

Mark LeCouris

From: thickey [thickey@ci.tarpon-springs.fl.us]
Sent: Tuesday, October 18, 2011 9:00 AM
To: mlecouris@ci.tarpon-springs.fl.us
Subject: FW: Letter to the Board of Commissioners

From: City Clerk of Tarpon Springs [mailto:cityclerk1@ctsfl.us]
Sent: Tuesday, October 18, 2011 8:31 AM
To: thickey@ci.tarpon-springs.fl.us
Subject: FW: Letter to the Board of Commissioners

Please forward

From: steve corrado [mailto:spcorrado@hotmail.com]
Sent: Friday, October 14, 2011 5:28 PM
To: cityclerk1@ctsfl.us
Subject: Letter to the Board of Commissioners

10-14-11

To : The City of Tarpon Springs, Board of Commissioners

Subject: Linger Longer Property Proposal

Cc: City Manager, Mr. Mark LeCouris

Please allow me to start by quoting Mr. Carl L. Becker who once said, "History is the Memory of Things Said and Done." Simply stated, people will remember the things you do and say as Elected Officials. Some of those things might be deemed routine or insignificant and will over time, drift from memory. Issues of substantial significance however, will have a long lasting effect.

Personally, I am in favor of additional boat ramp access within our community. The access we presently have available is inefficient and limited. I've grown up on the West Coast of Florida and enjoy spending time on our waterways. I am also in favor of property owners having the right and the ability to offer and sell their properties as they see fit through the hard work and efforts provided by professional realtors.

But over my personal interests to see additional boat launching ramps developed within our community, I am **strongly opposed** to our City of Tarpon Springs taking on a project that is without question, financially irresponsible. Our City is already strapped for capital to complete projects that have already been approved or for future projects, not to mention providing new resources for projects it can not afford to purchase, develop and maintain.

I understand the city has already spent thousands of dollars exploring the possibility of pursuing this project on the previous site of the Linger Longer property. It is my belief that these already, precious dollars spent have been wasted and spending additional dollars would be nothing short of negligence.

I implore the City Council to reflect on your own good reasoning and logic when considering a project that might turn out to be a disaster for the residents of our Community. Think about the years and thousands of dollars already spent by the City to defend our RO Water Plant. With the environmental sensitivity of the site in question, the dredging issues and so forth, what do you think the legal costs and time frame would be if the same or similar entities were to file legal actions against the City and this project? The costs and time frame could be staggering. I believe that the City should never be held hostage by pending or perceived litigation, but the fact remains that we All are currently paying the price for such unjustified actions. There's no doubt in my mind that the same will occur regarding this project should it go through.

We simply can not afford the cost of this project, coupled with the future costs of maintenance and the unknown expense of possible litigious actions.

The site would also present the very real issues of heavy burden and risk due to the proposed activities on the site regarding public and personal injury and damages to real property. All of these issues would be carried by the City with the cost and burden of defending it.

Look around our City with open eyes and you will see many issues sorely in need of attention. The city staff does a very good job and does the best they can with the funds available. If you take away resources from an already burdened system, a negative outcome is not only predictable, but likely.

Please do not consider funding a project for a very select few residents in favor of the best interests of the general public at large. We simply can not afford a project of this magnitude during these most financially trying times. Your City and its' Residents are counting on their Board of Commissioners to act sensibly, in good faith and in their best interests.

Thank you your consideration.

Respectfully yours,

Stephen Corrado

From: David Kay [mailto:dmkay1@hotmail.com]
Sent: Monday, October 17, 2011 9:47 AM
To: cityclerk1@ctsfl.us
Subject: boat ramp

Mayor David Archie and Tarpon Springs Commissioners,

Re: Anclote River Boat Ramp

I am a concerned citizen writing this letter regarding the proposed boat ramp that is being considered by the City of Tarpon Springs. With the present economy in the unstable condition that it is in, individuals, businesses, and city governments alike need to be as frugal as possible in order to make it through these tough economic times. When I heard that the City of Tarpon Springs was considering spending upwards of 4 million of taxpayer dollars to build an unnecessary boat ramp, I was appalled.

From a financial standpoint, I don't see any benefit from opening a new boat ramp. Instead, I see several areas of concern. First, Mayor Archie put it best when he commented, "I'm interested to know how we can afford this when we said we were not able to handle Howard Park". Second, the property taxes that the city will lose will be substantial. In addition, by opening this boat ramp, the city of Tarpon Springs would be competing directly with several of the local marinas in the area. These marinas pay a substantial amount of property taxes each year to the City and are only able to do so if they can remain competitive and profitable.

As a boater, I agree that having abundant access to the water would be a nice luxury. However, as a financially responsible citizen, I am certain that the City of Tarpon Springs, or any other city for that matter, lacks the disposable income to purchase unnecessary luxury items at this point in time. The City of Tarpon Springs has a fiduciary duty to spend its taxpayer's dollars responsibly and to look out for the best interest of its residents. It is apparent to me that by moving forward with this project at this time would not be in the best interest of anyone.

Regards,

David Kay

Mark LeCouris

From: thickey [thickey@ci.tarpon-springs.fl.us]
Sent: Monday, October 17, 2011 9:31 AM
To: Vice Mayor Alahouzos; Commissioner Slattery; Commissioner Larsen; Commissioner Tarapani; mlecouris@ctsfl.us
Cc: ijacobs@ci.tarpon-springs.fl.us; bocmailbox@ci.tarpon-springs.fl.us; Joseph A. DiPasqua
Subject: FW: Email to the Mayor from Website

From: Cindy Sanner [mailto:csanner614@verizon.net]

Sent: Sunday, October 16, 2011 8:54 PM

To: darchie@ctsfl.us

Subject: Email to the Mayor from Website

Dear Mayor Archie,

I would like to express my personal opinion about the Linger Longer land consideration.

- I do not think that it is fiscally responsible to enter into an agreement for the property, especially since it would tie up a good portion of the Penny for Pinellas money for the next 7 years. The additional fire station should have priority.
- What are the costs for development and the annual maintenance costs? Would additional employees be needed? If so, how would that impact any future salary adjustments/raises? We're falling behind other municipalities in our salary ranges.
- Why should the City be providing any more boat ramps? How many locals would actually use them?
- Having the City purchase the land takes it off of the tax rolls.
- What current projects on the books will have to be pushed back or canceled? Have they been prioritized?
- Several boat owners have stated that it will take them too long from that location to enter the Gulf – they prefer Anclote Park boat ramps.
- What liability will the City have?
- City employees, who have gone without raises for three years, see this as a slap in the face, even with the recently received "bonus". Departments are barely operating with less than adequate numbers of staff.
- What is Mr. John Tarapani's commission on this deal?
- There are other projects that the City needs to look at first: street and sidewalk repairs; maintaining properties we already own. The old nursing home on Walton Ave. needs to be torn down, as it is becoming an eye-sore, as is the old fire station on Lemon St
- We seriously need a boat that Police & Fire could use. We need to make our waterways safe first.

Mr. LaRocca's comments at the Oct. 4th meeting were "right on".

Let's take care of what we have instead of stretching ourselves too thin. What if we build it and they don't come?

We need to get back to the basics.

Thank you for your time.

Cindy Sanner

Resident and Former City Commissioner

Mayor Justice

COPIES:
CITY COMMISSION
CITY CLERK
CITY ATTORNEY
CITY MANAGER
DATE: 10-17-11

Oct 14, 2011

Nils Hase
124 Shaddock St
Tarpon Springs, FL 34689

Received

OCT 17 2011

City Clerk's Office
City of Tarpon Springs

Tarpon Springs City Counsel

Re : 20 acre purchase

Hello,

My name is Nils Hase and I have been a Tarpon Springs resident since 1986. I have owned and restored several historic homes including the Webster House on Read Street. I live next to the boat ramp in Craig Park and therefore quite familiar with the need for more boat ramps.

I have been travelling a lot lately and have not had the time to attend the Tuesday meetings to express my feelings about the possible purchase of the 20 acres on the Anclote River but feel it's important to at least have a say.

I am all in favor of the idea to purchase this property. We have so much waterfront and yet so few access points. The 20 acres could be paid for with the Penny for Pinellas alone and not cost the tax payers much stress. That is just purchasing the property, this is not taking into account the possibility of renting a few RV spaces, or leasing a bait shop, or a waterfront restaurant, or ice machines, boat storage, etc. There is so much potential to supplement the payments or pay for the upkeep.

Tarpon Springs has always been so close to being discovered yet we always seem to fall behind. I travel all over the US and Europe and the cities that really stand out are ones that have taken a risk and used the amenities to accentuate the positives and make their cities stand out. This property would be a start and invite other boaters to come to our city and use our gas, restaurants, boat repair, sponge docks, etc.

I really see this as a win win for the city and its citizens.

Sincerely,

Nils Hase
Nils Hase

RECEIVED

OCT 18 2011

CITY COMMISSION
CITY OF TARPON SPRINGS

From: steve corrado [mailto:spcorrado@hotmail.com]
Sent: Friday, October 14, 2011 5:28 PM
To: cityclerk1@ctsfl.us
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10-14-11

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Cc: City Manager, Mr. Mark LeCouris

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Thank you your consideration.

Respectfully yours,

Stephen Corrado

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OCT 6 2011

Mayor Archie

COPIES:
CITY COMMISSION
CITY CLERK
CITY ATTORNEY
CITY MANAGER
DATE: 10-6-11

October 5, 2011

Dear Mayor Archie:

Here are additional questions I would like a response to regarding the Linger Longer site.

1. The city has an ordinance 12-5-6 (recreation permit fee) see attached copy. How would that impact any park use at the Linger Longer and how would the city enforce such an ordinance there?
2. 12-5-2 Motor vehicle parking must be on paved surface in a city owned park. (see attached)
Will the city have a dedicated parking lot and if overnight use is legal, how will the city secure the property. The ramp area looks like it is in a treed area, how will security be handled?
3. Something I read in the discretionary sales tax information in the statutes, discusses projects under which the Pennies for Pinellas referendum was placed on the ballot, Are there any projects the city must use the Pennies for Pinellas for at this time or in the future as mandated by the Pennies county and city agreement?
4. The city will immediately lose about \$69,000 in property tax revenue annually. Where will the cuts be made from the city budget to reflect that income loss?
5. The Pinellas County Pennies for Pinellas website states that due to the ongoing downturn in the economy the county has had to lower its estimates on anticipated revenue. Does the 2012 City local option tax as shown in the city budget (enclosed) reflect that? If not what will the city have to cut from the Pennies program to meet the lower than expected county wide revenue. (refer to the county website information for Pennies for Pinellas.)
6. The city has no reference to the proposed Linger Longer purchase on the city website except in the October 4, 2011 agenda, many people do not know how to find information on this item and I am being asked by several people where they can get intelligent information on the issue. Could you ask the City Manager to link the meeting dates and frequently asked questions and city response in an easy to find and understand format in the city website.
7. Could you also request staff to put all the current Pennies for Pinellas expenditures and committed future expenditures in a simple to understand format so we can better understand what has already been committed to and proposed, such as Live Oak an estimated \$1,100,000 I believe, all phases, Sunset Beach, the playgrounds, leased fire trucks, and will the future fire station be paid out of that as well? Sponge Docks, etc., We currently appear to be paying for a lease on a fire truck that cost over \$600,000, how many trucks will be north of the river in a new fire station, or at least an estimate. The new fire station should not really need additional staff because the load will be redistricted from other fire stations to the new one, so it should be a matter of how much

Received

OCT 05 2011

City Clerk's Office
City of Tarpon Springs

equipment will be needed there and how it will be paid for. If more will come from Pennies for Pinellas or other sources.

8. There was something I read in the laws on issuing bonds that certain types of bonds cannot be issued more than once a year. Does that have any impact on this and if so what is the impact? Also, could that interfere with possibly issuing bonds for the reverse osmosis water plant and could this jeopardize the AAA rating the city has strived to get. My concern is that the net worth of the City is about \$73,000,000, if taxpayers increase debt more than we increase net asset value will that affect the bond rating and debt structure? The MAI appraisal (as required) is not available yet that I could find so we don't know the actual marketability of the property, while we know the Just Market value and the assessed value is considerably less than the purchase price.

9. It has been said that the city may have to stop plans to build the sports complex and that a considerable amount of time and effort and money from the pennies fund has gone towards that project. Will the city have to replace those funds from the general budget since they are mandated for a purpose and you spent them and they are not coming through to completion or fruition? Meaning, you spent some of the Pennies for Pinellas, yet you have no completed project to show for the spent funds and if you abandon that project, will the city have to pay back the funds to the Pennies from the general tax revenue or reserves? Because the use of Pennies funds are very specific. If there is no infrastructure improvement as a result of that expenditure will the city have to repay the money already spent on the sports complex or any other project that will be stopped midstream to redirect the funds to this site?

I thank you for a prompt response to these questions. We are being asked to discuss the Linger Longer and we need to understand just what we are discussing.

Respectfully submitted,

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

From: rwhaase@aol.com [mailto:rwhaase@aol.com]
Sent: Wednesday, October 05, 2011 1:09 PM
To: sslattery@ctsfl.us
Subject: Fwd: Boat Ramp.

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

From: rwhaase <rwhaase@aol.com>
To: slattery <sslattery@ctsfl.us>
Sent: Wed, Oct 5, 2011 1:04 pm
Subject: Boat Ramp.

I find it hard to believe that any city official would be in favor of buying a vacant piece of property that has zero ability to give a financial return. The City already has other boat ramps that don't receive any use and are losers, why add one more multi million dollar loser to the group. Commissioners are supposed to be good stewards of the people's money, you have a fiduciary responsibility not to waste it, start acting like it.

Also, what gives the City the right to compete with local businesses that pay the taxes that pay things like, your salary.

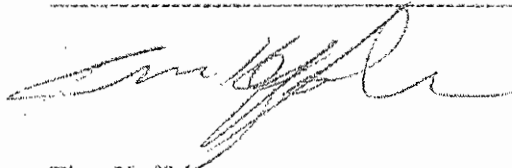
Rich Haase

October 5, 2011
TO: Ms. Irene Jacobs, City Clerk
FROM: Tim Keffalas
205 Leafwood Rd.
Tarpon Springs, Fl. 34689

Dear Ms. Jacobs:

Would you please let me know when there is a response to the letter dated September 13, 2011 from Arie Walker to the city attorney. I would like to have a copy of that letter. (see enclosed letter from Arie Walker)

Also, I have requested a few things in the letter I gave the Mayor, (I have a copy for you as well) would you let me know when it has been responded to so I can pick up the response.



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

Michele Marousos

From: Arie Walker <awalker@ctsfl.us>
Sent: Tuesday, September 13, 2011 2:49 PM
To: James Yacovone
Subject: Interlocal Agreement with Pinellas County
Attachments: Interlocal Agreement Penny 4 29 2008.pdf

Jim,

This is governed by Florida Statute 212.055(2). Mark wants to know if it can be used if we enter into a public/private partnership with someone to run a rv park or Boat storage business. The statute says that it can be used to purchase land for public recreational purposes. Does that preclude us from charging for access or allowing someone else to run it and pay us? I think that there are several issues addressed in case law.

Arie

Arie L. Walker, CPA
Finance Director
City of Tarpon Springs
324 E Pine Street
Tarpon Springs, Florida 34689-4004
Phone (727) 942-5612
FAX: (727) 942-5637
Email: awalker@ctsfl.us

purchase property cost \$280,000

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- APPENDIX B: SMART CODE

Issue TOC Season history Issues Ord. Bank

the Code of Ordinances.

(30 Code, § 12.5-3) (Ord. 50-18, passed 8-19-01; Am. Ord. 75-21, passed 2-4-05; Am. Ord. 2004-26, passed 6-17-04)

§ 12.5-4. - ALCOHOLIC BEVERAGES.

It shall be unlawful for any person to drink any alcoholic beverage in a park or other public property except as otherwise of the city's Land Development Code, and such consumption shall be limited to that area of any public right-of-way specific permitted sidewalk cafe. Provided that the Board of Commissioners may waive this prohibition for certain special events as are met:

- (1) No alcoholic beverages will be sold to or consumed by anyone not of lawful age, as established by state law.
- (2) The entity or entities sponsoring the special event must agree to indemnify and hold harmless the City of Tarpon claims arising from the sale or consumption of alcoholic beverages, purchase liability insurance naming the an amount established by the Board of Commissioners and, at least 48 hours prior to the commencement of the event, obtain a certificate of insurance showing that this insurance has been purchased.
- (3) The City Manager or his designee reports to the Board of Commissioners that the entity or entities sponsor complied with all conditions placed on any waiver previously granted under this provision to the entity or entities.
- (4) Sale of alcoholic beverages shall be by individual drinks only, not in original packages or in bulk, and shall not be on premises where the event takes place.
- (5) The Board of Commissioners may limit the hours during which alcoholic beverages may be sold, the specific consumption of alcoholic beverages may be allowed, and may place other conditions on the granting of a waiver.

(30 Code, § 12.5-4) (Ord. 83-18, passed 8-19-01; Am. Ord. 28-18, passed 5-7-02; Am. Ord. 28-27, passed 2-17-00)

§ 12.5-5. - PROHIBITED GAMES OR CONDUCT.

It shall be unlawful for any person to take part in or abet the playing of any game, except in areas set apart for such purposes, which is authorized to expel any person from any park for violation of park rules.

(30 Code, § 12.5-5) (Ord. 50-78, passed 8-19-01)

§ 12.5-6. - PERMIT FOR USE OF CITY PARKS.

Each person using a park for active recreation shall have a valid recreation permit in his possession. City residents in the city shall be entitled to such annual permit without extra charge. It shall be unlawful for any person who is not a resident owner in the city to use any park for active recreation, unless such person shall have prior thereto purchased a permit therefor his designee for the sum of \$20.00 per year, per nuclear family, which shall only include persons who reside within the same permanent basis. However, the Board of Commissioners may waive such permit fee for participants enrolled in programs arranged for.

Copy link to clipboard

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ARTICLE I. - IN GENERAL

- § 12.5-1. - DEFINITIONS.
- § 12.5-2. - TRAFFIC.
- § 12.5-3. - ANIMALS IN PUBLIC PARKS.
- § 12.5-4. - ALCOHOLIC BEVERAGES.
- § 12.5-5. - PROHIBITED GAMES OR CONDUCT.
- § 12.5-6. - PERMIT FOR USE OF CITY PARKS.

§ 12.5-1. - DEFINITIONS.

- (a) **PARK.** A park, reservation, playground, beach recreation center, or any other area in the city, owned or used by the city for passive recreation.
- (b) **MOTOR VEHICLE.** Any vehicle which is self-propelled.
(90 Code, § 12.5-1) (Ord. 86-18, passed 6-19-89)

§ 12.5-2. - TRAFFIC.

No person in a park shall drive or park any motor vehicle on any area ~~except~~ paved park roads or parking areas, or a portion specifically designated as temporary parking areas by the City Manager. Each such motor vehicle must have the sound of the engine therof.
(90 Code, § 12.5-2) (Ord. 89-16, passed 4-19-89)

§ 12.5-3. - ANIMALS IN PUBLIC PARKS.

It shall be unlawful for any person to permit any animal under his control to enter or remain within any city park, unless designated by resolution of the City Commission for use by animals at such times and locations within such park(s) as up provided, that this prohibition shall not apply for special events with the prior approval of the City Manager nor shall such persons accompanied by a specially trained dog guide, service dog or non-human primate of the genus *Cebus* specially providing personal care services.

Persons with animals shall be subject to all animal control and responsibility laws of the city, the county and the state the Code of Ordinances.
(90 Code, § 12.5-3) (Ord. 90-19, passed 6-19-89; Am. Ord. 91-21, passed 6-4-91; Am. Ord. 99-22, passed 8-17-99)

From: robin saenger [mailto:robinsaenger@hotmail.com]
Sent: Monday, October 03, 2011 4:04 PM
To: irene; trish hickey; mark lecouris
Subject: Potential purchase of Linger Longer site by City of Tarpon Springs

Please fwd. to Mayor Archie and BOC..thank you. I hope to be present at the meeting of Oct. 4th. If I am unable to, however, I request that this letter be read into the record.

Greetings,

I am writing to share my thoughts about the proposal to purchase the Linger Longer site. There are too many "unknowns" in the equation to make me in any way comfortable with this proposal, and the "knowns" also weigh heavily on the "against side" of the scales, making an already lopsided logic even more unwieldy. Some of my concerns are:

- 1.) Will the plans for developing the former landfill and surrounding wetlands into a recreation/education/environmental facility be abandoned? How many residents would that potentially impact and in what way?
- 2.) Would the development of the Stauffer site into recreation and boat launch facility create a glut of those type of facilities in that one area north of the river while leaving the southern gateway and other areas of our City lacking development of any kind in the foreseeable future?
- 3.) What is the prioritized list of possible projects that might be funded by penny money so we can see what is being left behind or falling by the wayside if Linger Longer is purchased?
- 4.) If Stauffer slag is discovered on the site as it is developed, or some other environmental hazard is discovered after the 90 day review process, will the City of Tarpon Springs be liable to correct these and what might those costs be?
- 5.) How much money would it take to develop plans and construct at the site? What is a total "guestimate" of those costs?
- 6.) If those costs are in the neighborhood of \$6,000,000, what might we do in other areas of the City with that amount of money to benefit the most residents of every income level?
- 7.) With the site being so close to Pasco County, would the proposal benefit residents of Pasco County equally if not more than our residents?
- 8.) Why was there no negotiations about the proposed price of this purchase, and the "asking price" became a given?

I understand that many of the above questions do not have succinct answers, perhaps some of them are simply food for thought. It will be very helpful to have accurate answers to these questions so I can see what this proposal offers in the larger context of other existing or possible future plans for Tarpon Springs and make an informed decision should this go to referendum.

Sincerely,
Robin Saenger
36 Ada St.
Tarpon Springs, Fl. 34689
934-2379

Robin

City of Tarpon Springs - Linger Longer Trailer Ramp Project

Development Cost / Debt Service

Land Purchase Price	\$ 4,000,000.00	
Land Development Cost	<u>\$ 1,000,000.00</u>	Est.
Total Investment	\$ 5,000,000.00	
Annual Debt Service (20yr Amort @5% Interest)	\$ 401,212.94	

Gross Income			Month	Annual
50' Trailer Storage	206	\$ 85.00	\$ 17,510.00	\$ 210,120.00
100' Trailer Storage	64	\$ 150.00	\$ 9,600.00	\$ 115,200.00
Gross Potential Rental Income				\$ 325,320.00
Launching Fees @ 50 per week (General Public)	2600	\$ 5.00		\$ 13,000.00

City of Tarpon Springs - Linger Longer Trailer Ramp Project Proforma

Income:

Gross Potential Trailer Storage Income	\$ 325,320.00
Less: Vacancy & Credit Loss	15% <u>\$ (48,798.00)</u>
Effective Rental Income	\$ 276,522.00
Public Launch Fee Income	<u>\$ 13,000.00</u>
Effective Gross Income	\$ 289,522.00

Expenses:

Operating Expenses (Est. @ 40%)	40%	<u>\$ 115,808.80</u>
Net Operating Income		\$ 173,713.20
Less: Debt Service		\$ 401,212.94
Net Profit / (Loss)		\$ (227,499.74)

* Note: Property will be removed from the tax roles if owned by the government. Loss of property tax should be factored in to fully evaluate the cost / benefit to the public.

Submitted by George Stamas Sept. 26

Mark LeCouris

From: City Clerk of Tarpon Springs [cityclerk1@ctsfl.us]
Sent: Monday, September 26, 2011 8:55 AM
To: mlecouris@ci.tarpon-springs.fl.us
Cc: thickey@ci.tarpon-springs.fl.us
Subject: FW: playgrounds please forward to city manager and commissioners thank you

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

From: keff1120@tampabay.rr.com [mailto:keff1120@tampabay.rr.com]
Sent: Sunday, September 25, 2011 9:26 AM
To: cityclerk1@ctsfl.us
Subject: playgrounds please forward to city manager and commissioners thank you

Dear City Manager Lecouris and City Commissioners:

In the paper saturday and sunday it was discussed how Clearwater is shutting down playgrounds they can no longer afford. As you know I have been "outspoken" about the amount of spending in Tarpon Springs. While we all can agree we need parks, recreation and sports activities, I am concerned because at some point in time Tarpon Springs may be confronted with the same issue of having to tear down playgrounds when they need repair. You may recall the city built one playground that had wood that contained so much arsenic it was unsafe for kids, what ever happened to that material? Do any of you recall? Maybe you remember the scare at the ball field when it was thought the materials were radioactive at unacceptable levels. Fortunately it was determined that the levels did not reach a danger zone. Or perhaps you remember when a report stated the materials used along the shore at Anclote Park was so contaminated having come from the Stauffer site (precleanup) that it was determined boats should not be allowed to exceed the no wake zone speeds in that area. Or did you forget?

What I am getting to is that building a park is just the beginning, whether baseball, basketball, playground or some other facility, there will be a time in the future when some commission will be faced with, gee we don't have the money or the staff to maintain all this so what do we do? Do we charge \$5.00 to use it, do we tear it down, do we replace it, what do we do? The City of Clearwater and Pinellas County have just been facing that issue and when the parks were built and the playgrounds created in those areas, someone stood up and said that it was forward thinking people that built those parks and playgrounds.

I will give you a Tarpon Springs example: Some well meaning person put trees along Pinellas Avenue and now that they have begun filling in, the motor home organization that was approached to come to Tarpon Springs last spring stated the trees along the street are ruining the sides of their expensive motorhomes and if you go down Pinellas Avenue north of St. Nicholas' new hall, the school zone sign is obscured by those trees.

Just like buying a car, the purchase is just the beginning and yet few car buyers research the cost of maintenance, fuel , insurance nor do they plan for its replacement and the cost of keeping it safe.

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

Mark LeCouris

From: thickey [thickey@ci.tarpon-springs.fl.us]
Sent: Thursday, September 22, 2011 3:11 PM
To: Mayor Archie; Vice Mayor Alahouzos; Commissioner Slattery; Commissioner Tarapani; mlecouris@ctsfl.us
Cc: ijacobs@ci.tarpon-springs.fl.us; bocmailbox@ci.tarpon-springs.fl.us
Subject: FW: Mail from CTSFL.US Web Site

From: Beverly Z Kurpinski [mailto:rosesrkurp@msn.com]
Sent: Thursday, September 22, 2011 2:52 PM
To: jlarsen@ctsfl.us; thickey@ctsfl.us
Subject: Mail from CTSFL.US Web Site

Commissioner Larsen:

You know that I was in the public audience on Tuesday, September 13, 2001. You look very worried and concerned.

Do you remember the meeting where you and the other Commissioners were nickel and diming our budget. Everyone of you went from line to line and asking each department and our city manager can we you do with less. It was almost like asking "can you do without two paperclips more than you have for the next year"? I know this is very serious but one line item I remember was Code Enforcement with a \$500.00 budget to \$250.00.

Commissioners all "stated that every paperclip (\$) adds up". You are an educated man and you know that $2+2=4$. No matter how you cut it, it will never make 5.

Tonight, we the taxpayers are asking You To Hold The Millage Rate. I don't have to get up before the commission and tell you how I feel. You know all there is to know about what is going on in our country, county and Tarpon Springs. Your residents are talking and some are better at addressing you. Thank God for the Peter's, Joe's, Tim's, et al.

Please do NOT spend any more tax payers dollars on this Linger Longer proposal. Our understanding was NO money other than 25K was to be put in escrow. Since the proposal, we have over \$5,000 invested in this development. Have you seen the bills? Why are we paying for phone calls from the realtor to our attorney? You have another 80 days or so to go. Can you imagine what our out of pocket not to mention (if we have to pay for a referendum) is going to add up to?

We All Have A Wish List...at this time we are all watching our nickels and dimes not to mention our dollars. Our taxpayers cannot afford this luxury at this time. It is a great prospect but Not At This Time. Please, Please, This Is Not Rocket Science -THINK- long and hard and what this kind of spending means.

Regards,

COPIES:
CITY COMMISSION
CITY CLERK
CITY ATTORNEY
CITY MANAGER
DATE: 9-16-11

TO: City Clerk and City Commissioners and Mayor David Archie:

September 15, 2011

I respectfully request to review any public documents and communications either by email, phone, or letter, fax or any other recognized public method for individuals or organizations regarding the boat launch facilities need for additional public boat launch site from October 2010 until September 1, 2011 to any commissioner or staff or City Manager.

I would first like to review those documents before deciding to have you print them. Purpose of my request is that the City has entered into a preliminary agreement to spend \$4,000,000 to build a boat ramp and I want to see if the city has done its homework prior to what is being said is fulfilling one man's dream.

I also would like mailing addresses and names of all those holding boat launch permits for the last two years. Purpose is that I want to ask them if they were polled before the city entered into this agreement. I will at my own expense contact them for a survey by mail to see if there is a genuine need for a boat ramp expansion at this time and if the city has surveyed them prior to pursuing the Linger Longer property for \$4,000,000. I want to ask them questions like:

Would you use a Boat Ramp at the Linger Longer site?

Have you had difficulty in utilizing the current city owned boat ramps?

Do you take your boat to the Sponge docks area?

How big is your boat?

Does the city maintain the current public boat ramps in a professional manner with regards to safety and cleanliness?

What other facilities would you like to see at a city owned boat ramp?

Would you continue to use the two current facilities or move to the Linger Longer site for launching your boat?

Do you use the Anclote Park site for launching your boat?

Do you feel the need to build a boat ramp at a cost of \$4,000,000 just for the land to taxpayers of Tarpon Springs.

Since the state and federal government have stated that the Stauffer site would now make a suitable Boat Ramp facility would you use that site if it is acquired by the city for a boat launch site?

Is your boat large enough to navigate and do you feel comfortable (safe) navigating your boat from the Anclote Park area to your destination?

Do you use your boat in the Bayous and around the sponge docks areas more than you go out the channel to open Gulf Water?

Is your boat used for pleasure, fishing or work?

How often do you use the city boat launch sites: daily, once a week, once a month, less.

Have you considered docking your boat at any of the area privately owned marinas?

Are you allowed to park your boat in your neighborhood at your house or does your neighborhood have a storage area for boats?

Do you know what the city ordinance is for keep your boat at your home?


Have you ever been cited for the way you store your boat in the city?

Do you use your boat as much now as perhaps five years ago?

Due to the cost of fuel do you have an appropriate vehicle that can tow your boat to a ramp and are you considering storing your boat at privately owned marina?

I would think these would be simple questions to ask the residents who currently pay the city for a launch permit under the circumstances.

Please supply me with the list so I can ask the residents who have boat launch permits to respond. I will send them a self addressed envelope at my expense to see the need. I will not contact them by phone only by mail and I will bring back the results to the Commissioners.



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

Mark LeCouris

From: Michelle Wagner [michellewags@mac.com]
Sent: Thursday, September 15, 2011 12:38 PM
To: mlecouris@ctsfl.us
Subject: Email to City Manager from Website - Anclote Property

Greetings Mr. LeCouris,

This e-mail is in regards to the recent Suncoast News article reporting our commissioners' interest in the previous Linger Longer MHP property. One idea, which may or may not have already been considered, might be to use a small portion of the property for an R.V. park as a revenue source. The city could operate it like a smaller version of the state park at Ft. Desoto, or contract it out to a private entity. I read about the City of Dunedin considering the notion in a St. Petersburg Times article (08/11/2011 "Dunedin looks for a way to welcome tourists in R.V.s") and believe that the Anclote property would be more conducive to such an effort than any property we could think of along the north Pinellas gulf coast communities.

Alternatively, on a smaller scale, the city could operate a sort of "urban recreational tent camping" site there like the National Park Service does in New York at Floyd Bennett Field. Outside magazine featured this family friendly local travel option in their October 2011 issue and I found it online at <http://frugaltraveler.blogs.nytimes.com/2010/05/11/sleeping-under-the-stars-in-brooklyn/>.

These are just some thoughts we bounced around in our household and, as I know everyone is busy, no reply is expected. If further research into these ideas or any others and more formal documentation would be helpful I am certainly willing to provide same. As residents of Tarpon Springs my husband and I look forward to the city's flourishing. We appreciate the conscientious work you all do and greatly enjoy the safety and community that is consistently provided.

Best Regards,

Michelle Wagner
1716 Richard Ervin Pkwy.
Tarpon Springs, FL 34688
(727) 420-5223
michellewags@mac.com

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

Sent: Friday, September 16, 2011 12:25 PM

To: darchie@ctsfl.us

Subject: Fwd: boat ramp in Tarpon Springs

Dear Mr. Mayor,

I recently sent you and all of the commissioners this e-mail. You were the only one to respond and I thank you for that response. However, in your response you did not answer one single question that was in my e-mail. I would appreciate an answer to all of the questions.

Thank you,
Richard Haase

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

From: rwhaase <rwhaase@aol.com>

To: darchie <darchie@ctsfl.us>

Sent: Fri, Sep 9, 2011 5:11 pm

Subject: boat ramp in Tarpon Springs

Dear Mr. Mayor,

Why is the City of Tarpon Springs even considering the purchase of land to open a boat ramp? First of all, there are numerous marinas in the city on the Anclote River and non of them are even close to full. There is an over abundance of boat parking spaces. This will put the City in direct competition with some of the few remaining viable businesses in Tarpon Springs. Is it your objective to help put local businesses out of business? Also, where does the City have legal authority to open a business, disguise it by calling it a park, and use tax payer money to compete against other local businesses?

You will be taking money from the other marinas that pay huge taxes to the City, use it to purchase this land that is obviously worthless, evidenced by the fact that no business person has bought it, and compete with the local marinas on a totally unfair basis. The City will no longer have property tax coming in from that land and the City will spend large sums of money that it really can't afford. The City is always crying poor mouth on everything, yet you want to waste 4 million dollars on a boat ramp.

One more question, will any City employee, or their relative, receive a real estate commission from this transaction and if so, how much?

I think it is totally out of line for any government entity to enter into any business. You should be spending your time on to how create an atmosphere that encourages businesses and their growth, not how to compete with them using their own money. Remember, these businesses are owned by people that vote.

Richard Haase

From: David Archie [mailto:mayorarchie@gmail.com]
Sent: Friday, September 16, 2011 4:17 PM
To: rwhaase@aol.com
Cc: T Hickey
Subject: Re: boat ramp in Tarpon Springs

Dear Mr. Mayor,

Why is the City of Tarpon Springs even considering the purchase of land to open a boat ramp? First of all, there are numerous marinas in the city on the Anclote River and non of them are even close to full. There is an over abundance of boat parking spaces. This will put the City in direct competition with some of the few remaining viable businesses in Tarpon Springs. Is it your objective to help put local businesses out of business? Also, where does the City have legal authority to open a business, disguise it by calling it a park, and use tax payer money to compete against other local businesses?

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One more question, will any City employee, or their relative, receive a real estate commission from this transaction and if so, how much?

I think it is totally out of line for any government entity to enter into any business. You should be spending your time on to how create an atmosphere that encourages businesses and their growth, not how to compete with them using their own money. Remember, these businesses are owned by people that vote.

Richard Haase

Mr. Haase,

I responded to your email, even though I my vote should tell you how I felt about the project. I feel to answer your questions, which I highlighted above, is not the best use of my time. Most of the questions are rhetorical in in nature and I surmise you already know the answers. I responded back to you even though I didn't like the accusatory tone of your email, written to me, when you knew or should have known how I voted on the issue. If you want to futher discuss the Linger Longer Project, please give me a call and I will be glad to discuss it with you.

David Archie, Mayor

COPIES: 10
CITY COMMISSION
CITY CLERK
CITY ATTORNEY
CITY MANAGER
DATE: 9-13-11

September 13, 2011

I request that the Mayor bring the issue back for discussion on the Linger Longer Park and that the City Clerk document this for the archives.

Dear Mayor and City Commissioners:

There is a saying "maybe you have too much on your plate." It is my belief that the city has too much on its plate to undertake the purchase of the Linger Longer property.

I was out of town during the discussion and agreement to sign a contract took place or I would have been there arguing against it. Several weeks ago at least one Commissioner said we did not have the staff to maintain Howard Park even if given to us for \$1.00. There was no money in the budget to maintain it. That was after the county spent approximately \$5,000,000 there according to estimates. The county is not even acquiring new properties because they cannot afford them in this economic time. Bring Jobs to Tarpon Springs or we won't be able to afford or have reason to live here. According to the US Census, more people that live in Tarpon Springs do not work in Tarpon Springs now than ten years ago. Which is troubling because they may find themselves needing to live closer to their place of employment.

How are you going to maintain the Linger Longer property? You do not have the staff according to statements made by this commission and you will be spending money from the future Pennies for Pinellas to buy it. Which means you will have to cutback other places you have committed the money to. You cannot use Pennies for Pinellas to manage the property once it is built. It will take 4 to 7 employees to do general maintenance on the property and it has been said that you cannot even aggressively maintain the roadway beautification you have

recently created in places such as Lemon Street and soon Tarpon Avenue. You will be adding two new restrooms , one on Tarpon Avenue and one on the Sponge Docks further stretching your current staff.

I also suggest that the intent of the 100 day look-see was done in an effort to "Break the Ice" and to make the impact less when in a few weeks you will be asked to vote on the issue. I suggest you release the owner so he can find a buyer that is ready, able and willing to buy the property. This will further what Tarpon Springs needs, which is jobs. Work with the owner to find a jobs producing developer by giving incentives like you did with Lowe's.

With the City General Fund Budget, the Reverse Osmosis plant, the sponge docks renovations, a proposed renovation of Sunset Beach, soon to be announced renovations of Tarpon Avenue, a new fire station north of the Anclote River, One fire truck you just bought was in excess of \$600,000, a sports complex south, opening Meres to US 19, a possible referendum for the hospital, a Live Oak water and park complex, expanded sewer and water service to areas East of US 19. A possible new reclaimed water expansion and expansion recently of Cycadia Cemetery you are not only stretching staff and all available funds currently, you have unknowns in all the areas of growth you already have planned, from sinkholes to potential loss of grants.

I suggest you release the owner so he can find a buyer that is ready, able and willing to buy the property. This will further what Tarpon Springs needs, which is jobs. Work with the owner to find a jobs producing developer by giving incentives like you did with Lowe's.

I suggest you release the owner so he can find a buyer that is ready, able and willing to buy the property. This will further what Tarpon Springs needs, which is jobs. Work with the owner to find a jobs producing developer by giving incentives like you did with Lowe's.

In a June meeting of the Budget it was discussed that you would have to tap the reserves if you want to get through next year spending with what was planned then. How can you even consider this issue?

The economic outlook for the coming year is no better than it has been for the last two years and you may be spending pennies you will not get over the next seven years.

I estimate that not counting this purchase you will be looking at expenditures in excess of \$72,000,000. Between, the coming year's budget, the RO plant, the CRA, Pennies for Pinellas and other miscellaneous items.

In the 1930s the City was going to default on a Bond Issue and had to decide whether to pay salaries or to pay the Bond commitment. The city fathers then chose to default on the bonds. This city could be faced with that in the future. Much like we are seeing in Greece and other Euro countries where they spent what they hoped to earn tomorrow.

I am also concerned because you will have to rebuild the roads in the area to accommodate the park, which means sewers, curbing and drainage in an area known for flooding already. I also suggest that there is only a fabricated need for a new boat ramp. First, the revenues have steadily fallen in your launch permits as more privately owned marinas opened for on the water boat launching and storing, the permitting revenue (income) has fallen to less than a few thousand dollars annually. People are buying larger boats they cannot trailer and smaller more efficient vehicles not suitable for towing. In addition, city ordinances make it more difficult to store boats and trailers in residential areas. You lose money on the city marina even though revenues have increased annually on the marina boat slips. Every one of the recreational facilities the city now operates from the golf course to the

marina lose money. While I realize there is a need for recreation in Tarpon Springs the only place you are making money is from the water and sewer system. Which of all the places the city could seek income, you should not have to use the water and sewer system as a Revenue source.

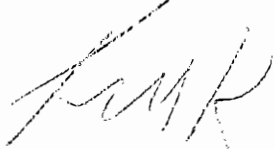
Tarpon Springs is fortunate to have many desirable tax paying marinas with storage, repair, maintenance and they are professionally owned and employ people. Leave boat launching to private enterprise and immediately get out of this contract before you spend more money the city does not have. I request that the Mayor bring this issue back to the Commission for discussion and to stop the waste of money and important staff time in researching this expenditure. By the time you buy it, develop it and use it you will spend \$8,000,000 because the development will generally be equal to the purchase price of a property. We cannot afford it with so many projects underway! Not long ago there used to be an 80/20 rule of thumb in developing property. The property (real estate) was 20% of the total developed cost. Now it has risen generally to 50%. You cannot pay \$4,000,000 for a property then put a dirt road on it and call it a successful and appropriate use of funding. This commission would be remembered for building an \$8,000,000 boat ramp for Pasco County residents. You are going to need security, restrooms, a picnic area a parking area and who is going to monitor the boats to see if they have valid Tarpon Springs launch permits? The labor for maintaining this property will exceed the total revenue you currently get from all launch permits.

Keep in mind the city has removed many properties from the tax rolls by acquiring them, which means if you purchase this property you will remove about \$180,000 additional tax revenue from the city from the budget next year according to the information I read.

You cannot keep removing properties from the tax rolls without creating a negative result to the budget.

By the way, you could have purchased a first right of refusal from the owner for a nominal fee, so that if he found a qualified buyer while you were doing a look-see you could have decided then whether or not to pursue the property. That way his property would have remained on the market allowing for him to seek a higher price as he stated and to sell it to someone who would have created jobs in the building trades, paid impact fees etc. and it would have given time for the City Manager to pursue the Stauffer site which by federal, state and local reports would be ideal as a Boat ramp site. It is so clean that the city has been given permission by state and federal authorities to draw nearly 6,000,000 gallons of water every day for the Reverse Osmosis drinking water system from within 4,000 feet of the Stauffer site!

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



RECEIVED

SEP 16 2011

COMMUNITY DEVELOPMENT

1000 W. GULF BLVD.

SEP 12 2011

City Clerk's Office
City of Tarpon Springs

September 12, 2011

Dear Mr. LeCouris:

After I returned from Boston last week, I contacted Senator Bill Nelson in regards to the property known as the Stauffer Plant. My input to him was as follows:

Utilizing the Stauffer Plant for a boat launch and related parking etc. of 20 Acres
Building of a Fire Department facility to accommodate the Fire Department stated needs for the North end of the city. (5 Acres) This would also help with potential spills, etc, on site of a boat ramp.

An educational facility about pollution, water, hazardous materials as well as what transformation has taken place at the Stauffer Site. 20 acres allotted for growth. In conjunction with ST. Petersburg College. (I have not contacted the college)

Balance to be used for a solar energy panels.

This would be a great way to correct a wrong that was done to the city by the Stauffer Company and their predecessor and give Tarpon Springs a viable site at little cost.

In addition, since it has already been determined that the site is not suitable for residential and industrial use this would be a good way to protect the safety of the site so what is under the cap is not disturbed. My main concern would be to show the people that it is safe and to close the issue of the danger that is there. No one will probably want to buy that site in the future to develop it due to its past and this would be a great way to pay back the residents for what we have endured through the last few years.

I contacted Senator Nelson as a concerned citizen and resident of Tarpon Springs. Since a Boat ramp and related park in that area would benefit Pasco County residents more than Tarpon Springs, I felt that it would be great to involve the federal Government for funding of this as a project of taking lemons and making lemon aid. According to the documents I read, the site is between 130 acres and 160 acres depending what you read.

I was glad to read your memo from the last meeting in support of the Stauffer Site and hope it can become a reality rather than spending 3 to 4.5 Million to buy a site and take it off the tax roles.

If the Stauffer site is developed as a boat launch, etc. it would make the Linger Longer site more desirable and retain it as a tax paying income producer for the city and the city could still get a boat launch.

As you know I was opposed to a new boat launch at additional cost because revenues have fallen so drastically from boat launching since the new boat storage facilities have come to Tarpon Springs. But since it is apparent there are a few who want it I guess the city will either be spending \$4,500,000 to build one or maybe Senator Nelson can find a way to help with acquisition of the Stauffer Plant. As I read the Budget, boat launch fees are less than \$8,000 a year annually in actually paid permits while marina rental income has increased. Seasoned boaters would rather utilize a professional marina and since statistics show boat being sold are getting larger many cannot be easily trailered.

In addition, the roads and infrastructure and surrounding properties would have to conform to the needs of a new park and boat launch which will increase the cost drastically for a boat ramp. The roads are narrow and I believe many access roads are non conforming to needs for wide turns necessary when towing boats. So it would be nice if the federal government helped with the site and the city only had to build the infrastructure of new roads, sewer lines etc., that go with new roads.

Tim Keffalas
205 Leafwood Road
Tarpon Springs, Florida 34689
727-510-3934

RECEIVED

SEP 12 2011

CITY MANAGER
TARPON SPRINGS

CHRISTOPHER M. STILL
STUDIO
of
FINE PAINTING

September 6, 2011

Dear Tarpon Springs Board of City Commissioners,

In these days of uncertainty, I appreciate your efforts to preserve our great city. My first concern is to support city services and jobs, while still looking for opportunities to make this one of Florida's most special destinations. In recent months I have been visiting many Florida Cities. The cities that have preserved historic sites and have natural places and parks are fairing better in this economy.

As Americans stay closer to home, they seek out real experiences and beautiful places to visit.

Higher property values also seem to go hand and hand with this formula for city planning.

Twenty acres of land have become available on the Anclote River. What once was known as the "Linger Longer" trailer park could be transformed into a City park for recreation and boating along our scenic river.

The Landscape is beautiful, rarely do we have the opportunity to turn back time and regain a natural area at yesterday's prices.

No one underestimates that great budget pressures have placed upon you. Things will change, Florida's economy will rebound. Places that see into the future will be part of that future. Tarpon Springs greatest resource has been the banks of the Anclote River. I support and ask your consideration for acquiring this site and

Protecting the unique beauty that draws so many to Tarpon Springs,

Respectfully submitted,



Christopher Still