



**TOWN OF REDINGTON BEACH
BOARD OF COMMISSIONERS
REGULAR MEETING
AGENDA**

**Wednesday, June 21, 2023
6:30 P.M.**

Town Hall

Assembly Hall

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF AGENDA**
- 5. PUBLIC FORUM: Non-Agenda Items Only** **NOTE:** A three-minute time limit applies to all comments from the public on non-agenda items only. If a person wishes to address the Board of Commissioners, please fill out a "Speakers Card" and give it to the Town Clerk prior to the start of the meeting.
- 6. REPORTS**
 - Public Safety
 - Building/Code
 - Public Works/Parks
 - Finance
 - Mayor
 - Town Clerk
 - Town Attorney
 - Boards & Committees
- 7. CONSENT AGENDA**
 - A. Board Regular Meeting Minutes, June 7, 2023
 - B. Bill List for Day Ending June 16, 2023
- 8. UNFINISHED BUSINESS**
- 9. NEW BUSINESS**
 - A. Scott Dudley, Florida League of Cities, gives update on the 2023 Legislative Session
 - B. Town Hall Painting Estimates
- 10. OTHER BUSINESS**
- 11. ADJOURNMENT**

Note: The Town of Redington Beach Board of Commissioners meet the First and Third Wednesday of each month beginning at 6:30 p.m.

The Town of Redington Beach Board of Commissioners may take action on any matter during this meeting, including items that are not set forth within this agenda. Minutes of the Board of Commissioners meeting may be obtained from the Town Clerk's office. The meetings may be recorded. The Minutes are not transcribed verbatim. It is the policy of the Board of Commissioners to make "action minutes" of all meetings.

Persons requiring a verbatim transcript of any Town meeting (for purposes of appeal or otherwise) should make arrangements to have a certified Court Reporter, at their own cost and expense, present at the meeting.

Persons who wish to appeal any decision made by the Board of Commissioners with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. (F.S. 286.0105) **Notice Regarding Special Accommodations: (F.S. 286.26)**

In accordance with F.S. 286.26 persons with disabilities needing special accommodations to participate in this meeting should contact the office of the Town Clerk 727-391-3875 no later than 2:00 p.m. on the day prior to the meeting to make arrangements for such special accommodations.

7. CONSENT AGENDA

- A. Board Regular Meeting Minutes,
June 7, 2023**
- B. Bill List for Day Ending June 16, 2023**



**TOWN OF REDINGTON BEACH, FLORIDA
BOARD REGULAR MEETING MINUTES
Wednesday, June 7, 2023
6:30 p.m.**

Having been duly advertised as required by law, the **Regular Meeting** of the Board of Commissioners of the Town of Redington Beach, Florida, was held on **Wednesday, June 7th, 2023 at 6:30 pm**, in Redington Beach Town Hall at 105 164th Avenue, Redington Beach Florida.

Mayor Will called the **Regular Meeting** to order and led the pledge of allegiance.

Roll Call:

	Present	Absent
Commissioner Cariello		X
Commissioner Murray	X	
Commissioner Skjoldager	X	
Vice Mayor Kornijtschuk	X	
Mayor Will	X	
Town Attorney Meyer	X	
Town Clerk Nieves	X	

Agenda: Mayor Will asked for approval of the agenda. A motion by Vice Mayor Kornijtschuk and seconded by Commissioner Skjoldager to accept the agenda as presented. No public comment. Motion passed unanimously.

Public Forum: None

Reports:

Public Safety

- Commissioner Murray reported that he is working with Captain Leiner to update the Manual the Deputies use for our Town.

Building/Code

- Nothing to report.

Public Works/Parks

- Commissioner Cariello was absent.

Finance

- Nothing to report.

Mayor

- Nothing to report.

Town Clerk

- Nothing to report.

Town Attorney

- Nothing to report.

Boards and Committees

- Nothing to report.

CONSENT AGENDA

- A. Board Regular Meeting Minutes, May 17, 2023
- B. Bill List for Day Ending June 2, 2023
- C. Progress Report of Flood Mitigation Plan

A motion by Vice Mayor Kornijtschuk, seconded by Commissioner Skjoldager to approve the consent agenda as presented. No discussion. No public comment. Motion passed with all ayes.

UNFINISHED BUSINESS:

- a. None

NEW BUSINESS

- A. **Interlocal Agreement with Pinellas County, Disaster Debris Collection** – Mayor Will explained what the Interlocal Agreement represents. He explained that Pinellas County has vetted a number of contractors that will assist the local municipalities with debris removal if a disaster happens. No discussion. No public comment.

OTHER BUSINESS:

Commissioner Murray asked if the recently installed valves might have barnacles built up in them similar to the bottom of a boat. Mayor Will referred to the videos recently recorded by Seminole Septic for evidence of possible barnacles.

Adjournment: With no further business, a motion was made by Vice Mayor Kornijtschuk and seconded by Commissioner Murray to adjourn. Regular meeting was adjourned at 6:35pm.

Adopted: June 21, 2023

Adriana Nieves, CMC, Town Clerk

Date: 06/14/2023
Time: 12:31 pm
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Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Fund: 101 General Fund							
Dept: 511 Legislative							
101-511-511.400	Travel						
	CHASE CARD SERVICES	125263 - Will	FLC - 2023 Conference- Mayor	0	06/12/2023	06/12/2023	575.00
							575.00
						Total Dept. Legislative:	575.00
Dept: 512 Town Clerk							
101-512-512.240	Worker's Comp li						
	FLORIDA MUN INSURANCE	INV-38254-Q7K7	Work-comp, property,auto	0	06/01/2023	06/01/2023	405.81
							405.81
101-512-512.260	General Liability l						
	FLORIDA MUN INSURANCE	INV-38254-Q7K7	Work-comp, property,auto	0	06/01/2023	06/01/2023	250.00
	FLORIDA MUN INSURANCE	INV-38254-Q7K7	Work-comp, property,auto	0	06/01/2023	06/01/2023	2,657.38
							2,907.38
101-512-512.265	Property Insuran						
	FLORIDA MUN INSURANCE	INV-38254-Q7K7	Work-comp, property,auto	0	06/01/2023	06/01/2023	1,644.88
							1,644.88
101-512-512.410	Telephone						
	CHARTER COMMUNICATION	167052701060723	06/08-07/07	0	06/07/2023	06/07/2023	207.95
							207.95
101-512-512.411	Internet Services						
	CHARTER COMMUNICATION	167052701060723	06/08-07/07	0	06/07/2023	06/07/2023	149.98
							149.98
101-512-512.440	Utilities- Water/EI						
	PINELLAS COUNTY UTILITIE	50400219705	April 7th - June 6th	0	06/06/2023	06/06/2023	237.06
							237.06
101-512-512.480	Promotion/Public						
	CHASE CARD SERVICES	80667	Seminole Garden Florist	0	06/05/2023	06/05/2023	71.67
							71.67
101-512-512.510	Office Supplies						
	APEX OFFICE PRODUCTS	2461999-0	Tissues, multi-fold towels	0	06/12/2023	06/12/2023	176.64
	CHASE CARD SERVICES	20737800	SIMPLY STAMPS	0	06/06/2023	06/06/2023	47.43
							224.07
101-512-512.515	Office Copier/Lea						
	KONICA MINOLTA BUSINESS	287419906	Lease \$121.19 + 38.69 -usage	0	05/31/2023	05/31/2023	121.19
							121.19
101-512-512.520	Office Copier/Us						
	KONICA MINOLTA BUSINESS	287419906	Lease \$121.19 + 38.69 -usage	0	05/31/2023	05/31/2023	38.69
							38.69
						Total Dept. Town Clerk:	6,008.68
Dept: 513 Finance & Admin							
101-513-513.240	Worker's Comp li						
	FLORIDA MUN INSURANCE	INV-38254-Q7K7	Work-comp, property,auto	0	06/01/2023	06/01/2023	405.81
							405.81
						Total Dept. Finance & Admin:	405.81
Dept: 514 Legal Counsel							
101-514-514.310	Legislative Coun						
	SHUMAKER ADVISORS FLOI	3637	Consulting for April 2023	0	06/13/2023	06/13/2023	2,750.00
							2,750.00

INVOICE APPROVAL LIST BY FUND REPORT

Date: 06/14/2023

Time: 12:31 pm

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Town of Redington Beach

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
Total Dept. Legal Counsel:							2,750.00
Dept: 524 Protective Services							
101-524-524.310	Code Enforcement						
	PINELLAS COUNTY SHERIFF	1327777	Code Enforcement May 2023	0	06/07/2023	06/07/2023	2,434.60
							2,434.60
Total Dept. Protective Services:							2,434.60
Dept: 539 Department of Public V							
101-539-539.233	Vehicle Insurance						
	FLORIDA MUN INSURANCE	INV-38254-Q7K7	Work-comp, property,auto	0	06/01/2023	06/01/2023	827.50
							827.50
101-539-539.240	Workers Comp -						
	FLORIDA MUN INSURANCE	INV-38254-Q7K7	Work-comp, property,auto	0	06/01/2023	06/01/2023	811.63
							811.63
Total Dept. Department of Public Works:							1,639.13
Dept: 572 Parks and Recreation							
101-572-572.260	General Liability						
	FLORIDA MUN INSURANCE	INV-38254-Q7K7	Work-comp, property,auto	0	06/01/2023	06/01/2023	2,657.37
							2,657.37
101-572-572.265	Property Insurance						
	FLORIDA MUN INSURANCE	INV-38254-Q7K7	Work-comp, property,auto	0	06/01/2023	06/01/2023	1,644.87
							1,644.87
101-572-572.430	Utilities						
	DUKE ENERGY	2001516721	April 27th-May 25th	0	05/30/2023	05/30/2023	32.87
	PINELLAS COUNTY UTILITIE	50800219785	April 7th - June 6th	0	06/05/2023	06/05/2023	61.75
	PINELLAS COUNTY UTILITIE	50800219786	April 7th - June 6th	0	06/05/2023	06/05/2023	61.75
	PINELLAS COUNTY UTILITIE	50200220169	April 7th - June 6th	0	06/05/2023	06/05/2023	61.75
	PINELLAS COUNTY UTILITIE	50800219780	April 7th - June 6th	0	06/05/2023	06/05/2023	61.75
	PINELLAS COUNTY UTILITIE	50800219781	April 7th - June 6th	0	06/05/2023	06/05/2023	61.75
	PINELLAS COUNTY UTILITIE	50800219783	April 7th - June 6th	0	06/05/2023	06/05/2023	61.75
	PINELLAS COUNTY UTILITIE	50800219784	April 7th - June 6th	0	06/05/2023	06/05/2023	61.75
	PINELLAS COUNTY UTILITIE	50700219875	April 7th - June 6th	0	06/05/2023	06/05/2023	17.75
	PINELLAS COUNTY UTILITIE	50500220689	April 7th - June 6th	0	06/05/2023	06/05/2023	17.75
	PINELLAS COUNTY UTILITIE	50100218408	April 7th - June 6th	0	06/05/2023	06/05/2023	61.75
	PINELLAS COUNTY UTILITIE	50800219778	April 7th - June 6th	0	06/05/2023	06/05/2023	61.75
	PINELLAS COUNTY UTILITIE	50800219779	April 7th - June 6th	0	06/05/2023	06/05/2023	61.75
	PINELLAS COUNTY UTILITIE	50700220210	April 7th - June 6th	0	06/06/2023	06/06/2023	49.53
	PINELLAS COUNTY UTILITIE	50700220211	April 7th - June 6th	0	06/06/2023	06/06/2023	88.40
	PINELLAS COUNTY UTILITIE	50300219109	April 7th - June 6th	0	06/06/2023	06/06/2023	30.40
	PINELLAS COUNTY UTILITIE	50800219782	April 7th - June 6th	0	06/13/2023	06/13/2023	61.75
							915.95
101-572-572.461	Maintenance - Bu						
	BEACH HARDWARE	201975	Screws, bit holder, drive bit	0	05/01/2023	05/01/2023	66.58
	BEACH HARDWARE	201980	Paint roller scraper,flex seal	0	05/08/2023	05/08/2023	124.59
	HOME DEPOT CREDIT SERV	47524	Batteries, masonry-avantipro	0	06/07/2023	06/07/2023	39.68
							230.85
101-572-572.462	Maintenance - Gr						
	HOME DEPOT CREDIT SERV	40834	Boardwalk repair	0	06/12/2023	06/12/2023	62.01
							62.01
101-572-572.522	Gasoline & Oil						
	CHASE CARD SERVICES	06/14/23	Diesel - speedway	0	05/18/2023	05/18/2023	33.10
	WEX BANK	653691	Unleaded	0	06/02/2023	06/02/2023	43.21
	WEX BANK	666214	unleaded	0	06/12/2023	06/12/2023	100.50
	WEX BANK	06/13/2023	Interest fees	0	06/13/2023	06/13/2023	8.96

Date: 06/14/2023

Time: 12:31 pm

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Town of Redington Beach

Fund/Dept/Acct	Vendor Name	Invoice #	Invoice Desc.	Check #	Due Date	Posting Date	Amount
							185.77
						Total Dept. Parks and Recreation:	5,696.82
Dept: 573 Board of Parks & Recre							
101-573-573.462	Grounds Mainten						
	HOME DEPOT CREDIT SERV	32211	Park Board - toybox	0	06/02/2023	06/02/2023	94.61
							94.61
101-573-573.480	Public Relations/I						
	TIFFANY TERRACCIAO	Tiff-Park Board 06/13/23	Give-a-ways	0	06/09/2023	06/09/2023	284.95
							284.95
						Total Dept. Board of Parks & Recreation:	379.56
						Total Fund General Fund:	19,889.60
Fund: 400 Storm Water							
Dept: 535 Storm Water							
400-535-535.548	NPDES Drain Cle						
	PINELLAS COUNTY PUBLIC	107011	PC, Water monitoring for 2022	0	04/17/2023	04/17/2023	929.29
							929.29
						Total Dept. Storm Water:	929.29
						Total Fund Storm Water:	929.29
						Grand Total:	20,818.89

6/12/2023	11026 PAYROLL	2,097.85
	11027 PAYROLL	1,268.79
	11028 PAYROLL	1,485.22
	11029 PAYROLL	1,117.88

5,969.74

MAYOR WILL

VICE MAYOR KORNIJTSCHUK

COMMISSIONER CARIELLO

Regular Meeting of June 21, 2023

COMMISSIONER SKJOLDAGER

COMMISSIONER MURRAY

ATTEST:

Adriana Nieves, CMC, Town Clerk

Agenda item 9B.
Town Hall Painting Estimates

TOWN HALL PAINTING ESTIMATES

Redington Beach's procurement policy states that "purchases of commodities or services with an expected aggregate cost between \$5,000 and up to \$25,000 in a fiscal year will be acquired only after obtaining a minimum of three (3) written quotes."

The Town received specifications from Sherwin Williams, which were then forwarded to the painters giving quotes.

The following is a summary of five written quotes the Town received for painting the exterior of Town Hall:

Bravo Property Services, Inc: \$8,500 for the building, additional \$1,500 for the railings.

Bill Riley Painting: \$9,900 for the building, no estimate for railings

Egan Painting: \$10,400 for the building, additional \$1,200 for the railings.

Burke Painting: \$15,880 for the building, no estimate for railings

Brennan's Painting: \$15,980 for the building, additional \$3,180 for the railings.

Staff recommends **Bravo Property Services** since their quote was the least expensive.



Proposal
For
Reddington Beach Townhall
105 164th Ave
Reddington Beach

May 17, 2023

Attn: Adriana Nieves
townclerk@townofreddingtonbeach.com
info@townofreddingtonbeach.com

RE: Exterior Painting of Townhall: Prep and painting of all stucco/masonry walls, siding, service doors, fascia, gutters, downspouts, shutter boxes and any other previously painted surfaces. Items excluded from base bid are vinyl ceilings and soffits, walkway floors and decks, hand rails and decorative block.

Scope of Work:

All work is to be completed to meet or exceed expectations as outlined in the specifications provided by Ryan Coy from Sherwin Williams Paint Company. These specifications will serve as a guidance for job standards and will be a part of the contract once agreed upon.

Total Labor & Materials –	\$8,500
Option 1 – Prime and paint front handrails per specs	\$1,500
Option 2 – Upgrade paint to Duration Satin (12 year Warranty)	No Charge

Approved by: _____ Date: _____
(Authorized Owner/Representative)

Thank you for the opportunity to bid on your project,

Shawn Ryan
President, Bravo Property Services, Inc.

Re: Bill Riley Painting



From Bill Riley <briley783@gmail.com>
To Adriana Nieves <townclerk@townofredingtonbeach.com>
Date 2023-05-19 08:19

Good morning Adriana. As according to all specs laid out in the previous email. The total cost for the job for Bill Riley Painting to perform the work would be \$9,900. \$2,500 down, balance due upon completion. Thank you for your time and I hope you have a great weekend.

Bill Riley Painting. C-4183

Bill Riley IV

On Mon, May 15, 2023, 8:32 AM Adriana Nieves <townclerk@townofredingtonbeach.com> wrote:

Good morning,

The specs for the Redington Beach Town Hall project is attached.

Adriana Nieves, CMC, CFM
Town Clerk
Town of Redington Beach
105 164th Avenue
Redington Beach, FL 33708
727-391-3875
727-397-6911
www.townofredingtonbeach.com

DISCLAIMER: If any records contained in this email are inaccessible due to disability, please contact the Town of Redington Beach in order to identify a reasonable accommodation for accessibility.

PLEASE NOTE: Florida has a very broad public records law. Most written communications to City officials regarding City business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure. Chapter 119, Florida Statutes.

On 2023-04-30 09:19, Bill Riley wrote:

> Good morning Adriana, please send us the specs for the exterior
> painting at town hall to this email, at your convenience. Thank you!
>
> Bill Riley.
> Office # 381-1975

Egan Painting, LLC

+1 7274035675
contact@egan-painting.com
www.egan-painting.com



ADDRESS

Adriana Nieves
105 164th Ave
Redington Beach, FL 33708

Proposal 1612

DATE 06/07/2023

JOB LOCATION

105 164th Ave

JOB ID

Redington Beach Town Hall

CUSTOMER ID

Nieves

SERVICE

AMOUNT

Paint

On the exterior of the building we will complete the job in accordance with the paint spec provided by the Sherwin Williams Company.

10,400.00

Extra

To paint all white rails to the spec.

1,200.00

We look forward to working with you on this project. All prices are for labor and materials. We ask for 50% to start and the balance due at completion.

TOTAL

\$11,600.00

Accepted By

Accepted Date

RE: Redington Beach Town Hall



From <burkepaintingfl@gmail.com>
To <townclerk@townofredingtonbeach.com>
Date 2023-05-17 15:46

 Burke Estimate packet Jan23.pdf (~12 MB)

Town of Redington Beach Town Hall
105 164th Avenue
Redington Beach, FL 33708

Hello Adriana,

Thank you for taking the time to meet with and discussing the project for painting of the town hall. As we discussed during our walk around, we have been in business since 1959 and have an A+ rating with the better business bureau. Our proposal is as follows and will adhere to the specs furnished dated 5/12/2023 by Ryan Coy of Sherwin-Williams Company.

Pressure clean and fungicide the entire building to be painted. Sand, scrape, and caulk all areas as needed. Trench along base of building to paint under soil and eliminate paint lines. Trim shrubs as needed. Apply Loxon sealer to masonry. Apply 100% acrylic Latitude paint to walls and trim. Includes painting of previously painted doors. Cover all work areas. Leave work area neat and clean.

Total: \$ 15,880.00

Notes:

Pressure cleaning will be done on a weekend as not to disrupt normal operations.

Trim will be faces off.

Change of color. Colors to be selected.

No metal.

No gutters.

Behind assembly hall shutter best of our ability.

No horizontal lap to be painted.

Includes replacing the fire department "R" sign with new.

Railings by other. *A separate bid can be given if painting is acceptable, but as we discussed powder coating was preferred at the time of inspection.*

Brick/Stone will be pressure cleaned, but not painted.

I am a hands-on owner and work on every project to ensure your satisfaction. Our team has many year's experience and we hire no subcontractors. We will complete this project in the same professional manner as we have done for the

Town of Redington in the past.

Thank you again for your time and your consideration in letting us paint your building. Please let me know if I can answer any questions or if you would like to schedule your project.

Best Regards,

Jeffrey J. Ehrhardt



Burke Painting Home Services, LLC

5810 Park Blvd.

Pinellas Park, FL 33781

727-397-2284 Office

727-433-2771 Direct

We take the Pain out of Painting

Coram Deo

From: Town Clerk <redingtonbeachtownclerk@gmail.com>

Sent: Monday, May 15, 2023 8:24 AM

To: burkepaintingfl@gmail.com

Subject: Redington Beach Town Hall

Good morning,

The specs for the Redington Beach Town Hall project is attached.

Adriana Nieves, CMC

Town Clerk

Town of Redington

105 164th Avenue

Redington Beach, FL 33708

727-391-3875

Hours: Monday through Friday

8:00 a.m. to 4:00 p.m.



Brennan's Painting

13800 Park Blvd #101 | Seminole, FL 33776

727.560.7375 | estimate@brennanspainting.com | <https://brennanspainting.com/>

RECIPIENT:

Town of Redington Beach

105 164th Ave

Redington Beach, FL 33708

Phone: +1 (727)-391-3875

Quote #15644

Sent on

May 12, 2023

Total

\$15,980.00

PRODUCT / SERVICE	DESCRIPTION	TOTAL
SCOPE OF WORK	Work in general includes potential repairs/replacement of substrates herein listed, surface preparation for painting, caulking, sealants, patching and application of the paint coating to the substrates and systems listed in this specification. It is the responsibility of the owner and contractor to finalize the substrates that are to be included in the contractors scope of work. Identified; 1. Buildings Wood Rough Sawn Siding & Trim Details 2. Hurricane Shutter Box's 3. Wood Fascia/Gutters/Downspouts 4. Painted CMU 5. Split Face Block (Clean Only) 6. Metal Entry Door 7. Conduits, Meter/Electrical Box's Bid Option; 1. Railings 2. 10 Year System with Latitude 3. 12 year System with Duration	\$15,980.00



Brennan's Painting

13800 Park Blvd #101 | Seminole, FL 33776

727.560.7375 | estimate@brennanspainting.com | <https://brennanspainting.com/>

PRODUCT / SERVICE	DESCRIPTION	TOTAL
(12) Warranty System Quote (No charge for upgraded paint)	Brennan's Painting is paying cost for upgrade to Duration Acrylic Coating Satin Finish to allow for 12 year warranty. (12) Warranty System- (Labor and Material) Non-prorated back by Sherwin Williams and Brennan's Painting Inc. Per Sherwin Williams Specifications.	\$0.00
Exclusions	Exclusions 1. Window Frames 2. Floors 3. Roofing 4. Curbing/Parking Stripes 5. Lighting 6. Fencing 7. Soffits (Clean Only) 8. Storefront Framing 9. Wood Stand in Rear 10. Hurricane Shutters (Only Boxes are Included in the Scope)	\$0.00
		Not included
Hand Rails and Banister's	First Coat Sherwin-Williams (S-W) Loxon Conditioner Pigmented or Clear (A24 Series) applied at a spread rate of 200 – 300 square feet per gallon. Spread rate will vary due to the texture and porosity of the substrate. Second Coat-Sherwin Williams (S-W) Emerald WB Alkyd Urethane Enamel Gloss (K39 Series) applied at 4 wet mils, 1.3 mils dry. Third Coat Sherwin Williams (S-W) Emerald WB Alkyd Urethane Enamel Gloss (B53 Series) applied at 4 wet mils, 1.3 mils dry. Note: Spot prime bare/prepared metals with Sherwin Williams (S-W) ProCryl Universal Metal primer, B66W310, at 5.0 wet mils, 3.0 mils dry	\$3,180.00

Total

\$15,980.00

PLEASE NOTE:

All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of Dollars (\$) with payments to be made as follows: Pay in full on completion. Make all checks payable to Brennan's Painting Inc.

Any alteration or deviation from above specifications involving extra costs will be excluded only upon written order and will become an extra charge over and above estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.