



MINUTES

BOARD OF COMMISSIONERS REGULAR MEETING JUNE 12, 2024 6:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular meeting at 6:00 p.m. on June 12, 2024, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

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

MEMBERS ABSENT: James "Jim" Rostek, Mayor
David Tagliarini, Commissioner District 1

CITY STAFF PRESENT: Robin Gomez, City Manager
Clara VanBlargan, City Clerk
Andrew Laflin, Finance Director/City Treasurer
Thomas Trask, City Attorney

1. CALL TO ORDER

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

2. INVOCATION AND PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

City Clerk Clara VanBlargan called the roll. Mayor Rostek and Commissioner Tagliarini were absent.

4. APPROVAL OF THE AGENDA

Commissioner Kerr motioned to approve the agenda as written. Commissioner McGeehen seconded the motion.

ROLL CALL:

Commission Kerr	"YES"
Commissioner McGeehen	"YES"

Vice Mayor Brooks "YES"

The motion carried 3-0.

5. PROCLAMATIONS

6. PRESENTATIONS (limited to 10 minutes each)

A. Brent Burish, CEO, HCA Florida St. Petersburg and Pasadena Hospitals

Brent Burish, CEO of HCA Florida, gave a PowerPoint presentation introducing his organization.

7. PUBLIC COMMENT

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

8. APPROVAL OF MINUTES

A. 2024-05-08, BOC Regular Meeting Minutes

B. 2024-05-22, BOC Budget Workshop Meeting Minutes

C. 2024-05-22, BOC Regular Workshop Meeting Minutes

Commissioner Kerr motioned to approve the minutes as written. Commissioner McGeehen seconded the motion.

ROLL CALL:

Commissioner Kerr "YES"

Commissioner McGeehen "YES"

Vice Mayor Brooks "YES"

The motion carried 3-0.

9. CONSENT AGENDA

10. PUBLIC HEARINGS

A. Ordinance 2024-02, Open Accessory Structures – 2nd Reading and Public Hearing

City Attorney Tom Trask read Ordinance 2024-02 by title only:

ORDINANCE 2024-02

**AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA,
AMENDING DIVISION 4 (ACCESSORY STRUCTURES) OF ARTICLE VI
(SUPPLEMENTARY DISTRICT REGULATIONS) OF CHAPTER 110**

(ZONING) OF THE CITY'S LAND DEVELOPMENT CODE TO PROVIDE FOR APPLICABILITY; TO PROVIDE DEFINITIONS; TO REQUIRE BUILDING PERMITS FOR ACCESSORY STRUCTURES AND PROVIDE FOR REGULATION OF CHICKEES; TO PROVIDE FOR MAINTENANCE OF ACCESSORY STRUCTURES; AMEND THE SETBACKS FOR REAR YARD ACCESSORY STRUCTURES ON LOTS ON WATER IN R-1 ZONING DISTRICT; AMEND THE SETBACKS FOR REAR YARD ACCESSORY STRUCTURES ON LOTS ON WATER IN R-2 ZONING DISTRICT; AMEND THE SETBACKS FOR ACCESSORY STRUCTURES IN C-4 ZONING DISTRICT AND ADD ALLOWANCES FOR FEDERAL AND STATE REGULATED STRUCTURES; ADD QUANTITY TO MAXIMUM SIZE OF ACCESSORY STRUCTURES IN R-1, R-2, AND R-3 ZONING DISTRICTS; AMEND THE MAXIMUM SIZE FOR ENCLOSED AND OPEN ACCESSORY STRUCTURES FOR SINGLE-FAMILY USE, DUPLEX AND MULTIFAMILY USE, AND TEMPORARY LODGING USE; ADD QUANTITY TO MAXIMUM SIZE OF ACCESSORY STRUCTURES IN C-1, C-2, C-3, AND C-4 ZONING DISTRICTS; ADD A SECTION TO ADDRESS CONSTRUCTION TRAILERS; ADD A SECTION TO ADDRESS OUTDOOR KITCHENS; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

City Attorney Trask said the ordinance was first read on May 8, 2024, and there have been no changes.

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

- Commissioner Kerr said the percentage of the total lot size was not updated in the memo.

Commissioner Kerr motioned to adopt Ordinance 2024-02, Open Accessory Structures, after 2nd Reading and Public Hearing. Commissioner McGeehen seconded the motion.

ROLL CALL:

Commissioner Kerr	"YES"
Commissioner McGeehen	"YES"
Vice Mayor Brooks	"YES"

The motion carried 3-0.

11. UNFINISHED BUSINESS

12. CONTRACTS/AGREEMENTS

A. Gulf Beaches Public Library FY 2025 Budget

City Manager Robin Gomez explained the item and said there is a slight increase in the City's portion. He recommended approval of the Gulf Beaches Public Library FY 2025 budget.

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

- Commissioner Kerr complimented Helen "Happy" Price for doing a good job. He thought the increase was related to the resident population.
- Ms. Price said Madeira Beach had an increase in population, and three of the towns had a decrease in population.
- Commissioner McGeehen said they have done a great job.

Commissioner McGeehen motioned to approve the Gulf Beaches Public Library FY 2025 Budget. Commissioner Kerr seconded the motion.

ROLL CALL:

Commissioner McGeehen	"YES"
Commissioner Kerr	"YES"
Vice Mayor Brooks	"YES"

The motion carried 3-0.

B. Fire – IAFF Local 4966 Collective Bargaining Agreement FY 24 – FY 27

The City Manager explained the item and mentioned that the Union had approved the agreement 15-0. He asked for approval of the three-year agreement.

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

- Commissioner Kerr said it has been a big issue ever since he has been on the Board. He fully endorses bringing the paygrade up to an average of the county. He is proud of what they do and supports it 100%.
- Commissioner McGeehen agreed with Commissioner Kerr and said it is a great investment.
- Vice Mayor Brooks agreed and said she loves the Fire Department.

Commissioner Kerr motioned to approve the Fire – IAFF Local 4966 Collective Bargaining Agreement for FY 24 – FY 27. Commissioner McGeehen seconded the motion.

ROLL CALL:

Commissioner Kerr	"YES"
Commissioner McGeehen	"YES"

Vice Mayor Brooks "YES"

The motion carried 3-0.

Lieutenant Childers thanked the Commission for their investment.

C. Gulf Blvd Undergrounding City Easement Approval

The City Manager explained that their approval would allow them to continue with the Gulf Blvd. Utility Undergrounding Project.

- Public Works Director Megan Wepfer said it is the final stage to complete the project, which is set to start the week after the Fourth of July. They do not have all the equipment from Duke Energy, but they have enough to get started.

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

Commissioner Kerr motioned to approve the three Gulf Blvd. Undergrounding City Easements. Commissioner McGeehen seconded the motion.

ROLL CALL:

Commissioner Kerr	"YES"
Commissioner McGeehen	"YES"
Vice Mayor Brooks	"YES"

The motion carried 3-0.

D. Concession Stand and Enclosed Building Schematic Proposal

The City Manager explained the item and the purpose. The total cost is just over \$53,000.00.

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

- Recreation Director Jay Hatch said that upon approval, they would choose some dates for public meetings to get the public involved. After they choose the design, they will know the anticipated cost and explore grant opportunities.
- Commissioner Kerr said he supports the project.
- Commissioner McGeehen said he also supports it. With Director Hatch's help, a lot of people come to the City.
- Vice Mayor Brooks said she looks forward to the workshops.

Commissioner McGeehen motioned to approve the Concession Stand and Enclosed Building Schematic Proposal. Commissioner Kerr seconded the motion.

ROLL CALL:

Commissioner McGeehen	"YES"
Commissioner Kerr	"YES"
Vice Mayor Rostek	"YES"

The motion carried 3-0.

E. City Manager Employment Agreement – 2nd Amendment

The City Manager explained the item. He thanked the Commission for their continued support.

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

- Commissioner Kerr said Mr. Gomez brings a lot of expertise and professionalism to the job, along with the history of his experience. He looks forward to four more years.
- Commissioner McGeehen agreed with Commissioner Kerr and supported it 100%.
- Vice Mayor Brooks agreed and looks forward to another four years.

Commissioner Kerr motioned to approve the City Manager Employment Agreement, Second Amendment, through December 31, 2028. Commissioner McGeehen seconded the motion.

ROLL CALL:

Commissioner Kerr	"YES"
Commissioner McGeehen	"YES"
Vice Mayor Brooks	"YES"

The motion carried 3-0.

F. Human Resources, Compensation, & Classification Study – Approve Consulting Agreement with RSC Insurance Brokerage, Inc. dba Risk Strategies Company (Gehring Group)

The City Manager explained the item. He asked for approval to enter into an agreement with the Gehring Group to perform a salary study and to look at the Human Resources processes for \$37,640.00.

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

- Commissioner Kerr said at first, he was against it, but after seeing the 2019 report and

hearing Jerry Cantrell's presentation, he thought it needed to be done.

- Commissioner McGeehen said the Gehring Group is charging \$37,640.00 instead of \$27,640.00, \$10,000 of which is for looking at each job description. He did not think the City needed to spend \$10,000.00 when the Department Heads were already informing their employees of their job descriptions. He would be willing to compromise on the \$27,640.00.
- Vice Mayor Brooks said if they do not do the whole study this time, then they would be halfway doing it again. If they do the complete study, it will help the Civil Service to complete the employee handbook. She thought they needed to do both.
- The City Manager said it is good to have a professional outside the organization determine positions are appropriately doing what they should be doing.

Commissioner Kerr motioned to approve the Human Resources, Compensation, & Classification Study Consulting Agreement with RSC Insurance Brokerage, Inc. dba Risk Strategies Company (Gehring Group) not to exceed \$37,640.00. Commissioner McGeehen seconded the motion.

The City Attorney read provisions from the City Charter and the Rules of Procedure stating that actions requiring a vote require three affirmative votes for passage. If a motion for a final decision fails to achieve three affirmative votes, it will be postponed and continued to the next scheduled regular or special meeting.

ROLL CALL:

Commissioner Kerr	"YES"
Commissioner McGeehen	"NO"
Vice Mayor Brooks	"YES"

The motion was 2-1. The item was postponed and continued to the next BOC Regular Meeting on July 10, 2024.

13. NEW BUSINESS

A. Appointment of Alternate Trustee to the Gulf Beaches Public Library Board

Vice Mayor Brooks recommended that the item be postponed until the next regular meeting when all members are present.

Commissioner Kerr motioned to postpone the appointment of an alternate trustee to the Gulf Beaches Public Library Board to the July 10, 2024, regular meeting. Commissioner McGeehen seconded the motion.

ROLL CALL:

Commissioner Kerr	"YES"
Commissioner McGeehen	"YES"
Vice Mayor Brooks	"YES"

The motion carried 3-0.

B. Tampa Bay Regional Planning Council – Coastal Master Plan Support Letter

The City Manager explained the item.

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

- Commissioner Kerr said it is a worthwhile cause and would support sending a letter of support.
- Commissioner McGeehen agreed.
- Vice Mayor Brooks said she serves on the Tampa Bay Regional Planning Council, and they are doing great things. She supports sending the letter of support.

Commissioner Kerr motioned to approve the Coastal Master Plan Support Letter. Commissioner McGeehen seconded the motion.

ROLL CALL:

Commissioner Kerr	"YES"
Commissioner McGeehen	"YES"
Vice Mayor Brooks	"YES"

The motion carried 3-0.

14. AGENDA SETTING – June 26, 2024 BOC Workshop Meeting

- A. Impact Fees - Residential**
- B. Snack Shack Agreement**
- C. Proposed Parking Garage**
- D. Grant writer consultant, various types of grants**
- E. Beach Chairs/Umbrellas - Caddy's Restaurant**
- F. Special area Plan amendments in the Code (R-3, C-3, C-4)**
- G. John's Pass Village Zoning**

15. REPORTS/CORRESPONDENCE

A. Board of Commissioners – 2024 BOC Scheduled Meetings

There were no changes to the 2024 BOC meeting schedule.

B. City Attorney

The City Attorney reported on the following:

- The recent injunction entered in the case filed against the Commission on Ethics regarding Senate Bill 774, Form 6 Requirement, provides that the Commission on Ethics can no longer enforce the Form 6 Rule. The Federal Judge in the Southern District of Florida found the Bill to be unconstitutional. They do not have to file Form 6, only Form 1 on the electronic Financial Disclosure Management System at the Commission on Ethics.

C. City Clerk – June 2024 City Clerk’s Report

The City Clerk reviewed her June 2024 report.

D. City Manager

The City Manager reminded everyone of upcoming public meetings, budget, and regular workshops.

16. ADJOURNMENT

Vice Mayor Brooks adjourned the meeting at 7:03 p.m.

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk