



MINUTES

BOARD OF COMMISSIONERS REGULAR WORKSHOP MEETING FEBRUARY 11, 2026 4:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular workshop meeting at 4:00 p.m. on February 11, 2026, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

MEMBERS PRESENT: Anne-Marie Brooks, Mayor
Ray Kerr, Vice Mayor/Commissioner District 2
David Tagliarini, Commissioner District 1
Eddie McGeehen, Commissioner District 3
Housh Ghovae, Commissioner District 4

MEMBERS ABSENT: None.

CHARTER OFFICERS PRESENT: Clint Belk, Acting City Manager
Clara VanBlargan, City Clerk
Andrew Laflin, Finance Director Consultant
Thomas Trask, City Attorney

1. CALL TO ORDER

Mayor Brooks called the meeting to order at 4:00 p.m.

2. ROLL CALL

City Clerk Clara VanBlargan called the roll. All were present.

Before proceeding with public comment, Mayor Brooks requested that agenda Item 8A be moved ahead of Item 6, with no objection from the commission. The Acting City Manager requested that two items be added to the agenda: a special meeting in the last week of February for the city manager search, as requested by Renee's firm, and a discussion of food trucks at Archibald Park due to conflicting ordinance language and state statutory requirements. These would be added as items F and G.

3. PUBLIC COMMENT

Stephanie Berry from Woody's Water Sports at John's Pass took the podium first, speaking as treasurer of the newly created John's Pass Committee. She explained she wasn't requesting funding but rather a partnership. They are asking the City to consider adding a line item to next year's

budget, structured similarly to the parking garage initiative, not as an expenditure but as a framework that allows them to formally collaborate with the City to design, execute, and scale profitable community events. Their goal is to help create revenue-generating events that attract more visitors, support local businesses, and build long-term economic strength. Events such as Final Friday and Seafood Fest, as well as future concepts they would like to develop together, have the potential to do more than break even. With strategic planning, sponsorship development, marketing alignment, and professional execution, the events can generate surplus revenue. They are not asking the City for money, instead asking the City to allow them to help create new money. Anything above break-even would be intentionally structured with a significant portion, ideally as much as possible, placed into a designated fund earmarked for the specific purpose of John's Pass beautification, strategic advertising and promotion, and infrastructure enhancements that directly support tourism and local businesses. It is about sustainability, creating a recurring model, and transforming events from expenses into economic engines. Maderia Beach is uniquely positioned in John's Pass as an asset that deserves continued reinvestment. Rather than relying on tax revenue, they can build a self-supporting system in which successful events and improvements drive future success. Public-private collaboration is the path forward. She urged the City to allow them to increase attendance, sponsorship participation, increase tourism impact, and increase measurable revenue. It is not a cost proposal but a revenue strategy. They are ready to work alongside the City to structure transparently, responsibly, and in alignment with the City's long-term vision. She thanked the City for its time and continued service to the community.

Kris DiGiovanni of 601 South Bay Shore said she had been a resident for nearly 19 years and expressed concern that Kitty Stuart Park might be appropriated or used for purposes other than its original intent as a public park. She hopes that, once construction on the nearby businesses is complete, the park will return. It could be an opportunity to add a small piece of serenity inserted along a very busy Gulf Boulevard. She suggested planting the park with native plants, potentially maintained by local garden groups, and using it as a living-learning project for the local school to help students recognize local flora and fauna.

4. PROCLAMATIONS -MAYOR

A. Proclamation: National 211 Day; February 11, 2026

Mayor Brooks read a Proclamation proclaiming February 11, 2026, as National 211 Day. Two representatives from First Contact accepted the proclamation.

5. PRESENTATIONS

A. Duke Energy – Theresa with Duke Energy to give a presentation on Undergrounding

Theresa Crane, a 26-year veteran of Florida Power, Progress Energy, and Duke Energy, spoke about undergrounding utilities. She explained the Edison Electrical Institute's purpose and said they conduct extensive testing on all devices, including underground facilities. Their stance on underground is that it is costly and prone to water intrusion. As technology advances, it may improve. The information can be found online, but the Edison Electrical Institute is the go-to resource for all things electrical. Other than the cost, the water intrusion remains a problem. The

issue they faced following the recent storms was FEMA's response. FEMA's top priority is to clear Gulf Blvd. for emergency vehicles. In that clearing, they tore up everything that feeds underground. All the pull boxes, transformers, and the suburbs had to be rebuilt. With the Gulf Blvd. projects, they are still finding sand in lines. Probably the most challenging aspect of undergrounding is easements. Businesses and residents do not want to grant an easement, nor do they want a 4x6 green box or a pull box on a pedestal in their front yard. That is necessary to operate underground. It connects up to the transmission system. It is costly to put streetlighting conduit underground.

Vice Mayor Kerr asked if they did not recommend undergrounding for the barrier islands. He expressed frustration at seeing overhead transformers corrode and would like guidance on what they should be advocating for, as he would like to see everything underground. Ms. Crane responded that while she wasn't negative about underground, she was very hopeful for emerging technology. She suggested patience while technology improves.

Commissioner Ghovae asked about Duke Energy's responsibilities for maintaining and repairing unsightly conditions, such as power lines and tilted power poles, which pose safety hazards. Ms. Crane responded that if these issues are reported, they can investigate. Duke has a program with Osmose, a company that conducts stability tests every seven years. Although some poles may tilt slightly, they stay securely in the ground. The most noticeable issues involve joint users with joint use contracts with Duke. The large black cables with boxes and pulleys are owned by joint users like Frontier, WOW, and Verizon. Convincing telecommunications companies to bury their lines is challenging because of their protected status.

Commissioner Ghovae asked about Redington Shores' underground system and any issues faced. Ms. Crane couldn't provide specific storm impact data, but noted that the project succeeded because someone had secured every easement by walking from business to business before starting construction. Emerging technologies will deliver real benefits soon, especially for cell phones. They are trying to get them to attach to the streetlight poles so they are not unseemly, although they can put them wherever they want. It is a win-win for both if attached to the streetlight poles.

Commissioner McGeehan congratulated Duke on receiving the Edison Electric Institute Award for storm restoration. Ms. Crane thanked him, emphasizing it was a company-wide effort, and noted that Duke replaced 2,000 transmission poles last year, with 271 currently in progress, many of them steel-and-concrete replacements for wooden poles. She expressed her gratitude for emerging technology, mentioning that they now have solar plants online and are building 12 more this year. They have experienced less pole damage because they replaced wooden poles.

8. PUBLIC WORKS

A. Area 9 Roadway and Drainage Improvement Project Discussion

This item was moved up.

Public Works Director Megan Wepfer presented the Area 9 project encompassing Bay Point Causeway, Bay Point Drive, a portion of Pruitt Drive, and Sunset Cove.

She introduced Justin Keller from Advanced Engineering, who prepared the City's watershed management plan. It is their first road-elevation project, based on findings in their watershed management plan. This project is significantly higher than they have seen in the past due to the roadway elevation.

Mr. Keller said they had the opportunity to develop the watershed management plan, which also prompted discussion about using fill to elevate roadways. They have been working with the City on how best to use fill through private developments, in coordination with residents. They have healthy experience in roadway reconstruction and design. Regarding the actual scope of construction, Bay Point currently has very low roadway. The elevations range from about 2-1/2 inches to around 4 inches. To the south or to the east, it is lower. To the west, it is higher. Multiple homes were impacted by the storms and are in varying stages of rebuilding, elevation, or rehabilitation. They want to tackle the roadway challenges. Six inches is the goal, and to stay within the identified budget.

Mr. Keller said the first task is to prepare a preliminary engineering report. It probably has not been warranted for future projects. He outlined the unique aspects, including seawall replacement on Bay Point Drive and the need for extended survey work beyond typical right-of-way boundaries. He usually handles curb and road work and does not concern himself with the garage until he begins using fill. He stressed the importance of resident coordination and public meetings, noting they would need permission to work on private property to achieve the elevation goals. To determine the sweet spot, whether it be 6, 8, or 9 inches, and what can be accomplished, and the corresponding costs. That can be a pivot point for the City to determine how far they can go.

Mr. Keller explained that they need to replace the seawall on Baypoint Drive, which is incorporated into the same scope of work. The seawall will be done in conjunction with the roadway project. If they are doing it, they want to see what opportunities there are to elevate the seawall to elevate that stretch of Bayshore. To adhere to the budget, it is possible that some areas of Pruitt and Sunset Cove might not be able to realize the full abilities they can do. Their job is to give the City everything they can from a fill standpoint within the budget. They provide sufficient data for the City to use if it decides in 10, 20, or 30 years later and subsequently elevates, whether due to cost or differing home elevations in the area. The date would give the City a foundation to build upon. From a construction scope standpoint, regarding Baypoint Drive, both the causeway section and the residential section, and on Pruitt and Sunset Cove, recognizing they may not be able to hit all those areas with that full fill goal they established early on.

Mr. Keller explained that construction is slightly different for elevated roadways and that additional design steps are required. Conventionally, if he were doing a roadway reconstruction project, he would stop his survey, essentially the documentation of elevations on the right-of-way. They are not going to garages. They are just staying within their sandbox. When starting to elevate especially in lowline areas, there may be a need to extend outside those boundaries. Normally, if he is doing curb and road work, he would not care what the garage is. But would care when he starts using fill. The survey scope includes homes and garages because they must maintain a positive fall toward the road. Because they are going outside their sandbox, that is private property.

Resident coordination will be needed. If it is determined that they can complete the filling they want and it is approved by the City, the residents will also need to allow them to maximize that ability. They will have public meetings within their scope and renderings. Having all the information to discuss with residents, as needed, will help them accomplish the City's goals.

Mr. Kelly said that the watershed management plan identified some stormwater deficiencies in those areas. Historically, the scope of stormwater repair has been limited based on what is there now, and what can fit based on available easements and project budget. They have a watershed model that has already been paid for and are beginning to use that investment to fine-tune those areas and determine how to meet their level of service.

Mr. Kelley said envision installing a dedicated outfall on the causeway. That would require additional permitting, but the project would net greater stormwater benefits. Unfortunately, when going into the waters of the state, the Army Corp and SWFWMD will be involved, not only from a stormwater standpoint, but from an environmental standpoint. That triggers the need for habitat assessments, seagrass surveys, and related activities. It is important to have that information when approaching permitting entities to demonstrate that the project has not resulted in adverse impacts, not only from a flooding standpoint but also from an environmental standpoint.

Mr. Kelley said the preliminary engineering report will be presented to staff and discussed with the Commission. That could be beneficial. He said he had summarized the key differences, and since it is one of the first projects the City is looking to strategically use fill, he wanted to explain how he saw it happening.

Mayor Brooks opened to public comment.

Chuck Dillon from 529 Lillian asked about oversight capabilities, comparing it to the Crystal Island project.

Jim Capraro of 904 Bay Point Drive voiced concern about the road conditions. The road in front of his house is currently undrivable and disgraceful. The ruts are filled in multiple times each year. There are potholes, and people ride bikes and walk on those streets. Someone could easily break a leg. The concern extends beyond stormwater to liability issues. The issues need to be addressed for the entire City. He encouraged those who haven't driven down Bay Point Drive to do so. The Causeway Bridge has fallen apart. It is something they need to do.

Mayor Brooks asked Director Wepfer to speak to the milling and resurfacing work they will be doing. Director Wepfer said engineering services typically take three to five years before a shovel is in the ground to start construction. They are looking to piggyback off of a county contract, a local contract, or their next area project to mill and resurface Baypoint Causeway, and Baypoint Drive. In the interim, to get them through until they can rebuild that roadway. She plans about eight months to pave the road.

Commissioner Tagliarini asked what they needed to present to the residents to obtain approval. Director Wepfer explained that they would need to work on private property, sometimes reaching up to garages, to regrade driveways for proper drainage to the newly elevated roadway. Mr. Keller

said they are not looking to alter the relationship so that the road drains into the garage. However, they may need to reduce the slope by elevating it higher if the garage is significantly higher than the road. They will still have a downward gradient, but it is not as steep. As you go up the driveway, you get more elevation. The higher you tie in, the greater the opportunity to maximize the elevation within the road. The road will be lower than the garages.

Mr. Kelly said there is a resilient Florida program with FDEP that provides 50% of the cost for resilient construction projects. The project will increase the City's resilience. They intend to assess whether there is an opportunity to leverage existing budgeted funds or reduce the amount. They will apply for matching funds through the grant program in September of this year.

Vice Mayor Kerr expressed concern about 5% of homes restricting the elevation. Mr. Kelly said the road will be lower than the garage, which means that the lowest home on the block will be the limiting factor to what they can do. From an elevation standpoint, the ongoing reconstruction projects present the City with an opportunity to either maximize the elevation or work with residents who want a higher elevation. They are working with property owners through the permitting process to support their elevation goals, knowing the owners will directly benefit from the project. Commissioner Kerr said he would like to see the roadways elevated as much as possible, with elevation restricted by only a few homes, including the new homes. The roads elevation will always be restricted by that one home that is on the roadway.

Vice Mayor Kerr asked why the roads had to be the sole conduit for 100% of the drainage for those isolated in cases, and why can't they deliver a solution to achieve the 9-inch elevation increase? Mr. Kelly said they need to ensure they maximize the needle while meeting the elevation goal and staying within the construction budget. If they can secure grant funding to leverage budget funds, they can go bigger.

Mr. Keller said that when they discussed using fill, it was a long-term choice. His goal is to elevate other roads as well. The first one will always be heavily scrutinized.

It was troubling that such a small portion of the community could restrict the roadway elevation. He inquired about alternative drainage solutions. Mr. Keller acknowledged this limiting factor but suggested exploring options during the design process while remaining within budget.

Commissioner McGeehan supported the elevation efforts and inquired about town hall meetings, which Director Wepfer confirmed would include two public meetings.

Commissioner Ghovae recommended maintaining minimum elevation standards and thoroughly inspecting existing infrastructure, specifically requesting a camera inspection of sewer lines to identify potential VCP pipe replacement.

Mayor Brooks thanked the team, noting that Area 9 residents would appreciate the update despite the timeline, and emphasizing the importance of the interim paving work.

6. BOARD OF COMMISSIONERS

A. Key to the City (Nomination request by Commissioner Ghovae)

This item was moved up.

Commissioner Ghovae explained his reason for his nomination for the Key to the City, mentioning that he has lived in Madeira Beach for over 22 years. Many wonderful people dedicate their time, talent, and resources to make this town better. He specifically nominated the Trash Pirates team, highlighting their efforts in removing trash and cigarette butts from beaches and roads. He urged the Board to approve his recommendation to award the first Key to the City to the Trash Pirates team.

Commissioner McGeehan enthusiastically supported the idea, highlighting his personal involvement with the group and their success in cutting cigarette butt litter by 90% after the beach smoking ban. Vice Mayor Kerr agreed and remarked that if anyone deserves recognition in this City, it would be the Trash Pirates.

Commissioner Tagliarini supported the recognitions and suggested wording it as "Kandi Maiden and the Trash Pirates." A discussion followed on whether to give one key or multiple keys to the founders, Kandi and Audrey. Attorney Trask recommended placing it on the consent agenda for approval, either at that meeting and inviting everyone to attend and hold the ceremony, or approving it and holding the ceremony at another meeting.

Vice Mayor Kerr asked whether to present more than one key, given others involved. Commissioner Ghovae said it would depend on whether they were presenting the Key to the City to an individual or an organization. He would not object to presenting more than one key. He will find out who the main operators are. He does not think there is an office for Trash Pirates.

Commissioner Tagliarini asked if it could be displayed somewhere at City Hall. Commissioner Ghovae said he would not object to having more than one key. It is just extending their appreciation to the residents who are going above and beyond.

Commissioner Tagliarini suggested adding a plaque at City Hall with multiple keys, with the most recent recipient engraved along with the year given. He will research to get something to display. Mayor Brooks noted this wouldn't be the first key the City has given. They framed keys purchased years ago. Keeping a record of who has received the keys is a fantastic idea.

Commissioner Ghovae said they would need to determine when to present to Kandi or the team and let them know when that would be. Mayor Brooks said they could put it on the March 4th consent agenda. The Key could be presented at that meeting ceremonially or at a later date. She asked the Acting City Manager to work with Commissioner Ghovae on that and determine how to present it, and whether it would be on the voting date or on a different day. The Acting City Manager said he would work with him on that. He said that the City's store also includes the Trash Pirates retail store. If they only want to present one, they could house it there with both their names on the plaque. Commissioner Ghovae said that would be extra, and also the verbiage that goes along with the keys. The key would have to be engraved. Vice Mayor Ker suggested presenting one key to the Trash Pirates and letting them jointly receive it.

Mayor Brooks asked whether they had a clear direction on that, so they were not leaving it open-ended. The Acting City Manager said he would work with Commissioner Ghovae on it.

The Board's consensus was to put it on the March 4th consent agenda.

B. Office for the Board of Commissioners at City Hall

Commissioner McGeehan, who brought this item forward, said it was a minor issue and that, after speaking with the acting city manager, he determined it was not necessary at this time. They can float around like everyone else. They can work on that in the future.

Commissioner Tagliarini asked if Commissioners could use the chamber with their assigned computers when available. The Acting City Manager confirmed that Commissioners can contact him or Megan Powers to confirm the availability of the conference room or chambers for work.

Commissioner McGeehan shared his plan to further engage the community through one-on-one meetings and office hours, encouraging residents to come forward, speak, and chat.

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

C. Sanitation Services Discussion

Vice Mayor Kerr noted that he added the item after recent discussions on public works, what it is used for, and Treasure Island's shift to outsourced sanitation. He had tried to reach out but felt that City staff needed to do so instead. Treasure Island achieved significant savings, and residents and businesses did as well. Mr. Laflin had done a back-of-the-napkin study, and he thought there would be some savings. No formal bids were put out at the time. It could achieve a lot of different goals. He acknowledged that the city's sanitation staff provided exceptional service, recalling a time when he was away for a weekend and forgot to take out the trash, and someone went into the backyard, retrieved the can, and emptied it. That has all transitioned. They are using different types of trucks, and there are fewer people on the road. That advantage has disappeared. Regarding personnel currently working in sanitation, he understands that many from Treasure Island transitioned to the company that took over the contract. It does not matter who is driving the trucks or who is writing the paycheck. The company purchased the equipment it had invested in. It is not as if someone will necessarily be out of a job. He wanted to get the conversation started and ask if staff could research it and bring it back to a later workshop with more clear understanding of what our neighbors are doing up and down the barrier island and see how they feel about it, best practices basically.

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

Mayor Brooks strongly opposed the idea, calling it "a solution that we are searching for a problem." She detailed her extensive research, including discussions with finance staff and other communities. The sanitation department is profitable, self-funded, and it is an enterprise fund. The general fund does not fund public works. They did a study in 2023. Looking over those numbers, if they were to redo them, the profit from outsourcing would be much lower. There are two ways

to outsource: either the company you hire takes over trash collection and bills residents directly, or you outsource, so the company bills the City, which then bills residents. There are not many savings, as they still have to carry the load. Based on her conversations, it comes down to service quality. There are many tasks sanitation performs that will not be done if outsourced in any of those ways. If they were to outsource sanitation and hire a trash company to handle all trash services, the company would perform services as needed and bill the customer directly. The City still needs sanitation services because they will not be cleaning the parks, sweeping the beaches, removing the trash cans from ROC Park, dumping them, and putting them back. They are not going to clean the trash receptacles down in John's Pass. That is just a short list of side work tasks. She looked at the cost to the City after eliminating the sanitation fund; they would still have to retain two employees to handle that side work. There are many other services that will no longer be available, on which residents depend. That is the customer service side that the City provides because it controls the service. Thirty percent of the public works director's pay and 30 percent of her assistant's pay are paid out of the sanitation fund. It is about \$200,000 between the two 30% salaries and the two salaries required to keep two staff members doing all the side work needed to keep their City as it is a custom. The \$200,000 does not include maintenance for vehicles and other equipment and supplies required for that purpose, bringing the total to \$220,000. They will no longer have an enterprise fund to pay any of that \$220,000. It must come out of the general fund, which is the ad valorem tax, which is on the chopping block in Tallahassee. Any change to sanitation will directly affect the general fund's bottom line, as funds would have to be drawn from it to pay for those services.

Mayor Brooks said she understands the desire to look at the numbers and discuss them. But what she does not understand is that, with no operational deficiencies and a profitable operation, why would they want to change the level of service in their City, which will end up costing residents money in the long run?

Vice Mayor Kerr said he was not referring to the side work, so "sanitation" is probably not the correct term. It is residential and commercial trash pickup. He does not mind if the public works department keeps the claw truck to pick up items and keeps staff to clean the trash containers in John's Pass Village. He is discussing the handling of dumpsters and the side pickup sanitation trucks that may be in the public works department daily. They are trying to develop 10 acres of property at the marina, which is creating an issue. If it is profitable, it comes from residents and the commercial sector. What would those numbers look like?

Mayor Brooks said it is profitable because it sustains itself, and an enterprise fund is a self-sustaining fund. When she spoke with other municipalities, the cost savings for residents would be between \$6 and \$9 per month on sanitation services. They are also paying for the parks to be cleaned and the beach to be swept.

Vice Mayor Kerr said he would like to see the figures. Mayor Brooks said that it would be a waste of staff time, based on available hard facts.

Vice Mayor Kerr said the other barrier islands have the same challenges. How do they address it? Best practices. None of those, with the exception of maybe Indian Shores, collects its own trash. Mayor Brooks said it was discussed a couple of years ago, and the Commission at the time did not

favor outsourcing sanitation. The greatest thing in saying they want to outsource sanitation is telling the seven people in sanitation that they want to get rid of them. It is not an emotional conversation, but a service-related conversation. It is a service the City provides and controls by doing the sanitation service in-house, which is above and beyond \$9 a month cost savings to a resident that would cost the City more money and, in the long term, will cost the resident more money. They lose all control of the quality of service.

Commissioner Tagliarini said he valued local control and would miss being able to call Public Works directly to discuss an issue. Commissioner McGeehan agreed and noted he appreciated the small-town feel of having their own team, while also raising concerns about vetting unfamiliar workers.

Commissioner Ghovaeae thanked Vice Mayor Kerr for bringing ideas to the table that may not necessarily be popular, but it's important to discuss options. He appreciates the way he thinks. However, he is staying with the rest of the team. They have a bit more knowledge about how their operation works.

Mayor Brooks said there might be an opportunity to save money somewhere in the budget, but not in sanitation.

D. Purple Heart Recipient – Progress Update with American Legion

Commissioner McGeehan provided an update on his effort to recognize Purple Heart recipients. He had spoken with American Legion Commander Anthony Torregrossa and planned to contact the VFW as well. As a veteran, he felt it was important to honor the community that has served our country. He explained that the Purple Heart is the nation's oldest military decoration, dating back to 1782, and is awarded to service members wounded or killed in action. He envisioned a plaque at City Hall. One Purple Heart honoree a year would be fine and perhaps include free parking for the entire year. It is a way to give back to those who served.

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

Mayor Brooks inquired about the identified recipients, and McGeehan noted that the American Legion was conducting elections, after which they would proceed with selecting honorees. Commissioner Ghovaeae suggested contacting Father Bob in Dunedin for advice, as they had started a Purple Heart recognition program. Commissioner Tagliarini expressed his support, and Vice Mayor Kerr thanked Commissioner McGeehan for taking the initiative.

E. Meeting Schedule Setting to Streamline Items on Agenda

Mayor Brooks noted that this was added following discussion at the last meeting. Commissioner Tagliarini confirmed they were not discussing the schedule at this time.

The City Clerk explained that in April, the Commission would discuss the meeting scheduling as part of the BOC Policy Handbook review. They can make changes or do whatever they want. It is

very important to read the BOC Policy Handbook. She reminded the Board that they must adopt their policy by resolution within 90 days of the election.

Commissioner Tagliarini clarified that, even with annual or biannual reviews, items could still be raised as needed. The Clerk confirmed that changes could be made at any time by resolution. Any changes previously made by motion would be formalized in the resolution.

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

F. Special Meeting for City Manager Search

The Acting City Manager stated that Renee Narloch's firm requested a special meeting for the last week of February to present candidates for the city manager position. The firm was unaware that the meeting had been moved earlier and needed time to vet about 40 applicants.

Commissioner Tagliarini requested clarification on the purpose of the meeting. The City Manager confirmed that Ms. Narloch would present her top-qualified candidates for board approval before moving on to interviews. Tagliarini preferred to email his availability, noting that Wednesdays at 6 PM did not work for him.

Mayor Brooks suggested holding the meeting earlier in the day for flexibility. Commissioner Ghovae requested all candidate names, not just Narloch's selections. He wanted to see who applied, recognizing that although they hired her to avoid reviewing 40 applications, he still wanted to be aware of borderline candidates.

The Acting City Manager agreed to ask Ms. Narloch to provide the full list, noting that the purpose of hiring her was to prevent individual application reviews.

The City Clerk added that they are working to obtain all the applications, redact confidential and exempt information, and send them out to the Commission now.

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

G. Food Truck Discussion at Archibald Park

The Acting City Manager explained that the issue arose from conflicts between the City's ordinance stating, "no mobile vending," and the state statute requiring food truck allowances. He deferred to Community Development Director Marci Forbes for details.

Director Forbes clarified there had been misconceptions about food truck prohibitions. They are permitted in the code, but certain requirements apply, such as parking, location, NFPA fire inspections, BTR requirements, and being road ready. She noted that meeting these requirements had proven difficult over the years.

Mayor Brooks recalled that the original discussion arose from the extended closure of the Snack Shack with spring break approaching. She envisioned rotating food trucks providing beach food

service without overwhelming the area. "The idea wasn't to have a lot of food trucks, it was to have a food truck," she clarified.

Vice Mayor Kerr expressed concern about the loss of parking revenue during peak season. If one truck is allowed in, 10 others might want in. They should investigate compensation for occupied spaces.

Commissioner McGeehan supported the idea with regulation and suggested charging \$100 daily, along with dedicating funds to a special project. Commissioner Ghovae proposed a bid process for temporary easements over 6-8 months during construction.

Attorney Trask warned against using formal leases due to restrictions imposed by the National Park Service on the property. He recommended resolving it through a resolution or giving city manager direction instead of permanent agreements.

Commissioner Tagliarini supported charging only for occupied parking spaces, considering trucks as providing expected tourist services. Director Forbes pointed out that state restrictions on licensing fees would require careful planning.

Mayor Brooks opened to public comment.

Chuck Dillon proposed a profit-sharing setup similar to the John's Pass partnership idea, where trucks pay \$100 daily plus a percentage of anything over that to the Archibald fund.

The Commission agreed to instruct staff to proceed with food trucks and to charge for occupied parking spaces, with logistics left to staff discretion. Mayor Brooks highlighted that staff would manage vendor selection and rotation.

7. CITY ATTORNEY

A. Special Magistrate Lien at 703 Sunset Cove, Madeira Beach – Case No. 24-233 (Baker-Cianciulli)

Attorney Trask noted that he had not received additional information promised by Mr. Baker and his attorney since the last workshop. He confirmed receiving an email regarding agenda placement, suggesting they might not have known they were scheduled. He explained that the outstanding special magistrate lien is valued at slightly over \$8,800, with staff recommending a reduction to no less than \$2,000 if paid within 30 days, reverting to the original amount if not paid on time.

Mayor Brooks said she received correspondence from Attorney Gilman with a contract showing the HVAC contractor agreed to obtain all necessary permits as part of the equipment sale. The contractor should be reported to the state. She supported the \$2,000 reduction because the resident acted in good faith, while the contractor did not. He installed the air conditioner and only tried to pull the permit after he was caught.

Commissioner Tagliarini supported the reduction, citing that the resident was misinformed. Vice Mayor Kerr agreed but noted that it was a clerical violation, unlike previous cases involving physical misconduct. The property owner did nothing wrong. If he had pulled the permit, it would never have been an issue,

Director Forbes provided context about post-storm permitting challenges. She explained that trade permits issued without corresponding interior remodel permits raised red flags, prompting the requirement of both. In that particular case, it was a lack of communication. If they had known the plan, needed a permit, and that they were selling the property, a courtesy inspection would have been scheduled.

The Commission unanimously consented to lowering the fine to \$2,000, requiring payment within 30 days, and Attorney Trask confirmed it will be on the next regular Commission meeting agenda for approval.

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

9. RESPOND TO PUBLIC COMMENTS/QUESTIONS

1. Stephanie Berry, on behalf of John's Pass Committee – request for the City to consider adding a line item to next year's budget, similar in structure to the parking garage initiative. It would not be an expenditure; rather, it would be a framework that enables them to formally collaborate with the City to design, implement, and expand profitable community events. Their aim is to help generate revenue through events that attract more visitors, support local businesses, and build long-term economic strength.

The Commission discussed the comment. The City Attorney said there is no public purpose involved in providing a benefit to those commercial businesses. If the City were to set aside funds for power-washing sidewalks, painting, or parking lot replacement or repairs, that would be fully acceptable. He would avoid raising money and giving it to John's Pass businesses. There is no public purpose in that.

Director Wepfer said there must have been confusion because she spoke to Stephanie Berry today and explained that the City already has a line item in the general fund for John's Pass, and that within that is maintenance, grounds, and parks, which cover John's Pass Village and all the right-of-way. Within that same budget, there is another line item for the maintenance of John's Pass Park. That covers all the grounds and pavers. She has the pavers pressure-washed every quarter, although not all of them are owned by the City. They are all pressure-washed.

2. Chris DiGiovanni regarding his concern that Kitty Stuart Park might be used for purposes other than its original purposes. He shared his vision for the park.

Mayor Brooks explained that Kitty Stuart Park would remain a park. As discussed many times before, the City is actively working to restore Kitty Stuart Park. Director Wepfer provided an update on the project and the expected completion timeline.

3. ADJOURNMENT

Mayor Brooks adjourned the meeting at 6:17 p.m.

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk

DRAFT