



MINUTES

BOARD OF COMMISSIONERS REGULAR WORKSHOP MEETING SEPTEMBER 23, 2026 4:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular workshop meeting at 4:00 p.m. on September 23, 2026, in the Patricia Shontz Commission Chambers at City Hall, located at 300 Municipal Drive, Madeira Beach, Florida.

MEMBERS PRESENT: Anne-Marie Brooks, Mayor
Eddie McGeehen, Vice Mayor/Commissioner District 3
David Tagliarini, Commissioner District 1
Housh Ghovae, Commissioner District 4

MEMBERS ABSENT: Charles "Chuck" Dillon, Commissioner District 2

CHARTER OFFICERS PRESENT: Michael Helfrich, City Manager
Clara VanBlargan, City Clerk
Thomas Trask, City Attorney
Andrew Laflin, Finance Director Consultant

1. CALL TO ORDER

Mayor Brooks called the meeting to order at 4:02 p.m.

2. ROLL CALL

City Clerk Clara VanBlargan called the roll. Commissioner Dillon was absent.

3. PUBLIC COMMENT

There were no public comments.

4. RECOGNITION AND APPRECIATION

A. Recognition of Fire Department Personnel

Fire Chief Clint Belk recognized the following Fire Department Personnel:

Years of Service

D/E Erick Ubiles	10 Years
FF/PM Nick Lucas	5 Years

Nick Lucas was also congratulated on his promotion to Driver Engineer.

Completion of Paramedic Program

FF/PM Danny Torres

New Hire

FF/PM Joe Reyes

5. PRESENTATION

A. Fire Assessment Fee Presentation

Chief Belk introduced Chris Rowe of the law firm Bryant Miller Olive, explaining that the presentation was brought forward to explore how the City might fund fire services if Amendment 3, the pending property tax reform measure, passed. The Chief noted that a similar presentation had been delivered in Dunedin. Mr. Rowe then addressed the Board.

Overview of Special Assessments. Mr. Rowe opened by contextualizing special assessments as a longstanding revenue tool, noting their recorded use dates back to the late 1800s, when they were first applied to road improvements in neighborhoods. He described the assessment as an annual recurring charge that cities, counties, and special districts can impose to fund a wide range of services and capital improvements, including fire, stormwater, street lighting, and solid waste collection.

He outlined the three principal legal requirements governing special assessments:

1. **Special Benefit:** The service or improvement funded must specifically benefit the assessed properties.
2. **Fair and Reasonable Apportionment:** The method used to allocate costs among properties must not be arbitrary and must have a legally defensible, fair, and reasonable basis.
3. **Due Process:** Property owners must receive proper notice and an opportunity to be heard at a public hearing before any assessment is imposed.

Mr. Rowe explained the similarities and differences between special assessments and ad valorem property taxes. Like property taxes, assessments are mandatory governmental charges that recur annually and are often collected on the county tax bill. However, unlike property taxes, assessments must be earmarked for their stated purpose, and funds collected for fire services cannot be redirected to, say, stormwater. Statutory exemptions that apply to ad valorem taxes, such as the homestead exemption, do not automatically apply to special assessments. Importantly, the governing board has broad discretion in designing the formula used to apportion costs, unlike ad valorem taxes, where the state prescribes the method.

Services That Can and Cannot Be Funded. Mr. Rowe noted that courts have upheld special assessments for fire, stormwater, solid waste, roads, utilities, and street lighting. He also identified uses courts have found impermissible because they were deemed to benefit the person rather than the property. These include police services, city administration buildings, and emergency medical services beyond basic life support (BLS). He cautioned the Commission to be mindful of this distinction when evaluating any future assessment program.

Special Benefits of Fire Protection. The courts have recognized several specific ways in which fire protection services confer a special benefit on property: a well-staffed and well-funded fire department tends to increase market value; it results in the enjoyment and protection of the property owner's investment and the structures on the property; and it typically results in reduced property insurance premiums. Mr. Rowe noted that Chief Belk would be better positioned to speak to ISO ratings and their relationship to insurance premiums.

Two Methods of Apportionment. Mr. Rowe described the two dominant apportionment methodologies used by an estimated ninety-nine percent of Florida cities and counties that levy fire assessments:

- **The Demand Method (Calls for Service):** This approach examines the historical record of calls for service over a three- to five-year look-back period and determines the percentage of calls assigned to each property use category, typically residential versus nonresidential. That percentage of the total assessment budget is then allocated to the corresponding category. Residential properties are typically assessed on a per-dwelling-unit basis, while nonresidential properties are assessed based on square footage, with data obtained from the property appraiser. Undeveloped properties are sometimes excluded under this method.
- **The Availability (Readiness to Serve) Method:** Developed around 2012–2013, this approach holds that all properties benefit from the fire department's constant availability and watch-standing function, regardless of how often they originate calls. It operates in two tiers: Tier 1 is based on the relative value of improvements on developed properties. A property with a more valuable structure has more to lose in a total loss and therefore benefits more and pays more. Tier 2 is a flat readiness-to-serve charge applied to every parcel in the community, including undeveloped ones. Mr. Rowe walked through illustrative, though entirely hypothetical, numeric examples for both methods to demonstrate how each would work in practice.

Role of the Methodology Consultant. Mr. Rowe described the typical team assembled to conduct a fire assessment: internal finance staff, the fire chief, outside legal counsel, and, critically, a methodology consultant, a cost allocation specialist who reviews budget needs, historical expenditures, planned capital improvements, and available data from the property appraiser, then recommends the method that best fits the community and models the rate structure under both approaches. The methodology consultant also prepares the assessment roll, a comprehensive list of all subject properties, which is forwarded to the tax collector for collection.

Key Policy and Administrative Considerations. Mr. Rowe addressed several key considerations for the Commission:

- **Level of Funding:** The city is not required to fund its entire fire budget through the assessment. The governing board may recover any percentage, such as 50 percent, 40 percent, or 20 percent, and continue to fund the remainder through the general fund. The choice often depends on the Commission's comfort with the resulting rate charged to property owners.
- **Exemptions:** Classes of property exempt from ad valorem taxes are not automatically exempt from special assessments. The Commission may grant discretionary local exemptions (e.g., for churches or nonprofits), but any lost revenue from such exemptions cannot be recovered by raising everyone else's rate.
- **Collection Method:** The preferred method is to include it as a line item on the annual property tax bill issued by the county tax collector, who then assumes responsibility for collection and enforcement. Direct billing is also an option, particularly for cities with existing utility billing infrastructure.
- **Start-Up and Annual Administration Costs:** The costs of retaining the methodology consultant and legal counsel, along with annual fees charged by the tax collector and property appraiser, are bona fide expenses that can be recovered from the assessment proceeds.
- **Timing:** To begin collecting a fire assessment on the November 2027 tax bill, the City must adopt a resolution expressing its intent to use the tax bill collection method by December 31st of the current calendar year. The resolution alerts the property appraiser and tax collector, allowing them to complete the necessary internal programming.
- **Assessment Procedure Ordinance:** Mr. Rowe recommended adopting such an ordinance to fill in procedural details left open by state statute, providing a clear reference point for administering the assessment year to year.
- **Annual Administration:** Each year, the Commission must adopt a brief resolution approving the rate and assessment roll for the upcoming fiscal year. As long as the rate remains within the maximum cap disclosed in the initial mailed notice, a new public hearing and re-mailing are not required. Mr. Rowe noted that the mailed notice should include a stated maximum rate that the assessment could reach in future years without triggering the full notice process again.

Process Timeline for First-Year Implementation. Mr. Rowe summarized the typical first-year implementation timeline: the methodology study is completed in April through June; an initiating resolution is adopted in June or July; a public hearing is held no later than September 15th (late August preferred); and the assessment appears on the November tax bill. The public hearing requires published notice in a newspaper and individualized mailed notice to every affected property owner at least twenty days in advance.

Commissioner Tagliarini asked whether the presentation materials would be made available, and Mr. Rowe confirmed that printed copies were being provided. The Commissioner then asked whether the presentation included a chart or example showing what a property owner, using a \$350,000 home as a reference point, would actually pay if the City chose to fund 100 percent of the fire department through the assessment. Mr. Rowe answered directly, explaining that the availability method incorporates improvement value, but the actual rates for Madeira Beach could not be known until the methodology consultant analyzed all of the City's specific data. He noted that the consultant's presentation at the conclusion of the exploration phase would show rates under both methods, at both full and partial cost recovery. He returned to an example slide to illustrate the concept, using hypothetical figures such as \$1.17 per thousand dollars of improvement value, while emphasizing that these numbers were purely illustrative. Commissioner Tagliarini said having a concrete number to share with residents would help, noting that he wanted to tell residents what they might expect to pay if Amendment 3 passes. Mr. Rowe also confirmed that the assessment would be reevaluated annually as part of the budgeting process, and that the Commission could choose to discontinue it in any given year.

Vice Mayor McGeehen asked what reception the assessment program had received in other communities. Mr. Rowe explained that reactions varied. Some communities were interested only as a contingency measure if property tax reform passed. Others, however, saw the assessment as a tool for diversifying revenue regardless of the outcome of the November vote, viewing a stable, dedicated revenue source that would anchor a portion of the fire budget, perhaps 40 percent, as a safeguard against future shocks to property tax revenues.

The Commission thanked Mr. Rowe for the presentation, and he offered to return for any additional discussion. He left printed copies of the PowerPoint with Chief Belk.

6. BOARD OF COMMISSIONERS

A. Purple Heart Designation

Mayor Brooks presented the item, having prepared an informational overview of the steps required for the City to become an officially designated Purple Heart City. She noted that the Commission had previously discussed the matter and reached consensus, but that a formal directive to staff was needed to initiate the process.

The Mayor outlined the required steps, as listed on the Military Order of the Purple Heart (MOPH) website:

1. Contact the Military Order of the Purple Heart.
2. Adopt a proclamation or resolution designating the City of Madeira Beach as a Purple Heart City, subject to the Board of Commissioners' approval.
3. Submit the approved designation to the MOPH for recognition on the Purple Heart Trail.

4. Install Purple Heart City signage (the Mayor cited two examples found online as models).
5. **Create a permanent local recognition.** The Mayor noted that the City's existing Military Court of Honor would be an appropriate location for a plaque or marker.
6. Recognize August 7th as Purple Heart Day within the City.

Mayor Brooks encouraged all Commissioners to explore the Purple Heart Trail, which she described as a cross-country network she found "very interesting." She confirmed that no formal vote was required at the workshop, and the City Attorney affirmed that direction could be given to the City Manager. The Commission expressed unanimous support. Mayor Brooks directed the City Manager to proceed with the outlined steps so staff could prepare the necessary proclamation or resolution.

B. Kindness City Designation

The Mayor introduced the idea of designating Madeira Beach a Kindness City, framing it not as a symbolic gesture but as a meaningful, community-wide initiative to be developed, cultivated, and institutionalized. She explained that the idea came from another mayor she had encountered through a separate commission she serves on, and that it resonated with her because of the City's history, citing former Mayor Pat Shontz as someone who embodied and championed kindness as a civic value. The Mayor stated that her intent was for the designation to be lived and breathed by residents, businesses, first responders, civic organizations, and the school within the community, rather than being limited to the Commission or City staff.

The Mayor outlined the components of a meaningful Kindness City program.

- A formal declaration and resolution in support of the designation.
- Celebration of World Kindness Day on November 13th, with this year marking the City's inaugural observance.
- A Madeira Beach Kindness Spotlight and "Caught Being Kind" recognition program, similar to random acts of kindness initiatives.
- Community service and volunteer projects, as well as kindness activities integrated into existing city events.
- An annual Kindness Recognition Award.
- Engagement with the USA Chapter of the Kindness Worldwide organization.

The Mayor linked the Kindness City initiative to Commissioner Tagliarini's Ambassador Program, which she noted would be addressed later on the agenda. She described the two as naturally complementary, with ambassadors embodying the spirit of kindness in their service to visitors and residents alike. She also noted that the City's staff deserved recognition as part of this effort, saying

the fire department's recognition practices earlier in the evening illustrated the kind of culture she wanted to cultivate citywide. She added that "recognizing an employee goes far beyond what they take home in a paycheck."

To illustrate the power of small acts of kindness, the Mayor shared a story from earlier that morning about a Pinellas County Sheriff's deputy who, responding to a domestic call involving a resident in apparent mental distress, offered the man a hug, which the resident acknowledged he needed. The Mayor said: "Just think about that. Something as simple as a hug, as simple as a thank you, as simple as listening can make a huge difference to someone."

Commissioner Tagliarini expressed full support, adding, "We have to model and be what we want people to see us as." Vice Mayor McGeehen added, "You may say kindness is contagious." The Commission unanimously directed staff to formalize the Kindness City designation.

C. Random Acts of Kindness

The Mayor stated that although Random Acts of Kindness had been listed as a separate agenda item, she considered it integral to the Kindness City initiative rather than a standalone program. She noted that Random Acts of Kindness Day falls on Wednesday, February 17, 2027, and that Random Acts of Kindness Week runs from February 14 through the 20th. She suggested that the Recreation Department could develop engaging programming for that week within the broader Kindness City framework and indicated she would encourage staff to think creatively about event ideas.

D. Memorial Day Celebration

The Mayor presented a proposal to establish an annual Memorial Day celebration in Madeira Beach. She noted that while the City does an excellent job of recognizing September 11th with a ceremony led by Chief Belk at the Military Court of Honor, there is currently no official observance of Memorial Day. She said this is a meaningful gap to address, given the number of military veterans and service members who live in the City.

The Mayor shared that she had briefly spoken with Chief Belk about the concept and proposed that the fire department lead the effort, potentially presenting the colors at other city events. She circulated a packet of ideas gathered through online research, emphasizing that these were starting points rather than a prescriptive plan and that she would welcome Chief Belk's leadership in shaping the event.

Commissioner Tagliarini asked whether she envisioned something comparable in scale to the September 11th ceremony or something larger. The Mayor replied that she was initially thinking of something similar in scale, while remaining open to the Commission's ideas for something more expansive. Commissioner Tagliarini added that Memorial Day weekend is one of the City's busiest and best-attended weekends, "the start of summer," which would naturally draw community participation. The Commission reached consensus to direct the fire department to begin planning an annual Memorial Day ceremony and to incorporate it as a recurring City event.

E. Ambassador Program

Commissioner Tagliarini presented a proposal for a Volunteer Ambassador Program to address the challenges visitors face when navigating the City's parking system, John's Pass layout, beach accesses, restaurants, and special events. He noted that confused visitors often turn to parking enforcement officers, law enforcement, City Hall staff, or business owners for basic information, creating an unnecessary burden and contributing to visitor frustration. In some cases, he observed, they simply leave.

Program Description: The Ambassador Program would deploy friendly, trained volunteers during peak weekend hours and at major events, including Village Fridays, the Seafood Festival, and holiday events. Ambassadors would be identifiable by city-owned safety vests and, in a detail Commissioner Tagliarini offered with some levity, pirate hats, which he acknowledged were an AI-generated suggestion.

The ambassadors' core functions would include:

- **Parking Assistance:** Helping visitors navigate the ParkMobile app, which Commissioner Tagliarini noted was difficult to use, and directing those who prefer not to use the app to available kiosks.
- **Visitor Information:** Providing directions to beaches, restaurants, events, and points of interest, including lesser-known businesses such as a specialty hot sauce shop he mentioned as an example.
- **Community Hospitality:** Serving as a first impression of Madeira Beach, offering visitors a welcoming, human presence.

Commissioner Tagliarini made clear that ambassadors would not serve as parking enforcement personnel, issue citations, or confront violators. They would, however, serve as additional eyes and ears for the City. He also expressed his hope that each ambassador would be equipped with a radio to communicate with parking enforcement staff as needed.

Pilot Program. Commissioner Tagliarini proposed launching a pilot at a Village Friday event to test the concept, generate public interest, assess visitor reactions, and create positive media opportunities. He also suggested that Commissioners serve as ambassadors for a day.

Candidate Criteria and Recruitment. Commissioner Tagliarini proposed that ambassadors be at least 18 years old, complete an application, demonstrate strong communication skills, maintain a professional and courteous demeanor, and commit to a minimum number of service hours. He identified ideal candidates as year-round and seasonal residents, retirees, business owners and leaders, civic and service club members, former city employees, and community volunteers. He expressed particular interest in engaging with Saint Petersburg College and other area colleges to explore whether students in relevant degree programs could fulfill community service or internship requirements through the ambassador role.

Training Program. The proposed training would cover city orientation, parking education, customer service, emergency procedures, event-specific training, temporary parking arrangements, and general knowledge of the City's layout.

Existing Resources. Commissioner Tagliarini noted that the City already owns the safety vests required for the program and that a similar program had been initiated as far back as 2017, though it did not receive sufficient follow-through, which he suggested was the origin of the existing vests. He observed that comparable volunteer ambassador programs are in operation in downtown Clearwater and downtown Tampa.

Mayor Brooks expressed strong support, noting that many Madeira Beach residents wish to volunteer but do not know how to get involved, particularly in the aftermath of recent hurricanes. She suggested the City look at existing programs in Largo, Tampa, and other cities rather than reinvent the wheel. She also noted that she follows a similar coastal tourist city in another state that deploys residents in ambassador-style roles, including leading beach walks that highlight local ecology, and suggested that opportunities for ambassadors extend well beyond parking assistance.

Commissioner Ghovae expressed enthusiasm and recommended that ambassadors also receive T-shirts branded with "City Ambassador – Madeira Beach" so they could represent the City even in informal, off-duty settings, noting: "Once a City ambassador, always a City ambassador." The City Manager also referenced a prior City volunteer program that had lapsed and suggested incorporating the Ambassador Program as a formal component of a revived volunteer program overall, a point the City Manager indicated would be addressed in his portion of the agenda.

Commissioner Tagliarini stated that, with the Commission's consensus, he would develop training guidelines, define responsibilities, and coordinate with the City Manager and the parking manager. He also committed to reaching out to St. Pete College to explore potential connections.

F. John Levique Pirate Days

The item was placed on the agenda by Commissioner Dillon, who was absent. It was deferred to a future meeting.

G. Sister City

Commissioner Ghovae introduced the item, proposing that Madeira Beach explore establishing a sister city relationship, either domestic or international, to foster tourism, collaboration, and civic exchange. He noted that such relationships enable cities to share ideas, recognize one another, and build meaningful connections. The packet referenced a 2012 resolution in which Madeira Beach had established a sister city relationship with Bimini in the Bahamas. Discussion turned to why that relationship was dissolved. The City Attorney explained that the program requires mutual engagement and delegations traveling in both directions, but that the commitment was not reciprocated; Bimini had not been interested in sending a delegation to Madeira Beach. Marina Manager Brian Crabtree offered additional information, recalling that Bimini's representatives had attended a King of the Beach fishing tournament here and had participated in what resembled a

commission meeting on stage. He suggested the relationship dissolved when a new board viewed it as an excuse for city-funded travel.

Commissioner Ghovae expressed interest in researching what a new sister city relationship would require, noting familiarity with the formal Sister City program from prior experience with another city. The Commission directed the Commissioner to conduct further research and return with findings for discussion at a future meeting.

H. Encourage Restaurants to place a Madeira Beach Sandwich on the Menu

Commissioner Ghovae proposed encouraging restaurants in other cities, particularly in Tampa, to add a Madeira Beach-branded item to their menus as a form of grassroots marketing and name recognition. Seeing "Madeira Beach" on a menu in another city might pique a patron's curiosity and prompt a visit. He confirmed that four restaurants had already been approached and had agreed in principle to feature such an item.

The Mayor clarified that the concept was intended for restaurants outside Madeira Beach, not within it, to spread the city's name and attract visitors. She expressed support and asked the Commissioner to return with updates on participating restaurants so the Commission and staff would know where these menu items appear. Commissioner Ghovae confirmed that this was a personal initiative pursued independently, without city resources.

7. CITY MANAGER

A. Staff Recognition & Resolution Implementing the Recognition

The City Manager referenced Resolution 2021-10, adopted by the Board of Commissioners, which established a formal award program with three categories: Employee of the Year, Volunteer of the Year, and Outstanding Citizen of the Year.

Human Resources Director Anna Thrombly provided a status update on the Employee of the Year. Solicitations for nominations were sent via email the prior week, with a deadline of September 30th. On October 5th, department directors would convene to review nominations and select the winner. The winner would be recognized at a Board of Commissioners meeting and again at the end-of-year holiday staff event. A few nominations had already been received, with more expected.

The Mayor asked whether the resolution had been consistently followed since its adoption in 2021. Marina Manager Crabtree recalled that the Employee of the Year recognition had been established under a prior mayor and that three individuals had received the award over time, with the most recent recipient described as "the reigning champion." However, the process appeared not to have been sustained through subsequent leadership transitions. The Mayor said when Commissions and city managers change, they need not let something good die. These types of things are tied to morale." She urged department directors to take ownership of staff recognition programs and recognize their staff, which is a powerful motivator beyond compensation.

Commissioner Tagliarini noted that since being sworn in in March 2022, he had no recollection of any public recognition during his tenure. He said he had read the resolution and found it a great plan. He advocated making the recognition a formal part of the public agenda going forward, rather than occurring behind the scenes.

The City Manager confirmed that the Employee of the Year winner would be announced at the November Board of Commissioners meeting, given the time needed for nominations and selection. He also noted that one meeting is scheduled for November and another for December.

Volunteer of the Year. The City Manager noted that the City had previously operated a volunteer program with a volunteer coordinator position. He indicated that when the individual serving as volunteer coordinator stepped away, the program effectively dissolved. He intends to reestablish the volunteer program, which would also house the Ambassador Program and other volunteer opportunities, such as event organization. The Mayor recommended that any future volunteer coordinator role be filled by a staff member rather than a volunteer to ensure continuity and consistency. The City Manager agreed.

Outstanding Citizen of the Year. The Mayor proposed opening nominations to the community via the City website. The City Manager noted that the resolution specifies that only completed applications would be forwarded to the Board of Commissioners for the final selection. The Mayor likened the community nomination process to the City's SurveyMonkey surveys, which had generated strong participation. She noted that the Board would then select the recipient from among completed applications, with community nominations serving to surface names that individual Commissioners might not otherwise know. The Mayor noted that the resolution's criteria would guide the process.

Commissioner Tagliarini noted that the Commissioner coin, the individual recognition mechanism available to each Commissioner, remained a separate and distinct tool from these award categories. The City Manager agreed, affirming that all three programs would be set in motion and brought into alignment with the resolution. He acknowledged that the timing may not align perfectly in the first year but committed to getting all programs running.

B. City Anniversary Committee

The City Manager presented a proposal to form a resident committee to plan and organize events for the City's 80th anniversary, which falls on May 5, 2027.

The City Manager proposed the following structure:

- A solicitation would be issued to residents, inviting applications to serve on the committee.
- The Board of Commissioners would review applications and select five residents to serve.
- The committee would also include the Recreation Director and a staff member with a customer-service orientation, likely from Community Development.

- The committee would meet twice per month, with findings presented to the Commission by staff, not directly by resident committee members, at workshop or regular meetings for approval.
- The City Manager envisioned a series of events: a main anniversary event on or near May 5th, several lead-up events tied to other city events already on the calendar, and one or two follow-up events.

Commissioner Tagliarini expressed enthusiasm for giving residents ownership of the anniversary planning. The Mayor supported the idea, seeing it as a vehicle for community involvement. Commissioner Ghovae asked whether the Commission had a vision for what the anniversary should look like. The City Manager replied that defining that vision was precisely why he wanted the resident committee involved. He committed to moving the committee formation process forward within the next couple of months, with the committee then meeting twice monthly until events were scheduled.

C. Lobbyist Contract Renewal

The City Manager introduced the renewal of the lobbyist agreement with RJ Myers. He noted that Mr. Myers was unable to attend this meeting due to travel but would be present at the next meeting to answer any questions.

The City Attorney explained that the previous year's agreement was relatively sparse in detail. Having had the opportunity to review it in advance of this renewal, he had drafted a more comprehensive agreement that includes: a fuller description of the scope of services; insurance requirements; term and renewal provisions; termination procedures and notice requirements; the public records statute provision, which was absent from the prior agreement; statutory compliance provisions covering scrutinized companies, E-Verify, and human trafficking; an indemnification clause; and provisions regarding attorney's fees and applicable law. The City Attorney noted that the agreement closely modeled a similar contract he drafted for the City of Oldsmar, where Mr. Myers also serves as a lobbyist. He confirmed that Mr. Myers had already executed the agreement via DocuSign.

Commissioner Tagliarini initially referenced the prior year's agreement dated 2025 before the City Manager clarified that the document on screen was the updated 2026 agreement.

The Mayor expressed strong support for renewing Mr. Myers's contract, noting that he had been "extremely communicative over the past year" and had done "quite a bit for the City." The City Manager added that he and Mr. Myers speak almost every week about grants, upcoming legislative matters, and positioning the City for the next legislative session. He described Mr. Myers as actively helping the City structure grant applications and predicted that "this year is really going to show a lot." Commissioner Tagliarini also shared positive experiences with Mr. Myers and stated his support for the contract. The Commission reached consensus to move forward with the renewal, which will be formally voted on at an upcoming regular meeting.

D. Landscape Contract Renewal

The City Manager presented a request to extend the landscape maintenance contract with Natural Landscape Designs, noting that the vendor had requested an \$180 increase in the annual contract price, representing a slightly over 3% increase. He indicated that the contract could have been extended administratively without Commission involvement, but because it included a price increase, he brought it forward for awareness and authorization.

Upon request, Assistant Recreation Director Max Michalski described the contract's scope: Natural Landscape Designs is responsible for mowing and landscaping at the City Centre property, including the Fire Department, City Hall, and the perimeter around R.O.C. Park. The vendor mows weekly during certain months and every other week in winter. Services also include tree trimming up to a specified height and branch removal. Additionally, the contractor mows the athletic and PE fields at Madeira Beach Fundamental School pursuant to the City's joint-use agreement with the Pinellas County School Board, under which the City is granted use of those fields for youth sports programming in exchange for maintaining them.

The Mayor asked if staff was satisfied with the vendor's performance. Assistant Recreation Director Michalski confirmed they were "very happy" with the contractor's work. The City Manager noted that next year would be the final renewal period under the existing contract structure, after which the City would need to bid again. The Commission reached consensus to authorize the contract extension.

8. COMMUNITY DEVELOPMENT

A. Resolution 2026-07, Adopting an Inventory of City Property for Affordable Housing

Long Range Planner Andrew Morris presented the item, noting that Florida Statute §166.0451 requires each municipality to prepare, by October 1st every three years, an inventory of all real property within its jurisdiction for which the municipality holds fee simple title and that is suitable for use as affordable housing.

Of the 25 parcels identified in the City's inventory, staff determined that only one was suitable for affordable housing. That parcel is located in the C-4 Marine Commercial zoning district, which requires residential dwelling units to be located above first-floor commercial uses. Mr. Morris emphasized that adopting the inventory does not require or compel the City to sell any land. There is no fiscal impact associated with adopting this resolution.

The Mayor noted that the only City-owned parcel identified as viable for affordable housing is the property at 555 on Route 666. Staff recommended adopting Resolution 2026-07. The Commission expressed no objections, and the item was referred to the regular Board of Commissioners meeting in October for a formal vote.

B. Resolution 2026-08, Affordable Housing Property Tax Exemption

Mr. Morris presented the item, explaining that the Live Local Act created a new affordable-housing property tax exemption, known as the "missing middle property tax exemption" or "multifamily

middle market exemption," which provides two tiers of exemptions for developments with 71 or more affordable units serving households earning up to 120 percent of the area median income (AMI). Florida law permits municipalities in counties with a population of 825,000 or more to opt out of the 120 percent AMI missing middle exemption. Madeira Beach, as a municipality within Pinellas County, qualifies to opt out. However, the City must renew the opt-out annually by adopting a new resolution. Opting out has no fiscal impact on the City. He noted that the language of this resolution is substantively similar to that of the resolution adopted the prior year. Both resolutions, 2026-07 and 2026-08, were referred to the October Board of Commissioners meeting for formal action.

9. RESPOND TO PUBLIC COMMENTS/QUESTIONS

No public comments or questions were received.

10. ADJOURNMENT

Mayor Brooks adjourned the meeting at 5:35 p.m.

Anne-Marie Brooks, Mayor

ATTEST:

Clara VanBlargan, MMC, FCPC, FCRM, MSM, City Clerk