



MINUTES

BOARD OF COMMISSIONERS REGULAR MEETING FEBRUARY 12, 2025 6:00 p.m.

The City of Madeira Beach Board of Commissioners held a regular meeting at 6:00 p.m. on February 12, 2025, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

MEMBERS PRESENT: Anne-Marie Brooks, Mayor
David Tagliarini, Vice Mayor/Commissioner District 1
Ray Kerr, Commissioner District 2
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/City Treasurer
Thomas Trask, City Attorney

1. CALL TO ORDER

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

2. INVOCATION AND PLEDGE OF ALLEGIANCE

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

3. ROLL CALL

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

4. APPROVAL OF THE AGENDA

Mayor Brooks asked to move up Item 12. D. Approve Tampa Bay Psychology Services LLC agreement for Psychological Evaluation and Counseling Services for Fire Personnel to just after Item 9. Consent Agenda and before Item 10. Public Hearings. The Board consented.

Commissioner Ghovae motioned to approve the agenda with the Mayor's change. Vice Mayor Tagliarini seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

5. PROCLAMATIONS

There were no proclamations.

6. PRESENTATIONS

A. Madeira Beach Fire Department – Introduction of New Hires

Fire Chief Clint Belk recognized the following new hires at the Fire Department, and each was pinned with a badge:

Joseph Calderaro, Firefighter/EMT	Date of Hire 02/19/2024
Christian Greene, Firefighter/Paramedic	Date of Hire 01/06/2025
Kavaris Service, Firefighter/EMT	Date of Hire 11/04/2024
Daniel Torres, Firefighter/EMT	Date of Hire 11/04/2024

B. Madeira Beach Fire Department – Firefighter of the Year, 2025

Fire Chief Clint Belk recognized Firefighter/Paramedic Michael Wasilewski as the 2025 Firefighter of the Year for his unparalleled dedication, exemplary service, and unwavering commitment to excellence. He presented Michael Wasilewski with a plaque.

C. Madeira Beach Fire Department – Promotions

Fire Chief Clint Belk recognized the following personnel in the Fire Department recently promoted:

Deputy Chief John Mortellite	October 1, 2024
Lieutenant Michael Wasilewski	January 6, 2025

D. Madeira Beach Fire Department – Recognition of Years of Service

Fire Chief Clint Belk recognized the following personnel in the Fire Department for their years of service and dedication to the City of Madeira Beach.

Firefighter/Paramedic Johana Whitfield
Fire Marshal Raul Perez

5 years
10 years

7. PUBLIC COMMENT

Bob Bellow, 13301 Gulf Lane, shared his experience at the Madeira Beach Building Department and Zoning Department regarding the permitting process after the hurricanes, which he said was much better service than he received at other cities.

8. APPROVAL OF MINUTES

A. 2025-01-08, BOC Regular Meeting Minutes

B. 2025-01-22, BOC Regular Workshop Meeting Minutes

Commissioner Kerr motioned to approve the meeting minutes as written. Vice Mayor Tagliarini seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

9. CONSENT AGENDA

There were no consent agenda items.

12. D. Approve Tampa Bay Psychology Services LLC Agreement for Psychological Evaluation and Counseling Services for Fire Personnel

This item was moved up during the Approval of the Agenda.

Fire Chief Belk said the grant funding that provided free services to every firefighter in Pinellas County was no longer available. He introduced Dr. Benson, who gave an overview of the services provided and their locations.

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

Commissioner Kerr said he wanted to ensure they were looking for any grants available for anything that came before the Board. He thought it would be a perfect opportunity to bring a grant to the firehouse. Dr. Benson said Dunedin and Seminole have been able to channel and access opioid task force services through the County, and she has assisted them with drafting the contract

language for accessing the funds. That was the only grant she was aware of. Chief Belk said he thought about using proceeds from the 5K to help offset some of the costs with Tampa Bay Psychology.

Commissioner Kerr asked Chief Belk to work with the City Manager to see what they can do. State and philanthropic grants could be available. They need to do the legwork and paperwork. At a recent meeting, grant writers were mentioned. They could get that on a perceptual annual basis to help offset some of the costs. The cost is not his priority, but anything they can do to help the residents would be good.

Commissioner McGeehen commented in favor of the services.

Commissioner Ghovae asked if there was a way to gauge success for improvements. Dr. Benson said she sees success when a person schedules another appointment. Clients are encouraged to be active and provide feedback because it is part of the introspective process. Word of mouth is also their biggest objective for success. Their company has expanded to multiple counties across the State of Florida. Pinellas County has its highest-concentrated membership. Beyond that, administratively, they get feedback from the employers that their employees are happy with the services.

Mayor Brooks thanked Dr. Benson for coming and sharing the information. She said last year, Pinellas County lost two firemen who committed suicide. She had those conversations with the Fire Department when that happened, which gave her a glimpse of what they live within their job. Mental health is important. Seeing a psychologist who specializes in the field of first responders appears to be a game-changer based on the conversations she had. She supported it 100% and would love to know why the funding was pulled. They could add that to their lobbyist's list to help get that money back. Other beach communities, unwilling or unable to afford to put the money in their budget to support their first responders, should do something to get the State behind them.

Commissioner Kerr motioned to approve the Tampa Bay Psychology Services LLC Agreement for Psychological Evaluation and Counseling Services for Fire Personnel. Commissioner Ghovae seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

10. PUBLIC HEARINGS

A. Ordinance 2025-04, Planned Development – 1st Reading and Public Hearing

City Attorney Tom Trask read Ordinance 2025-04 by title only:

ORDINANCE 2025-04

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 110 ZONING, ARTICLE V. DISTRICTS, DIVISION 10, PD., PLANNED DEVELOPMENT, OF THE CITY'S LAND DEVELOPMENT CODE PROVIDING FURTHER INFORMATION ON INTENT AND PURPOSE; INCLUDING DIMENSIONAL REGULATIONS; SPECIFYING REQUIREMENTS FOR THE APPLICATION FOR PD ZONING; CLARIFYING THE REVIEW CRITERIA FROM THE LOCAL PLANNING AGENCY; CLARIFYING THE REVIEW CRITERIA FROM THE BOARD OF COMMISSIONERS; INCLUDING STANDARD OPERATING ADJUSTMENTS IN THE CHANGES OF DEVELOPMENT PLAN; AND INCLUDING OPTIONS FOR TIME EXTENSIONS; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Community Development Director Jenny Rowan said the item was discussed at the workshop. She explained that Ordinance 2025-04 amends the Planned Development Division in the Madeira Beach Code of Ordinances to fix inconsistencies, reference the Forward Pinellas Countywide Rules, and update the standards in that division to current practices. It went to the Planning Commission on February 3, and they recommended approval.

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

Commissioner Kerr said he supported everything but not the height in John's Pass Village. It is 15 feet higher than they have, but that was voted on and approved, and he could do nothing about it.

Director Rowan said that in PD Section 110-387, Permitted Uses and Dimensional Regulations, the last paragraph states that PD developments in Traditional Village, Commercial Core, Boardwalk, and Low-Intensity Mixed Use Character Districts of John's Pass Village Activity Center will not be able to get additional height through the PD process. There are some additional restrictions for some Character Districts.

Commissioner Ghovae asked for confirmation they had not adopted the Pinellas County Vulnerability Assessment. Director Rowan said they are still working on it. Commissioner Ghovae said they have four feet of freeboard based on FEMA, but when it comes to vulnerability, would they have any freeboard above that? Director Rowan said it would be the four, but if the Board wanted to change it in the future, they could talk about it. Pinellas is currently in that process.

Vice Mayor Tagliarini motioned to approve Ordinance 2025-04, Planned Development, after 1st Reading and Public Hearing. Commissioner McGeehen seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

B. Ordinance 2025-05, Temporary Shelters on Residential Property – 1st Reading and Public Hearing

City Attorney Tom Trask read Ordinance 2025-05 by title only:

ORDINANCE 2025-05

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING CHAPTER 94 FLOODPLAIN MANAGEMENT, DIVISION 10. FLOOD RESISTANT DEVELOPMENT, ARTICLE I. BUILDINGS AND STRUCTURES, SECTION 94-103. MANUFACTURED HOMES AND RECREATIONAL VEHICLES, OF THE CITY'S LAND DEVELOPMENT CODE PROVIDING FOR THE USE OF RECREATIONAL VEHICLES AS TEMPORARY SHELTERS ON RESIDENTIAL PROPERTIES FOLLOWING A NATURAL EMERGENCY; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Director Rowan explained that Florida Statute 166.0335 prohibits municipalities from prohibiting one temporary shelter on residential property after the Governor declares a state of emergency. The National Flood Insurance Program also has requirements in the floodplain for structures such as recreational vehicles. They must be fully licensed and ready for highway use. Both requirements are in the ordinance.

Mayor Brooks opened to public comment.

Shinah Cambell said she is a Public Policy and Administration Program student at St. Petersburg College. She spoke to Ms. Rowan and Mr. Morris in Community Development, and they did an excellent job explaining the Florida Statute and the National Flood Insurance Program requirements, which involve temporary shelters, and the Planning Commission's recommendation for a five-foot setback from the curb and process of registering an RV with the City of Madeira Beach. Their insight reinforced how well thought out the ordinance balances the need for temporary housing with safety and planning considerations. As a student, she studied how policies like that impacted communities. She believed the ordinance was a necessary step in helping residents recover after disasters. Natural emergencies like hurricanes could leave families without a safe place to live, and rebuilding takes time. Allowing people to stay on their property in a temporary shelter provides stability while they restore their homes. The policy also aligns with the

Florida Statute 166.0335, which ensures that the City follows the state guidelines while prioritizing the needs of residents. It establishes clearer requirements and sets a reasonable time limit of 36 months or until their home is rebuilt. It is a temporary solution rather than a long-term issue. As someone who wants to work in government, she could see how ordinances like that impact people's lives. Madeira Beach must remain proactive in supporting its residents during difficult times. She encourages the City to continue finding ways to make recovery more accessible and ensure that those affected by natural disasters have the necessary resources.

The City Attorney said he wanted to discuss the issue of what the Planning Commission recommended, which is different from what was recommended here. The speaker discussed it, and he wanted to make sure that everyone was clear on what they were doing and not doing in the ordinance before them.

Director Rowan said the Planning Commission discussed where the RVs would be placed on the properties. They discussed a five-foot setback from the curb's edge and RVs on a person's property. After speaking with Attorney Trask, he advised against going forward with a five-foot setback, making that more stringent than the Florida Statutes.

Attorney Trask explained that the Statute does not prohibit a recreational vehicle from being used as a temporary shelter if the three criteria are met. He was concerned when he heard that the Planning Commission wanted to add additional criteria requiring an RV to be at least five feet back from the property line. There may be situations where that will not work. If an additional restriction or condition is added that is not in the State Statute, it could be challenged. There are small lots in Madeira Beach. To add the additional restriction of five feet, they may be unable to use that for a recreational vehicle. Although the Planning Commission recommended it, his opinion as the City Attorney is not to include it because the Statute does not authorize it. The ordinance before the Commission does not include the five-foot setback requirement. That is also noted at the bottom of the memorandum.

The Board agreed with the Attorney and the ordinance.

Commissioner Ghovae said some people may need to keep their housing situation. The City Attorney said they must have their building permit and meet all the other requirements. They must make a good faith effort to rebuild or renovate their structure, including but not limited to applying for a building permit, submitting a plan or design, and obtaining a construction on the very specifics. Once they get their building permit issued and start work, they have specific threshold inspections that must be done, and if an inspection is not done within 180 days, the building permit will be lost. More than likely, the structure will be completed within three years.

Commissioner McGeehen motioned to approve Ordinance 2025-05, Temporary Shelters on Residential Property minus the five-foot setback, after 1st Reading and Public Hearing. Commissioner Ghovae seconded the motion.

ROLL CALL:

Commissioner McGeehen "YES"

Commissioner Ghovae	"YES"
Vice Mayor Tagliarini	"YES"
Commissioner Kerr	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

C. Ordinance 2025-06, Amendment to Capital Improvement Element of the Comprehensive Plan – 1st Reading and Public Hearing

City Attorney Tom Trask read Ordinance 2025-06 by title only:

ORDINANCE 2025-06

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF MADEIRA BEACH TO UPDATE THE CAPITAL IMPROVEMENT PROGRAM (CIP) SCHEDULE OF CAPITAL IMPROVEMENTS FOR FISCAL YEARS 2025 THROUGH 2030; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Andrew Morris explained that the City is required by Florida Statutes and its comprehensive plan to amend its 5-year Capital Improvements Program and update the Capital Improvements Element of the Comprehensive Plan annually.

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

Commissioner Kerr said that just because it is approved in the budget does not mean it is approved. He is beginning to think that for every capital improvement and purchase part of that submission for approval, they should have some confirmation that a grant was at least applied for. It does not need to be received but should at least be applied for. It is not part of the vote, but he wanted to bring it up to improve the process.

Commissioner McGeehen agreed with Commissioner Kerr. If they can save money through grants, he is all for it.

Commissioner Ghovae asked about the process for applying for a grant. Commissioner Kerr said it is for the department staff to figure out. Grants are applied for in different ways. In a recent workshop, it was pointed out that they have access to a grant writer. They have not heard back about it and want a follow-up to know if there will be a fee for the service. They recently approved the purchase of a mini excavator. He is not questioning the value but would like to know if Penny for Pinellas could help offset some of the costs and if any other grants could help. Everything they get in a grant is going to help the residents. That is what they are up against and what they are there for. He wanted the effort made.

Commissioner Ghovae said they need to formulate a plan to get there. Commissioner Kerr said they could decide now if they had to, but if it is an annual fee, it would need to be brought to them. It would be something to discuss.

Vice Mayor Tagliarini motioned to approve Ordinance 2025-06, Amendment to Capital Improvement Element of the Comprehensive Plan, after 1st Reading and Public Hearing. Commissioner Ghovae seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

D. Ordinance 2025-07, Adult Use Restriction – 1st Reading and Public Hearing

City Attorney Tom Trask read Ordinance 2025-07 by title only:

ORDINANCE 2025-07

AN ORDINANCE OF THE CITY OF MADEIRA BEACH FLORIDA, CREATING SECTION 110-841 OF SUBDIVISION I (IN GENERAL) OF DIVISION 13 (ADULT ENTERTAINMENT USES) OF ARTICLE VI (SUPPLEMENTARY DISTRICT REGULATIONS) OF CHAPTER 110 (ZONING) OF THE CODE OF ORDINANCES TO PROHIBIT PERSONS UNDER THE AGE OF 18 YEARS TO ENTER, REMAIN IN OR PURCHASE GOODS OR SERVICES AT AN ADULT ENTERTAINMENT ESTABLISHMENT; TO PROHIBIT PERSONS UNDER THE OF 21 YEARS TO BE AN EMPLOYEE OF AN ADULT ENTERTAINMENT ESTABLISHMENT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Director Rowan said the Florida Legislature recently created Florida Statute 787.30, which sets the minimum age for employment at adult use establishments at 21, effective January 1, 2025.

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

Commissioner Ghovae motioned to approve Ordinance 2025-07, Adult Use Restriction, after 1st Reading and Public Hearing. Commissioner McGeehen seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

E. Ordinance 2025-08, Amendment to Fees & Collections Manual – 1st Reading and Public Hearing

ORDINANCE 2025-08

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, ADOPTING A REVISED APPENDIX A. – FEES AND COLLECTION PROCEDURES MANUAL OF THE CODE OF ORDINANCES OF CITY OF MADEIRA BEACH, FLORIDA, TO ADD A DECLARED DISASTER SANITATION FEE; REPEALING ORDINANCE 2024-22; PROVIDING FOR CONFLICT, CODIFICATION AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Public Works Director Megan Wepfer said the item was discussed at the workshop. It is to help the residents who are displaced from their homes and not currently utilizing sanitation services. The ordinance decreases the sanitation fee from \$38.74 a month to \$10 a month.

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

Vice Mayor Tagliarini said he favored decreasing the fee and that his neighbors who currently cannot live in their homes would appreciate it.

Commissioner Kerr favored decreasing the fee to \$10 and asked when the City would pick up the containers. Director Wepfer said that once their application is approved, they will mark them suspended in the new system and pick up both containers. There will be no service during the suspension time.

Commissioner McGeehen said he favored the fee decrease.

Commissioner Ghovae said he favored the fee decrease and that it was thoughtful for the City to be hurting with its residents.

Mayor Brooks said she had spoken with several residents who did not favor reducing the fee. One of the questions was whether they could afford not to collect the \$38.74 on 50% of the properties in Madeira Beach and still maintain the public works trash trucks. It is understood that people are displaced from their homes, but when buying their house in Madeira Beach, they know they must pay for the monthly trash service as long as their home is standing. The only way the trash service

could be discontinued would be to demolish the home. The budget is built upon \$38.74 for every house in the City that was a house for this year. Currently, they have 75 properties that have complete demo permits. That is 75 properties in Madeira Beach that will no longer be paying the fee. Five of those 75 properties are commercial and pay more than the minimum \$38.74 monthly. That revenue is completely lost. Their trash cans will be picked up when they vote to reduce it to \$10. The City will not pick up a palm frond or any trash. They cannot put any trash out by that road and have it picked up. People will complain that the debris from the trees put by the road was not picked up. There would be challenges, complaints, and unhappy people. People will not fully understand it. She is concerned about the financial side of it because when eliminating that dollar amount from the budget, the trucks will still be on the road but will not stop at those houses. The new sanitation software they approved for Megan is fantastic because when the driver gets to that location and there is an issue, they can mark it, and Megan can see it from her desk. However, she is concerned about where they would be if their income dropped below what it costs for Megan to run that department and how they would pay for it. She wanted everyone to understand what they were voting for. The decrease means a lot to an individual who cannot live in their home but also to a property owner who owns multiple properties in the City or a duplex or triplex with two or three cans at one address. The decrease takes away from the budget, and Megan might return later, asking for more money to run her department and payroll. There will be challenges. If there are any issues with the community, they need to be very supportive of Megan and her staff.

Commissioner Ghovae asked if a timeline could be established if the reduction is not permanent. Mayor Brooks said in the ordinance that to stop the trash service, they must have applied for a new building permit. They cannot just leave their house sitting there and stop the trash service. The trash will be stopped until they get their final permit.

Vice Mayor Tagliarini said the staff memo says there is no fiscal impact at this time and asked if there was a financial summary showing how much would be lost. The estimate for every 100 properties is that the loss and revenue will be approximately \$30 per household, which would be \$360 for every 12 months and \$36,000 for every 100 properties. They have an idea that a few hundred would qualify, but going into the future, there would be no way to determine that.

Vice Mayor Tagliarini said with the number of specific requirements that must be in place before that could happen, it would not be the worst possible scenario. Some eligible people would ask for a reduction, but not everyone. Because of all the conditions, it should be something they do.

Commissioner Kerr asked how many substantial damage letters had gone out that would require rebuilding. The City Manager said they have issued 1,130 substantial damage letters. A large percentage need some repair. Commissioner Kerr asked how many homes over the 50% rule would be mandated to be rebuilt. They would have to find a place for the cans to prevent them from being stolen as they rebuild. With the reduction of \$10, the loss would be \$28.70 per household. The \$10 would be to maintain and gas the trucks. He does not know how much of the \$28.70 would include tipping fees. They would not have that anymore on that amount. If repairing the structure, he would imagine that most individuals would not want to discontinue the trash service. Most permits have been issued, so repairing them will only take about two or three months. They want to get back into their home if not already back in. If a person demoed their home, they would have no services to pay.

Commissioner Kerr reminded the Board that the sanitation line item ran into a deficit for years before the previous Commission raised the rates. The sanitation division would not just go away; the general fund would supplement it.

Mayor Brooks said people pay zero for a house that is completely demoed. The ordinance is being changed so that houses that are not completely demoed can have their services reduced to \$10 a month.

Director Wepfer said the only way to stop the sanitation fees is to receive a completed demolition permit for the property. Commissioner Kerr thanked Director Wepfer for clarifying because he thought if someone were demoing their home, they would still have a maintenance fee.

Vice Mayor Tagliarini said although he is in favor of reducing the fee, he would like to see a cost evaluation before the second reading to see if they can take the hit. Director Wepfer said they requested information from Pinellas County but did not receive it in time. She will have that for the second reading.

Commissioner Ghovae said it appeared to be a tough decision because they wanted to feel for the residents but also needed to worry about the budget. He asked if they could table the item to get more information. Commissioner Kerr said it was the first reading; they would have a second chance at the second reading.

Vice Mayor Tagliarini said he was in favor, but he might change his mind depending on the cost evaluation.

Commissioner McGeehen said they could consider increasing the \$10 reduction if needed. That would still benefit the residents and bring money into the sanitation department. The City Attorney said they could do that at second reading. It would be noted and finalized as long as they do not increase it when they say they are decreasing it.

Mayor Brooks said there is no timeline and she would like to see one. They put a timeline on the recreational vehicles, so there should be a timeline so that the residents do not extend the permit. The City Manager said if the permit expires, they go back to billing them because it must be an active permit. If there is a request to extend the permit, they will address it with the property owner to see what they want to do. They will monitor and give the Board periodic updates on where they are and what has happened.

Vice Mayor Tagliarini motioned to approve Ordinance 2025-08, Amendment to Fees & Collections Manual, after 1st Reading and Public Hearing. Commissioner Kerr seconded the motion.

ROLL CALL:

Vice Mayor Tagliarini	"YES"
Commissioner Kerr	"YES"

Commissioner McGeehen	"YES"
Commissioner Ghovae	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

11. UNFINISHED BUSINESS

There was no unfinished business.

12. CONTRACTS/AGREEMENTS

A. Public Works/Satellite Building Department Design

Director Wepfer explained that they are bringing the cost to start the engineering service for the construction of the building to house the public works, satellite building, and fire department training facilities at the current public works yard located at 505 150th Avenue. The current idea is to have three bays for the fire trucks, the garbage trucks, and the mechanics so they do not have to continue the lease off the island.

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

Vice Mayor Tagliarini said it looked like a budget of \$1.5 million, but the engineering services are offering to do it for \$62,000. Director Wepfer said that the \$62,000 was just for the design services. They have \$500,000 in the building department and \$1 million in the public works department budgeted for the design and construction of the new facility they hoped to start this fiscal year.

Commissioner Kerr said that in the earlier segment, they were talking about budgets, and they have a budget of \$1 million this year and \$1 million next year for a total of two million dollars for the public works building services facility. He supported public works and the fire department, but he also ran on making the marina, which is the entrance to the City, something more than an industrial location and look. They looked for property for the public works building but do not know if they hired a real estate agent for those months or years. The only time property became available was when he brought to the attention a couple of offsite properties, and they made a lot of inroads on one of them, but it was sold out from under them. So, he cannot support it being at the marina. If the other four on the Board wanted to vote for it, his only input would be to try positioning the building instead of in the middle of the public works area to be pushed to the seawall or something to maximize the marina area to what he envisions to be a location that guests and residents could appreciate and enjoy. He asked how much geoen지니어ing they would need for a metal building. Director Wepfer said it would not be a concrete building. The boring samples are included in the engineering. It would be for the footprint of the building. The building would be in the middle, so there would be a drive-through base, storage, and other areas working in the yard. Many different things happen in the public works yard, so they must do what works with the best possibility they are. The area looks much larger, but it gets very tight for what they currently use it for. Their vehicles have been hit many times by boats coming in there.

Commissioner Kerr said he was against having boats in there. It should be an attraction and not just a storage yard. It is the first thing they see coming in over the bridge. The previous Boards have tried to hide it with solid fencing. To him, it looks like a salvage yard. Once it is there, it will be there forever, and he cannot support it. They should do due diligence and find a location not on the marina grounds. It is understood that the waiting is tiresome, but he does not know if they have taken action to try to find a more suitable property. Director Wepfer explained that someone bought it from under them whenever they thought they found property. They spend countless amounts of money on different appraisals to look at properties, but they all sell underneath them.

Commissioner Kerr said they need a process to prevent properties from being sold underneath them. The City needs to get at least a deposit or a letter of intent as it goes through the approval process. Director Wepfer said they need a property that will work for them, or it would be a waste of money. Commissioner Kerr asked if they ever hired a realtor to look for property. Director Wepfer said the realtor she contacted had a letter of intent for both properties, which were sold underneath them.

Commissioner Ghovae asked if they seek competitive bids and get at least three bids for the project. Director Wepfer said they went out to bid for engineers of record in 2023. The proposal is from one of their engineers of record.

Commissioner Ghovae said looking at the geotechnical report, it seems a bit high as far as the geotechnical. Other than that, he does not have a problem with it. He asked if it would be floodproof for FEMA. Director Wepfer said it would be dry floodproof. They met with Jenny, and it was confirmed that it would meet all the standards and codes.

Director Wepfer said there used to be a public works building on that property, but it was demolished in 2010 or 2011 because the City did not want to spend the money repairing the roof leak. There are already water and sewer lines and a fire hydrant on the property.

Commissioner McGeehen said they discussed doing many things at the marina and making it more accessible to the citizens or people who wanted to come to the City. With the amount of work that public works does, they need their own building. He asked if they needed the whole space, and Director Wepfer said they currently utilize it. To bring the mechanic there, they need a lot of space for him to work in.

Mayor Brooks said Director Wepfer would not be responsible for the marina yard. However, over the last several years, it has improved significantly, no longer looking like a hodgepodge mess with the amazing changes. You see the fish house coming over the bridge, and they have no control over how that place looks. It is full of derelict boats and fishing boats. People must be mindful that it is private property, not the City's. She is not against the fish house. It is the fishermen that make the City. There is also the pump station that people see, and the City has no control over how it looks or is maintained or whether it is an eyesore. The marina is kept nice, looks nice, and is maintained well. The fence looks good, which is necessary to protect the boats in the boat yard. She does not see them having a time where no fence exists. The gate closes at night and locks not only for the protection of the boats that are stored there but also for the protection of the people who live on their boats in the City's marina legally. The building they currently have to work out

of is abysmal. It flooded during the hurricane. She could see a beautiful building there. Director Wepfer said they have paid rent off the island since about 2010 or 2011, and she has been looking for property for about four or five years.

Mayor Brooks said it was time for them to decide and move forward. There has been talk about putting a restaurant there, but there is a condition in the deed that they cannot do that. It would be good if they put out of their minds what they could or could not do there. There are a lot of things they can do for beautification. But that is not what they are voting on. They are voting on public works to have a proper building to work out of.

Commissioner Kerr said the property is broken into different sections, and none of those sections say they cannot have a restaurant. It says it has to be in the interest of the fishermen. It might be phrased a little differently. They had talked about petitioning the state to have a restaurant or another facility there for the interest of the fishermen.

Commissioner Kerr asked if they had applied for any grants to pay for engineering. Director Wepfer said they applied for state appropriation funding for building construction. They could look into applying for a grant to pay for the engineering. Commissioner Kerr said public works meets all the requirements, so there will be an ongoing theme about grants.

Vice Mayor Tagliarini motioned to approve the engineering proposal with Pennoni for the public works building for \$62,050.00. Commissioner Ghovae seconded the motion.

ROLL CALL:

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

The motion carried 4-1.

B. AAA Florida Traffic Safety Grant

Fire Chief Belk said they were fortunate to receive the AAA Florida Traffic Safety Grant for the hydro painting machine used by parking and public works. They received the grant again this year that will increase road safety for the firefighters while on an accident or an emergency scene. It includes:

- Five portable reflective speed bumps
- Five additional reflective collapsable cones
- One 3-foot diamond-shaped road sign with a 4-foot stand that reads, " EMERGENCY AHEAD"
- Two electric vehicle plug-ins to shut down the battery current throughout the vehicle while attempting to extricate and/or remove patients from the car.

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

Commissioner Kerr motioned to approve the AAA Florida Traffic Safety Grant. Vice Mayor Tagliarini seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

C. Approve Saltwater Destination Agreement – 2nd Amendment

The City Manager said the agreement is for the beach equipment concessionaire. They provide chairs and umbrellas on the sand in front of Archibald Park. It is their second amendment for a five-year extension from October 22, 2024 through October 21, 2029. There are no other changes. The agreement remains the same. The National Park Service had no issue continuing the five-year agreement. The intent is that at the conclusion, they will issue a request for proposals.

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

Commissioner Kerr motioned to approve the second amendment to the Saltwater Destination Beach Concessions Agreement. Commissioner McGeehen seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

D. Approve Tampa Bay Psychology Services LLC Agreement for Psychological Evaluation and Counseling Services for Fire Personnel

This item was discussed and approved earlier in the meeting.

E. Rebuilding Madeira Beach, Advanced Engineering

The City Manager said Advanced Engineering is performing Madeira Beach's Watershed Management Plan. They pointed out it would be a good time after the two storms to begin addressing the future of the possibilities, the tools, and the strategies they may use to alleviate future flooding in the City. Due to rising sea levels and other components, they will see more tidal king tide or high tide flooding, which has continued to increase over the last 20-plus years and is forecasted to continue through at least 2050. This item is to contract with an engineer of record, Advanced Engineering Design, to do the study that will let them know what is needed to prevent future flooding. The funding for the study will be from the City's Stormwater Fund and not the General Fund. It is a four or five-month project.

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

Commissioner Kerr said he was happy to see it come before the Board. You must have a plan to prevent that opportunity. Now that so many homes will be rebuilt or elevated, there is no time like the present to implement it.

Commissioner McGheehen said he was in support and looked forward to it.

Commissioner Ghovae said Justin did a great job the last time presenting. The design will be challenging, and they will do a good job for the City. They need to keep the garage floors as high as possible, which has to be in relation to the roads and slopes, etc., so it will be challenging. He is competent, Justin and his team can handle it.

Mayor Brooks said she had a conversation with Jenny that week. She had many questions, many of which had come from conversations with residents about the process. They have to start somewhere. It would have been wonderful to have done it a year or two years ago, but what she did get out of the conversation that she thought was very encouraging was that, given their timeline and where they are today, the City's ordinances allow fill. The way it is worded is vague. Once the study is complete and it all comes back, they must do ordinances to implement it. But Jenny and her team will understand what type of fill to go with. Seventy homes are currently slated to be demolished and rebuilt. It is more likely they will capture the majority of those homes in their study and be able to have them as part of the buildup. That was a good takeaway from their meeting, so she supported it.

Commissioner Ghovae motioned to approve Rebuilding Madeira Beach with Advanced Engineering. Vice Mayor Tagliarini seconded the motion.

ROLL CALL:

Commissioner Ghovae	"YES"
Vice Mayor Tagliarini	"YES"
Commissioner McGheehen	"YES"
Commissioner Kerr	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

F. Emergency Bridge Loan Program – Request for Application

Financial Consultant Andrew Laflin said the interest-free loan would cover their operating shortfalls due to hurricane damage. He would need authorization to proceed with the application process. They will not commence any debt obligations. After they go through the application process, he will come back for another approval based on more specifics in terms of potential amount and terms of repayment, etc. It is a two-step process that would require borrowing from the State through the Emergency Bridge Loan Program.

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

Commissioner McGeehen motioned to approve the request for the Emergency Bridge Loan Program Application. Vice Mayor Tagliarini seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

13. NEW BUSINESS

A. Resolution 2025-01, Public Records Exemption for Municipal Clerks and Employees who Perform Municipal Elections Work or have any part in Code Enforcement Functions of a City

City Attorney Tom Trask read Resolution 2025-01 by title only:

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA, URGING THE FLORIDA STATE LEGISLATURE TO ENACT LEGISLATION TO PROVIDE A PUBLIC RECORDS EXEMPTION FOR MUNICIPAL CLERKS AND EMPLOYEES WHO PERFORM MUNICIPAL ELECTIONS WORK OR HAVE ANY PART IN CODE ENFORCEMENT FUNCTIONS OF A CITY; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

Attorney Trask said it has been circulating in the cities here and statewide. The basic idea is to give the City Clerk the same exemption as code enforcement officers, human resources, city managers, and a lot of others who have protection. The City Clerk does not have that protection. They have seen federally how election workers have been challenged and threatened. This is one

way of protecting our City Clerk and her staff. If they can get the exemption passed, the City Clerk and her staff will be protected. As a reminder, when you look at the public record statute, it is about a page or two long, and there are about 20 pages of exemptions that apply when they have a public records request, so there are significant amounts of exemptions. He does not know why the City Clerk is not included. His recommendation would be approval of the resolution to protect Clara and her staff. It would be to protect, for example, depending on how the language is worded, her home address, telephone number, name, and other information allowing individuals to find their City Clerk or her Deputy Clerk at home, which they do not want. The resolution has been adopted recently in one of the other cities he represents. He is looking forward to it being adopted here too.

The City Clerk said she had been threatened in the past. Because of what happened, she did not feel a city clerk should live in the same City where they do their elections. The exemption would help a lot.

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

Vice Mayor Tagliarini said it seemed to be a good idea to him.

Commissioner Kerr said it made great sense. Commissioner McGeehen agreed.

Commissioner Ghovae said it was pretty straightforward.

Vice Mayor Tagliarini motioned to adopt Resolution 2025-01, Public Records Exemption for Municipal Clerks and Employees who Perform Municipal Elections Work. Commissioner Ghovae seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

B. City Manager – Post Storm Work

Mayor Brooks said she asked Robin for this because they all received his email of the dates that he and his family stayed at City Hall after Hurricane Helene. She wanted to discuss it in the open, in the Sunshine, for the public to know because they all knew that after Helene hit, their City Manager had lost his home. He had stayed at City Hall for a number of weeks. He is not living in City Hall as portrayed on social media, and she did not consider that he had ever lived there. She was there every day with him and witnessed what he did, and she would like the public to know what he was doing on those days that he was staying at City Hall, sleeping on a blow-up mattress

on the floor in his office. His wife and daughter stayed a few nights here and there with him. He was there working until late hours at night. He was opening the comfort center in the mornings so the residents would have a place to get cold drinks and ice and charge their phones. He was virtually working 24 hours a day, 7 days a week. It appalls her that anyone would want to tarnish him and say things that are not true when serving the community day in and day out, seven days a week. He is not perfect, she is not perfect, but he was there and dedicated himself to the community. He offered to let people stay at City Hall if they did not have a place. He offered people a haven. They should be commending him and not tearing him down for it. She felt it was important to say that because social media is a terrible place, people go and fester things that are not true. When things like that happen, she wants to bring it out publicly to try to stop it. They cannot control all the social media and negativity in their community, but they should stand up for their city manager because he stands beside them all. She appreciated him and wanted to say it publicly.

Vice Mayor Tagliarini said he could take that further and say that he (the city manager) worked seven days a week for many weeks and did not charge them overtime. He found what he read on social media appalling. He does not subscribe to them, but people send them to him. They have no information on what happened. He thanked the City Manager for all that hard work.

The City Manager thanked the Commission for their continued support. It was a tough situation, but they are moving through it. Staff have been helping out quite a bit, and he appreciates them and their support.

The City Clerk said that she worked on the Laserfiche project when the City Manager was staying there. It had just been built, and she stayed late getting any kinks straightened out because it was new. She worked very late, and Robin was still working. He was on the phone with people and working on the computer. She did not see him lying on a mattress, but she saw him sometimes at 1:00 a.m. still working. The City Manager works tirelessly to help people. She would tell him to go rest, but he did not. He puts the City first, which she thought was wonderful.

Commissioner Kerr said the City was blessed to have Robin.

14. AGENDA SETTING – FEBRUARY 26, 2025 BOC JOINT WORKSHOP WITH CIVIL SERVICE COMMISSION; 4:00 PM

- A. Ordinance 2025-01, Employee Personnel Policy
- B. Ordinance 2025-02, Civil Service Commission Duties
- C. Ordinance 2025-03, Post Termination Hearings; Hearing Officers

The City Manager explained the purpose of the joint workshop.

15. AGENDA SETTING – FEBRUARY 26, 2025 BOC WORKSHOP

- A. Post-Hurricane Update
- B. Information Officer
- C. Task Force Committee

- D. Key to the City Discussion
- E. Post-Hurricane Update – Recovery, Rebuild, Permitting, FEMA, FDEM
- F. FY 25 Financial Update & Storms Damage Assessment
- G. City Street Ends Project Update
- H. ITB 20-02 Purchase Rear-Load Replacement Dumpsters Contract Approval
- I. Dumpster Purchase Approval

The City Manager explained the items listed for the workshop meeting.

Added Items

Mayor Brooks added an update on the jetty, the dredging, and the military court of honor.

16. REPORTS/CORRESPONDENCE

A. Board of Commissioners – 2025 BOC Meeting Schedule

Vice Mayor Tagliarini said he encountered an unexpected conflict with the April meetings and asked that they be rescheduled.

The Board rescheduled the BOC Regular Meeting from Wednesday, April 9th, to Wednesday, April 2nd, and the two BOC Workshop Meetings (Budget Workshop and Regular Workshop) from Wednesday, April 23rd, to Wednesday, April 16th. The times of the meetings did not change. The City Attorney said he would have someone to cover for him at the April 16th meetings.

Commissioner Ghovae wished Commissioner Kerr a happy birthday and wished everyone a Happy Valentine's Day.

Commissioner Ghovae said there was a Tampa Bay Regional Planning Council member and wanted to know if anyone was serving on it. He served on that Board for six years; it is a wonderful board, and he enjoyed serving. Mayor Brooks said she serves on the Board.

Commissioner Ghovae said that in talking with citizens, he wanted to know the limitation of the City Manager's spending and perhaps put it on the schedule to discuss at some point. Vice Mayor Tagliarini asked if they wanted to raise or lower it because they had talked about it not long ago.

The City Manager said the procurement ordinance was changed. They removed the professional services exemption from their ordinance, but there were no changes to the spending levels. Anything under \$5,000 could be purchased using the City's purchasing cards. Anything over \$5,000 to \$30,000 requires three quotes. He can only approve purchases of up to \$29,999 based on the department having obtained three quotes for purchases exceeding \$5,000. Anything over \$30,000 requires it to be bid out. There are exceptions, such as a sole source, emergency purchase, or utilizing an existing bid. He is fine discussing it at a future workshop.

Vice Mayor Tagliarini said he was familiar with the discussion because it was discussed with the last Board. He thinks continuing discussions with the residents is the thing to do. It is not an old ruling; they have discussed it in the last couple of years.

Mayor Brooks asked Commissioner Ghovae if he wanted to discuss it. Commissioner Ghovae said he wanted to give the residents a certain comfort level to help them understand the process. The City Manager added it to the next workshop meeting.

Commissioner McGeehen said it was important to address mosquito control in the near future. There are abandoned houses with full pools. The pools are black and have barnacles. They make a perfect place for mosquitoes to breed and could affect the Madeira Beach citizens and their children and pets. The sooner, the better for a discussion.

The City Manager explained that code enforcement was active in that and will continue. They went out last weekend to identify docks and seawalls, and he thought they had identified a couple of pools.

B. City Attorney

The City Attorney said the City had filed a lawsuit against Wannemacher Jensen Architects, Inc. and Hennessy Construction Services Corporation for issues occurring at the fire station and at the recreation center. So far, they have had three mediations, and their last one was fairly successful. He would like to bring a settlement proposal to the Board to settle the litigation. He asked for a shade meeting to discuss those settlement negotiations on February 26th at 3:00 p.m. If scheduled correctly, they would have the shade meeting from 3:00 p.m. to 4:00 p.m., from 4:00 p.m. to 6:00 p.m., the joint workshop meeting with the Civil Service Commission, and then at 6:00 p.m., the regular workshop meeting. He does not expect the shade meeting to take more than an hour. The people present will be the Commission, the City Manager, himself, and one of the attorneys from Carlton Fields representing the City in the litigation. He will bring them up to speed in the litigation and hopefully get some direction from the Board. If successful in getting that direction, they will bring it back to the Board for settlement approval at the March 12th Commission meeting.

Vice Mayor Tagliarini said he would not be there that day on February 26th until just in time for the 4:00 p.m. budget workshop meeting. He asked if everybody was required to be there and if it was possible to have a one-on-one meeting. The City Attorney said everybody was not required to be there, but must have at least three Commission members there. If not able to make it, he could meet with Vice Mayor Tagliarini any time before or after the shade meeting.

The City Attorney asked the City Clerk to send the notice out, and they will be prepared for the meeting.

C. City Clerk's Report – February 2025

The City Clerk said she prepared an annual meeting report for the Board of Commissioners that she hoped they had an opportunity to review. She could modify it as the Board would like. She

also added the Ordinance Index and the Resolution Index, which are helpful tools to refer to. She wanted to do that each year for the Board of Commissioners and keep it going at each meeting.

Vice Mayor Tagliarini and Commissioner Kerr said the report was really good. Everything was in one place. The City Clerk said she grouped items, such as contracts and agreements, ordinances, and resolutions. She followed the minutes to capture items that were added to a meeting and approved. Before the workshop discussion items, she listed the workshop agenda-setting items from each meeting so they would have a list to refer to and know when and what items were discussed or not discussed and what they would like to discuss again. She maintains a meeting index that dates back and is kept current. It will be added to Laserfiche.

The City Manager said the City Clerk briefly mentioned the Laserfiche project, which is near completion. There will be a considerable number of documents, information, and history. Clara and her staff have done a great job compiling and adding documents. Laserfiche is now live. The City Clerk said they will continue adding documents every day. She is working on gathering the history of the Snack Shack at Archibald because people frequently ask about it. She is gathering information that took place after 2007. Lara is gathering information that took place before 2007. They will put together information about that to share and put it in Laserfiche. Laserfiche will be kept current. Items will be added as they are approved. She said the good thing about it is that if they ever got a new website, they would not have to worry about pulling everything off the old one and putting it on the new one. The documents will be in Laserfiche. The new providers connect all the City's software to the website.

D. City Manager

The City Manager thanked the Board for its continued support and staff for continuing to address hurricane recovery. It is their priority to continue getting people back into their homes. He reported the following:

- As a reminder, he encouraged people to please lock their vehicle doors and lock their homes when not there. If firearms are kept in the vehicle, please lock them and the vehicle. There have been some burglaries, and various weapons have been stolen from unlocked vehicles in a few parts of the City.
- At the March workshop, he will have Captain Melvin Jackson, who took over for Mike Leiner, who retired, to introduce himself and talk about some of the staffing. Nothing much has changed.
- They are starting the budget season, and by April, they will know the effects of the property tax refunds from the property tax appraiser and the tax collector. As they progress through the spring and summer, they will have their tax roll for next year. There will likely be some impact, but they will deal with it as it approaches. Thanks to Andrew, they will have an interest-free loan, which will be something to look forward to.
- That morning, the county reported to him that the Elevate Florida website was now open and had begun accepting applications. In the first two business days, over 12,500 applications were submitted. Elevate Florida assists folks to either elevate their homes, tear down and build a new one, or potentially sell the property. They will have more information at the workshop.

Commissioner McGeehen wished Commissioner Kerr a happy birthday and for being a proud grandpa again. He thanked the young lady who attended the meeting, who is studying public policy at St. Petersburg College. She did a great job. It took a lot of strength and courage to come to the Board. He thanked her for the compliments. It was very impressive.

17. ADJOURNMENT

Mayor Brooks adjourned the meeting at 8:19 p.m.

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, MSM, City Clerk

DRAFT