



## MINUTES

### BOARD OF COMMISSIONERS REGULAR WORKSHOP MEETING JANUARY 28, 2026 2:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular workshop meeting at 2:00 p.m. on January 28, 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 2:00 p.m.

#### 2. ROLL CALL

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

#### 3. PUBLIC COMMENT

There were no public comments.

Mayor Brooks asked for the following changes to the agenda:

- Remove Item 4.C. Board of Commissioners Expenditure Report – FY 2024, 2025, & 2026 and put on a future budget workshop.
- Move Item 10.B. Madeira Beach Market Relocation Request to after the Board of Commissioners items and before the City Attorney's item.
- Add a discussion on the Library Time Capsule to the Board of Commissioners items.

The Board consented.

#### **4. BOARD OF COMMISSIONERS**

##### **A. Discuss how to recognize Residents who go above and beyond for the City**

Commissioner Ghovae initiated the discussion, noting that the Commission had previously passed an ordinance to recognize people who positively contribute to the city. There are many amazing residents who give without expecting anything in return, and they should establish a plan to recognize these individuals.

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

Mayor Brooks clarified that the Board of Commissioners has already adopted a resolution establishing a process for each type of recognition. The Commissioners could go to the City Clerk if they want to nominate someone for recognition, who would then bring it to the Commission for consideration. For the Key to the City, which was discussed as being the highest honor, the nomination would need to be placed on an agenda and approved by the full Commission.

The Commission discussed various aspects of the recognition program, including:

- Certificates of recognition and congratulatory letters, which would also require Commission approval.
- The City Coin, which each commissioner would receive three of to distribute at their discretion without requiring Commission approval.
- Whether the Key to the City should be given on a schedule or only when truly warranted. Commissioner Ghovae suggested that each commissioner could have one key per year to award. However, the acting City Manager noted that limiting how often the key is awarded maintains its prestige, comparing it to a lifetime achievement award in the fire service that is only given every 3-5 years.
- Commissioner McGeehan suggested involving residents in the nomination process, while Mayor Brooks emphasized that resident involvement would be more appropriate for certificates rather than the Key to the City.

City Clerk Clara VanBlargan suggested adding "Certificates of Recognition and Appreciation" as a standing agenda item after the Proclamations and Presentations section to streamline the process. It could be added to the BOC policy when it is revisited in April. That would eliminate a timeline. She could create a nomination form and include it on a workshop agenda for discussion. The Commission supported this suggestion.

##### **B. Vacant Property at 217 150<sup>th</sup> Avenue, located behind Kava Coffee Shack**

The Acting City Manager presented information about a potential property purchase at 217 150th Avenue. Vice Mayor Kerr said he brought the property to the Board's attention and to his attention to explore the possibility of purchasing it. He and the staff met with the property owner and gathered facts and emails recently received for the Commission's consideration.

Mayor Brooks opened to public comment.

Numerous Madeira Cove Condominium residents attended to express their opposition to the potential purchase. John Lipa, Vice President of Madeira Cove Condominiums, stated that they were not opposed to development but believed using the property for public works was inappropriate. He noted that Madeira Cove owns the driveway that would access the property and spent \$29,750 in October to repave it.

The following residents spoke against the proposal to purchase the property:

- Rodger Gerstung, East Madeira Avenue
- Mary Sansoli, 399 150<sup>th</sup> Avenue
- Richard Batt, 399 150<sup>th</sup> Avenue A 303 Madeira Cove
- John Douthirt, 401 150<sup>th</sup> Avenue
- Chuck Dillon 529 Lillian Drive
- Maria Keeler, 401 150<sup>th</sup> Avenue

They cited concerns about:

- Traffic impacts on their driveway
- Environmental runoff and vermin
- Incompatibility with the Master Plan's mixed-use designation
- Questions about the need for another public works facility when the City already purchased property elsewhere
- Potential flooding impacts
- The City is potentially just acting as a "takeout" for an investor

Richard [? Last Name], 399 150<sup>th</sup> Avenue, stated that the Commission should carefully examine the easement restrictions on using their driveway, citing a 1940 document that limited its use to telecommunications purposes.

After hearing public comments, the majority of the Board expressed opposition to pursuing the purchase. Mayor Brooks stated that when so many people come out and oppose a project, and it does not align with the current plan, it doesn't make sense to move forward. Commissioner Ghovae clarified that he had only intended to discuss the property and was not advocating its purchase, while Commissioner McGeehan stated he would never vote to designate the location as a public works facility. Commissioner Tagliarini said it would be a lot of work and would take considerable time to rezone the property. He would not support the purchase of the property.

Vice Mayor Kerr presented the Board with his vision for the newly purchased property. It is the Board's responsibility to provide the residents with a return on the investment. He is seeking an alternative site for the public works facility, and the property behind the Kava Shack appears to be a solution. He suggested contracting out garbage collection and placing the parking garage where the proposed public works facility would be located.

Commissioner Tagliarini said the purpose of the discussion was to provide direction to City staff. He suggested they table the discussion of the 217 150<sup>th</sup> Avenue zoning and future land use until a proposed sale that falls within the zoning for the best use of the property.

The consensus of the Board was to table all discussion of the property until a proposal that falls within appropriate zoning and best use of the property is presented.

### **C. Board of Commissioners Expenditure Report – FY 2024, 2025 & 2026**

This item was removed from the agenda to be placed on a future budget workshop meeting agenda.

### **D. Library Time Capsule Discussion**

This item was added to the agenda.

Mayor Brooks said she was at the Big C meeting today. They had all received an email this week regarding the time capsule going back in at the library. She wanted to bring it up so they could think about it over the next week before their next meeting and determine whether any of them wanted to make a recommendation for something to go into the capsule. The library prepared a small folding book about the City of Madeira Beach and the Commission at that time. They planned to print it and place it in the capsule on their behalf. She does not have an issue with it but thought it would be nice if they discussed what they would like to see or if anything to come from the City to go in the capsule. The library has a lot of cool things to put in there already. It is a 40 or 50-year capsule, but she was not 100% sure.

Commissioner Tagliarini suggested including in the time capsule information about the 150<sup>th</sup> event they experienced, the tragedy of the two hurricanes they had last year they are still recovering from. Some mention should be made of it.

Mayor Brooks asked each of them to consider individually what to include in the City capsule, and she will compile a list for their meeting.

Commissioner Ghovae recommended adding with the big letter 2026.

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

### **10. B. Madeira Beach Market Relocation Request**

The item was moved from its original position on the agenda.

Recreation Director Jay Hatch presented this item with Tiffany Ferrecchia from Tampa Bay Markets. Ms. Ferrecchia explained that they wanted to explore relocating the Wednesday market due to construction on Madeira Way, the Winn-Dixie shopping plaza, and other factors affecting attendance.

Ms. Ferrecchia provided details about the market's positive impact on the City, including its promotion of local vendors and businesses, social media reach, and tourism benefits. She explained that since moving to the City Hall parking lot, vendor participation had dropped from 42 to barely 20 vendors despite increased marketing efforts.

She presented several possible layouts, including returning to Madeira Way or potentially moving to Archibald Park.

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

Mayor Brooks asked why the market had left Madeira Way, noting that the construction would not affect the street itself. She recommended the market move back to Madeira Way, citing better visibility, foot traffic, and attendance at that location. Other commissioners agreed that the Madeira Way location had better visibility and foot traffic.

Ms. Ferrecchia explained they had moved based on information from Recreation that construction would impact Madeira Way. Staff clarified there had been a misunderstanding about the construction impacts. Community Development Director Marci Forbes confirmed the silt fence stays within property boundaries and doesn't encroach on Madeira Way.

The Commission supported moving the market back to its original Madeira Way location, with staff to coordinate with contractors to avoid conflicts with the market's operations.

## **5. CIT ATTORNEY**

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

City Attorney Tom Trask explained that the City prosecuted a code enforcement case on the property located at 703 Sunset Cove. The property owner installed an HVAC system without obtaining a building permit. After failing to bring the property into compliance within the timeframe given by the Special Magistrate, an \$8,800 fine was assessed (\$100/day for 88 days), plus interest. As of October 28, 2025, the outstanding lien was \$8,854.22.

The City received a request to waive the lien completely by the property owner and the property owner's attorney. City staff recommended reducing the fine to \$2,000 to cover staff time in prosecuting the case and handling the lien release. They are asking that, if they do not reduce it, they not reduce it by less than \$2,000 if paid within 30 days. If not paid within that time, the fine should be reverted to the original dollar amount.

The City Attorney said he received an email last night from the property owner's attorney stating that his client is willing to pay \$2,000 recommended by City staff and is ready to proceed with payment. He was surprised to receive the email because it did not matter what he agreed to pay. The lien is \$8,800, and he is to pay that amount unless the lien is reduced by the Commission.

The City Attorney said he needed direction from the Board. It will come back to a regular meeting for official action to be taken.

Mayor Brooks opened to public comment.

Chuck Dillon, 529 Lillian Drive, commented that reducing magistrate fines too often undermines the system's purpose. He suggested putting a little waiver on the fine, but \$2,000 was excessively low.

After discussion, the Commission reached a consensus to reduce the fine by 50%, as this was consistent with a similar case from July of the previous year. Commissioner Kerr noted that in the current case, the owner elected to remove the air conditioner rather than obtain a permit, which distinguished it from more egregious cases where owners deliberately ignored requirements for years.

## **6. CITY MANAGER (ACTING)**

### **A. City Manager Search Update**

Acting City Manager Belk reported that the job posting for the City Manager position had closed on January 26th with approximately 40 applications. Renee (the search consultant) is reviewing applications and vetting candidates.

The proposed timeline would have Renee making recommendations to the Board on February 18th and interviews with the Board on March 4th. However, with elections scheduled for March 10th, there was discussion about postponing interviews until after the election so that any new commissioner would feel included in the process. The City Attorney clarified that any potential commissioner could receive the same information as the current commissioners and could attend interviews, but would not necessarily be able to ask questions, as they are not commissioners at that point until after the election.

Commissioner Ghovae asked if there was any significance to March 4<sup>th</sup>. The acting city manager said it was just the timeline given by Renee. Mayor Brooks said she favored keeping it moving along. They would likely not select the top candidate until after the election. Mr. Dillon could be part of that if elected. Or Vice Mayor Kerr would still be there and part of that. Whatever happens.

The Commission agreed.

Mayor Brooks opened to public comment.

Chuck Dillon, 529 Lillian Dr., agreed with the idea of obtaining the information and keeping the interviews on March 4th. He would want to keep the ball rolling.

The City Clerk asked if they wanted to do a special meeting to keep it on the 4<sup>th</sup>. The acting city manager said he would contact Renee and work out the details.

Mayor Brooks said they needed to find out how long she expected each interview to last. She would not want to come into a regular meeting at 6:00 p.m. after being there for four hours and then sit for another four hours for a meeting. They need to be mindful of that. But depending on the timeframe and what is on the agenda.

The acting city manager said he would find out and, if a special meeting is warranted, send it out as well. The City Clerk said they usually allocate a set amount of time to each candidate.

The Commission said they were available all day to do whatever they needed.

### **B. City Photographer Contract Quotes**

Acting City Manager Belk explained that the City had been using one specific photographer, Jeremiah, and everyone should be familiar with him. He exceeded the \$30,000 threshold and he was not under contract. Megan Powers reached out to three photographers and two responded: Jeremiah Khokhar, LLC., and St. Jean Creative Photography. The estimates are included in the packet. Jeremiah's quote came in lower, and based on his experience with the City and familiarity with events, staff recommended continuing to use his services. They added it to the agenda for the Board discussion for the next meeting.

All Commissioners agreed with the staff recommendation.

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

The Board's consensus was to continue with the services with Jeremiah.

## **7. COMMUNITY DEVELOPMENT**

### **A. Ordinance 2026-02, Nonconforming Time Limitations**

Joe Petraglia, Planner I, presented an ordinance to extend the timeframe for repairing flood-damaged houses. The current ordinance requires all work to be completed within 18 months, but many property owners are struggling to meet this deadline. They have not prepared for it or really warned people. In the packet, there is a recommendation for rewording it. The current recommendation is to extend that from the current 18 months. The proposed change would give property owners affected by Hurricanes Helene and Milton two years, until September 25, 2026, to obtain a permit for repairs, rather than requiring completion of work within 18 months. That is based on their discussion with the Planning Commission. After discussion here, it would go back to the Planning Commission, then back to the Board for a vote.

The goal is to ensure that every at-grade house has either a permit or a record indicating that it will be built new or elevated, or has an open violation, as required by FEMA. Staff clarified that for new construction or elevation work, there are no time limits under the disaster declaration.

Mayor Brooks opened to public comment.

John Lipa, 399 150<sup>th</sup> Avenue, spoke in favor of extending the timeframe, noting that, after the hurricanes, it has been difficult to find contractors. The extension would give them more time to find the right contractors and good prices.

Eric Lewis, 129<sup>th</sup> Avenue East, said there have been delays in grant programs, which discourage starting work before approval. He urged the Commission to consider that.

Mayor Brooks asked whether they voted for and passed it, and whether someone who could not meet the deadline because they were waiting on grants could be an exception, or a way around it.

Mr. Petraglia clarified that it would apply only to people repairing the existing home. For people building new structures or elevating existing structures, the code has no time limitations because the area was declared a disaster area. That would not be changing.

Commissioner Tagliarini supported extending the term to two years, acknowledging the challenges while noting the need to prevent people from taking advantage of the situation. He asked them to look at going much further.

Vice Mayor Kerr asked if it was FEMA guidelines. Mr. Petraglia said it was not FEMA guidelines or in the Flood Code. They do not get CRS credits for the ordinance. It does help with FEMA when they want to audit the City. They pick random properties that are built before the flood maps were adopted and ask for data on those.

Vice Mayor Kerr said that anything they can do to help residents, he is in favor of.

Commissioner McGeehan said he favored extending it by two years. Commissioner Ghovae agreed.

## **B. John's Pass Village Parking Garage Discussion**

Director Forbes reported that they had engaged Kimley-Horn to prepare a proposal for a parking garage feasibility study. The focus is on two locations: Johns Pass and the 130th location, though they're open to considering other potential sites. If there is a different location, they could bring that forward as well. Dylan Hubbard has been in conversation with Justin at FDOT about potential exit routes from a parking garage if it were to be located at John's Pass Park location. They will put Justin and Kimley-Horn in touch as well to make sure they are all on the same page with what flexibility and options they can capture there.

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

Commissioner Tagliarini he would not be saying he was in favor of one or the other at this point. He has had discussions with a couple of residents in District 1 who live right on the John's Pass Park parking lot about potential impacts on their views. As they give it to Kimley-Horn, which he is strongly in favor of, they ensure it is a strong consideration of the people's view of John's Pass.

Long Range Planner Andrew Morris explained the attachments to the staff memo, which included zoning information and the \$0.50 parking fee designated for parking garage development per Resolution 2022-02, which dedicated these funds to study or build a parking garage within half a mile of Johns Pass Village. The acting city manager said that, in the current \$0.50 budget, the line item has \$1.5 million.

Commissioner Ghovae suggested exploring public-private partnerships in which developers could build parking garages in exchange for incentives such as density or height allowances, noting that this approach could save the City money. Let them pay the bills, design it, and construct it. There are several properties he would encourage developers to build parking garages on and incentivize them to build. They could enjoy what is built there. He saw that in one location, it cost almost \$1 million just to design the building. That is ludicrous. He encouraged the Board to think about it and to do so very seriously and carefully. They can't just spend money on things they can save and be creative.

Commissioner Tagliarini said, having attended John's Pass Village Merchants meetings, they could get strong opposition from building that parking lot anywhere else, except near John's Pass Village. Mayor Brooks said it was part of the resolution. When the previous commission voted on the \$0.50 cents parking fee, they put it in writing to be there.

Commissioner Tagliarini asked whether, with a private developer, they could regulate pricing, as this is a significant issue at John's Pass Village. They are very concerned about the private parking lots and the rates they charge compared to the City's rates.

Commissioner Ghovae said those can be conditions of approvals. He is not stating anything in it, and he is not reinventing the wheel. Many projects have been built in Clearwater Beach like this. They could contact the developer team and the City to see how they did it. They do not have to give it a lot of thought. It has already been done.

Commissioner Tagliarini said he was all about synergy between the City and private developers. He just wanted to say out loud that the parking lot needs to be near John's Pass Village. Vice Mayor Kerr said the resolution states it must be within a half mile of John's Pass Village. Commissioner Ghovae said he was just saying that there are many parking garages that has to be built.

Vice Mayor Kerr said his pushback is that parking revenue is the City's second-largest source of revenue and needs to be increased. If they have to take a loan to build a parking garage, that is great, because somewhere down the line, that return on investment will be just a net profit.

Commissioner Ghovae said he is saying that the developer can build it on their property, and they could give an incentive. Vice Mayor Kerr said the City would not receive any revenue from that. Commissioner Ghovae said it would be a condition. They give incentives whether it be density, intensity, or a break on setbacks or heights. They can offer incentives to build a structure they would enjoy. However, they would need to contribute to parking spaces. How it is charged is subject to what they would all agree on. Vice Mayor Kerr said it would not be just a parking garage, a condo, or any other development with parking for which they want to do a PD; instead, they can

go from five stories to seven and not be restricted to five stories. Then the City would get revenue from parking. He would be open to that because he is all about the parking revenue.

Commissioner Tagliarini said the developer can present a plan at any time. He would just like a parking garage. Vice Mayor Kerr said the parking garage the City would appreciate for decades.

## **8. FIRE**

### **A. Discussion and Approval of Contractual Agreement with Tampa Bay Psychology Associates, LLC**

Acting City Manager Belk presented a renewal of the contract with Tampa Bay Psychology Associates. The only change from last year is an increase in the cost of counseling sessions from \$150 to \$165 per hour, which is usually about an hour. He noted that Madeira Beach was the first Fire Department on the beaches to establish such a contract and one of the first in Pinellas County. They are proud of that and asking for approval at the next meeting.

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

Commissioner McGeehen was in favor of renewing the contract. Commissioner Ghovae agreed. He asked for the total budget. The Acting City Manager said last year it was about \$7,000 on these services, with over half the department utilizing them at least once. The services include critical incident stress debriefing after major calls.

When asked by Commissioner Ghovae to elaborate on the mental health impacts of the job, the Acting City Manager explained how first responders regularly experience traumatic events and human suffering that can accumulate over time and affect individuals differently.

All commissioners expressed strong support for continuing the program, with Commissioner Tagliarini noting pride in the City being a trailblazer in mental health support for firefighters.

## **9. PUBLIC WORKS**

### **A. Public Works Building Conceptual Rendering Discussion**

Public Works Director Megan Wepfer presented three options for the public works building, with her preference being option #3. She provided a flyover video showing the 3D concept.

The proposed building will have four bays - three for regular trucks and one taller bay for fire and garbage trucks. Based on lessons from Hurricane Helene, the design includes a second story for critical areas like offices. The first story will be dry flood-proofed, similar to the Snack Shack, and the structure will be elevated as much as possible.

Mayor Brooks opened to public comment.

John Lipa, 399 150<sup>th</sup> Avenue, asked where the proposed building will be located. He asked what would go on in the taller bay.

Chuck Dillon, 529 Lillian Drive, said a pit would be very beneficial in one of the bays instead of a lift.

Director Wepfer clarified that the building will be located at the current public works site at 505 150<sup>th</sup> Avenue, and that the garbage trucks will continue to be stored off of 94<sup>th</sup> Street, and the fourth bay would be used by the mechanic for repairing the fire trucks and garbage trucks. The building will be constructed of concrete with metal sheathing, not an all-metal structure that would be susceptible to rust.

### **B. John's Pass Jetty Sidewalk Design Discussion**

Director Wepfer presented an action plan for the John's Pass Jetty sidewalk and asked for direction from the Board on whether to replace it in the same footprint with ADA upgrades or completely redesign it.

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

Commissioner McGeehen said he received emails from residents requesting that it be returned to its original design with ADA compliance. Commissioner Tagliarini and Vice Mayor Kerr agreed. The Vice Mayor said he would like to see the grant process begin on what they expect the design and construction to look like, see what was there before, and bring it into ADA compliance. Director Wepfer said they would work on it. The only grants they are aware of are for construction. Once they have a direction, they will proceed.

Director Forbes explained that rebuilding the sidewalk exactly as it was (with ADA compliance) would be the fastest permitting path, while any redesign or extension could take years to permit. The project will require permits from FDEP and Army Corps of Engineers. They do not have the flexibility to go any other way.

Commissioner Ghovae inquired about widening the sidewalk and creating viewing areas, but staff and the Mayor emphasized that such changes would significantly delay the project by years. They could obtain a permit to restore it to its original condition and make it ADA-compliant. Once Megan has the drawings and they approve them, Dylan Hubbard has offered to partner to help with grants and opportunities, sharing what he knows to ensure they do not miss anything. There is strong collaboration among businesses in John's Pass and the City to put back what was removed, without changing anything else.

Mayor Brooks said that, based on the information she has received, once they decide to move forward with drawings and design for the sidewalk, Megan can proceed with permitting for that. Doing the other things is secondary to this. Once the permit is obtained, they can decide what changes they would like to make.

Mayor Brooks said the community has indicated they would like more there, but they must take small bites and do it one thing at a time. Hopefully, that would be included in the list of projects staff would present to them, so they could identify and track the most important items.

Commissioner Ghovae explained why he did not want handrails. The Acting City Manager said that, in their meeting with the Army Corps, the Corps stated it must be restored exactly as it was, except ADA-compliant with handrails. Al Carrier was in the meeting as well, and it was estimated that about 600 feet of handrails would be required. If they tell them differently, they will not permit it. Director Wepfer said the handrails could cost about \$150,000 to \$200,000. Commissioner Ghovae said for public safety reasons, he would like to keep the fishermen on the rocks away from the sidewalk. Director Wepfer said that if they were to move it and change the substructure, they would be talking about a completely different permitting status and design. Director Forbes said that if they could shift it away from the rocks so they would not need to spend money on the railings, it would be an option. But that might be off the table for permitting, as it would have to go back to where it was. They are not giving them any flexibility to achieve it another way. Because it goes back to where it was, it triggers the ADA, so it is not something they could negotiate without risking the permit and starting an entirely new permitting process, which would take years and may not be feasible. That is where they are locked into the location, which drives everything else.

### **C. Archibald Snack Shack Update**

Director Forbes updated the Commission on the Snack Shack. More sand has been removed beneath the building, providing better visibility for inspecting the pilings. It was just done, so she will hop down in there next week. The substructure looks good, but it will require reinforcement. It is in good shape and worth moving forward with.

The next step would be to give Kimley-Horn the green light to do the historical designation verbiage in their LDRs. It would not be specific to the Snack Shack because they are adding to their LDRs. It will be for the community as a whole to give us options for this building, as well as whatever future buildings, if people want to pursue it. Their cost estimate is \$54,000. She asked them for some flexibility for tasks two and four. The contract to be presented to the Board for approval at the next meeting will be structured so that, in task two, they will have four meetings, each estimated at \$2,500, bringing the total to \$10,000. But if they only need task two and things are going well, they can schedule fewer meetings, which will reduce the contract cost. A similar approach was taken in task four: if they do not need all meetings, they would be charged only \$5,000 per meeting. They will proceed with \$54,000; if meetings are not required, they will be removed from the task.

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

Commissioner Ghovae asked if they bid anything out. Director Forbes said Kimley-Horn is one of their engineering continuing contract services. Commissioner Ghovae asked whether they could charge whatever they wanted. Director Forbes said she had their senior planner review it, who is familiar with how it is charged, the effort required, and what goes into it; she did not feel it was out of place. Commissioner Ghovae said they are not putting them through any competition to keep them honest. Director Forbes said that if she felt it was not where they expected it to be,

she would have reached out to other subconsultants. Having worked with them on the master plan, she feels they know the community, how to engage with it, and how to connect with it. There is a sense of trust there. She felt the estimate was reasonable. They could do that, but she did not want to prolong this topic. Director Wepfer said not all their engineering firms have a background in historic designation. Each of their engineering consultants has a different discipline.

Director Forbes said the process of adding historical designation to the LDRs is estimated to take six months, and that it must be completed in the LDRs before they can move forward with the Snack Shack. They will have everything in place so they can get moving as soon as possible. They could look into elevating the building and clarified that raising it one to two feet would not affect its potential for historic designation, as the designation would be based on architectural features.

Mayor Brooks said now that they know what is under the building, do they feel like the repair is going to take them over the 50%, and would it warrant, now that they know where they are at, going back and getting the quote for repair to see where they are going to fall on that. She still wants to pursue the historical designation in the future, but now there are no questions about what they need to do, since they know exactly what is there. Would it benefit them to proceed with another scope of work and put it out to bid to go ahead and repair the Snack Shack instead of waiting a year. Director Wepfer said the previous bid came back at roughly \$223,000 and it did not include any of the hurricane strapping that needs to be done. There are 45 pilings beneath the building. Director Forbes said additional reinforcements will still be required beneath the building. They may get a better sense of those numbers, as their next step is to have the structural person who visited the first time review it again to assess what is needed. They could be close. Director Wepfer said they will also select the era to designate as historical. There are items to replace, so they do need to wait for the process.

#### **D. Tom & Kitty Stuart Park Bathroom and Post Storm Update**

Director Wepfer said she could not provide the exact cost for the new restroom due to floodproofing requirements for the building. What has taken so long is the engineering for the building's structural aspects, the elevation they plan to reach for that bathroom, and the floodproofing for that restroom. She just got it back, and for the restroom itself, it will cost approximately \$140,000, not including floodproofing. The total project, including the seawall, parking lot repairs, and other elements, is estimated at approximately \$750,000. She explained the project and all that needs to be done. They had to revise the site plan. The park will look virtually the same, except for an elevated bathroom, which requires an ADA-compliant ramp and a staircase. There were two golf cart parking spaces in one compact, the building is going to change directions to north and south because that was the most feasible way for the ramp to be done. They will lose the parking spaces. She does not believe the people with golf carts paid for parking so they would not be losing revenue from that. The site plan should be completed next week and then be able to get the bid out within a week. The bidding process would take approximately four months, followed by an estimated 90 days for construction. They are estimating approximately \$750,000 for the project. She explained the changes needed. They will likely reopen the park before the restroom is installed. When the new restroom is installed, they will only need to close for approximately two days.

Mayor Brooks opened to public comment.

Chuck Dillon, 529 Lilliam Drive, asked if they could get four parking spaces next to Caddy's for resident parking while construction is ongoing.

Commissioner Ghovae asked if the plan was consistent with the development agreement. He asked if it expired. The City Attorney said he thought it had expired, so they would not need to be consistent with the development agreement. Commissioner Ghovae clarified that it is not necessarily a park by certain definition. It resembles the County Park, Archibald Park, and John's Pass Park.

Mayor Brooks emphasized that despite social media narratives, the property is indeed a park. She noted that the improvements replaced a problematic pavilion that attracted drug activity with a useful bathroom facility. She asked Director Wepfer to look at the four parking spots to see if they could be open for the public.

#### **E. Purchase of 2026 Ford F550 4x4 Dump Truck**

Director Wepfer presented a proposal to purchase a 2026 Ford F550 4x4 dump truck for \$90,780 through the Florida Sheriff's Association bid. This is well under the \$125,000 budgeted amount. The truck is available within two weeks and will replace a 2009 model that is at the end of its useful life.

The old truck will be kept as a spare until it no longer functions, as the department has no backup vehicles. Additional lighting and City logos will be added to the new truck at an estimated cost of about \$1,500.

The consensus of the Board was to support the purchase.

### **10. RECREATION**

#### **A. Madeira Beach Youth Baseball and Softball Contract Renewal**

Recreation Director Jay Hatch presented a contract renewal with the youth baseball and softball organization. The only change is updating the organization's name on their LLC/incorporation documents. The contract is an annual agreement with fees of \$2,500 per season plus a fee per participant.

The Recreation Director noted that many cities subsidize little league organizations for only \$1 per year, so Madeira Beach receives substantial revenue compared to most organizations. The group also works with the City to bring in tournaments through the TDC.

The consensus of the Board was to renew the contract.

#### **B. Madeira Beach Market Relocation Request**

This item was moved to the Board of Commissioners items for discussion.

**C. Award of RFP 25-17 City of Madeira Beach Fireworks**

Director Hatch presented the results of the RFP for fireworks displays. Two bids were received: Master Pyro Display LLC (the current provider) and North Florida Pyrotechnics. Staff recommended Master Pyro Display as the most responsive and responsible bidder, offering the largest value for the budget. The initial term was one year with two one-year renewals.

For the Fourth of July, since the company serves multiple cities that day, they would set up on July 3rd, with the City providing overnight security, and then remotely operate the display on July 4th. The company successfully demonstrated this capability during the previous year, when they were able to execute 95% of the show despite heavy rain.

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

The contract would cover three displays annually, with two smaller \$5,000 displays and one larger \$35,000 display for the Fourth of July celebration. The total budget is \$50,000, which includes a \$5,000 buffer for expenses like overnight security.

The consensus of the Board was to move forward with a contract with Master Pyro Display LLC.

**11. RESPOND TO PUBLIC COMMENTS/QUESTIONS**

There were no public comments or questions to respond to.

**12. ADJOURNMENT**

Mayor Brooks adjourned the meeting at 4:57 p.m.

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Anne-Marie Brooks, Mayor

ATTEST:

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Clara VanBlargan, MMC, MSM, City Clerk