



MINUTES

BOARD OF COMMISSIONERS REGULAR WORKSHOP MEETING JULY 23, 2025 6:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular workshop meeting advertised for 6:00 p.m. on July 23, 2025, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida. Mayor Brooks called the meeting to order at 6:40 p.m. following a 4:00 p.m. BOC Budget Meeting and a 5:30 p.m. BOC Special Meeting held that day.

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: Robin Gomez, City Manager
Clara VanBlargan, City Clerk
Andrew Laflin, Finance Director
Thomas Trask, City Attorney

1. CALL TO ORDER

Mayor Brooks called the meeting to order at 6:40 p.m.

2. ROLL CALL

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

Mayor Brooks said that Community Development has a technical assistance grant they would like to add to the agenda under Section 8. Community Development. If no one is opposed, she will add that as Item C. The Board consented.

Commissioner Tagliarini asked if Agenda Item I, Potential Property Purchase, could be moved ahead of Item H, America 250 – Semiquincentennial, to follow Agenda Item G, Letter to State Division of Lands – Marina Parcels, because they are both related. The Board consented.

3. PUBLIC COMMENT

There were no public comments.

Commissioner Tagliarini said at the last Big C meeting that a gentleman there gave some of the municipalities a photo album containing some nice artifacts of their City. The photo album given to him for Madeira Beach includes old hotels, properties, businesses, and large blowups of Johns Pass, the groundbreaking ceremony for the Church by the Sea, and the old police department. He planned to give the photo album to the library and let Stan decide how to display the pictures. The Board consented.

4. COMMUNITY DEVELOPMENT – IMPACT FEES DISCUSSION

A. Impact Fees

Community Development Director Jenny Silver said that Marci Forbes from Community Development, as well as Rodney and Nicole from Forward Pinellas, were present, and Jerry Murphy via Zoom, if anyone had any questions for them.

Director Silver said the impact fees were mostly talking about Senate Bill 180. Senate Bill 180, that was signed into law during the 2025 legislative session, prohibits the imposition of impact fees for replacement structures if the land use is the same as the original, unless the replacement constitutes a substantial demand on public facilities. They have discussed whether to change the code to include gross square footage instead of heated square footage. They need to discuss it further with the City Attorney to determine if further study would be necessary. They could base the change on Senate Bill 180 and update the Land Development Regulations accordingly. That is the staff's idea of being compliant with Senate Bill 180.

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

Commissioner Tagliarini said that aligning with Senate Bill 180 would resolve many of the issues they have discussed in previous meetings.

Vice Mayor Kerr said it appears it could take care of the issue with people elevating their homes. Take the footprint of the entire home, which is essentially enclosed by walls and a roof structure, and elevate it without incurring any associated impact fees. He would like to understand Attorney Trask's position, if he had any. As long as it complies, he would be okay with it.

Mayor Brooks said they had extensive conversations about it. If Attorney Trask agrees it is something they can do, she agrees with it.

The City Attorney said there is no question in his mind that they can do it. The question is whether they can do it without a study. The question was brought up just today. He received an email while in a hearing in Tampa, so he has not had the opportunity to discuss it with Mr. Murphy or give it much thought. The bottom line is that the Board can change its code, but the code relating to impact fees has to be data-driven. He is concerned that making the change without the data may put them in a technical violation or issue later on, and he does not want that to happen. He will review it and talk to Mr. Murphy if the City hires him.

Jerry Murphy, via Zoom, said he agreed with Mr. Trask that impact fee ordinances are based on data, which is in the study. They would need to revise the study to ensure it is legal.

Vice Mayor Kerr asked Mr. Murphy if there was any action they needed to take between now and that study. They just put a moratorium on the mobility section until they get feedback. The City Attorney said his recommendation would be to continue with what they are currently doing. If there is a need sometime in the future, with the data telling them differently, they can always refund the difference or the amount revealed by the data. If there is no difference, it is a non-issue. He would not recommend changing the code at this point or creating a moratorium. The moratorium for the multimodal fee was specifically related to the statute and the possibility of collecting twice for the same impact. The two other impact fees the City is collecting are unrelated to the mobility fee. It is a legislative decision, but there is no need at this point to have a moratorium on the other two impact fees.

Vice Mayor Kerr asked if they collect the impact fees before the study. Do they need to ensure that they do not spend the fees until they understand what they can and cannot do? Do they need to take any action to ensure that happens? The City Attorney said there is no question that they would be entitled to the portion of the home that impacts those two categories they have. The question is, does it impact it one step higher or more significantly because they are now including the garage that was elevated, which wasn't there before?

Mayor Brooks said she liked the idea of not collecting on the total square footage, and not being specific to heated. She felt that was a compromise for what Vice Mayor Kerr wanted, which he discussed with them. She hates the idea of spending \$30,000 to eliminate one small sliver of their impact fees. The impact fees they are going to pay to the county are not subject to their decision on what they collect, as they will be based on the county's guidelines and the scheduled period. Therefore, if the county calculates that the garage is not part of it, then that is their decision and not that of the City. They are only discussing the City of Madeira Beach's impact fees. If they do need a study, perhaps it could be added to Kimley-Horn's scope of work for them to conduct the study, which might not be as high as \$30,000. Director Silver said she could reach out to Kimley-Horn to see if they have conducted impact fee studies and what their experience is in that area.

Ms. Forbes said they are issuing permits for homes that are elevating. They are converting the garage space to a newly air-conditioned livable space. If they continue their current practice, they would collect those fees when issuing the permit. It sounds like they are not going to change that process until they are told to do so. They are tracking it and will continue charging it as they have been.

Vice Mayor Kerr said they were considering a distance of 500 feet and did not bring that to a vote. How would it be any different? The City Attorney said he thinks it is the same thing. It is data-driven. He was not asked for a legal opinion on whether they could do that without conducting a study. If they make any modifications to the impact fee ordinance in any of the three categories, they must ensure that it is supported by the data they have, because that is where they get attacked. Vice Mayor Kerr said the data it is based on now is getting old. It can be argued that the calculations are not based on current data.

The City Attorney said that they are talking about three reasons for a study. One, are they charging twice for the mobility fee? Do they need to update it because things have changed in the City, making it necessary to provide the same service at the facilities as initially adopted? Third, it includes the garage space, as it will now be habitable. They can all be done at the same time.

Mayor Brooks asked if that could be paid for out of the impact fees they have collected. Director Silver said she would need to research it more. There are also administrative costs. She did not see any specifics on the costs or amount. The Mayor said it would be easier to spend the impact fee money they collected on the study rather than using funds from another source. It would be easier for her to vote yes if that were the case.

Commissioner Ghovae asked if they could use the Pinellas County impact fee table for the calculations. They have done the studies and the work. The City Attorney said that it is for transportation and the other categories.

Director Silver said they will bring that back. They will determine if they can utilize those funds and discuss with Kimley-Horn the possibility of them conducting the study. She will set up meetings with the City Attorney.

5. BOARD OF COMMISSIONERS

A. 2026 Board of Commissioners Meeting Schedule – Draft

Mayor Brooks requested changes to the February BOC meetings, scheduling them for February 4th and 11th, and to change the second meeting in April to be held on April 29. If it does not work for everyone, they can leave it unchanged. Commissioner Tagliarini said it was too early to know if he had any schedule changes. The Board had no conflicts with the meeting date changes.

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

B. Ceremonial Items – participation, selection

The City Manager said the item is based on the last meeting. The Board discussed how they would like to bring ceremonial items forward for consideration.

Vice Mayor Kerr asked if the Board would bring up a nomination, and if it would be submitted at a workshop or prior.

Commissioner Ghovae said he was thinking of creating opportunities for residents to get involved to make something good happen.

Mayor Brooks asked that they address each category in Exhibit A in the policy.

- **PROCLAMATIONS**

Mayor Brooks said they already do proclamations.

- BUSINESS AWARD

Mayor Brooks said they have not done a business award she is aware of since being there. She read the policy for presenting business awards:

"The City Clerk will contact the Mayor and/or members of the Board of Commissioners on a rotating basis to submit their nominations for a business, nonprofit, or religious institution, with assistance provided by the Tampa Bay Beaches Chamber of Commerce. Upon receiving the information regarding the nominee, the City Clerk will prepare the award and follow up with an invitation to the nominee to the Board of Commissioners meeting at which the award will be presented by the nominator."

Mayor Brooks said if they followed that, how often would they want to recognize a business? Would they want to do it on a regular rotation, and how often? If they just allow things to be whenever they want, they get lost. They need to decide if they want it once a year, once a quarter, or once every six months. Every month would be a little challenging and a little much.

Commissioner Ghovae suggested quarterly. Mayor Brooks said that because they have so few businesses, presenting it twice a year would be impactful, and then they could celebrate that business for six months. They would follow the process in the policy.

Commissioner Ghovae asked what they would have to do to be nominated. The City Clerk suggested having an application process, advertising it on the website, and having the Commission vote. The Mayor suggested that the community nominate and the Board vote on who they want to be the nominee and present the award.

The City Attorney said in the City of Oldsmar, each Commissioner gets a slot. They make a recommendation for a particular business to receive the Business of the Year award, and then it comes to the Commission to acknowledge it. Then the next time up, it would be another Commissioner to make the nomination. Each Commissioner can nominate a business, thereby preventing businesses from competing for the award. They can do that for the Business Award, the Certificate of Recognition, or any other award.

Commissioner Tagliarini asked if it would be incumbent for each Commissioner to explore the businesses or identify a business they feel would qualify. The City Attorney agreed and noted that in some situations in Oldsmar, when a council member was unfamiliar with a business, they would ask the Tampa Bay Chamber of Commerce to recommend who they thought should be recognized, based on the Business's contributions to the City, community, or other relevant factors. The Chamber of Commerce would give some recommendations, and they would choose from those. There are other options. If the Commission member has someone, they run with it; if they do not, they could ask for some assistance. They do not have to recognize a business for something in particular; they would be recognizing a business. The Mayor said it would be the Commissioner on rotation who decides who receives the award; the Board would not be voting on it. The City

Attorney said in Oldsmar, the council member would go to the podium, read a little about the business that stood out, present the award, take a photograph, and then the businessperson would say a few words.

Commissioner McGeehen and Commissioner Tagliarini thought the City Attorney's suggestion was a good idea. Mayor Brooks said she was not opposed to that. They would want to consider rotation to ensure that every Commissioner has the opportunity to award during their term. Commissioner Tagliarini suggested doing it sooner because if it is every six months, someone would rotate out and not have the opportunity to present an award. The Mayor said they could do one this year, the first of the year, and at mid-year. That would keep it on a six-month rotation, and it would work. Because Commissioner Tagliarini and Commissioner Kerr would be up for reelection, they could go first.

Commissioner Ghovae said that if they were to market the idea of recognizing businesses that are most active and giving, etc., then many businesses would want to participate, rather than a Commissioner just knocking on somebody's door and letting them know they want to nominate them.

Mayor Brooks opened to public comment.

Chuck Dillion, 129 Lillian Avenue, suggested that they let the public decide, and the Board decide who they feel would be the best to receive the award. Oldsmar is huge, and it has lots of businesses.

Mayor Brooks said she agreed. The City Clerk said they could do that after the application process. Commissioner Ghovae said they could nominate and let the public make the final decision. Mayor Brooks said the public would nominate and the Board would vote on who would get it.

Vice Mayor Kerr said they could advertise that they are seeking nominations and do so on an annual basis, choosing the time for that. They could announce it at their Thanksgiving meeting, letting everyone know they would like to celebrate their businesses and that they are seeking nominations from the public and residents. The nominations can be listed in the agenda. They would all be recognized for being nominated. The City Clerk said they could fill out a form explaining why they would like to be nominated, and then the Board would choose from that.

Mayor Brooks said that when they did the mural at Archibald, it was posted on Facebook. The City Manager said a couple of thousand voted on it. The Mayor said that if they do a big thing, the City is looking to recognize a Business of the Year, or whatever, and the community nominates the person. That makes it easy. They would follow the procedure in the policy. The Board thought it was a good idea.

- KEY TO THE CITY

Mayor Brooks said if any Commission member wishes to nominate someone for a Key to the City, they should provide the information to the City Clerk, who will then bring it to the Board for a vote, either yes or no. She feels strongly that if they are going to nominate someone to get a Key

to the City, that person should have done something very substantial for their City and gone above and beyond.

Vice Mayor Kerr said it would be embarrassing to vote for someone nominated to not get the award. Commissioner Tagliarini said they could not discuss it on their own before the meeting. The Mayor said everything must be in the Sunshine or it would be a Sunshine violation. The City Attorney said that in the last 35 years, he has only seen the Key to the City given away a couple of times in all the cities he represents. It is not something that happens very often, and there is usually no process for it. Once a nomination was made by one of the Commissioners, there was no vote.

Commissioner Ghovae said that years ago, someone had turned 100, and he asked that the City give them a Key to the City, which they did. Vice Mayor Kerr asked how it was presented, and Commissioner Kerr said he thinks it was from the podium. Mayor Brooks said that would not be a controversial issue.

The City Attorney said they have already adopted the policy. Mayor Brooks said the policy is the process they voted on.

Commissioner Ghovae asked if they could give a Key to the City to a state legislator. Mayor Brooks said her opinion on that would be that they have done a lot for the City, specifically because not all their state legislators have done anything for them. Some have pushed bills that worked against the City. She would not be inclined to give anyone in that position a key because they have not gone above and beyond. Their job is to legislate for the City, and if they are not doing that, then why would they want to reward them? Awarding a Key to the City is a special honor. Commissioner Tagliarini agreed. That would be more controversial than a 100-year-old resident.

- CERTIFICATES OF RECOGNITION AND APPRECIATION

Mayor Brooks said that anyone can receive a certificate of recognition and appreciation. They do that now.

- CITY COIN

Mayor Brooks said it is self-explanatory that each of them gets three coins to present.

- CONGRATULATORY LETTERS

Mayor Brooks said they have already issued congratulatory letters.

Mayor Brooks said the policy reminds them that they have the authority and the ability to say what they want to do and to do them. They go right through the City Clerk to make it happen.

The City Clerk said she has written many proclamations for 100th birthday celebrations, graduations, and other events. The City Clerk's Office would contact the family to obtain more

information when they were given the name of the individual they would like to receive a proclamation. She would write the proclamation.

6. CITY ATTORNEY

A. Scott Holcomb Request for Special Magistrate Lien Reduction – 572 Johns Pass Avenue

City Attorney Tom Trask gave the background of the item. There was a total of \$92,044.07 of associated fines. The property came into compliance on November 13, 2024. The property owner asked the City to waive the entire fine. It was not something City staff could support, but they would support a reduction to \$46,022.04. Because the lien on the property was recorded, the Special Magistrate cannot reduce the fine. It has to be considered by the Board of Commissioners.

Mayor Brooks opened to public comment.

John Scott Holcomb, 572 Johns Pass Ave., explained that the City informed his contractor that they would not require a permit for the outdoor kitchen because it is not a permanent structure, and there was already electricity and plumbing in place. He gave a copy of an Affidavit signed by his contractor to the City Clerk. The contractor asked the City for a copy of the video showing he had the conversation, but was told it was not available. He thought there were ongoing conversations between the contractor and the City to resolve it, so he would not have to tear down a \$60,000 kitchen. He understood that the fine of \$250 per day was due to not having fencing around the pool, not the kitchen. The fencing was put in, so he did not think there was any fine.

He was working with the City to figure out what they needed to do. He asked if the penalties could be delayed while he worked things out, but it was denied. He resides full-time in Tampa, and when he came back to the City, he found a notice of a hearing that had already taken place. He watched the video recording of the meeting and saw Attorney Trask add a certified letter signed by him to the record. Neither he nor his wife signed for a certified letter. Other things have happened throughout that process. It had always been his intent to come into compliance. He has emails from him and the City, as well as from him and the contractor, saying he needed to get it in compliance. He had asked what he needed to do.

In a letter about a year ago to Mr. Trask, he asked if the fine could be waived. Part of that was due to his conversation with Mr. Gomez about the issue that day, where he mentioned to Mr. Gomez that he did not sign the letter.

Deputy Siem from the Pinellas County Sheriff's Office said he tagged the home for a warning yesterday for not maintaining the yard. The home appeared to be abandoned. Deputy Snyder said they had pictures taken yesterday to show the condition of the yard.

Vice Mayor Kerr said they have a neighborhood four doors down from Mr. Holcomb that had an outdoor kitchen. They were told it was in violation. They took it down before it had gone to the Special Magistrate. He does not understand why it is coming to the Commission after two years.

Commissioner McGeehen said \$46,000 is a reasonable amount. With the storms, they need to show some compassion.

Vice Mayor Kerr said he would not wait two years to address the issue. It should have been taken care of.

Mayor Brooks said that what they do tonight, they would have to do for others.

The City Attorney reminded the Board that a decision would not be made at the meeting. The item will come back to the Board at the BOC Regular Meeting on August 13th for a decision and vote.

7. CITY MANAGER

A. Johns Pass Park Bathroom Mural

The City Manager reviewed the item. There are three murals to choose from.

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

Commissioner Tagliarini asked if they would get to vote on which mural they want. The City Manager said they have not gotten that far yet.

Public Works Director Megan Wepfer explained why she chose the mural of the dolphin.

Marina Manager Brian Crabtree explained why he chose the fish mural for the Marina.

The City Manager said the estimated cost for each project is \$5,000.

Vice Mayor Kerr said he would endorse the project and thanked the City Manager for doing it.

Mayor Brooks said some businesses have painted their names on the walls. The City Manager said it is non-conforming and is typically a secondary sign for most businesses.

The Board's consensus was to support the projects.

B. FY 2026 Gulf Beaches Public Library Budget

The City Manager reviewed the item. The item will come to the Board on August 13th for a vote.

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

The consensus of the Board was to move forward with it.

C. FY 2026 PCSO Law Enforcement Agreement

The City Manager reviewed the item and explained the services provided by the agreement, as well as the increase in costs for FY 2026.

The City was asked to host the National Night Out event on October 7, most likely at ROC Park.

They should be getting a revised schedule of the deputies soon. A new captain, Captain Camacho, will be overseeing the agreement and the agreement for other cities.

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

The Board was in support of the agreement. The Sheriff's Office does a good job.

D. John's Pass Dredging Update

The City Manager gave an update on the John's Pass Dredging project. There have been no significant changes from the prior month, except for working with the Florida Department of Environmental Protection to finalize the information they requested. Aptim has all of the specifications and contract plans and is ready to move forward after the second permit is received.

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

Mayor Brooks said she would like more updates because she is frequently asked about it. She asked for an update on the August 7th meeting after Aptim meets with FDEP.

Commissioner Ghovae asked if the bidding would be within the grant funds. The City Manager said it is the goal.

E. FL Department of Environmental Protection (FDEP) Resiliency Grant Program

The City Manager explained the grant program. Funding is available for construction and planning. They will be submitting applications. They are also looking to have a vulnerability assessment that they can use for upcoming road projects.

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

Mayor Brooks said it would be a great idea to do a strategic planning event for the City. Vice Mayor Kerr asked if that was the idea of the Master Plan. Mayor Brooks said it is more about discussing what things are needed. It goes deeper than the Master Plan. The budget is based on strategic planning.

F. Information Technology – Integris Agreement for VCISO

The City Manager reviewed the item and said the agreement complied with the Florida Statute that requires additional cybersecurity. They went with the existing IT provider to create the Virtual Chief Information Security Officer. There is a grant for the costs, and the City should have applied for it.

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

Vice Mayor Kerr asked if it was going back out to bid. The City Manager said they are in either the second or third year of a five-year agreement. The Vice Mayor thought it should go back out to bid.

Mayor Brooks said she did extensive research comparing their contract and what they are doing for the City, and the \$60,000. There is a lot of overlap, and none of it is required. The state mandates none of it; it is a recommendation. She is concerned that the City did not apply for a \$200,000 grant last year or the year before, and Integris was aware of it. The original contract covers the majority of what the additional \$60,000 is for. She asked what Integris does for the \$200,000 the City pays. The City Manager said they get paid to manage the network, the architecture, and the equipment. A technician is available at City Hall once per week.

Mayor Brooks said three different technicians could not get her computer to print from her home printer. She has to come to City Hall to print.

The City Manager said they could look at ending the agreement. There is either a 60-day or 90-day out clause. Mayor Brooks said they should not have had to pay another \$60,000 for something that was part of the bid. The Mayor said she would like City staff to research the grant to find out what they could get, and then bid for the overall IT Services. Vice Mayor Kerr agreed.

G. Potential Property Purchase - 50 153rd Ave

The City Manager said they have had discussions and negotiations with Engaging Heaven Ministries for property on 153rd Avenue to build a Public Works Building/Facility to relocate the public works yard at the City's Marina location. They entered into a tentative agreement dependent on obtaining a second appraisal and the Commission's desire to continue the process. The property is three parcels on a little over seven tenths of an acre, and the current purchase price agreed upon is \$4.6 million. The City would fund it with undesignated reserves, a loan from the Parking Fund, and potential grant funding. The property is not big enough to house all of the public works. They would still need to lease property outside the City for sanitation.

The City Manager said the church would continue to utilize the property for six months from the date of closing. The goal would be to house some offices, a conference room, and as much equipment as they can on-site.

Commissioner Ghovae asked if they would need to rezone the property. Community Development Long Range Planner Andrew Morris said it is zoned C-3 and would require a special exception use, which would need to go before the Special Magistrate. Commissioner Ghovae did not think they should store trucks and equipment in a downtown area, and he opposed it.

Commissioner Tagliarini asked if they could still use the Marina to store the sanitation trucks. Director Wepfer said Public Works has a lot of equipment and needs yard space and workspace for the mechanic. The reason the garbage trucks are stored off the island is because they smell and

take up a lot of space. They need to make sure the property will meet their needs moving forward. They would still need to lease space for the garbage trucks off the island.

Vice Mayor Kerr asked if they would still need to utilize the Marina. Director Wepfer said no. Vice Mayor Kerr said he would be in favor of purchasing the property. They could design something suitable for the location.

Mayor Brooks said they talked about two different parcels and asked if the other parcel was off the table. The City Manager said no. The Mayor asked the City Manager to bring an update on the other parcel before they vote.

Commissioner McGeehen was not in favor of the purchase price. It is a great piece of property for Public Works, but he would like to see more negotiations with Engaging Heaven Ministries. Mayor Brooks said when purchasing a property, to think about what value it will bring to the City.

Commissioner Ghovae recommended bringing a concept plan for the site to the Board. Director Wepfer said that if it did not fit their needs, they would not have presented it to the Board. Vice Mayor Kerr said they need to look at it as if they are competing with developers who will buy for the best use.

Mayor Brooks said if the church is going to use the facility for six months, they should pay the City.

City Attorney Trask reminded the Board that the due diligence ends on August 20th, and the closing would be September 22nd.

Mayor Brooks opened to public comment.

A member of Engaging Heaven Ministries Church said they are looking to get off the beach because of the storms. They have not found a space yet, so that they will need a little time. He thanked the Board for considering the property.

The consensus of the Board was to bring the purchase agreement to the August 13th meeting for consideration and vote.

H. America 250 – Semiquincentennial

The City Manager said July 4, 2026, will be the United States' 250th anniversary of the signing of the Declaration of Independence. All governments have been encouraged to recognize the very special date with a variety of possible events, activities, displays, meetings, etc.

Vice Mayor Kerr said it is a great opportunity to market Madeira Beach.

Mayor Brooks said a neighboring community asked her if the City would consider partnering with them for an event. She suggested putting on a drone show for Founders Day.

The City Manager said they could do it on Saturday, July 4, 2026.

Mayor Brooks said she understands that the reason they celebrate on July 3rd instead of July 4th is that they did not have a barge. They now have a local contractor who will donate a barge for their celebrations. She would not want to do it any other day than on July 4.

Vice Mayor Kerr asked how they would plan it. The City Manager suggested they convene a committee among city staff and continue to update the Commission and get their input.

The consensus of the Board was to bring it back to the next workshop.

I. Code Enforcement – Abandoned/Derelict Boats and Abandoned/Unmaintained Pools

The City Manager reviewed the item. Pinellas County Sheriff Deputy Snyder said their role in handling it would be limited to private property. Otherwise, the local marine unit would have to handle it.

Mayor Brooks asked about two boats adjacent to the property at the entrance to the City and how the City could expedite the process. The fishing marina also has sunken boats. She asked how they get away with it. Deputy Snyder said it is recurring and frustrating.

Deputy Siem explained how they handle unmaintained pools. Deputy Snyder said they have gotten compliance on about 80-90% of the complaints they received.

Mayor Brooks said people ask her what the City could do about high grass. Deputy Siem addressed the concern. They try to get in touch with the owner. If the issue has not been resolved, they issue a written warning or a fine. He gave the City Manager a list of addresses, and he calls them every day. Deputy Snyder explained that it is a constant problem. They can mail a letter or leave a posting. After non-compliance, they take them to the Special Magistrate.

Vice Mayor Kerr asked if, when the deputies find a home that is not being lived in and the grass is growing, they could ask the homeowner if they have a pool and request that they contact the county mosquito control.

J. Electric (E-bike) Bicycles – Ordinances, Rules, Processes

Deputy Snyder said the Florida Statute defines an E-bike as a bicycle or tricycle equipped with fully operational pedals, a seat, and a motor of less than 750 watts. An E-bike cannot be operated on the beach. They have not added patrol, but he has increased his time on the beach. Violators are first given a warning. If they come onto the beach from a non-city access point, they may not be aware of the City's rules. If they have a recurring issue with an E-bike, they can issue a non-criminal ordinance violation citation.

Commissioner McGeehen said there is an issue with E-bikes not stopping at stop signs on North Bayshore. Deputy Snyder said he has not issued a bicycle citation in some time. His biggest issue

is that they travel in the opposite direction in the bike lane on Gulf Boulevard. Another problem is the E-motos, which are not street legal.

Deputy Snyder said the county is discussing an ordinance relating to the age of the younger riders on the E-bikes and requiring helmets up to a certain age.

K. Strategic Planning

The City Manager said it relates to the budget and is performance-based. The City Clerk said the City had a Strategic Planning session in 2017 or 2018. The participants were the department staff, the Board of Commissioners, and the community. The consultant who did the Strategic Planning Session provided a report to the City. She will send the report to the Board of Commissioners.

8. COMMUNITY DEVELOPMENT

A. Discussion Ordinance 2025-14: Amendments to Chapter 14, Article IV, Elevation and Relocation of Structures

Community Development Engineer Marci Forbes said they added the item to the agenda in case there were any questions left over from the Special Meeting. There were none.

The Mayor said there was no one present for public comment.

B. Post-Storm Update – FEMA, FDEP, Permitting, Department Updates

Community Development Director Jenny Silver gave an update on permitting, variance requests, and code enforcement cases from last week. They contract to support in building and planning review, and are working with CAP Government to see if they can get additional code enforcement assistance. They are working with Forerunner, which is the new floodplain management tool software. They will mail out the annual flood letters and the annual letters for repetitive loss areas next month.

Ms. Forbes said FEMA requested permits to start auditing and sight specific information. She anticipates they will be asking where the City's code enforcement is in post-storm recovery. That means that code enforcement will start picking up in the next couple of months.

Director Silver said they are trying to address all of the sections in FDEM Senate Bill 180. There is a lot there to digest. They are trying to address all those sections.

Vice Mayor Kerr asked how quickly they can expect the first review after an application is submitted for elevation, rebuild, or whatever. Are they getting better and ahead of the curve to decrease the backlog? How can they help? Ms. Forbes said they are having a problem with the permitting software providing the necessary data to expedite the process. They have to do some things manually.

Ms. Forbes said they are working at a crazy pace and can pay the subconsultants to work all day long, but they cannot pay staff who are willing to continue to work the 60-hour weeks. Everyone has met Joe; he is young, fit, and a beast, and can do that. Unfortunately, they have no mechanism to reward him for wanting to do that. He is the person she would want to pay to do that, versus forking out money to a subcontractor who has to get up to speed. They should be able to pay their staff overtime to do that, rather than hiring subconsultants, who they have to train. Some people get private providers to help expedite the process. They are stamping things to get it out the door, and it can be completely wrong.

Vice Mayor Kerr asked if overtime is not being allowed to complete the reviews. Director Silver said it applied to salaried employees, who review the permits. The Vice Mayor said they need to look at it. There needs to be a mechanism to allow them to be compensated. The City Manager said the Fair Labor Standards do not allow overtime to be paid to salaried employees. They can look at salary structures as they finalize the budget. City staff were working overtime directly after the emergency, and that was not allowed; they were in violation.

Ms. Forbes said the Pinellas County Licensing Board was taken away, and it is now up to the municipalities to collect and manage contractor licensing, which is another example of frustration. They had to spend a specific amount of time trying to get the software system to do it. Mayor Brooks asked if they should get different software. MGO is being used by two departments that are really one. It does not cost the City to make changes to the software. Director Silver said it would take a lot of time to get MGO to where it would need to be. They have looked at better software for the future; now is not a good time to make a change. Asella is the best one she has heard of, but it is expensive, and Pinellas County uses it. Vice Mayor Kerr said there would be an advantage to using the same software as the county.

A. Tech Grants

The item was added to the agenda.

Director Silver said Kimley-Horn approached them to discuss the Community Planning Technical Assistant Grant. Kimley-Horn would put together a proposal for the grant. The grant is up to \$75,000, it is reimbursable, and there is no match. They would like to update a large part of the land development regulations, specifically the ones discussed through the Master Plan and the codes that have not been touched since 1983. The Board was in favor of it.

Mayor Brooks said she received information on the Hazard Mitigation Grant through Local Mitigation Strategies (LMS). She said she emailed the City Manager asking what the City requested for mitigation, and did not receive a response. She received a spreadsheet of who made a request and for what they were getting. It was an \$800 million grant, and they told her the City did not ask for anything. The understanding was that every municipality that asked for something received at least their first request. She asked each Commissioner to meet one-on-one with the City Manager and Community Development to discuss what went wrong and why they did not receive anything from the grant. It is free money.

The City Manager said it is a match. The Mayor said it is not a dollar-to-dollar match because the federal share request is much more than the local share. The City Manager said there are multiple grants, which is why he mentioned the resiliency that the City will be doing. The Mayor said it was a huge miss on the City's part.

The City Manager said it was discussed within the departments, and nothing came back that was immediate that they had not already looked at through other sources. The Mayor said she was disappointed that he said there was no need for the City to make a submission. She asked the City Manager to share the spreadsheet with the other Commissioners. The City Manager said he would, and he was not aware of the entire program, but he will look at it.

Vice Mayor Kerr said at one point that they talked about having a grant writer on staff. The Mayor said it is the LMS Working Group, and each municipality has a voting member. They had regular Zoom meetings and discussed the grant. The Vice Mayor said there is value in having someone to research and write grants. The Mayor asked if they signed up for GrantWorks. The City Manager said they are waiting for them to bring back an agreement. The Mayor said there are resources and avenues available. The Vice Mayor said he does not expect City staff to be writing grants. Successful grant writing is an art. The Mayor said a grant did not need to be written for what she brought up.

9. FINANCE

A. Continuation of Banking Services – Hancock Whitney Bank

Mr. Laflin said the current contract with Hancock Whitney Bank will end September 30, 2025. They proposed another three-year extension through September 30, 2028, with no fee increase. The City has a very good relationship with them and has been impressed with their service delivery. He sees no need to explore the market and make a change. Staff recommended executing the three-year extension and asked for approval from the Board. The Board agreed to support the staff's recommendation.

10. PUBLIC WORKS

A. TruVac Trailer Purchase

Public Works Director Megan Wepfer said the current street sweeper was not in working capacity and was lost in Hurricane Helene. The cost of a new street sweeper is over \$400,000, and the life expectancy is only five to seven years. The City contracted street sweeping services out for \$2,500 per month. She proposed continuing the contracted services with SCA Sweeping and purchasing the TruVac Trailer, which will help the City stay in line with NPDS and better maintain the systems. Environmental Products Group quoted the trailer at \$143,570, and \$350,000 is budgeted. She responded to questions and comments.

B. Area 3 Construction Engineering Inspection (CEI) Approval

Director Wepfer presented a proposal from Terra Mare Consulting for the construction, engineering, and inspection services for the Area 3 Roadway and Drainage Improvement Project for \$185,000. There is a grant for the project through FDEP. She responded to questions and comments.

C. Interlocal Agreement with Thompson Consulting Services for Debris Monitoring

Director Wepfer said it would be an ongoing contract, and in the event of a disaster, there would be another monitoring firm available for clean-up. She responded to comments and questions.

D. Military Court of Honor Update July 23, 2025

Director Wepfer said groundwork has not begun yet, but they are working on the back end of the project. Concrete samples were poured, and a shell paver was selected. A revision to the existing property permit needs to be approved by the Southwest Florida Water Management District before it can begin the groundwork. The benches and flag poles have been ordered. There were no comments or questions from the Board.

E. Johns Pass Jetty Update July 23, 2025

Director Wepfer said she received the permit from FDEP for the installation of the Mobi-Mat, and it will be installed on Thursday. She is working with the engineering firm to complete the design plans. She is waiting on information from FDEP on the mean high tide line. She will reach out to Venice to get their design plans for a jetty they just completed, because it would be very similar. She responded to questions and comments.

F. 2026 John Deere Gator Discussion

Director Wepfer said she has \$25,000 to purchase a 2026 John Deere Gator in the FY 2025 budget to replace the aged 2016 Gator. She requested approval from the Board to purchase it for \$23,355 from Everglades Equipment Group through the Florida Sheriff's Association Cooperative Purchasing Program. That would leave \$1,645 available for emergency lighting. She responded to questions and comments.

G. Pinellas County Joint Participation Agreement Area 5

Director Wepfer said the roadway project is the last part of the Series 19. The City coordinates with the county when doing roadway projects so that the county can replace its aging infrastructure. The county will reimburse the City for the project costs. She responded to questions and comments.

H. Boca Ciega Street End Project Update 7-23-25

Director Wepfer said they are working on acquiring the pavers for the project, which are on a four to eight week lead time. They are hoping to mobilize on August 18, so when the pavers arrive, they can start the installation. She will stay within the \$150,000 estimated project cost.

I. FDOT 150th Ave. Resurfacing

Director Wepfer said FDOT listed the project for FY 2028. The depressions along 150th Ave. are from Pinellas County's sewer main, and they are aware that it is failing. She responded to questions and comments.

11. RESPOND TO PUBLIC COMMENTS/QUESTIONS

There were no responses to public comments.

Mayor Brooks asked for solid updates on the following storm-related projects at the next meeting:

- Tom and Kitty Stuart Park
- Archibald Park and the Snack Shack
- The Recreation Center
- City Hall First Floor

12. ADJOURNMENT

Mayor Brooks adjourned the meeting at 10:46 p.m.

ATTEST:

Anne-Marie Brooks, Mayor

Clara VanBlargan, MMC, MSM, City Clerk