of \$9,372.19 and was seconded by Commissioner Hodges.**

CM Crawford – This is the Holton property (Leverorck's). CM Crawford along with CSD Marsicano have been proactive in the redevelopment of dilapidated buildings and other issues. The buildings and fish houses are going to be vacated in the next 30-60 days that have compliancy issues. They have met with the owner in order to talk about the lien and the property will look much more attractive with the buildings torn down than up. Since CM has been in office, there have been 8 different versions of this project and are coming to the finality of the proposals. The forgiveness will be for the City's portion and not the whole lien (around \$9,300 of \$11,500). He is asking the BOC to add in red-tape and should ask the owner to have the building demolished by the end of August. Also wants to see proof of a contract that states this. He recommends to the BOC that the forgiveness cannot come without some agreement to clean-up the property. CM wants to beautify the entrance of the city. CM has moved the garbage trucks off the island and wants to continue the beautification. The city really needs a structure for Public Works, but doesn't want to erect something prematurely. The meaning of today is to give city staff the permission to engage with Mr. Holton about tearing down the buildings.

Commissioner Shontz – when dealing with Mr. Holton, the City would like to have something in writing before forgiving the lien.

Commissioner Hodges.....YES  
Commissioner Poe..... YES  
Commissioner Shontz.....YES

Vice-Mayor Lister.....YES  
Mayor Palladeno.....YES

**2. RESOLUTION: RESOLUTION 2013-27 OF THE CITY OF MADEIRA BEACH, FLORIDA AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$6,500,000 IN AGGREGATE PRINCIPAL AMOUNT OF CITY OF MADEIRA BEACH, FLORIDA CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2013 FOR THE PURPOSE OF FINANCING AND/OR REIMBURSING THE DESIGNING, PERMITTING, ACQUISITION, CONSTRUCTION, RECONSTRUCTION AND EQUIPPING OF VARIOUS CAPITAL PROJECTS DESCRIBED HEREIN;**

**Motion was made by Commissioner Poe to proceed with Resolution 2013-27 and was seconded by Commissioner Hodges. Upon reopening by CA, the motion was made by Commissioner Shontz to proceed with Resolution 2013-27 and was seconded by Commissioner Poe.**

Mike Davis & Alicia Ingram from Bryant Miller Olive Bond Council Attorneys – Bond Validation is a process that allows cities to borrow money in the state of FL. It allows public entities to incur debt (issue bonds) to file a law suit in the Circuit Court for a judge to pass issuance on the validity of the bond. Judge will say if the purpose one is borrowing for is legal and will look at if the city has gone through the proper procedure in order to issue the bond (Sunshine Law upheld, read at a public meeting, etc.). The judge will review if the Ordinances are accurate in order to make a decision that the funds were lawfully pledged. A copy of that goes to the

State Attorney and that is also published in order to show cause. Next the judge is to set a hearing at the earliest reasonable possible date (State attorney will appear at that meeting and represent the taxpayers of the city). A taxpayer may show up at the meeting and say why they think the city shouldn't issue the bond. The process takes around 45-60 days from filing the complaint to a hearing date. The judgment made by the Circuit Court is conclusive...cuts off any future challenges.

Robin Vander Velde – Is wondering if the CIP or CIE has been amended to include this project. CM said it wasn't. Previously on 4/9/13 the public was informed that the bond was to be for 5.3 million dollars and now the bond is up for approval at 6.5 million which is about a 20% increase. Why the bond is for 40 years instead of 30 years was another question posed.

FD Tenaglia – This Resolution is to cover the scope of the project. The city is operating under the assumption proposed in the April meeting that was brought up by Financial Advisor Larson. There is the possibility that the bond could be for the 6.5 million dollar number. CM Crawford envisions that it would be around 5.3 million but that extra money provided some flexibility. Every delay costs money and not expending city dollars at this point. The maximum guaranteed price needs to be approved before anything happens and if it does exceed 6.5, then the city will definitely not move forward with that vendor.

Alicia Ingram – The bond is to not exceed 6.5 million, but doesn't mean that the City will definitely look to spend 6.5 million. This is a parameter and if they do, they need to come back and redo the process.

CA – BOC and staff doesn't need to answer questions in this part of the meeting.

Roger Koske 706 Sunset Cove – Wants to know why the numbers keep changing and wants to know the cost of the total and complete package. Furthermore, he doesn't think that the baseball field needs as many improvements that are proposed. Those fields are better than most. Also thinks that the 3.3 million dollars that the city has saved could easily build the new City Hall and Fire Station without having to look into debt service. With improving the Recreation Center, it will cost 4.7 million dollars (approx.) and will bury future Commissions.

FD Tenaglia – The plan has not changed and the City is still operating under option #2 that was presented by the Financial Advisor. Everything that is laid out governs this process and sets forth parameters that accounts for any changes in the market and project. It gives the city a lot of flexibility if primary materials increase or if there is an advantageous interest rate for 40 years instead of 30.

Alicia Ingram – The Resolution will allow for up to 40 years, but the plan is for 30. The bond will not exceed 40 years.

Deby Weinstein – Is wondering if the funds that are put forth to the debt service will be solely used for that purpose. FD said yes they will (as presented externally). Since the city will be creating excess revenues, it will be using that to pay off the debt service as well. She is also concerned that since the city will be allocating certain revenue to this project, in the future, it will be harder to find more revenue for other projects.

Alicia Ingram – The revenue sources that are stated in the Resolution are the sources that the bond holder has a lien on. The city can pay the debt service as it sees fit – can pay it however the city wants/can. However, if it doesn't, the funds that were laid out have liens on them. Furthermore, if the city wants to do more projects and wants to use these revenue sources that have been pledged to the bond it needs to pass an "additional bonds test" that is included in this Resolution. If the city meets that test, the city can use those sources as sources of security.

Jim Madden – Wonders if the bonds can be refinanced if the interest rates change. CM Crawford stated that this wasn't a revenue bond, but Jim Madden said it was. CM Crawford said it wasn't a revenue bond, but rectified himself and said it was.

Alicia Ingram – The city can refinance and reduction of the bond can occur during the underwriting process. Yes it is an option.

Commissioner Hodges.....YES  
Commissioner Poe..... YES  
Commissioner Shontz.....YES

Vice-Mayor Lister.....YES  
Mayor Palladeno.....YES

3. **APPROVAL OF BID AWARD:** TO CERTUS BUILDERS FOR ARCHIBALD MEMORIAL PARK BEAUTIFICATION IN THE AMOUNT OF \$929,131.00

Motion was made by Commissioner Shontz for Archibald Memorial Park Beautification and was seconded by Commissioner Poe.



Mayor Palladeno – wants to make sure that this amount is for the entire park. CM – Yes. This was previously bid under a former RFP that required 12 or more responses with around \$200,000, but much more available funds that could be appropriated to this project. It was rebid with 1 price including utilities undergrounding. This includes signage, lighting and landscaping, decking, windows, etc. The city wants to use this as a guinea pig project to show the city what undergrounding will look like. This doesn't include a 10% contingency however; it does include around 5%. Project will be starting 7/8/13 and a possible dedication around Christmas time.

Commissioner Hodges.....YES  
Commissioner Poe.....YES  
Commissioner Shontz.....YES

Vice-Mayor Lister.....YES  
Mayor Palladeno.....YES

Certus Representative (CEO) Dean Sumner – Certus builders has done many projects along the beaches.

#### J. REPORTS/CORRESPONDENCE

- CITY COMMISSION

Mayor Palladeno – 6/29/13 (This Saturday at 7 am – 12 pm) is Sea Oats planting and Barbecue. He also wanted to thank the film commission of Pinellas County as there were 2 TV shows shot in Madeira Beach. 1) Peter Greenberg World-Wide with travel destinations. Airs in October 2) Mark Davis from Big Water Adventures – national TV show on the Outdoors Network. July 2<sup>nd</sup> is the Marriott groundbreaking.

- CITY ATTORNEY - None
- CITY MANAGER

On the 7/9/13 meeting – He doesn't want the City Hall project to divide the community (in regards to Phase II - Recreation). He was informed that the fields could be rented out 34-36 weekends out of the year as stated from the representative from the county. This helps local businesses – restaurants, bars, hotels, etc. Also has heard in the numbers of \$5,000 – 8,000 in a weekend could be spent in the city. They will present (county representatives) at 7/9 meeting showing the economic impact. Not just baseball – lacrosse, tennis, etc.

- CITY CLERK - None

#### K. ADJOURNMENT was adjourned at 2:27 p.m.

Date Approved: 7/09/13

  
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: June 20, 2013 **THIS MEETING IS TELEVISED LIVE ON CHANNEL 16**