



# City Manager's Report May, 2019

From the desk of Jonathan Evans, City Manager

Plans for the revitalization of roads, stormwater and sanitary systems in the Crystal Island neighborhood are continuing to develop. City staff hosted a community meeting on Thursday, May 23, 2019, at 6 p.m. in the Board of Commissioners Chambers to update residents on the core sampling results received by the city, as well as the alternative plan the city will deploy to address the infrastructure concerns on Crystal Island.



According to the findings, the pervious concrete solution will not work, so the city has decided to utilize traditional roadway construction as the actionable approach concerning this project. Based on this new information, the project time frame will be shortened by one calendar year, and total reconstruction of all roadways, water lines, and sanitary sewer infrastructure will commence beginning in January 2020. Initially, the city contemplated a “stopgap measure,” which was going to take place in July and August, with the assumption that the pervious concrete solution would work. As previously stated, the plans have changed, and it would be a waste of approximately \$225,000 to proceed with the stopgap measure when the city is ready to commence construction earlier. The city also anticipates having the \$15 million banknote on hand as early as August 2019.

As the city continues to make progress concerning the project, the Board of Commissioners has directed staff to proceed with preparing all the necessary documentation to acquire a \$15 million banknote. A large sum of the monies received will be utilized to improve a deteriorating and failing roadway/stormwater infrastructure on Crystal Island. Staff anticipates the project cost to be between \$7 million and \$7.5 million; furthermore, the Board of Commissioners approved the design services contract with Deuel and Associates in an amount not to exceed \$319,000.

This assigned services contract will consist of a right-of-way and topography survey, construction plan preparation and specification development, permitting and project coordination meetings with the Pinellas County Utilities Department to ensure the replacement/repair of the water distribution systems and sanitary sewer collection systems.

Furthermore; other roadways are currently being evaluated for reconstruction. Parsley and Marguerite Drive are just two of the other roads that will be addressed as part of this capital expenditure. The city will continue to keep residents attuned to the progress that is being made concerning this initiative. The request for proposal (RFP) for a bank loan is currently advertised and will be reviewed by the city's financial advisor once the advertisement period is closed.



***City Clerk Report***  
*by Clara VanBlargen*



City Clerk Clara VanBlargen reports that on May 7, 2019, a Sunshine Law Seminar, hosted by Barbara Peterson, President of the Sunshine Amendment Foundation, was held in the Commission Chambers. That was followed on May 8, 2019, by a Parliamentary Procedure Workshop hosted by Ann Guiberson, Professional Parliamentarian. The two events were publicly noticed and well attended.

As of May 30, 2019, 22 Board of Commissioners meetings have held in 2019.

Board of Commissioners Meetings – City Hall, 300 Municipal Drive, Madeira Beach, FL 33708

Workshop Agenda Setting Meeting	2nd Tuesday @ 5:45 p.m.
Regular Meeting	2nd Tuesday @ 6:00 p.m.
Regular Workshop Meeting	4th Tuesday @ 2:00 p.m.





## ***Finance***

*by Walter Pierce*



The FY 2018 Comprehensive Annual Financial Report (CAFR) has been completed. This CAFR displays the city in a great positive financial condition. For example, the city's General Fund balance increased from \$10,697,777 in FY2017 to \$11,480,549 in FY 2018. This represents an increase of \$518,675 or 5-percent from the previous year. Furthermore, long-term debt on city bonds decreased from \$12,260,000 in FY 2017 to \$11,012,000 in FY 2018, a decrease of \$1,248,000. This was mainly due to a larger than normal payment of \$644,577 made on one of these bonds.

This good news CAFR will benefit the City as we seek stormwater and roadway funding for the Crystal Island, Parsley/Marguerite Drive, and other projects. The \$15,100,000 Bank Loan RFP went out on May 23rd and responses are due back June 11th. The City anticipates closing on or around July 11, 2019.

## ***Budget***

During May, the Budget Review Committee got an opportunity to review and comment on the FY 2020 city department budget requests. The next step is for the Finance Department to consolidate this information into a budget booklet format, and the committee will then have an opportunity to review the information again. In the next few weeks, the Finance Department will close in on balancing a draft of the proposed FY 2020 budget. The percentage of increased revenues to be received from the Property Appraisers Office due to increased property values will be important when it comes to estimating the general fund revenue.

## ***Parking***

In May the Parking Department designated ten motorcycle/scooter parking spaces in John's Pass Village behind the VFW. We will be monitoring the use of these spaces over the summer to see if more are needed throughout the City.

One of the most common issues we receive from our visitors is difficulty seeing the pay station screens due to sunlight. We are rotating some of the meters to face south instead of west in the hopes that the screens will be easier to read in the bright sunlight.



## ***Fire Department***

*by Chief Derryl O'Neal*



The Madeira Beach Fire Department participated in a county-wide “Active Shooter” drill in May. Equipped with ballistic vests and helmets Madeira Beach firefighters, along with other mid-county fire departments, participated in the drill coordinated by the Pinellas County Sheriff’s Office Training Division. The goal is to achieve a unified Rescue Task Force (RTF) consisting of county-wide/multi-agency responders. The objective for fire personnel is to triage, treat and evacuate victims to a safe location and prepare for rapid transport to the nearest medical facility. It should come as no surprise to anyone that Madeira Beach firefighters stepped up to take on this additional training and responsibility.

Speaking of stepping up, the MBFD is one of several departments in the state that has implemented a mandatory wellness and fitness training program for staff. Our firefighters are required to workout daily and are tested quarterly to make sure that they are physically fit for the job.

The department conducts cardiovascular exercises by running stairs at the Ocean Sands condominium, jogging at John’s Pass or near the station and incorporating strength building for balanced fitness. Recently, we were invited to participate in a “Breathe Down” drill. During this drill firefighters are required to perform a number of fire-related tasks while breathing compressed air. The tasks were done in full gear and consisted of forcible entry, victim dragging, stair climb, crawling through narrow spaces and a tool hoist. This is very similar to the functions that would be performed during a fire suppression operation. Thanks to their talent, skill and discipline the Madeira Beach firefighters performed exceptionally well during the exercise.



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## ***Human Resources***

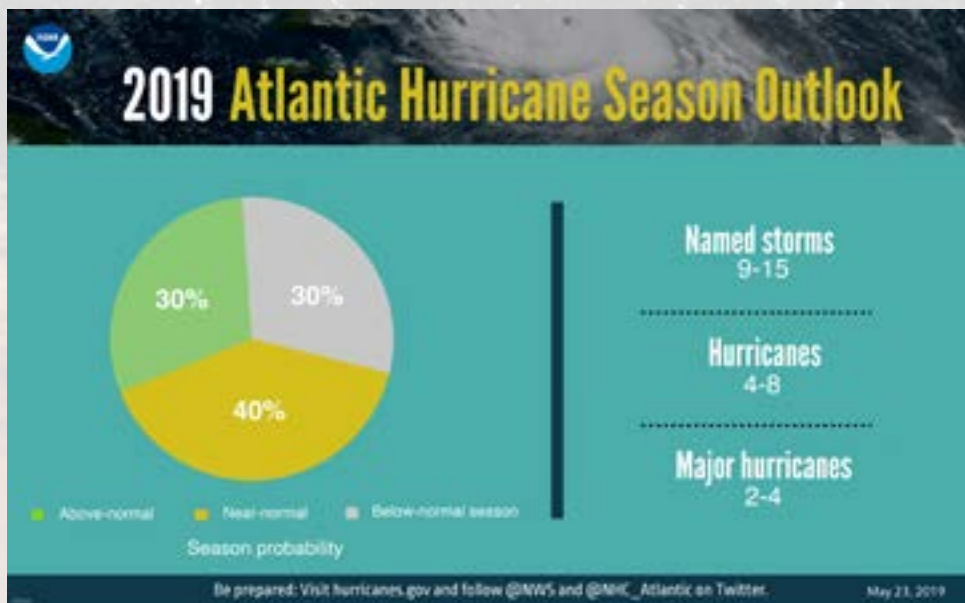
*by Karen Paulson*



We're hiring! The City of Madeira Beach is currently searching for a City Manager to replace Jonathan Evans who resigned effective July 9, 2019. The position will require that the applicant is a member of and in good standing with the [International City/County Management Association](#) (ICMA). Details of the position can be found on the [city website](#).

A second position is open for a Fiscal Analyst that can oversee the accounting operations for the Marina and assist with maintaining compliance within other Enterprise Funds. Experience in governmental fund accounting procedures is a preferred qualification.

Are you ready for hurricane season? City employees are gearing up by completing two [FEMA](#) introductory certification classes on Emergency/Hurricane Preparedness. Meanwhile, we encourage everyone to plan now for how you will respond to news that a major storm could hit our community. For more information on how to build a solid plan visit the [Pinellas County](#) website.





## ***Public Works Report*** - The Quiet Life of a Hero

*by Deb Laramee, Interim Public Works Director*

Sporting a scraggly beard, piercing eyes and a warm smile, Kenny Davis may not be a City of Madeira Beach employee people recognize by name, but thousands know him when they see him. Kenny is the man in charge of the city's most valuable asset, the sand on Madeira Beach. Early every morning he climbs aboard a tractor and begins towing a mechanical rake up and down the beach, grooming the sand that greets locals and tourists. People wave and say good morning, visitors ask him questions about the beach, the best places in town to eat or upcoming events.

Kenny came to Madeira Beach from Texas, where he was a successful entrepreneur and businessman. Despite that success, he wasn't happy and craved a simpler life. He found it riding on a tractor next to the Gulf of Mexico and grooming the sands of Madeira Beach. It was on that tractor where Davis would experience an event that would have a profound impact not only on himself, but a complete stranger as well.

In the early morning hours of March 6, 2018, Kenny was headed north, towing the beach rake, when he spotted a man sitting on the beach. It was not an unusual sight, except this man was fully clothed. As he got closer, the man rose and started walking north several hundred feet in front of Kenny. His gait was staggered, and he appeared to be having trouble keeping his balance. All of a sudden, the man turned and stumbled into the water. Kenny leaped off the tractor and dove into the surf. By the time he reached him, the man had swallowed a significant amount of water but was still conscious, and he fought Kenny's attempt to pull him to shore but Kenny prevailed.



By the time Kenny dragged the man onto the sand Pinellas County Sheriff's deputies, and Madeira Beach EMTs were waiting. Kenny gave a statement to the deputies, and the EMTs worked to revive the man successfully. After the man had been taken to the hospital, Kenny hopped back on his tractor and went back to work, just like it was any other day. Over the next few weeks, Kenny would think about the man and hoped everything turned out all right.

Fast forward to May 2019, and Kenny is riding his tractor when he gets a call from the Public Works administration office. [Pinellas County Sheriff Bob Gualtieri](#) would like to present him



with a Citizen Recognition Award for his selfless efforts in saving the man's life. As is typical of Kenny, he got off work at 3:30 and was at the awards ceremony at 3:45, still dressed in his work clothes. He sat quietly in the front row of a crowded room listening to the report of how he saved a man from committing suicide. Up until that point Kenny had no idea why the man went into the water.

Like most heroes, Kenny doesn't think of himself as one. He believes he just did what anyone else in his position would have done. That may be true, but it doesn't diminish the fact that he was the one who did it. From time to time, Kenny still sees the man on the beach. He waves, and the man waves back. No words are spoken but there will always be a bond between these two men; one who was lost and the other who selflessly helped him find his way. On behalf of all your coworkers in Public Works and the City of Madeira Beach we would like to say congratulations Kenny Davis, you are a selfless hero.





## **Marina Report**

*by Brian Crabtree*

May was a relatively quiet month at the [Madeira Beach Marina](#) as the transition to the summer season gradually resulted in warmer temperatures. That brings us to what every fishing enthusiast waits for at this time of year, Red Snapper season! June 11th starts the Red Snapper season and every year Florida gulf coast anglers get their chance to fish for these aggressive yet delicious treasures of the gulf. There is a good amount of fish in the 3-8-pound range on hard bottom and ledges from 80 out to 120 feet. A variety of baits and techniques will work, but we have a couple of go-to methods that really seem to key in on the larger, more elusive fish in the school.



Vertical jigging has become very popular for a good reason, it works! My personal favorite is a Blue/Pink Savage Squish jig from 80 to 130 grams depending on depth and current. I fish them on heavy spinning tackle with 50lb braid and 8-feet of 50lb. fluorocarbon leader. Techniques can vary from a high-speed ripping action to a slower, more methodical jigging motion. I have found that most of my bites come when the jig has stopped or is dropping back down fluttering from side to side. When you catch a fish check to see if they have regurgitated anything they have previously eaten. If the food they are eating is a lot of smaller fish, it may pay off to go down to a smaller jig to match the bait size.

The other technique we use is a slow drop using light jig heads. The larger, more aggressive snapper are found higher in the water column at the top of the school. By using a ½ to 1-ounce jig head with a strong hook and the same spinning tackle mentioned before, you can present the bait in their strike zone much longer and look more natural. We have caught some of our largest fish this way, and it can be deadly on gag grouper as well. A verity of other bait will work, from live pinfish, pilchards, frozen sardines, and squid. The key to this type of fishing is letting the bait fall slow and naturally to look as appetizing as possible. Good areas to fish are the pipeline and artificial reefs such as T.I. 2 and the Blackthorn.

If you are heading offshore, we urge you to purchase an Emergency Position Indication Radio Beacon (E.P.I.R.B.). They range anywhere from \$250 to \$800 and we offer them at your Madeira Beach Marina ship store. They are good for a couple years, then can be recertified. Always make sure your batteries and safety gear are all up to date and in working order because out there is no place to have a problem. If you have any questions about boating or fishing, do not hesitate to call or just come on in. Our friendly staff is here to help.





## ***Community Development Report***

*by Linda Portal*



Each month the Community Development staff review around 100 permits for site and building plans related to floodplain management. In May, the staff worked on updating codes pertaining to applications, internal consistency, and compliance with the comprehensive plan. These changes include specifying the height of patios and pools on waterfront properties, allowing flares to be added to the end of driveways, and the height of seawalls and setbacks for corner lots and townhomes. Changes with city-wide impact include lighting standards to protect sea turtles, updates to the floodplain ordinance to protect resident's insurance ratings, clarifications to the Special Magistrate function and updates to the variance standards.

The staff has been working closely with the Board of Commissioners and the city's land use attorney to prepare draft amendments to our Planned Development ordinance. The goal is to bring that portion of the code into compliance with the stated intent of the Comprehensive Plan, ensuring a low-density residential character for the community. Lastly, we continue to work with FEMA, ISO representatives on the 8-year cycle review in support of the county-wide Community Rating System (CRS), as well as the update to FEMA maps.

## ***Building Official Report***

*by Frank Desantis*



City Building Official, Frank DeSantis reports that our redevelopment/economic development continues at a fast pace including several large condominium projects on the west side of Gulf Blvd. that are currently under "extensive" exterior restorations. These include:

The Town Center Project (Phase 4-Hotel "A") is at 30%, with half of the concrete slab pour on the fifth floor done. We anticipate the fifth-floor slab to be finished on June 10th or 11th. Also, in June we expect the start of some underground utilities under the building footprint. They will begin masonry on the third floor as soon as they are cleared by the structural engineer to do so.



The Madeira Bay Project (44 units) at 13101 Gulf Blvd., is at 54%. They are focusing on enclosing the building envelope with the installation of windows and sliding glass doors more than 50% complete. Interior framing is at about 30% complete, and the trades are following proportionately. The ramp is the last structure portion left to complete and is well underway.

The Barefoot Beach Resort project at 13238 Gulf Blvd, was issued a temporary Certificate of Occupancy. They are currently working on the exterior shell of the roof-top structure or lounge area rooms.

The Madeira del Mar Condominiums project at 15305 1st Street East, is currently awaiting final architect's and mechanical, electrical and plumbing plans to be submitted for review and permitting.

The Madeira Shores project at 14910 North Bayshore, has progressed with the foundation, footers, and stem wall poured and completed. The project is waiting on an elevation certificate before the builder can go vertical with the building.

The Gulf Grille project 14080 Gulf Blvd., has had the "foundation" application processed for the project. Because of additional requirements, the building permit will not be issued at this time.

The John's Pass Resort project has begun with development of the architect's graphics and scheduling another round of neighborhood informational meetings. They are also currently working on the access rights for the alley.

### **Monthly Totals**

#### **Building Department**

- 121 different types of permits were issued
- \$59,823.11 Permit fees collected
- \$2,530,791.00 Permit estimated value or cost
- 212 completed inspections (average 12 per day)

#### **Building Code Compliance**

- 4 new code compliance cases created
- 11 code compliance cases being resolved
- 26 open/outstanding code compliance concerns

#### **PCSO-Community Policing and Code Enforcement**

- 32 new code compliance cases were opened
- 18 existing code compliance cases were resolved
- 39 code compliance cases remain open

#### **Residential Rental Inspection program**

- 0-unit inspections



**Recreation Report**  
*by Jay Hatch*



School is officially out in Pinellas County and summer activities have begun! The Recreation Department kicked off its annual [Summer Movie Series](#) with Grease this past month. More than 500 people attended the FREE screening at Archibald Memorial Beach Park on May 24th. The series continues all summer long so watch for our listing of great movies on the beach and don't forget to bring your chairs, blankets, floats, and coolers!

Also returning this summer is the [Annual Madeira Beach Summer 5K Sunset Series](#). The first leg of the three-race series will take place on June 14th at 7 p.m., beginning at John's Pass Park, and wrapping up with a post-race party at Hooter's in John's Pass. Each race and activity takes place on the beach and allows participants to enjoy the beach as well as a beautiful sunset. The event is hosted by the Madeira Beach Rec Center and [Racehawk](#).

Lastly, summer camp has arrived! Over 100 kids are already registered and roaming the Rec Center following an agenda packed with activities and field trips for every age. Registration is still open and available to anyone still looking for a safe, exciting and action-packed atmosphere for their children this summer. Get information on our [website](#)!

#### Upcoming Activities in Madeira Beach

- June 14 – Madeira Beach Sunset 5K Series – Race 1 – 7pm – John's Pass Park
- June 21 – Movie on the Beach: Jaws – After Sunset – Archibald Memorial Beach Park
- June 22-23 – Just For Fun College Softball Showcase – Recreation Complex
- July 4 – 4th of July Fireworks Spectacular – After Sunset – Boca Ciega Bay behind Rec Center
- July 5 – Coastal Community Clean Up – 8am – Madeira Beach City-wide
- July 12 – Madeira Beach Sunset 5K Series – Race 2 – 7pm – John's Pass Park
- July 26 – Movie on the Beach: Dumb & Dumber – After Sunset – Archibald Memorial Beach

[www.madeirabeachfl.gov](http://www.madeirabeachfl.gov)

