MINUTES

BOARD OF COMMISSIONERS
REGULAR MEETING
OCTOBER 14, 2026
6:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular meeting at 6:00 p.m. on October 14, 2026, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

MEMBERS PRESENT: Anne-Marie Brooks, Mayor
Eddie McGeehen, Vice Mayor/Commissioner District 3
David Tagliarini, Commissioner District 1
Housh Ghovaee, Commissioner District 4

MEMBERS ABSENT: Chuck Dillon, Commissioner District 2

CHARTER OFFICERS PRESENT: Mike Helfrich, City Manager
Clara VanBlargan, City Clerk
Thomas Trask, City Attorney
Andrew Laflin, Finance Director Consultant

1. CALL TO ORDER

Mayor Brooks called the meeting to order at 6:00 p.m.

2. INVOCATION AND PLEDGE OF ALLEGIANCE

City Attorney Tom Trask gave the Invocation and led the Pledge of Allegiance.

3. ROLL CALL

City Clerk Clara VanBlargan called the roll. Commissioner Dillon was absent.

4. APPROVAL OF THE AGENDA

Commissioner Tagliarini moved to approve the Agenda as written. Commissioner Ghovaee seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Ghovaee	"YES"
Vice Mayor McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

5. PROCLAMATIONS

6. RECOGNITION AND APPRECIATION

A. Keys to the City Plaques to Audrey Cevaer and Kandi Maiden, Founders of the Trash Pirates

Commissioner Ghovaee presented two Key to the City Plaques to Trash Pirates founders Kandi Maiden and Audrey Cevaer, recognizing their sustained volunteer work and contributions to Madeira Beach's environmental health and beautification. He noted that the group had conducted 97 monthly cleanups and said the plaques were intended to acknowledge the founders and recognize the broader volunteer team. The plaques conferred the Key to the City on the recipients and cited their leadership, dedication, and service to the community.

Commissioner Ghovaee expressed concerns and ideas for improving the city and encouraged participation and collaboration with the Board, emphasizing that commissioners serve the community.

7. PRESENTATIONS

There were no presentations.

8. PUBLIC COMMENT

A resident of East Madeira Avenue thanked the Trash Pirates and said their work had raised awareness throughout the beach community. He added that the group's efforts had spurred other cleanup initiatives, including Trash Turtles and other beach-area cleanups.

9. APPROVAL OF MINUTES

A. 2026-09-09, BOC Regular Meeting Minutes
B. 2026-09-09, BOC Special Meeting Minutes
C. 2026-09-18, BOC Special Meeting Minutes
D. 2026-09-23, BOC Regular Workshop Meeting Minutes

Commissioner Tagliarini moved to approve the meeting minutes as written. Vice Mayor McGeehen seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Vice Mayor McGeehen	"YES"
Commissioner Ghovaee	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

10. CONSENT AGENDA

A. **Gulf Beaches Public Library Service Contract**
B. **Landscape Contract Renewal**
C. **Agreement for State Governmental Relations Services with Myers Consulting Group, LLC**
D. **RFP #26-12 Holiday Decor**

Mayor Brooks read the Consent Agenda Items.

Commissioner Ghovaee requested that item 10. C, the Agreement for State Governmental Relations Services with Myers Consulting Group, LLC, be removed for separate discussion.

Vice Mayor McGeehen moved to approve the Consent Agenda, excluding Agenda Item 10. C. Commissioner Ghovaee seconded the motion.

ROLL CALL:

Vice Mayor McGeehen	"YES"
Commissioner Ghovaee	"YES"
Commissioner Tagliarini	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

C. Agreement for State Governmental Relations Services with Myers Consulting Group, LLC

Commissioner Ghovaee said the City Manager was pleased with the City's government-relations representative and asked him to report on work completed and anticipated work for the coming year. He also asked whether the stated fee included insurance, travel time, mileage, and meals.

The representative, RJ Myers, thanked the Board for the opportunity to continue representing the City. He reported that the prior year included securing a $500,000 reallocation for the Area 3 Road project and meetings with the Florida Department of Environmental Protection on grants. He said several grant applications were in progress and that he had met with each commissioner since the legislative session ended. He described his role as an extension of the City's team and offered to meet with commissioners to discuss district needs and potential funding.

Mr. Myers said committee weeks were expected to begin in December, with the legislative session expected to start in March and end in early May. He anticipated continuing to pursue appropriations and other state funding, with priorities to be discussed with the City Manager.

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Commissioner Ghovaee asked whether the representative could report to the Board and residents during the session so the public could hear about the work and results. Mr. Myers agreed to report as requested, remotely when he was in Tallahassee and in person when available. The Board then considered the agreement.

Commissioner Ghovaee moved to approve the Agreement for State Governmental Relations Services with Myers Consulting Group, LLC. Commissioner Tagliarini seconded the motion.

ROLL CALL:

Commissioner Ghovaee	"YES"
Commissioner Tagliarini	"YES"
Vice Mayor McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

11. PUBLIC HEARINGS

A. Ordinance 2026-10, Chapter 106, Vegetation – 1st Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-10 by title only.

ORDINANCE 2026-10

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 106 (VEGETATION) OF THE CITY OF MADEIRA BEACH LAND DEVELOPMENT REGULATIONS TO REDUCE GENERAL LANDSCAPE REQUIREMENTS AND STANDARDS; TO CONSOLIDATE CONFLICTING SECTIONS; TO ADD SPECIFIC REQUIREMENTS FOR RIGHTS OF WAY; TO ADD SPECIFIC REQUIREMENTS FOR ARTIFICIAL TURF; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Community Development Planner II Joseph Petraglia summarized the proposed changes, which had been discussed at a June workshop and reviewed by the Planning Commission on three occasions. He said the ordinance would resolve conflicts over artificial turf and state preemption for single-family homes, update tree regulations and the permitted tree list, and allow less restrictive landscape materials, including shell and gravel, throughout the City. He added that the changes were intended, among other things, to make it easier to close out permits for people rebuilding after the hurricanes.

Mayor Brooks opened the floor to public comment. There were no public comments.

Commissioner Ghovaee asked about artificial-turf specifications. Mr. Petraglia said the proposed standards were based on FDEP (Florida Department of Environmental Protection) standards and

included a minimum permeability rate of 10 inches per hour through all layers. The product specifications the City had collected generally exceeded that standard.

Commissioner Ghovaee asked how much artificial turf could be installed. Mr. Petraglia explained that, for residential properties, the proposed code would allow artificial turf to count toward the landscape requirement, subject to the applicable impervious-surface ratio and other code provisions. Compliant turf for residential properties could cover the full lot, except for drainage basins or landscape buffers; commercial properties would be treated differently. All landscaping would remain subject to general maintenance requirements. For turf in the right-of-way, the City could remove it with at least seven days' notice, and the adjacent property owner would be responsible for associated costs. She confirmed that work in a Department of Transportation right-of-way would still require applicable state permits and compliance.

Commissioner Tagliarini asked how the existing requirements affected a typical homeowner rebuilding after a storm. Mr. Petraglia explained that the current requirement for 25 percent vegetative ground cover could be difficult to meet when a property was built to the maximum impervious surface ratio. The resulting lack of space for other materials could cause landscape inspections to fail and delay the issuance of a certificate of occupancy. He confirmed that the proposed changes would allow additional materials to qualify and would not render existing developments or approved site plans nonconforming.

Commissioner Tagliarini moved to approve Ordinance 2026-10, Chapter 106, Vegetation, after first reading and public hearing. Commissioner Ghovaee seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Ghovaee	"YES"
Vice Mayor McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

B. Ordinance 2026-11, Section 110-423, Intersection Visibility – 1st Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-11 by title only.

ORDINANCE 2026-11

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 110-423 (INTERSECTION VISIBILITY) OF CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 2 (LOT, YARD, HEIGHT AND OTHER SITE AREA REGULATIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Brooks opened the floor to public comment. There were no public comments.

Commissioner Tagliarini asked whether the ordinance primarily codified the City's existing interpretation of the intersection-visibility provision. Mr. Petraglia confirmed that it did not change that interpretation. He noted that a workshop discussion had considered reducing the height limit from 36 inches to 30 inches, but that change could not be made because it would conflict with Senate Bill 180 by imposing a more restrictive requirement.

Commissioner Tagliarini asked whether Public Works, law enforcement, or residents had reported visibility concerns that prompted the clarification. Mr. Petraglia confirmed that only City staff had.

Vice Mayor McGeehen moved to approve Ordinance 2026-11, section 110-423, Intersection Visibility, after the first reading and public hearing. Commissioner Ghovaee seconded the motion.

ROLL CALL:

Vice Mayor McGeehen	"YES"
Commissioner Ghovaee	"YES"
Commissioner Tagliarini	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

C. Ordinance 2026-12, Repealing Section 110-670, Landscaping Green Area – 1st Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-12 by title only.

ORDINANCE 2026-12

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS), DIVISION 10 (SPECIFIC DEVELOPMENT STANDARDS), SUBDIVISION II (C-1, C-2, C-3, C-4, C-5, R-2 AND R-3 DISTRICTS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO REPEAL SECTION 110-670; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Brooks opened the floor for public comment. There were no public comments.

Commissioner Tagliarini asked whether repealing the section would create substantive changes or new requirements. Mr. Petraglia said the action was organizational only, because the landscape regulations were now contained in Chapter 106. No public comment was offered.

Commissioner Ghovaee moved to approve Ordinance 2026-12, Repealing Section 110-670,

Landscaping Green Area, after first reading and public hearing. Commissioner Tagliarini seconded the motion.

ROLL CALL:

Commissioner Ghovaee	"YES"
Commissioner Tagliarini	"YES"
Vice Mayor McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

D. Ordinance 2026-13, Chapter 82, Definitions Related to Chapter 106 – 1st Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-13 by title only:

ORDINANCE 2026-13

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING SECTION 82-2 (DEFINITIONS) OF CHAPTER 82 (GENERAL PROVISIONS) OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ADD DEFINITIONS FOR ARTIFICIAL TURF AND SHRUBS, DELETING THE DEFINITIONS OF CROSS VISIBILITY AREA, LANDSCAPING AND NATIVE AND REVISING THE DEFINITION OF TREES; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Brooks opened the floor for public comment. There were no public comments.

Commissioner Tagliarini moved to approve Ordinance 2026-13, Chapter 82, Definitions Related to Chapter 106, after first reading and public hearing. Vice Mayor McGeehen seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Vice Mayor McGeehen	"YES"
Commissioner Ghovaee	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

E. Ordinance 2026-16, Temporary Parking Use – Lots located adjacent to Gulf Boulevard or within John's Pass Village Activity Center – 1st Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-16 by title only:

ORDINANCE 2026-16

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 (ZONING), ARTICLE VII (OFF-STREET PARKING AND LOADING), OF THE CITY'S LAND DEVELOPMENT REGULATIONS TO ESTABLISH REGULATIONS GOVERNING TEMPORARY PARKING LOT USE; PROVIDING THIS TEMPORARY RELIEF IN RESPONSE TO THE EXTENSIVE DAMAGE CAUSED BY THE 2024 HURRICANES; ALLOWING TEMPORARY PARKING LOTS AS A TEMPORARY USE ON PROPERTIES LOCATED IMMEDIATELY ADJACENT TO GULF BOULEVARD OR LOCATED WITHIN THE JOHN'S PASS VILLAGE ACTIVITY CENTER; TO ALLOW THIS TEMPORARY PARKING LOT USE PROVIDED THAT CERTAIN CONDITIONS ARE MET AND TO PROVIDE THE REGULATIONS FOR THE USE; PROVIDING THAT ALL OF THESE TEMPORARY PARKING LOT USE APPROVALS EXPIRE ON DECEMBER 31, 2029; PROVIDING FOR CONFLICTS, SEVERABILITY, CODIFICATION, AND AN EFFECTIVE DATE.

Mayor Brooks opened the floor to public comment. There were no public comments.

Commissioner Ghovaee asked whether the required accessible parking spaces and accessibility provisions would remain mandatory. Community Development Director Marci Forbes confirmed that the ordinance retained these requirements.

Commissioner Tagliarini asked how many parcels might qualify. Director Forbes said no complete parcel review had been conducted and that some potentially eligible properties still contained substantially damaged buildings. Staff estimated that three to five property owners had already expressed active interest.

Commissioner Tagliarini asked how compliance would be monitored after December 31, 2029. Director Forbes said the City would coordinate with code enforcement, conduct regular checks, track noise or nuisance complaints, and retain the authority to revoke the temporary use if an operator failed to comply. The application would require applicants to acknowledge the conditions, including the expiration date.

Commissioner Tagliarini moved to approve Ordinance 2026-16, Temporary Parking Use – Lots located adjacent to Gulf Boulevard or within John's Pass Village Activity Center, after first reading and public hearing with the changes mentioned. Commissioner Ghovaee seconded the motion.

Before the vote, City Attorney Trask identified a typographical error in the ordinance, in which a reference to Section 109-975 should read Section 110-975. He said it would be corrected before the second reading. Director Forbes also noted a misspelling of "impervious" to be corrected.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Ghovaee	"YES"
Vice Mayor McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

F. Ordinance 2026-18, Calling for a November 3, 2026 Municipal Election – 2nd Reading & Public Hearing

City Attorney Tom Trask read Ordinance 2026-18 by title only:

ORDINANCE 2026-18

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, CALLING FOR A MUNICIPAL GENERAL ELECTION ON NOVEMBER 3, 2026 FOR PLACING THREE (3) CHARTER AMENDMENTS ON THE BALLOT FOR THE MADEIRA BEACH VOTERS TO DECIDE ON; PROVIDING FOR PUBLICATION; IDENTIFYING THE PINELLAS COUNTY CANVASSING BOARD AS THE CANVASSING BOARD FOR THE NOVEMBER 3, 2026 MUNICIPAL GENERAL ELECTION; PROVIDING FOR POLLING LOCATIONS; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH TO THE EXTENT OF SUCH CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Brooks opened the floor to public comment. There were no public comments.

Commissioner Ghovaee said moving the election to November was intended to improve voter turnout compared with a March election and save on election costs.

Commissioner Ghovaee moved to adopt Ordinance 2026-18, calling for a November 3, 2026 Municipal General Election, after second reading and public hearing. Vice Mayor McGeehen seconded the motion.

ROLL CALL:

Commissioner Ghovaee	"YES"
Vice Mayor McGeehen	"YES"
Commissioner Tagliarini	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

12. UNFINISHED BUSINESS

A. Resolution 2026-07, Adopting an Inventory of City Property for Affordable Housing

City Attorney Tom Trask read Resolution 2026-07 by title only:

RESOLUTION 2026-07

A RESOLUTION OF THE CITY OF MADEIRA BEACH, FLORIDA ADOPTING AN INVENTORY OF CITY OWNED FEE SIMPLE PROPERTY AND DETERMINING WHICH PUBLIC PROPERTY IS APPROPRIATE OF USE AS AFFORDABLE HOUSING; PROVIDING FOR SEVERABILITY, CONFLICTS AND PROVIDING FOR AN EFFECTIVE DATE.

The City Attorney said the resolution requires a public hearing, so public input on the ordinance is needed.

Commissioner Ghovaee asked what prompted the resolution. The City Attorney explained that state law required municipalities to prepare an annual inventory of city-owned property and identify property appropriate for affordable housing.

Commissioner Tagliarini asked whether approving the inventory would obligate the City to dispose of any listed property. Director Forbes clarified that the City was required to identify its property and indicate what might be available. The City Attorney said that although the City must do so, it only needs to state that it is available.

Commissioner Tagliarini also asked whether any complications had been identified for the property at 555 150th Avenue that would affect future housing. Director Forbes said none had been identified in connection with the resolution.

Mayor Brooks opened the floor to public comment. There were no public comments.

Commissioner Tagliarini moved to adopt Resolution 2026-07, Adopting an Inventory of City Property for Affordable Housing. Commissioner Ghovaee seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Ghovaee	"YES"
Vice Mayor McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

B. Resolution 2026-08, Affordable Housing Property Tax Exemptions

City Attorney Tom Trask read Resolution 2026-08 by title only:

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, OPTING OUT OF PROVIDING THE 80-120% AMI "MISSING MIDDLE" PROPERTY TAX EXEMPTION TO DEVELOPMENTS THAT WOULD OTHERWISE QUALIFY PURSUANT TO FLORIDA STATUTE 196.1978(3)(O); AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

Mayor Brooks opened the floor to public comment. There were no public comments.

City Attorney Trask explained that the annual resolution would opt the City out of the "missing middle" property-tax exemption for qualifying developments serving households earning between 80 and 120 percent of area median income. He said state law allowed the City to opt out because Pinellas County met the statutory criteria for a sufficient supply of affordable housing, and that opting out would retain the associated tax revenue for the City.

Commissioner Tagliarini thanked the City Attorney for the explanation and said it answered the questions posed.

Commissioner Tagliarini moved to adopt Resolution 2026-08, Affordable Housing Property Tax Exemptions. Vice Mayor McGeehen seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Vice Mayor McGeehen	"YES"
Commissioner Ghovaee	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

C. Resolution 2026-09, Establishing a Volunteer Program

City Attorney Tom Trask read Resolution 2026-09 by title only:

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, ESTABLISHING THE CITY OF MADEIRA BEACH VOLUNTEER PROGRAM; PROVIDING FOR THE PURPOSE AND ADMINISTRATION OF THE PROGRAM; ESTABLISHING ELIGIBILITY AND PARTICIPATION REQUIREMENTS; ESTABLISHING VOLUNTEER OPPORTUNITY AREAS; AUTHORIZING THE CREATION OF VOLUNTEER GROUPS; ESTABLISHING VOLUNTEER RESPONSIBILITIES AND LIMITATIONS; PROVIDING FOR TRAINING, BACKGROUND

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CHECKS, AND VOLUNTEER AGREEMENTS; PROVIDING FOR REIMBURSEMENT OF APPROVED EXPENSES; PROVIDING FOR COMPLIANCE WITH APPLICABLE LAWS AND CITY POLICIES; PROVIDING FOR VOLUNTEER RECOGNITION; PROVIDING FOR IMPLEMENTATION AND ADMINISTRATIVE PROCEDURES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

Mayor Brooks opened the floor to public comment. There were no public comments.

Commissioner Tagliarini credited the City Manager with developing an overarching volunteer program intended to bring volunteer initiatives under a common structure. He noted that the City had begun work on a volunteer recruitment plan, application and waiver process, uniform concepts, and training-cost estimates, and said the framework would support initiatives such as a volunteer ambassador program.

Mayor Brooks agreed that residents had expressed a strong desire to volunteer after the hurricanes and said the resolution would get the City on the right path to make that happen.

Commissioner Tagliarini moved to adopt Resolution 2026-09, Establishing a Volunteer Program. Commissioner Ghovaee seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Commissioner Ghovaee	"YES"
Vice Mayor McGeehen	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

13. CONTRACTS/AGREEMENTS

There were no contracts and agreements.

14. NEW BUSINESS

A. Forward Pinellas Membership Appointment/Re-appointment

Mayor Brooks said the application was for her reappointment as the City and Big-C's representative on the Forward Pinellas Board.

Mayor Brooks opened the floor to public comment. There were no public comments.

Commissioner Ghovaee moved to appoint Mayor Brooks to serve as a member of the Forward Pinellas Board. Vice Mayor McGeehen seconded the motion.

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ROLL CALL:

Commissioner Ghovaee	"YES"
Vice Mayor McGeehen	"YES"
Commissioner Tagliarini	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

B. Civil Service Commission Appointments

The Board of Commissioners made the appointments by ballot.

The City Clerk reported that five members serve on the Civil Service Commission, and that two members' terms expire on October 30, 2026. The new term is three years, expiring on October 30, 2029. Three applicants applied, of whom two are currently serving on the Commission and applied for reappointment:

- Christopher "Chip" Tedeschi for Appointment
- James Michael Paul for Reappointment
- Judithanne McLauchlan for Reappointment

Applicants James Michael Paul and Christopher "Chip" Tedeschi were present at the meeting, introduced themselves to the Board, and briefly told their background.

The City Clerk distributed the ballots. The City Attorney asked each Commission member to write their name on the ballot.

The City Clerk read the ballot results into the record:

<u>Mayor Brooks</u>
- James Michael Paul
- Christopher "Chip" Tedeschi

<u>Vice Mayor McGeehen</u>
- James Michael Paul
- Christopher "Chip" Tedeschi

<u>Commissioner Tagliarini</u>
- James Michael Paul
- Judithanne McLauchlan

<u>Commissioner Ghovaee</u>
- James Michael Paul
- Judithanne McLauchlan

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Results:

- James Michael Paul 4 votes
- Judithanne McLauchlan for Reappointment 2 votes
- Christopher "Chip" Tedeschi 2 votes

The City Clerk announced that James Michal Paul was appointed to serve a new term. The other two applicants tied with two votes each. She distributed a new ballot to each Commissioner to vote again on appointing the second applicant:

- Judithanne McLauchlan for Reappointment
- Christopher "Chip" Tedeschi

The City Clerk read the ballot results into the record:

Mayor Brooks

- Christopher "Chip" Tedeschi

Vice Mayor McGeehen

- Christopher "Chip" Tedeschi

Commissioner Tagliarini

- Judithanne McLauchlan

Commissioner Ghovaee

- Christopher "Chip" Tedeschi

Results

- Judithanne McLauchlan 1 vote
- Christopher "Chip" Tedeschi 3 votes

The City Clerk announced that Christopher "Chip" Tedeschi would serve as a new member on the Civil Service Commission. He will be notified of the next Civil Service Commission meeting.

C. Approval to Trade-In Sanitation Truck #26 and Purchase New 2026 Battle Motors Rear Loader

Mayor Brooks opened the floor to public comments. There were no public comments.

Public Works Director Megan Wepfer requested authorization to trade in sanitation truck #26, a 2020 model, and to purchase a new 2026 Battle Motors rear loader. She said the truck was used primarily on the commercial route, had approximately 55,000 hard miles, and was used only when necessary because it required substantial maintenance. She described sanitation trucks as typically providing five to seven years of good service before maintenance became burdensome.

Ms. Wepfer reported that RDK, the City's side-loader leasing provider, had offered a $101,000 trade-in value for the 2020 truck. The new truck's purchase price was $248,900, well below the

$400,000 budget. She said the City would need to add lights and minor logos but would remain significantly under budget.

Commissioner Ghovaee asked whether a 2027 model was available. Ms. Wepfer said it likely was, but the City had secured a better price on the new 2026 model, which would have zero miles. She also noted that newer vehicles could have more issues than older ones.

Commissioner Tagliarini asked whether the purchase maintained the City's planned replacement schedule. Ms. Wepfer confirmed that it did.

Commissioner McGeehen thanked Director Wepfer for the due diligence in keeping it under budget and with the trade-in of $101,000.

Mayor Brooks asked about the City's leased side-loader. Ms. Wepfer explained that leasing a single side-loader was appropriate because the City had staffing for only one; if it broke down, the leasing company could provide a replacement. A rear-loader required additional personnel, and a breakdown could require the City to call in temporary staff.

Commissioner Tagliarini moved to approve the purchase of the 2026 Battle Motor Garbage Truck and the trade-in of Truck #26, a 2020 Kenworth T880 Garbage Truck. Vice Mayor McGeehen seconded the motion.

ROLL CALL:

Commissioner Tagliarini	"YES"
Vice Mayor McGeehen	"YES"
Commissioner Ghovaee	"YES"
Mayor Brooks	"YES"

The motion carried 4-0.

15. AGENDA SETTING (October 28, 2026 Regular Workshop)

- John Levique Pirate Days
- RFI 2023-06 Amendment Discussion

Mayor Brooks read the items listed in Agenda Setting.

<u>Added Items</u>

- City Manager - John's Pass Signs
- Commissioner Tagliarini - Parking on Residential Streets
  Commissioner Tagliarini provided an informal survey of residents who had opted to receive his communications, which he said was intended to inform the upcoming workshop discussion.
- Mayor Brooks requested that the City Manager provide a brief follow-up on topics raised at prior meetings, which included:
  - Purple Heart City

- Kindness initiatives
- Committee for the City's 80th anniversary

Commissioner Ghovaee raised a request from former Mayor John Hendrickson for food and monetary assistance for people affected by Hurricane Isaiah. The Mayor said the City posted today asking for donations, but they can talk about that in correspondence.

16. REPORTS/CORRESPONDENCE

A. Board of Commissioners – Reports/Correspondence

Commissioner Tagliarini summarized his informal survey of residential street parking in his correspondence list, seeking to gauge their feelings about parking on residential streets, whether for residents or free for contractors:

- **What is your relationship to the property?**
  80% of respondents were full-time residents.
- **On average, how often are vehicles parked on the street in front of or near your property?**
  62% said this ranged from occasional to very frequent.
- **How would you describe the impact of street parking in your neighborhood?**
  56% characterized the impact as negative.
- **Have you experienced problems related to street parking in your neighborhood?**
  Respondents raised concerns about safety, emergency-vehicle access, visibility at intersections and driveways, and traffic congestion.
- **To what extent do you support or oppose a citywide ordinance prohibiting parking on residential streets?**
  64% either supported or strongly supported no parking on residential streets.
- **If a citywide prohibition were adopted, should any exceptions be allowed?**
  The top three exceptions that were stated were for guest parking permits, service and contractor permits, and the possibility of designated overnight parking for residents.
- **Which approach would you prefer for residential street parking?**
  60% preferred some sort of parking prohibition in residential streets.

Commissioner Tagliarini said they could look in more detail on the results of the survey, and he will have a presentation at the next workshop.

Commissioner Tagliarini said he represents the board on the John's Pass Village Merchants Association. He was happy to see Commissioner McGeehen and Mayor Brooks in attendance in support. He praised the association's regular meetings and community engagement, including its "Meet the Merchants" initiative and its Google event calendar. He noted that 9,856 burgers were sold during Burger Week, that the association was considering holding Village Fridays on the third Friday of each month, and that the seafood festival would emphasize free parking and trolley service.

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Commissioner Ghovaee reiterated former Mayor Hendrickson's suggestion that Madeira Beach assist residents affected by the hurricane. As the Mayor had stated, the wheels are already in motion, which is commendable.

Mayor Brooks reported that the City launched a donation drive on social media today for hurricane-stricken panhandle communities. Requested items included cleaning supplies, batteries, flashlights, first-aid supplies, brooms, shovels, work gloves, toilet paper, nonperishable items, water, and diapers. Clothing was not accepted at this time. Donations could be delivered to City Hall Monday through Friday, 9:00 AM to 4:00 PM, through October 30, for delivery to affected communities. The Mayor encouraged everyone to share the notice and contribute, noting the generosity Madeira Beach had received after its own disaster.

B. Board of Commissioners – 2026 Meetings Report through August 2026 - Informational

The Mayor said the item was received for informational purposes. She thanked the City Clerk for preparing the report.

C. City Attorney

No report.

D. City Clerk

The City Clerk reminded Madeira Beach voters to vote on November 3, 2026.

E. City Manager

The City Manager reported on the following:

- The City's due diligence stage for the property at 554 150th Avenue. A preliminary survey draft was expected by the end of the following week. The City had ordered the survey after identifying a discrepancy between the property appraiser's view and the City's earlier understanding of the property. The title commitment has been issued and will be reviewed against the survey once completed. The Phase I environmental assessment was complete, and the consultant did not recommend a Phase II assessment; however, the site does remain in the Florida Department of Environmental Protection's abandoned tank restoration program. Both appraisals exceeded the $3.5 million purchase price.
- The City's 80th-anniversary update. Staff has been developing ideas to assemble a group of volunteers for the new volunteer program to plan the 80th-anniversary event. The goal is to create a short-term residential group to develop ideas for successful community events. Once that is up and running, he would provide an update at the next meeting.
- The Area 3 roadway and drainage improvements had reached substantial completion, with final as-builts being prepared for closeout.
- At the Marina, the seawall, fuel-dock walkway, and gangway were complete. Next, the team will reconnect water, power, and the pump-out, with completion expected in late October or early November.

- A recent fishing event for children with special needs hosted more than 40 children and their families at the Marina.
- They onboarded a new Recreation Director, Recreation Leader II, and a bus driver, and had begun a resident needs assessment for the Recreation Department. Shannon Schafer explained that the assessment would ask residents about desired recreation programs, events, and park amenities to guide future planning. The City expected to release the assessment on its website and social media the following day.
- The FDEP adaptation plan and vulnerability update grant had been approved, totaling approximately $485,000, and work had begun.
- The stormwater check-valve resilience grant - Public Works Director Megan Wepfer provided an update on the stormwater check-valve resilience grant. She said staff had installed 17 valves, exceeding the original expectation of 13, and were assessing whether they could complete three or more additional locations within budget. She explained that the valves helped prevent high-tide water from reaching streets in low-lying areas. The contractor was temporarily unavailable due to surgery, giving staff time to assess additional locations and confirm budget alignment.
- John's Pass Seafood Festival – Director Schafer reported that "Gather for Grouper" was scheduled for Thursday, October 22, beginning at 6:00 PM. The festival was scheduled for October 23–25; the Recreation Center would close Friday on the 23rd for event setup. Friday's festival hours were from Noon to 9:00 PM, with children's trick-or-treating from 6:00 to 9:00 PM and a costume contest at 8:00 PM. The Board was invited to staff a booth and distribute candy. Saturday's event was scheduled from 10:00 AM to 9:00 PM. Mad Beach Brewing will host an adult costume contest from 6:00 PM to 9:00 PM; Sunday's event on the 25th is scheduled from 10:00 AM to 6:00 PM.
- In response to Commissioner Ghovaee's request for updates on Archibald Park, Tom and Kitty Stuart Park, and the John's Pass Jetty, the City Manager said the City Attorney had provided comments on a request for proposals for the Archibald Park Snack Shack concession. Staff expected to review the comments and issue the solicitation the following week; the process was expected to take about 45 days before they receive results from the bidders.
- Director Wepfer reported that the Tom and Kitty Stuart Park restroom was expected to enter production at any time now and that plans had been submitted to Keystone for a proposal. She noted that the Board had approved a not-to-exceed amount of $500,000. She also said coconut palms were being considered for the beach side of the park and noted that palms had recently been planted at Archibald Park.
- Regarding John's Pass Jetty, Director Wepfer said the City was awaiting permits and had submitted an application for an FDEP CPI grant. The City had completed the grant questionnaire and expected to hear more around December.

17. RESPOND TO PUBLIC COMMENTS/QUESTIONS

Mayor Brooks said the only comment received praised the Trash Pirates and all the people from the community who come out on the first Saturday of each month at John's Pass Bell Tower and at Saltwater Hippy, where they gather at this end of the City. She encouraged everyone to participate.

18. ADJOURNMENT

Mayor Brooks adjourned the meeting at 7:16 p.m.

ATTEST: _____
Anne-Marie Brooks, Mayor

_____
Clara VanBlargan, MMC, FCPC, FCRM, MSM, City Clerk

DRAFT

Commission Member's Name: _____

City Clerk

CITY OF MADEIRA BEACH
CIVIL SERVICE COMMISSION
APPOINTMENT BALLOT
October 14, 2026 BOC Regular Meeting

	APPLICANT	Mayor Brooks	Vice Mayor McGeehen	Commissioner Tagliarini	Commissioner Dillon	Commissioner Ghovaee	TOTAL
1	James Michael Paul	✓	✓	✓	O	✓	4
2	Judithanne McLauchlan	O	O	✓	O	✓	2
3	Christopher "Chip" Tedeschi	✓	✓	O	O	O	2
4		O	O	O	O	O	
5		O	O	O	O	O	
6		O	O	O	O	O	
7		O	O	O	O	O	
8		O	O	O	O	O	
9		O	O	O	O	O	
10		O	O	O	O	O	

Commission Member's Name: Anne-Marie Brooks

CITY OF MADEIRA BEACH
CIVIL SERVICE COMMISSION
APPOINTMENT BALLOT
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1	James Michael Paul	●	O	O	O	O	
2	Judithanne McLauchlan	O	O	O	O	O	
3	Christopher "Chip" Tedeschi	●	O	O	O	O	
4		O	O	O	O	O	
5		O	O	O	O	O	
6		O	O	O	O	O	
7		O	O	O	O	O	
8		O	O	O	O	O	
9		O	O	O	O	O	
10		O	O	O	O	O	

Commission Member's Name: V.M EDDIE McGeehen

CITY OF MADEIRA BEACH
CIVIL SERVICE COMMISSION
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1	James Michael Paul	O	●	O	O	O	
2	Judithanne McLauchlan	O	O	O	O	O	
3	Christopher "Chip" Tedeschi	O	●	O	O	O	
4		O	O	O	O	O	
5		O	O	O	O	O	
6		O	O	O	O	O	
7		O	O	O	O	O	
8		O	O	O	O	O	
9		O	O	O	O	O	
10		O	O	O	O	O	

Commission Member's Name: 

CITY OF MADEIRA BEACH
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1	James Michael Paul	O	O	●	O	O	
2	Judithanne McLauchlan	O	O	●	O	O	
3	Christopher "Chip" Tedeschi	O	O	O	O	O	
4		O	O	O	O	O	
5		O	O	O	O	O	
6		O	O	O	O	O	
7		O	O	O	O	O	
8		O	O	O	O	O	
9		O	O	O	O	O	
10		O	O	O	O	O	

Commission Member's Name: Jonah Ghovbee

CITY OF MADEIRA BEACH
CIVIL SERVICE COMMISSION
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1	James Michael Paul	O	O	O	O	●	
2	Judithanne McLauchlan	O	O	O	O	●	
3	Christopher "Chip" Tedeschi	O	O	O	O	O	
4		O	O	O	O	O	
5		O	O	O	O	O	
6		O	O	O	O	O	
7		O	O	O	O	O	
8		O	O	O	O	O	
9		O	O	O	O	O	
10		O	O	O	O	O	

Commission Member's Name: City Clerk

CITY OF MADEIRA BEACH
CIVIL SERVICE COMMISSION
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1	James Michael Paul	O	O	O	O	O	
2	Judithanne McLauchlan	O	O	●	O	O	1
3	Christopher "Chip" Tedeschi	●	●	O	O	●	3
4		O	O	O	O	O	
5		O	O	O	O	O	
6		O	O	O	O	O	
7		O	O	O	O	O	
8		O	O	O	O	O	
9		O	O	O	O	O	
10		O	O	O	O	O	

Commission Member's Name: Anne-Marie Brooks

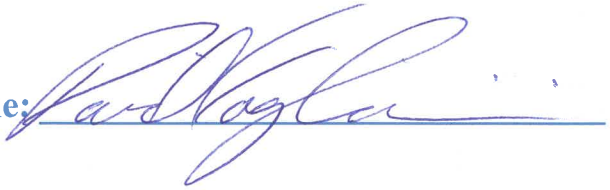
CITY OF MADEIRA BEACH
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2	Judithanne McLauchlan	O	O	O	O	O	
3	Christopher "Chip" Tedeschi	●	O	O	O	O	
4		O	O	O	O	O	
5		O	O	O	O	O	
6		O	O	O	O	O	
7		O	O	O	O	O	
8		O	O	O	O	O	
9		O	O	O	O	O	
10		O	O	O	O	O	

Commission Member's Name: Edd-[illegible]

CITY OF MADEIRA BEACH
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2	Judithanne McLauchlan	O	O	O	O	O	
3	Christopher "Chip" Tedeschi	O	●	O	O	O	
4		O	O	O	O	O	
5		O	O	O	O	O	
6		O	O	O	O	O	
7		O	O	O	O	O	
8		O	O	O	O	O	
9		O	O	O	O	O	
10		O	O	O	O	O	

Commission Member's Name: 

CITY OF MADEIRA BEACH
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2	Judithanne McLauchlan	O	O	●	O	O	
3	Christopher "Chip" Tedeschi	O	O	O	O	O	
4		O	O	O	O	O	
5		O	O	O	O	O	
6		O	O	O	O	O	
7		O	O	O	O	O	
8		O	O	O	O	O	
9		O	O	O	O	O	
10		O	O	O	O	O	

Commission Member's Name: Ghovaee

CITY OF MADEIRA BEACH
CIVIL SERVICE COMMISSION
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1	James Michael Paul	O	O	O	O	O	
2	Judithanne McLauchlan	O	O	O	O	O	
3	Christopher "Chip" Tedeschi	O	O	O	O	●	
4		O	O	O	O	O	
5		O	O	O	O	O	
6		O	O	O	O	O	
7		O	O	O	O	O	
8		O	O	O	O	O	
9		O	O	O	O	O	
10		O	O	O	O	O	