

**Board of Commissioners
Meetings Report
(January 1, 2026 – April 30, 2026)**



Prepared By:
City Clerk
May 1, 2026

BOARD OF COMMISSIONERS – 01/01/2025 – 03/11/2025

TERM OF OFFICE

Anne-Marie Brooks, Mayor (Vice Mayor to Mayor 6/14/2024)	3-Year Term (03/2023 – 03/2025)
Ray Kerr, Commissioner District 2	2-Year Term (03/2022 – 03/2026)
David Tagliarini, Vice Mayor/Commissioner District 1 (VM 7/10)	2-Year Term (03/2022 – 03/2026)
Eddie McGeehen, Commissioner District 3	2-Year Term (03/2023 – 03/2025)
Housh Ghovae, Commissioner District 4 (appointed 7/10/2024)	2-Year Term (07/2024 – 03/2025)

BOARD OF COMMISSIONERS – 03/12/2025 – 12/31/2025

TERM OF OFFICE

Anne-Marie Brooks, Mayor	3-Year Term (03/2023 – 03/2028)
Ray Kerr, Vice Mayor/Commissioner District 2 (VM 3/12/2025)	2-Year Term (03/2022 – 03/2026)
David Tagliarini, Commissioner District 1	2-Year Term (03/2022 – 03/2026)
Eddie McGeehen, Commissioner District 3	2-Year Term (03/2023 – 03/2027)
Housh Ghovae, Commissioner District 4	2-Year Term (07/2024 – 03/2027)

BOARD OF COMMISSIONERS – 03/18/2026 – 12/31/2026

TERM OF OFFICE

Anne-Marie Brooks, Mayor	3-Year Term (03/2023 – 03/2028)
Eddie McGeehen, Vice Mayor/Comm District 3 (VM 4/8/2026)	2-Year Term (03/2023 – 03/2027)
David Tagliarini, Commissioner District 1	2-Year Term (03/2022 – 03/2028)
Charles “Chuck” Dillon, Commissioner District 2	2-Year Term (03/2026 – 03/2028)
Housh Ghovae, Commissioner District 4	2-Year Term (07/2024 – 03/2027)

ANNUAL SALARY - (City Charter, Section 2.2(B) and Ordinance 2023-23)

Mayor	\$10,000
District Commissioner	\$7,500

BOARD OF COMMISSIONERS MEMBERSHIP - OTHER GOVERNMENTAL BOARDS

- **Mayor Anne-Marie Brooks**
 - [Barrier Islands Governmental Council \(BIG C\)](#) – The BIG C, incorporated in 1990, is a governmental council including eleven municipalities residing on the west coast of Florida, from St. Pete Beach to Clearwater: Belleair Beach, Belleair Shore, Clearwater, Indian Rocks Beach, Indian Shores, Madeira Beach, North Redington Beach, Redington Beach, Redington Shores, St. Pete Beach, Treasure Island.
 - [Emergency Medical Services Advisory Council \(EMS\)](#) - The EMS Advisory Council is responsible for evaluating Pinellas County’s Emergency Medical Services system and making recommendations necessary to the EMS Authority on needs, problems, and opportunities relating to Emergency Medical Services.
 - [Forward Pinellas](#) – Mayor Brooks serves as Big C representative on the Forward Pinellas Board. Forward Pinellas is a land use and transportation planning agency that guides integrated transportation and land use solutions, sustaining economic value by connecting the communities of Pinellas County and the Tampa Bay region. The agency is charged with addressing countywide land use and transportation concerns, as both the Pinellas Planning Council and the Pinellas County Metropolitan Planning Organization. Forward Pinellas not only provides a forum for countywide decision-making on transportation and land-use issues, but also offers technical support, regional coordination, and policy advice and guidance to Pinellas County's 24 cities and unincorporated areas.
 - [Mayors’ Council of Pinellas County](#) – The primary objective of the Mayors’ Council is to promote improvement and efficiency in municipal government, promote cooperation

between officials of the municipalities of Pinellas County, and secure legislation that would be beneficial to its municipalities. The Mayor’s Council was formally established on May 3, 1977. Its membership consists of the mayors of the chartered municipalities of Pinellas County and other individuals who wish to be involved in council meetings.

- [Tampa Bay Beaches Chamber](#) (Member of the Board of Directors) – The Tampa Bay Beaches Chamber is a diverse group of businesses spread along the Gulf Beaches of Pinellas County, from Tierra Verde to Clearwater Beach. They take great pride in where they live, work, and play, and are there to help everyone discover new places to visit, shop, and live like a local along the beautiful Gulf Beaches.
- [Tampa Bay Regional Planning Council \(TBRPC\)](#) – The TBRPC serves the citizens and member governments by providing a forum to foster communication, coordination, and collaboration in identifying and addressing regional issues and needs.
 - [2025-2029 Initiatives Plan – A Five-Year Strategic Roadmap](#)
- [Florida League of Mayors](#) - The Florida League of Mayors is an organization for Mayors, founded and developed by Mayors. The organization provides the Mayors of Florida with the ability to explore, in great depth, areas of mutual concern and opportunity. Our membership statement is vision, leadership, and public service. The Florida League of Mayors is governed by a Board of Directors. The membership is held by the municipality, and the Mayor is the primary participating member. Vice Mayors, Deputy Mayors, etc. are invited and encouraged to attend FLM events.
- [Suncoast League of Cities \(SLC\)](#) – The SLC is a regional organization advocating for 25-27 member municipalities across three West Central Florida counties, from St. Leo to Gulfport. It supports local governments by promoting regional collaboration, providing education on municipal issues, and working with the Florida League of Cities (FLC) to influence state legislation.

- **Commissioner David Tagliarini**

- [Gulf Beaches Public Library Board](#) (Alternate trustee member) – The primary purpose of the Gulf Beaches Public Library Board is to govern and oversee the operations of the Gulf Beaches Public Library, ensuring it effectively serves the community’s educational, recreational, and cultural needs. The Board is responsible for establishing library policies, managing finances, and advocating for the library’s role within the community. The Board, composed of members appointed by the five municipalities it serves (Treasure Island, Madeira Beach, Redington Beach, North Redington Beach, and Redington Shores), provides the overall direction for the library.
 - Pinellas Public Library Cooperative <https://pplc.us/>

CITY ORGANIZATION MEMBERSHIPS

- **City Memberships**

- [Florida League of Cities \(FLC\)](#) - Founded in 1922, the Florida League of Cities is the united voice for Florida’s cities, towns, and villages. A nonpartisan organization, the League advocates on behalf of Florida’s cities and supports local leaders through specialized events, training, and resources. Guided by the principle of local voices making local choices, the organization highlights the vital role citizens and city leaders play in shaping Florida’s cities. As the government closest to the people, Florida’s cities are best positioned to address the unique needs of their communities.

CONVERSATIONS WITH THE MAYOR

- January 27, 2026, Mad Beach Cantina, 13205 Gulf Lane, Madeira Beach, FL 33708 (*lunch paid for by Bill Karns – Thank you!!*)
- February 11, 2026, Courtyard Marriott, Madeira Beach, FL 33708
- March 24, 2026, Madeira Beach Marina, 503 150th Avenue, Madeira Beach, FL 33708
- April 21, 2026, Johns Pass Bell Tower, 144 Boardwalk PI W

BOARD OF COMMISSIONERS TRAINING (City Hall)

BOARD OF COMMISSIONERS MEETING ATTENDANCE

- January 14, 2026, BOC Regular Meeting – *All present*
- January 28, 2026, BOC Regular Workshop – *All present*
- February 4, 2026, BOC Regular Meeting – *All present*
- February 11, 2026, BOC Regular Workshop Meeting – *All present*
- February 26, 2026, BOC Special Meeting – *All present*
- March 4, 2026, BOC Regular Meeting – *All present*
- March 18, 2026, BOC Regular Workshop Meeting – Old Commission – *All present*
- March 18, 2026, BOC Regular Workshop Meeting – New Commission – *All present*
- March 27, 2026, BOC Special Meeting – *All Present*
- April 8, 2026, BOC Regular Meeting – *All present*
- April 21, 2026, BOC Special Meeting – *All Present*
- April 29, 2026, BOC Budget Workshop Meeting – *All Present*
- April 29, 2026, BOC Regular Workshop Meeting – *All Present*

MEETING AGENDA ITEMS

PROCLAMATIONS

January 14, 2026, BOC Regular Meeting

- Certified Registered Nurse Anesthetist Week; January 18-24, 2026

February 11, 2026, BOC Regular Workshop Meeting

- National 211 Day; February 11, 2026

March 4, 2026, BOC Regular Meeting

- Flood Awareness Week; March 9-15, 2026

April 29, 2026, BOC Regular Workshop Meeting

- National Safe Boating Week; May 16-22, 2026
- 57th Annual Professional Municipal Clerks Week; May 3-9, 2026

PRESENTATIONS

February 4, 2026, BOC Regular Meeting

- Madeira Beach Fire Department – Firefighter of the Year

- Madeira Beach Fire Department – Recognition of 5-Years of Service
- Madeira Beach Fire Department - Recognition of Crew Members

February 11, 2026, BOC Regular Workshop Meeting

- Duke Energy – Theresa Crane with Duke Energy gave a presentation on Undergrounding

APPROVAL OF MINUTES

January 14, 2025, BOC Regular Meeting – *Approved 5-0*

- 12-10-2025, BOC Regular Workshop Meeting Minutes
- 12-10-2025, BOC Regular Meeting Minutes

February 4, 2026, BOC Regular Meeting – *Approved 5-0*

- 01-14-2026, BOC Regular Meeting Minutes

March 4, 2026, BOC Regular Meeting – *Approved 5-0, with a change to the 01/28/2026 BOC Regular Workshop Meeting Minutes to add a last name to a person who gave public comment*

- 01-28-2026, BOC Regular Workshop Meeting Minutes
- 02-04-2026, BOC Regular Meeting Minutes
- 02-11-2026, BOC Regular Workshop Meeting Minutes
- 03-04-2026, BOC Regular Meeting Minutes

April 8, 2026, BOC Regular Meeting – *Approved 5-0*

- 02-26-2026, BOC Special Meeting Minutes
- 03-04-2026, BOC Regular Meeting Minutes
- 03-18-2026, BOC Regular Workshop Meeting Minutes
- 03-27-2026, BOC Special Meeting Minutes

PUBLIC HEARINGS – ORDINANCES

Ordinance 2025-01, New Personnel Policy (Adopted 04/02/2025) – UNFINISHED BUSINESS – FOR FUTURE AMENDMENT TO THE NEW PERSONNEL POLICY (ORDINANCE 2025-01),

- April 16, 2025, BOC Regular Workshop – Tuition Reimbursement. The City Attorney says that the personnel policy states that approval of any specific reimbursement request is at the sole discretion of the human resources staff, who must weigh all relevant facts and policies in granting or denying any request. The human resources staff decides how long someone should stay after completing the course. The Mayor said that was a problem. It would not be fair to let a single individual determine how long a person should stay (with the city) after receiving tuition reimbursement, as favoritism could come into play. That is why she asked that the policy be returned to them. She would rather “a year” be placed there. The Board consented to a one-year commitment for an associate's degree, a two-year commitment for a bachelor's degree, and a two-year commitment for a master's degree. The City Attorney will bring an amendment to the Board.

Ordinance 2025-20, Certified Recovery Residences – Adopted 01/14/2026

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING ARTICLE VI (SUPPLEMENTAL DISTRICT REGULATIONS) OF CHAPTER 110 (ZONING) THE LAND

DEVELOPMENT REGULATIONS BY CREATING DIVISION 16, “CERTIFIED RECOVERY RESIDENCES”; PROVIDING FOR DEFINITIONS; PROVIDING FOR PROCEDURES FOR THE REVIEW AND APPROVAL OF CERTIFIED RECOVERY RESIDENCES; PROVIDING FOR REQUESTS FOR REASONABLE ACCOMMODATIONS; PROVIDING FOR REVOCATION OF REASONABLE ACCOMMODATIONS; PROVIDING FOR CODIFICATION, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

- November 12, 2025, BOC Regular Workshop
- December 10, 2025, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- January 14, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2026-01, Calling the March 10, 2026 Municipal Election – Adopted 02/04/2026

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, CALLING FOR A MUNICIPAL ELECTION ON MARCH 10, 2026, FOR THE PURPOSE OF ELECTING A COMMISSIONER FOR DISTRICT TWO (2); PROVIDING FOR PUBLICATION; AUTHORIZING ELECTION EXPENDITURES; IDENTIFYING THE PINELLAS COUNTY CANVASSING BOARD AS THE CANVASSING BOARD FOR THE MARCH 10, 2026 MUNICIPAL ELECTION; PROVIDING FOR POLLING PLACE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH TO THE EXTENT OF SUCH CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE.

- January 14, 2026 BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- February 4, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2026-02, Nonconforming Time Limitations

AN ORDINANCE OF THE CITY OF MADEIRA BEACH, FLORIDA, AMENDING ARTICLE III (NONCONFORMANCES) OF CHAPTER 110 (ZONING) OF THE CODE OF ORDINANCES TO CLARIFY WHEN SUCH SECTIONS APPLY; TO CLARIFY THE DEADLINE FOR NONCONFORMING STRUCTURES TO BE REPAIRED; TO EXTEND SUCH DEADLINE FOR HURRICANES HELENE AND MILTON RELATED DAMAGE; TO CLARIFY THAT SECTION 110-95 AND SECTION 110-96 DO NOT HAVE TIME LIMITATIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

- January 28, 2026, BOC Regular Workshop
- February 4, 2026, BOC Regular Meeting – 1st Reading & Public Hearing – *Approved 5-0*
- March 4, 2026, BOC Regular Meeting – 2nd Reading & Public Hearing – *Approved 5-0*

Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4, Marine Commercial

- 03/18/2026, BOC Regular Workshop Meeting

PUBLIC HEARINGS – ALCOHOLIC BEVERAGE LICENSE APPLICATIONS

RESOLUTIONS

Resolution 2026-01, Emergency Bridge Loan, \$3,148,500

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF MADEIRA BEACH, FLORIDA AUTHORIZING THE EXECUTION AND DELIVERY OF THE FORM OF ATTACHED

LOAN DOCUMENTS BETWEEN THE CITY AND THE STATE OF FLORIDA, DEPARTMENT OF COMMERCE FOR A PRINCIPAL AMOUNT OF \$3,148,500.00 TO FUND GOVERNMENTAL OPERATIONS; MAKING CERTAIN FINDINGS OF PARAMOUNT PUBLIC PURPOSE; COVENANTING TO BUDGET AND APPROPRIATE LEGALLY AVAILABLE NON-AD VALOREM REVENUES TO PAY THE INDEBTEDNESS; PROVIDING FOR THE RIGHTS, SECURITIES AND REMEDIES FOR THE OWNER OF THE PROMISSORY NOTE; MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH; DESIGNATING AN OFFICIAL WITH AUTHORITY TO EXECUTE DOCUMENTS WITH RESPECT TO THE LOAN; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.

- January 14, 2026 BOC Regular Meeting – *Approved 5-0*

CONTRACTS/AGREEMENTS/PURCHASES/LEASES

- Placer.AI Software Agreement – Year 1 \$12,000; Year 2 \$13,500; Year 3 \$15,000
 - October 22, 2026 Boc Regular Workshop
 - January 14, 2026 BOC Regular Meeting – *Approved 5-0*
- Tampa Bay Psychology Associates Contract Renewal - Individual counseling sessions: \$165 per hour (most commonly utilized service), Crisis and emergency response services, including onsite response during critical incidents or debriefings: \$250 per hour, and Training, peer support, or general education services: \$300 per hour
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- Madeira Beach City Hall Elevator Emergency Purchase – Emergency Repair \$32,247.88
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- 2026 Ford F550 4X4 Dump Truck Purchase - \$90,780
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- Public Works Building Conceptual Rendering Approval – Estimated 2.5 million construction cost
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- Madeira Beach Youth Baseball and Softball Agreement - Madeira Beach Youth Baseball and Softball would pay \$2,500 per season, spring and fall, for the use of the facilities. Additionally, the League would pay \$10 a player per season, up to 250 registered players, for the utilization of the fields
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*
- RFP 25-17 – City of Madeira Beach Fireworks Displays – 2026 Contract – May 1st Display \$5,000; July 4th Display \$35,000; December 11th Display \$5,000
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*

- Tom & Kitty Stuart Restroom Purchase Approval - \$138,651.62
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*

- Professional Engineering & Permitting Proposal Approval – John’s Pass Jetty Sidewalk Replacement - \$74,900
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*

- Archibald Park Snack Shack – Kimley-Horn Historic Preservation Ordinance Scope of Work - \$54,000
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*

- City Photographer Contract (terminates 12/ 31/2026) - \$36,500/Year for events listed in contract; \$200/HR for any additional items. Includes production, editing, and posting
 - January 28, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting – *Approved 5-0*

- DSK Law – Engagement Letter Renewal - \$225 per hour plus costs for each actual attorney hour worked and \$65 per hour for each paralegal hour worked with regard to the engagement.
 - March 4, 2026, BOC Regular Meeting – *Approved 5-0*

- Area 9 Roadway and Drainage Improvement Project Engineering Scope Approval - \$439,494.44, proposed for design, permitting, bidding, and construction administration cost.
 - February 11, 2026, BOC Regular Workshop
 - March 4, 2026, BOC Regular Meeting – *Approved 5-0*

- Approval of FEMA Category A Closeout for Hurricane Helene and Hurricane Milton
 - March 4, 2026, BOC Regular Meeting – *Approved 5-0*

- Purchase of Self-Contained Breathing Apparatus – Piggyback on Lake County Contract 22-730G from Municipal Emergency Services (MES) - \$306,831.81
 - March 18, 2026, BOC Regular Workshop Meeting
 - April 8, 2026, BOC Regular Meeting – *Approved 5-0*

- Interlocal Agreement with Pinellas County for Post Disaster Recovery - Cost incurred only when assistance is needed
 - April 8, 2026, BOC Regular Meeting – *Approved 5-0*

- Renewal of two Joint Use Agreements with Pinellas County Schools – Bicentennial Park Agreement & the Joint Use Playground Agreement – 5-Year Term
 - March 18, 2026, BOC Regular Workshop Meeting
 - April 8, 2026, BOC Regular Meeting – *Approved 5-0*

PROPERTY DISCUSSIONS

- Vacant Property at 217 150th Avenue, located behind Kava Coffee Shack
 - January 28, 2026, BOC Regular Workshop Meeting - The consensus of the Board was to table all discussion of the property until a proposal that falls within appropriate zoning and best use of the property is presented.
 - March 4, 2026, BOC Regular Meeting – *Failed 4-1, Vice Mayor Kerr in favor*

LIEN REDUCTION/FEE WAIVER REQUESTS

- Special Magistrate Lien at 703 Sunset Cove, Madeira Beach, Case No. 24-233 (Baker-Cianciulli)
 - January 14, 2026, BOC Regular Workshop
 - February 4, 2026, BOC Regular Meeting
 - February 11, 2026, BOC Regular Workshop Meeting
 - March 4, 2026, BOC Regular Meeting – *Approved 5-0, to reduce the fine amount to \$2,000 to be paid within 30 days, or it reverts to the original fine amount.*
- Lot Mowing Lien and Special Magistrate Liens - 13225 2nd Street East, Madeira Beach – Case Nos. 14-68, 08.04, 08.24, 08.07, and 09.39 (Simonetta and Discount Properties of Florida LLC)
 - March 18, 2026, BOC Regular Workshop Meeting
 - April 8, 2026, BOC Regular Meeting – *Approved 5-0*

BOARD APPOINTMENTS

WORKSHOP AGENDA SETTING FOR UPCOMING WORKSHOP LIST

January 14, 2026, BOC Regular Meeting (January 22, 2026, BOC Regular Workshop)

- Contractual Agreement with Tampa Bay Psychology Associates
- Area 9 Design/Engineering Scope Discussion
- CXT Bathroom Purchase Discussion
- Public Works Building Rendering Discussion
- Photography Contract Quotes
- GrantWorks Piggyback Contract with Texas Standard
- Fireworks RFP
- Board of Commissioners Expenditure Report for FY 2025 & FY 2026 (City Clerk)Added:

Added:

- Parking Signage Update
- Parking Garage Update
- John's Pass Jetty Sidewalk Update
- Kitty Stuart Park Update
- Vacant Property behind Kava Coffee Shack, mentioned by Vice Mayor Kerr, - staff to provide current zoning regulation and land use regulation for the vacant property
- Discuss how to recognize Residents who go above and beyond for the City

February 4, 2026, BOC Regular Meeting (February 11, 2026, BOC Regular Workshop)

- Area 9 Design and Permitting Proposal Discussion

- John’s Pass Village Parking Garage Discussion
- Hearing Officer Agreements

Added:

- Special Magistrate Lien 703 Sunset Cove, Madeira Beach – Case No. 24-233 (Baker-Cianciulli)
- Sanitation
- Key to the City Recipient Discussion
- Sample Forms for Business or Citizen Recognition/Appreciation (tentative)
- Purple Heart Recipient and Progress with the American Legion
- Meeting Schedule Setting to Streamline Items on Agenda
- Office for the Board of Commissioners at City Hall

March 4, 2026, BOC Regular Meeting (March 18, 2026, BOC Regular Workshop)

- Samples of Recognition and Appreciation Forms and an Explanation Form of why the person was chosen to receive Recognition
- GrantWorks Piggyback Contract with Texas Standard
- John's Pass Village Parking Garage Discussion
- 555 150th Avenue Rezoning to C-4, Marine Commercial
- ITB #26-01 City Hall Elevator
- RFP #26-02 Holiday Decorations throughout the City
- Lot Mowing Lien and Special Magistrate Liens - 13225 2nd Street East, Madeira Beach - Case Nos. 14-68, 08.04, 08.24, 08.07 and 09.39 (Simonetta and Discount Properties of Florida LLC)
- Gulf Beaches Public Library, Inc. - Audited Financial Statements, September 30, 2025

April 8, 2026, BOC Regular Meeting (April 29, 2026, BOC Regular Workshop)

- Hearing Office Agreements
- Samples of Recognition and Appreciation Forms and Explanation Form of why the person was chosen to receive recognition
- BOC Policy Handbook
- Explore ways to keep costs down for city services, contracts, design, and construction fees
- Discuss changing the municipal election from March to November
- 26PLN City of Madeira Beach Vulnerability assessment and adaptation plan Grant approval
- RFP #26-02 Holiday Décor
- Approval of Florida Department of Children and Families Grant for Rip Tide Simulator
- RDK ASL Lease Discussion
- John’s Pass Village Parking Garage Feasibility Study
- Par-Kan Beach Dumpster Discussion
- Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4, Marine Commercial – Discussion
- Greg Chassin regarding his property development issue

Mayor Brooks expressed concern that the workshop agenda contained too many items for a reasonable meeting length. The Acting City Manager agreed to prioritize the items for the Board and, during their one-on-ones, discuss which ones to move to the May workshop.

BOC REGULAR & WORKSHOP MEETING DISCUSSIONS

January 14, 2026, BOC Regular Meeting

- Snack Shack Update

January 28, 2026, BOC Regular Workshop

- Discuss how to Recognize Residents who go above and beyond for the City
- Vacant Property at 217 150th Avenue, located behind Kava Coffee Shack
- Board of Commissioners Expenditure Report – FY 2024, 2025 & 2026 (Moved to future budget workshop)
- Special Magistrate Lien at 703 Sunset Cove, Madeira Beach – Case No. 24-233 (Baker-Cianciulli)
- City Manager Search Update
- City Photographer Contract Quotes
- Ordinance 2026-02, Nonconforming Time Limitations
- John’s Pass Village Parking Garage Discussion
- Discussion and Approval of Contractual Agreement with Tampa Bay Psychology Associates, LLC
- Public Works Building Conceptual Rendering Discussion
- John’s Pass Jetty Sidewalk Design Discussion
- Archibald Snack Shack Update
- Tom & Kitty Stuart Park Bathroom and Post Storm Update
- Madeira Beach Youth Baseball and Softball Contract Renewal
- Madeira Beach Market Relocation Request
- Award of RFP 25-17 City of Madeira Beach Fireworks
- Gulf Beaches Public Library Time Capsule

February 11, 2026, BOC Regular Workshop Meeting

- Key to the City (Nomination request by Commissioner Ghovae)
- Office for the Board of Commissioners at City Hall
- Sanitation Services Discussion
- Purple Heart Recipient – Progress Update with American Legion
- Meeting Schedule Setting to Streamline Items on Agenda
- Special Magistrate Lien at 703 Sunset Cove, Madeira Beach – Case No. 24-233 (Baker-Cianciulli)
- Area 9 Roadway and Drainage Improvement Project Discussion
- Schedule a Special Meeting for the last week of February regarding City Manager Search
- Food Trucks at Archibald Park due to conflicting ordinance language and statutory requirements

March 18, 2026, BOC Regular Workshop Meeting

- Reporting The Official March 10, 2026 Municipal Election Results
- Oath of Office – David Tagliarini, Commissioner District 1
- Oath of Office – Charles “Chuck” Dillon, Commissioner District 2
- Reduction of Lien Request: Lot Mowing Lien and Special Magistrate Liens - 13225 2nd Street East, Madeira Beach – Case Nos. 14-68, 08.04, 08.24, 08.07 and 09.39 (Simonetta and Discount Properties of Florida LLC)

- Gulf Beaches Public Library, Inc. - Audited Financial Statements, September 30, 2025
- City Hall Elevator Replacement
- Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4, Marine Commercial
- Parking Garage Feasibility Study Quotes
- Approval to Purchase Self-Contained Breathing Apparatus from Municipal Emergency Services (MES) - Piggyback on Lake County Contract 22-730G
- John's Pass Dredging Update

April 8, 2026, BOC Regular Meeting

- 555 Property and Survey of the Water that is Required for Building Docs (item moved to April 29, 2026 BOC Regular Workshop Meeting)
- Tom and Kitty Stuart Park

April 29, 2026, BOC Regular Workshop Meeting

- 14140 E Parsley Drive Property – Greg Chassin regarding his property development issue
- BOC Policy Handbook
- RFP #26-02, Holiday Décor
- Direction on New Property Purchase at 555 150th Avenue
- 555 150th Avenue 150th Avenue Property and Survey of the Water that is Required for Building Docs – This item was tabled pending the outcome of the strategic plan
- Urban County Requalification – FY 2027 – 2029, Renewal of CDBG Cooperation Agreement
- Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4 Marine Commercial
- Snack Shack Update
- Parking Garage Feasibility Study Quotes
- Approval of Florida Department of Children and Families Grant for Rip Tide Simulator
- FDEP Resilient Florida Grant for Vulnerability update and Adaptation Plan Discussion
- John's Pass Dredging Update Survey
- Acceptance discussion for FDEP L0253 – Stormwater Resiliency Project
- Purchase of 2 Easy Dump Dumpsters from Par-Kan

BOC SPECIAL MEETINGS – SHADE MEETINGS

BOC SPECIAL MEETINGS - GENERAL

February 26, 2026, BOC Special Meeting – City Manager Applications – the BOC consented to interviewing 7 City Manager Candidates

1. Stanley Hawthorne
2. Michael Helfrich
3. Debbie Manns
4. Timothy Owens
5. Raymond Palmer
6. Lynne Ladner
7. Adrian Jones

March 27, 2026, BOC Special Meeting – City Manager Candidate Presentations and Finalist/s Selection

Presentations

- Stanley Hawthorne
- Michael Helfrich
- Debbie Manns
- Timothy Owens
- Lynne Ladner

Candidate Finalist Selection

- Michael Helfrich – *Approved 5-0*

April 21, 2026, BOC Special Meeting – City Manager Employment Agreement – Michael Helfrich

The Board of Commissioners approved the City Manager Employment Agreement with Michael Helfrich, with the terms and conditions stated in the agreement, and the changes requested by the Board - *Approved 5-0*

BOC SPECIAL MEETINGS – FY 2027 MILLAGE RATE & FY 2027 BUDGET HEARINGS

September 9, 2026, BOC Special Meeting; 5:45 p.m.

- Ordinance 2026-XX, FY 2027 Tentative Millage Rate Ordinance – 1st Reading & Public Hearing
- Ordinance 2026-XX, FY 2027 Tentative Budget – 1st Reading & Public Hearing

September 23, 2026, BOC Special Meeting; 5:45 p.m.

- Ordinance 2026-XX, FY 2027 Final Millage Rate Ordinance – 2nd Reading & Public Hearing
- Ordinance 2026-XX, FY 2027 Final Budget – 2nd Reading & Public Hearing

BOC BUDGET WORKSHOPS

Wednesday, April 29, 2026 BOC Budget Workshop #1

- Excerpts from FY 2025 Audited Financial Statements
- 4 Year Historical Revenues & Expenses and Reserve Analysis
- Outstanding Debt & Cash & Investments Balances
- Proposed FY 2026 Budget Amendment #1
- FY 2027 Budget Workshop & Adoption Timeline

Future Scheduled BOC Budget Workshops

- Wednesday, May 27, 2026 BOC Budget Workshop #2
- Wednesday, June 24, 2026 BOC Budget Workshop #3
- Wednesday, July 22, 2026 BOC Budget Workshop #4
- Wednesday, August 26, 2026 BOC Budget Workshop #5

TOWN HALL MEETINGS/COMMUNITY MEETINGS – COMMISSION CHAMBERS

- November 15, 2025, Town Hall Meeting #1 for Input to Develop the New Property, 555 150th Avenue, Madeira Beach & Jetty
- November 19, 2025, Town Hall Meeting #2 for Input to Develop the New Property, 555 150th Avenue, Madeira Beach & Jetty
- February 3, 2026, Town Hall Meeting #3 for Input to Develop the New Property, 555 150th Avenue, Madeira Beach
- City of Madeira Beach Candidate Forum – Commissioner District 2 (Hosted by League of Women Voters of St. Petersburg Area)
- February 7, 2026, Town Hall Meeting #4 for Input to Develop the New Property, 555 150th Avenue, Madeira Beach
- April 27, 2026, Neighborhood Information Meeting – Major Site Plan Review SP 2026-02, Madeira Beach Public Works

LETTER OF SUPPORT ITEMS

RESPOND TO PUBLIC COMMENTS/QUESTIONS

January 14, 2026, BOC Regular Meeting

The Commission addressed two main topics from public comments:

1. Jerry Cantrell regarding pay increases for the Board of Commissioners.

Commissioner Tagliarini said he would like the discussion to continue and that, if a pay raise is approved, he would either decline it or return it to the City to avoid any conflict of interest. He thought they needed to be competitive. The Commission agreed to add this topic to the February workshop agenda. The City Clerk noted that any change would require an ordinance, and it would need to be adopted at least six months before the next election to take effect.

2. The public comments regarding the Kava Coffee Shack Property.

The Commission acknowledged the strong public opposition to using this property for public works, particularly regarding traffic concerns expressed by residents of the adjacent condominiums. They will discuss it at the next workshop meeting.

February 11, 2026, BOC Regular Workshop Meeting

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

The Commission discussed the comment. The City Attorney said there is no public purpose involved in providing a benefit to those commercial businesses. If the City were to set aside the funds for power washing sidewalks, painting, or parking lot replacement or repairs, that would

be fully acceptable. He would avoid raising money and giving it to John's Pass businesses. There is no public purpose in that. Director Wepfer said there must have been confusion because she spoke to Stephanie Berry today and explained that the City already has a line item in the general fund for John's Pass, and that within that is maintenance, grounds, and parks, which cover John's Pass Village and all the right-of-way. Within that same budget, there is another line item for the maintenance of John's Pass Park. That covers all the grounds and pavers. She has the pavers pressure-washed every quarter, although not all of them are owned by the City. They are all pressure-washed.

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

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

March 4, 2026, BOC Regular Meeting

1. Mr. Dillon thanked the City for opening the parking spots and mentioned that everyone can vote in the election regardless of the district they live in.

Mayor Brooks said Mr. Dillon's comments about voting did not require any discussion.

2. What the City is doing to prepare for hurricane season

Mayor Brooks said the City is not moving downstairs, and the library has done its own floodproofing. It had nothing to do with the City. The downstairs can only be used for storage. She was not sure if the Recreation Department sealed their windows and doors but would be interested to know. The Acting City Manager said the Fire Department is 13 feet above the elevation, and if they flood, they would be in bad shape. The wind-driven rain still gets through, even if they replace the doors.

Mayor Brooks was interested in the amphibious duck. The Acting City Manager said he researched a similar vehicle, the MRAP (Mine-Resistant Ambush Protected Vehicle). It looks like it would work when the water is flowing and the vehicle travels at 7 miles per hour.

March 27, 2026, BOC Special Meeting

1. Greg Chassin, 14080 W. Parsley Drive, Madeira Beach, on behalf of Killius and Chassin Development, LLC, read a letter from Joseph Petraglia in Community Development before purchasing the property located at 14140 East Parsley Drive, confirming that no foreseen challenges with redevelopment were anticipated. They could demolish the existing structure and construct a new duplex, provided they complied with the setbacks. Based on that information, they purchased the property on February 4, 2026, for \$276,000. After closing on the property, they were notified by the Building Department that a duplex would not be permitted because a prior owner allegedly had not maintained a business tax license, something they had no knowledge of and no ability to control. He said they were seeking a reasonable solution.

Mayor Brooks addressed the earlier public comment from Greg Chassin regarding his property development issue, stating that she would work with the city manager and community development to investigate the matter and bring it back to a Commission meeting for clarity.

April 8, 2026, BOC Regular Meeting

1. Mr. Whalley, regarding electric bikes on the beach.

Mayor Brooks asked City Attorney Trask to provide an update on relevant legislation. The City Attorney noted that every beach community pushed for uniform regulations prohibiting electric bikes on beaches. He said he would look into legislation that addressed the issue.

2. Mr. Willis, regarding the State road repair on 150th Ave. and the 140th Ave. water puddle.

For the record, Mayor Brooks said she knows Public Works Director Wepfer has communicated with the State about 150th Ave., but she does not have any control over them coming out and doing anything. Director Wepfer said that, although it is a state road, Pinellas County has its utilities beneath it. The area Mr. Willis was referring to is the Pinellas County utility areas that need attention. Citizens should call Pinellas County Utilities at 727-464-4400 to report such issues.

Director Wepfer said the 140th Avenue area was damaged when Frontier collapsed the roadway. It will be checked, though it is not a constant puddle; it appears only with rain. She will check into it.

The Acting City Manager highlighted new, improved parking signs on display in the back of the Commission Chambers that clearly display "City of Madeira Beach" and provide detailed instructions for the ParkMobile app, eliminating confusion about private lot parking.

The City Clerk announced a Planning Commission vacancy and requested applications from residents who are registered voters, with the appointment scheduled for the May 13th regular meeting.

April 29, 2026, BOC Regular Workshop Meeting

1. Ms. Hopkins spoke about the condition of Bay Point Drive. She recounted that around the middle of the prior year, residents on Bay Point Drive were told at a Conversations with the Mayor's meeting that a mill and resurface of the road would occur in roughly eight months, with completion expected around January or February 2026. At the February 11 meeting, a neighbor at 904 Bay Point Drive again raised the issue before the Commission, describing the road as undrivable, not bikeable, and unsafe for pedestrians. Ms. Hopkins noted that she had been stopped by a sheriff's deputy for walking in the middle of the road because of its condition. She noted that, given her background in government purchasing, she was aware of the ability to piggyback on other county bids for potentially faster and more competitive pricing, and she urged the Commission to help expedite the mill and resurface.

Mayor Brooks asked Public Works Director Megan Wepfer whether she had an update or if they should provide one at the next meeting. Director Wepfer said they would need to wait until the next meeting for the update, as she and the City Manager needed to discuss it.

Mayor Brooks said, for the record, that they want to add Bay Point to the next workshop meeting, or, if Megan has something available by the next voting meeting, they could provide an update on milling and surfacing.

Director Wepfer explained the condition of the roads. Commissioner Dillion suggested applying an overlay to certain areas to at least get them through for three or four years. Director Wepfer said it was possible.

Director Wepfer said there was a possibility that Area 9 would not take that long because they are going for resiliency funding, which is due by September. They will come back with an update.

REPORTS/CORRESPONDENCE – BOARD OF COMMISSIONERS & CHARTER OFFICERS

January 14, 2026 BOC Regular Meeting

- **Board of Commissioners – Reports/Correspondence**

Commissioner Tagliarini presented a PowerPoint on the pocket park project, funded by ARPA (American Rescue Plan Act) funds. He showed before-and-after photos of street-end pocket parks that had been improved with pavers, seating, landscaping, and irrigation. He praised Director Wepfer for completing the project within budget and highlighted how the improvements had enhanced the neighborhoods and public access.

Acting City Manager Belk said he received a Public Comment Card from John Lipa, 399 150th Ave. Unit 117C. He asked why the City is considering the Kava Shack location for utility vehicle storage. Vice Mayor Kerr said he would be happy to put something together on his thoughts on it. Mayor Brooks said it is on the workshop agenda for discussion.

- **Board of Commissioners – 2026 Meeting Schedule**

The Commission reviewed the 2026 meeting schedule with no changes or comments.

- **Board of Commissioners – 2025 BOC Annual Meetings Report (Informational)**

The City Clerk presented the 2025 BOC Annual Meetings Report and noted that she had already begun the 2026 report. The Commission expressed appreciation for her work.

- **City Clerk Report**

The City Clerk referred to her earlier report on the election ordinance and noted that she had no additional comments. She asked the Acting City Manager to give an update on the elevator.

Acting City Manager Belk said they are not in compliance with the ADA regarding the elevator. They have a little leeway because they are making a good-faith effort. \$30,000 were paid for repairs, but it took months to get the parts. \$32,000 more repairs were identified. He made an emergency purchase, which will be brought to the Board to ratify. The City Clerk said the elevator needs to be fixed by June 1st because they cannot have the August primary election at the library. The Acting City Manager said they are looking into replacing the elevator.

- **City Attorney** – No report
- **Acting City Manager**

The Acting City Manager reported that the City's appropriation requests were moving forward with some traction, and the City's lobbyist had been authorized to negotiate on the City's behalf.

February 4, 2026 BOC Regular Meeting

- **Board of Commissioners – Reports/Correspondence**

Commissioner Ghovae reported that he met with FDOT regarding the possible replacement of the Tom Causeway Bridge. He will provide a better report later, once he has more information.

Commissioner McGeehen said last evening's Town Hall was fantastic and hopes to see residents at the Saturday Town Hall at 11:00 a.m.

- **Board of Commissioners – 2026 Meeting Schedule**

City Attorney Trask questioned the need for the calendar to appear at every meeting, suggesting it be listed only when there is a specific issue or scheduling conflict requiring discussion. The Board agreed to remove the item from future agendas unless necessary. The City Clerk provided an update on the online calendar, noting that it is available on the City website alongside agenda packets and has already been built out through March 2026.

- **Board of Commissioners – 2026 BOC January Meetings Report (Informational)**

The report was added for informational purposes.

- **City Clerk**

The City Clerk said the election process was proceeding smoothly. She directed one candidate to call the Florida Division of Elections for responses to campaign finance reporting questions.

- **City Attorney** – No report
- **Acting City Manager**

The Acting City Manager reported that the dredging project is set to mobilize on Monday, February 9th. Public Works removed all debris and loose pavers from Tom & Kitty Stuart Park. The four parking spaces are not available. Public Works worked to get the 148th beach access ready for opening.

March 4, 2026 BOC Regular Meeting

- **Board of Commissioners – Reports/Correspondence**

Vice Mayor Kerr noted this might be his last board meeting with elections on March 10th. He expressed appreciation to the Board and Mayor, acknowledging that while they can be contentious and disagree, their voting record shows they are largely unified except on passionate issues. He planned to do everything possible to get reelected but appreciated working with City staff, and if not reelected, would continue attending meetings as he did before being elected.

Mayor Brooks responded that it had been a pleasure serving with him and that she would expect to see him in the audience regardless of the election outcome, as he was there before he was elected.

Mayor Brooks referenced the Big-C meeting packet, included for commissioners to review, which included Pinellas County's Critical Infrastructure Flood Vulnerability Assessment presentation, noting it was good information, though not all of it was relevant to Madeira Beach since they are not included in everything county-wide.

Commissioner Ghovae raised several items:

- Requesting more attention to website maintenance and keeping it up to date
- Expressing concern about high costs for services, contracts, design, and construction fees, suggesting a workshop to address cost reduction
- Questioning whether election dates could be moved from March to November to reduce the approximately \$10,000 cost
- He mentioned meeting with Bay News 9 reporter Josh Rojas about Kitty Stuart Park and requested a neighborhood meeting to gather resident input and find solutions satisfactory to 90% of people

Mayor Brooks responded extensively to the Kitty Stuart Park discussion, noting exhaustive prior commission conversations and Director Wepfer's plans for a permanent restroom structure, landscaping, and picnic table additions. She expressed frustration with community dissension over a park that is functioning as intended, particularly post-storm, when staff is working to build back better. She noted the park's previous safety issues when women could not walk through due to pavilion occupants.

Mayor Brooks emphasized the Commission's commitment to listening and accessibility through multiple avenues - five-minute public comments, phone availability, and monthly "Conversations with the Mayor" sessions that are well attended by people bringing ideas rather than complaints. She expressed disappointment that some community voices choose to tear down rather than build up the City and Commission, while emphasizing her consistent message of kindness and respect among commissioners, even when disagreeing.

Commissioner Ghovae agreed to work with staff to schedule a town hall meeting in commission chambers with at least 30 days' notice. City Attorney Trask advised against holding it at the park due to Sunshine Law requirements for proper noticing, public access, and minute-taking.

Vice Mayor Kerr suggested meeting individually with interested parties first to understand their solutions, noting that the parking lot would remain a parking lot regardless of meetings. Commissioner Ghovae commended staff for quickly implementing the four resident-only parking spaces and confirmed the meeting would be in chambers, likely on a Saturday morning.

Commissioner McGeehan noted Kitty Stuart Park's progress and expressed that the past three years working alongside Vice Mayor Kerr had been a pleasure, noting they may not always agree but leave meetings shaking hands, which was positive for the City through catastrophic events.

- **Board of Commissioners – 2025 BOC February Meetings Report (Informational)**

The report was added for informational purposes.

- **City Clerk Report**

City Clerk VanBlargan reminded all registered voters to vote on March 10, 2026.

- **City Attorney** – No report
- **Acting City Manager** – No report

April 8, 2026 BOC Regular Meeting

- **Board of Commissioners – Reports/Correspondence**

Vice Mayor McGeehan thanked the Mayor and the Commissioners for their support in his appointment as Vice Mayor, expressing his commitment to serving residents and staff in his new capacity.

- **Board of Commissioners – 2026 Meeting Report (January – March 2026) – Informational**

The City Clerk presented the BOC Meetings Report for Informational Purposes. – No comments by the Board

- **City Attorney** - No report
- **City Clerk's Report – April 2026** – The City Clerk presented the report.
- **Acting City Manager**

Acting City Manager Belk provided updates on several ongoing projects. Area 3 infrastructure work (East and West Parsley, Marguerite, Lynn Way, A and B Street, Pruitt, South Bayshore) has completed storm drain replacement and is working on structural lining of three remaining drains, with outstanding work including yard restoration, curb repair, driveway restoration, and road milling. The dredging project is progressing exactly as projected, with aerial and water-depth surveys conducted every two weeks. John's Pass jetty sidewalk replacement involves a meeting with Pinellas County environmental staff to discuss concerns. The Snack Shack has been tented; historical designation is underway, pending historical data research; and public works building plans are 100% complete and ready for site plan and permitting submission.

Commissioner Ghovae asked about the Key to the City program, with the Acting City Manager confirming they have two traditional-sized keys available and city coins on order, expected by April 28th. The Board agreed that Commissioner Ghovae will take the lead on the key program coordination.

Commissioner Dillon inquired about the new city manager hiring process. Mayor Brooks confirmed that contract negotiations are underway and that they will come back to the Board for a vote. The Acting City Manager said the proposed start date is May 11th, allowing time for a warm handoff and for the new city manager to get familiar with departments before officially starting.

Commissioner Ghovae asked about the legislative lobbyist report. The Acting City Manager explained that the lobbyist will wait until the state budget is finalized before providing a comprehensive report on appropriation requests, as the Senate and House currently have a \$1.7 billion difference in their budget proposals.