

From: Wing House [<mailto:shatwh@gmail.com>]
Sent: Tuesday, November 15, 2011 2:22 PM
To: cityclerk1@ctsfl.us
Subject: Linger Longer Purchase

Dear Mayor Archie,

I write this email in hopes that you and your commission will re-consider the purchase of the Linger Longer facility located on Anclote Road. I understand that you would like to provide a service to the residents of Tarpon Springs to help alleviate the congestion from the other launch facilities, but I feel this will only create more harm than good. First the purchase is estimated at \$5,000,000.00, and in the tough economic times that we're in this is not a wise purchase at all. You might think that you can make money on this for the city, but I don't see that happening. You started to charge at the other ramps and parks and the total income from those facilities is very meager. Second thing is that this will affect local business that rely on the boaters in this area for their income which in return means they can pay the new taxes that have increased over 25 percent. If this allows people to do more on their own with no cost of course they will jump on it; however, this means that you are out of 5 million dollars with little to no income in return and local business are closed. Total fallout means they no longer pay their taxes which is a guaranteed income for the city. The third main problem is that there will be residents outside of Tarpon Springs that will use this facility. They will be coming from all areas to enjoy what was intended for the residents of the city.

With all of these negatives there doesn't seem to be many positives except there is a way for more boaters to get on the water. This means that there will now be a greater chance of fatalities on the river, like last year, and more fights that have to be stopped by local law enforcement that will cost more to the taxpayers yet again. If you and the council have enough money to purchase this then why not stop the cuts and funnel more into the already broken system instead of making it worse with a purchase that clearly hasn't been thought out. If you are still determined to buy it then I suggest maybe try saving. Set a goal and save until your able to purchase it. If you think time is of the essence just let me remind you of the length of time that it has sat so far, and you will see that this is a possibility. Yet another idea for the money that is burning a hole in your pocket is again save and use whatever you have to re-do downtown which is another goal of the city. I hope you take this all into consideration, and prove everybody wrong by being a responsible government.

Thank You,

John Coleman

-----Original Message-----

From: Todd Pressman [<mailto:todd@pressmaninc.com>]

Sent: Tuesday, November 15, 2011 3:11 PM

To: darchie@ctsfl.us; lecouris@ctsfl.us; calahouzos@ctsfl.us

Subject: Pressman: Linger Longer Property

Hello. I wanted to make you aware that I have worked in the past with a substantial private trust that has some interest in this property and would look forward to sitting down with City and discussing many options that may be beneficial to the City and the trust. The trust has been successful with several large marina property's in the immediate area. Thank you.

Sent from my iPad

Todd Pressman, President,

Pressman & Associates, Inc.

P.O. Box 6015

Palm Harbor, Fl. 34684

Ph. 727-804-1760, Fx. 1-888-977-1179

Email: Todd@Pressmaninc.com

WWW.Pressmaninc.com

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Thank You,

John Coleman

From: Melissa Dickens [<mailto:mdickens1@gmail.com>]
Sent: Tuesday, November 15, 2011 2:39 PM
To: jlarsen@ctsfl.us; sslattery@ctsfl.us; calahouzos@ctsfl.us; darchie@ctsfl.us
Subject: Referendum for boat launch-please vote no

Dear Mayor and Commissioners,

I cannot make tonight's meeting due to a work conflict, but I respectfully urge you to please vote no on the proposed boat launch referendum on tonight's agenda.

While the site is a beautiful piece of property, it is not the appropriate time for such a purchase. The \$4 million cost could be much better applied to other uses around the City. A majority of the City's residents do not own boats and thus the greatest benefit of the \$4 million would only be available to a select few. Additionally, the dredging required for such a site would likely result in increased costs/litigation.

Regards,
Melissa Dickens
Tarpon Springs Resident

From: rwhaase@aol.com [<mailto:rwhaase@aol.com>]

Sent: Tuesday, November 15, 2011 11:29 AM

To: darchie@ctsfl.us; ttarapani@ctsfl.us; SLatvala@verizon.net

Subject: Linger Longer

Dear Mayor and City Commissioners,

This is just a reminder that voting for this is a waste of money and a conflict of interest. The City has no business going into business. If this becomes a boat ramp, it will just attract more people who want the government to subsidize their boating expenses, that is not your job, and where does the government get the money to do that? from the businesses that pay taxes that you are going to compete with. Will the City widen the road to handle all the extra traffic from the free loaders, probably not.

You people are charged with being good stewards of the peoples money, a vote for this project will take it off the tax rolls and put more burden on the few remaining viable businesses in Tarpon Springs. This will be a huge financial bad decision, just look at your track record. Belle Harbor marina, right next door, loses about \$300,000 a year and is run by the government. Stay out of the private sector and stop wasting money that isn't yours.

Richard Haase

November 8, 2011

Dear Mr. LeCouris:

Several people have asked me to speak to their group about the Linger Longer site and when they learn the site has such little actual waterfront access they get upset with the heroic efforts that are being made by city staff to try and meet the requests by the commission to create feasibility studies and all the efforts and expenses to acquire this property.

It appears that someone is telling them it is 20 acres on the Anclote River when in fact it is only about 240 feet or so.

Many people are not aware of this so I thought you may need to clarify the information regarding this issue.

I realize the map is on the website ^{was TR} as to the dimensions but not all people are aware that it is even on the website and there seems a general lack of knowledge in the public that it is even a consideration.

Tim Keffalas
205 Leafwood Rd.
Tarpon Springs, Fl. 34689
727-510-3934

RECEIVED

NOV 09 2011

CITY MANAGER
TARPON SPRINGS

From: JRL [<mailto:roc111@verizon.net>]
Sent: Sunday, November 13, 2011 3:48 PM
To: jlarsen@ctsfl.us
Subject: Mail from CTSFL.US Web Site

Dear Commissioner Larson--Jeff

I am sure that by now with all the reports in you have all the information with which to make decision relative to the proposed referendum concerning the Linger Longer purchase.

I too have reviewed the reports as have two former mayors, several former commissioners, City activists and many residents. While we all agree that if Tarpon Springs was in a sound financial position and not struggling to meet its current (and future) commitments, the purchase of a four-acre piece of land despite a "problem-promising" 241-ft. water frontage to construct a boat ramp might be worth a gamble, the other 16 acres notwithstanding.

If the Commission disdainfully votes to go to referendum counter to the interests and future welfare of the City's taxpayers and leaves the decision to the non-voting residents, coupled with uninformed voters, not to mention the traditional low voter turnout (all of which the supporters are relying upon), a city with a troubled future is definitely predictable. And if you are (hopefully) re-elected, you will be among first to experience the initial throes. Do you want that?

We've been fortunate to have a very professional City Manager, a life-long resident who knows Tarpon's history, carefully weighing in on every aspect of the proposal, concluding not to go lot referendum, and additionally. the financial experts and consultants who arriving at the same conclusion. I can't envision any intelligent being opposing the recommendations.

Finally, we can't overlook the politics and avarice of the few people who merely want to make money and couldn't care less about the future of Tarpon Springs and its residents
Thank you for your time and consideration.

Very sincerely,

Joseph R. La Rocca

From: David Banther [\[mailto:db@banther.com\]](mailto:db@banther.com)

Sent: Monday, November 14, 2011 3:54 PM

To: thickey@ci.tarpon-springs.fl.us

Cc: Robert Kochen; mlecouris@ctsfl.us

Subject: Linger Longer Property Statement

Since I was the only "no" vote on the Budget Advisory Committee, in regards to the motion to recommend the BOC not move forward with the purchase of the Linger Longer Property, I was asked in the meeting if I would provide a statement explaining my "no" vote. Please kindly pass this along to the BOC.

##

My "no" vote, on 11/10/11 at the Budget Advisory Committee meeting, in regards to the motion to recommend the BOC not move forward with the purchase of the Linger Longer Property, was a procedural "no" vote, not a vote in support of the purchase. The reason being was we weren't given the report from the Real Estate Consultant until the meeting started, not giving us any time to read the report before voting on the motion. I will not vote on a motion, especially one of this magnitude, without first reading what I believe to be a very crucial part of the decision.

After having time to read the report from the Consultant, and re-reading the various documents from the city, I maintain my "no" vote because I believe there is enough evidence that this could *possibly* be a worthwhile endeavor for the city. I completely understand there is a lot of risks and unknowns with this endeavor. However, in business, such risk often exists when there is possible profit/reward. **I recommend that this go to referendum and the voting residents of Tarpon Springs can decide if this purchase is the best use of the city's resources.**

Prior to the referendum, if there is one, there should be a public hearing that clearly lays out the facts (not opinions) of this project. Also, it should be stressed that uses such as an "RV Park" are only one possibility, voters would be voting on the purchase of the property for the main purpose of the boat ramp only. Any additional endeavors on that property should be used to mitigate the purchase price and operating costs, as laid out in the Consultant's report.

Sincerely,

David Banther
Member, Budget Advisory Committee

November 8, 2011

TO: The Budget Advisory Committee
FROM: Tim Keffalas

Dear Committee Members, residents, voters and taxpayers:

How did we get to this point? Is a question we as residents should all be asking the City Commission. The issue of buying this property did not come up until shortly after the annual budget was approved, yet if you listen to discussions from various commission meetings it was stated that this was being worked on for some time.

The questions we need answers to are these:

Did the city commission in getting this purchase to where it is now adhere to all city ordinances?

Were there any communications during the annual budget discussions suggesting the city should buy this property?

If not then we as taxpayers need to ask why the city waited until after the budget discussions to bring this forward.

It is now known that the city has spent in excess of \$35,000 in pursuing this unicorn. Where did that money come from?

The report states that laws require proof that there is a need or permits cannot be issued for this or any ramp. Why didn't the city first pursue the possibility that they would have a difficult time getting a permit and why didn't they pursue a survey of need before attempting to purchase this site.

I attempted to do a survey at my expense and frankly the boat launch permit records are so shoddy and illegible that I could not create a valid survey. From those records it appears that there are about 300 permits, with many that are for non residents.

Pinellas County issued a report in 2005 that boat registrations in Pinellas were declining and were expected to continue to decline. Why did the city not access that report before pursuing this project? That report will be detrimental to the city being able to even get a permit to dredge and build another ramp.

During the 2010-2011 budget discussions it was discussed that the city had seen a massive decline in boat launch permits, at that time there were discussions of raising the fees to make up the loss of launch permit revenue. In the 2011-2012 budget the city approved a budget that included total anticipated boat launch permit fees of \$3,800. Where are the facts to sustain the concept that we need another boat ramp?

I suggest that if the city does not have a procedure to handle the mid year acquisition of real property there should be an ordinance that states any non essential real estate acquisitions should be deferred until the following year's budget discussions. This is not an essential, emergency that needed to be addressed in this manner.

In closing I think the city has been given adequate information to **not** bring this to referendum. As I suggested at the last city meeting if this is brought to referendum, it will pass because voters would not believe that the city commission would bring something to referendum that was not with the city commission's blessing. It has been suggested that the commission should let the voters decide. But the Commissioners are elected to oversee the well being of our city and to manage it accordingly. They should not defer their responsibility to the voters. Many of those who support this purchase believe that all 20 acres is on the water. When in fact there is only about 230 feet according to the survey that faces the water in a pie type wedge. There are water depth problems and potential environmental issues. There is no reason to buy the property for a preserve because there is no endangered animal or plant life. In fact when this came to the commission in 2007 to be annexed to the city the highest and best use that was approved by the city was a residential complex. At that time there were no discussions or thoughts of the city acquiring the site or were there any plants or animals that would be endangered by building there that would suggest the need to create a nature preserve. I looked at the various city's around us on how they spend their Pennies for Pinellas revenue. Most have a well documented and dedicated plan that looks seriously at where they spent it in the past and their plans for the future.

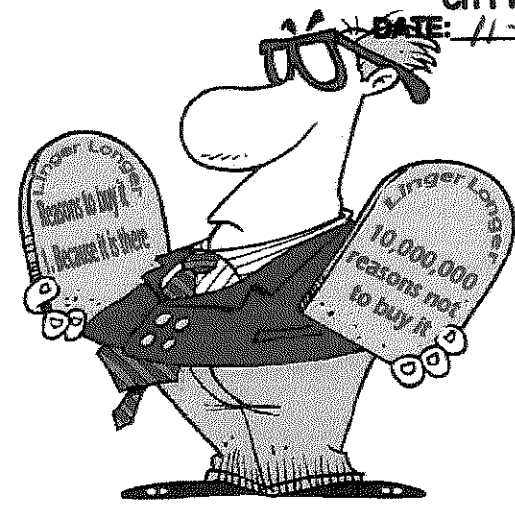
Instead it has been suggested in Tarpon Springs that the city will have to stop other projects to pursue this project. Projects where the city has spent in excess of \$500,000. It appears by actions of a few that those in the commission supporting this are looking at the funding source as beer money instead of the serious issue that it is.

The city needs to close the chapter on the Linger Longer it has lingered too long.

Tim Keffalas
205 Leafwood Rd.
Tarpon springs, Fl. 34689
727-510-3934

City Manager
COPIES:
CITY COMMISSION
CITY CLERK
CITY ATTORNEY
CITY MANAGER

DATE: 11-14-11



FACTS ABOUT THE LINGER LONGER

- REAL ESTATE TAX LOSS OF APPROX \$70,000 ANNUALLY AS IS
- POTENTIAL HAZARDOUS CHEMICALS
- NO GUARANTEE YOU WILL GET PERMITTING FOR RAMP
- LARGE AMOUNT OF DIRT TO BE REMOVED
- POTENTIAL FOR BURIED DEBRIS ON SITE
- POTENTIAL FOR PETROLEUM ON SITE
- NO VERIFIED NEED FOR RAMP
- WILL PREVENT SPORTS COMPLEX FROM BECOMING A REALITY
- MAY PREVENT FIRESTATION FROM BEING BUILT.
- ONLY 229 FEET ON THE RIVER NOT 20 ACRES ON THE RIVER
- ALL SLABS WILL HAVE TO BE REMOVED
- 20 TO 25 MINUTE BOAT RIDE FROM THERE TO OPEN WATER
- WHEN DEVELOPED, TAXES ANTICIPATED IN EXCESS OF \$170,000 A YEAR
- CONSULTANT STATED 75% OF USERS WILL BE NON RESIDENTS
- CONSULTANT STATED THESE TYPE OF FACILITIES DO NOT CREATE PROFIT FOR CITIES.
- ACCORDING TO THE COMMISSIONERS WE DO NOT HAVE STAFF TO MAINTAIN IT
- WILL PROBABLY BE CHALLENGED IN COURT FOR DREDGING
- ECONOMY EXPECTED TO BE POOR FOR SEVERAL MORE YEARS
- BOAT REGISTRATIONS DECLINING IN PINELLAS COUNTY
- ACCESS ROADS WOULD NEED BUILT WITH INFRASTRUCTURE ISSUES
- CANNOT CHARGE MORE TO LAUNCH THERE THAN THE OTHER RAMPS
- NEIGHBORING ANCLOTE PARK HAS FASTER ACCESS TO GULF BY 20 MINUTES AND A LOT OF FUEL SAVINGS ACCORDING TO BOATERS
- BUDGET ADVISORY COMMITTEE VOTED AGAINST IT
- STAFF IS OPPOSED
- ACCORDING TO PUBLIC COMMENTS OTHER COMMUNITIES ARE HAVING A DIFFICULT TIME SELLING BONDS (DEBT)
- PAYMENTS WITH RENOVATIONS WILL EXCEED \$124,000 A MONTH
- IT HAS NOT BEEN DETERMINED TO BE AN IMPORTANT ENVIRONMENTAL OR WILDLIFE SANCTUARY
- COUNTY AND CITY SAID AS DID THE OWNER BY SEEKING REZONING THAT THE HIGHEST AND BEST USE IS RESIDENTIAL
- WILL CREATE SECURITY ISSUES THAT THE CITY MAY NOT BE ABLE TO CONTROL
- MARINA FUND LOSES MONEY EVERY YEAR. GO LOOK AT THE POOR CONDITION OF THE MARINA BUILDING AT THE SPONGE DOCKS
- BOAT LAUNCH REVENUE DECLINED EVERY YEAR FOR LAST SEVERAL
- ANTICIPATED LAUNCH PERMIT REVENUE ONLY \$3,800 THIS YEAR.
- NO SURVEY HAS BEEN DONE TO SUBSTANTIATE A NEED FOR ADDITIONAL RAMPS.
- THIS WOULD INTERFERE WITH PRIVATE ENTERPRISES DURING HARD ECONOMIC TIMES
- SALES TAX REVENUE IS EXPECTED TO CONTINUE TO DECLINE FOR SEVERAL YEARS
- THE STATE JUST WROTE OFF \$110,000,000 IN UNCOLLECTIBLE DEBT UP FROM LAST YEAR'S WRITE OFF. A LOT OF THAT WAS UNCOLLECTIBLE SALES TAX REVENUE AND EMPLOYMENT RELATED TAXES
- CITY HALL NEEDS MASSIVE REPAIRS. THE CLERK'S OFFICE EXTERIOR IS NEARLY IN VIOLATION OF HEALTH STANDARDS DUE TO MILDEW OUTSIDE, YET YOU ARE CONSIDERING SPENDING MONEY ON THIS
- EMPLOYEES HAVE NOT HAD PAY INCREASES FOR 3 YEARS AND THIS COMMISSION SPENT \$40,000 TO RESEARCH THIS AND ABOUT THE SAME AMOUNT OF STAFF TIME