



MINUTES

BOARD OF COMMISSIONERS REGULAR MEETING APRIL 8, 2026 6:00 P.M.

The City of Madeira Beach Board of Commissioners held a regular meeting at 6:00 p.m. on April 8, 2026, 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, Commissioner District 1
Charles “Chuck” Dillon, Commissioner District 2
Eddie McGeehen, Vice Mayor/Commissioner District 3
Housh Ghovae, Commissioner District 4

MEMBERS ABSENT: None

CHARTER OFFICERS PRESENT: Clint Belk, Acting City Manager
Clara VanBlargan, City Clerk
Andrew Laflin, Finance Director Consultant
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. PROCLAMATIONS

There were no Proclamations.

5. APPROVAL OF THE AGENDA

Mayor Brooks requested moving Agenda Item 13.B. (555 property and survey of the water required for building docks) to the workshop, explaining that what she initially thought would be a quick conversation would actually require a much longer discussion better suited to a workshop format. The Commission concurred.

Commissioner McGeehen motioned to move Agenda Item 13.B. to the next workshop and to approve the remainder of the Agenda. Commissioner Ghovae seconded the motion.

ROLL CALL:

Commissioner McGeehen	"YES"
Commissioner Ghovae	"YES"
Commissioner Tagliarini	"YES"
Commissioner Dillon	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

6. PRESENTATIONS

There were no presentations.

7. PUBLIC COMMENT

Tom Whalley, 60 137th Ave. Circle, spoke about enjoying riding his electric bike on the beach daily for 30 years as a resident. As a cancer survivor, he expressed that he no longer has the strength he once had and requested consideration for residents who respect the beach and have lived in the community for a long time. He mentioned that riding on the beach is a spiritual experience for him and expressed frustration with police officers chasing him to write tickets.

Rick Willis, 555 Lillian Dr., asked two questions: whether the City has influence with the State regarding road repair on 150th Avenue where there are two deep potholes in the left lane and a significant bump in the right lane near the light, and about a persistent water puddle on 140th Avenue toward Parsley that appears to be leaking from the sidewalk, expressing concern about potential ground erosion.

8. APPOINTMENT OF VICE MAYOR

A. Appointment of Vice Mayor

Commissioner Ghovae motioned to appoint Commissioner McGeehan as Vice Mayor. Commissioner McGeehan accepted.

Commissioner Tagliarini nominated Commissioner Ghovae. Commissioner Ghovae declined the nomination out of respect for Commissioner McGeehan's longer tenure on the Commission, stating that McGeehan had been there longer and deserved the appointment.

Commissioner Dillon seconded the motion to appoint Commissioner McGeehan to serve as Vice Mayor for a one-year term.

ROLL CALL:

Commissioner Ghovae	"YES"
Commissioner Dillon	"YES"
Commissioner McGeehen	"YES"
Commissioner Tagliarini	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

9. ROLL CALL

The City Clerk called the roll:

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

The motion carried 5-0.

10. APPROVAL OF MINUTES

- A. 2026-02-26, BOC Special Meeting Minutes**
- B. 2026-03-04, BOC Regular Meeting Minutes**
- C. 2026-03-18, BOC Regular Workshop Meeting Minutes**
- D. 2026-03-27, BOC Special Meeting Minutes**

Commissioner Tagliarini motioned to approve the meeting minutes as written. Commissioner Dillon seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

11. CONSENT AGENDA

- A. Approval of purchase of Self-Contained Breathing Apparatus**

Mayor Brooks read the listed Consent Agenda Item.

Commissioner Tagliarini motioned to approve the Consent Agenda as written. Commissioner Dillon seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

12. PUBLIC HEARINGS

There were no Public Hearings.

13. UNFINISHED BUSINESS

A. 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)

Attorney Trask explained that the item was discussed at a workshop meeting and reviewed the background. It is a request to reduce the lien on the property. City staff recommended that the Board accept the settlement offer of \$2,149.48 in exchange for a Release of the lot mowing lien and the Special Magistrate liens.

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

Commissioner Tagliarini noted that he walks past the property daily; it has been well maintained for a long time, and the current owner should not be held responsible for the title company's oversights. The other Commissioners agreed, though they expressed concern about how the liens slipped through the cracks for so long.

Mayor Brooks emphasized that this was an anomaly and not a precedent for reducing fines, noting that recovery from title agencies would be difficult. She confirmed that City staff had investigated whether anything could have been done differently on the City's side and found that nothing could have been.

Commissioner Dillon motioned to accept the settlement offer of \$2,149.48. Commissioner Ghovae seconded the motion.

ROLL CALL:

Commissioner Dillon	"YES"
Commissioner Ghovae	"YES"

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

The motion carried 5-0.

B. 555 property and survey of the water that is required for building docs

The Item was removed from the Agenda for discussion at the next workshop meeting.

C. Tom and Kitty Stuart Park

Acting City Manager Belk provided an update on the park renovation progress. Structural engineering for the elevated bathroom foundation is underway, waiting for building loading to finalize the foundation. The site plan is 95% complete, and the CXT bathroom has been ordered. Staff met with CXT on April 7th and April 9th to finalize utility connections and delivery methods.

Mayor Brooks opened to public comment.

People who spoke on the Item:

- John Connolly, 600 Normandy Road, provided the City Clerk with a copy of the Deed and petition of those opposed to the City's direction with the park.
- Deborah Bradbeer, 16442 Redington Dr.
- Stephanie Druding, 174 148th Ave. E.
- Jim Rostek, resident
- Marcus Winters, Caddy's owner
- Jeff Beggins, 429 Boca Ciega Drive
- Michael Druding, 174 148th Ave. E.
- Daniel Carlton, provided the City Clerk with a copy of the Deed
- Tom Whalley, 60 137th Ave. Cir.

Commissioner Tagliarini, a 30-year resident, clarified that the park had always had asphalt and parking spaces, never had a bathroom, and that only the bench and gazebo differed from the current configuration. He explained that landscaping has not been completed due to hurricane recovery and ongoing construction. There will be lots of landscaping and a permanent elevated restroom. The park was smaller than before, and it was a parking lot.

Commissioner Dillon, a 15-year resident, described frequently using the park with his wife and experiencing problems with homeless individuals accosting his wife. When he asked residents and visitors, they preferred a bathroom to a gazebo. He supported getting the park back to pre-hurricane condition and then potentially discussing modifications.

Vice Mayor McGeehen confirmed the illegal activities that occurred at the park location, with Acting City Manager Belk verifying that emergency services frequently responded to the area for overdoses, alcohol-related incidents, and assaults before the renovation.

Commissioner Ghovae spoke about honoring the 2013 development agreement while suggesting eliminating some parking spaces to create more landscaping and green space, including a small gazebo.

Commissioner Dillon said they have to go back to what was there pre-hurricane and then open it up to discussion to remove spaces later. Commissioner Ghovae said that if they are going to eliminate spaces, it should be during the project's planning.

Mayor Brooks emphasized that the development agreement was entered into in 2013 by a previous administration with significant community support at that time. She stressed that the current Commission very much cares about the community and the park, noting that Marcus Winters has been supportive of the City and that the City did not give away the park; it was always an asphalt parking area. The Mayor explained that the current design uses impervious pavers, which are better for the environment than the previous asphalt, and that the renovation was completed at no cost to the City through the development agreement. She expressed frustration with divisive social media attacks on Commissioners and emphasized that the proper place for discussion is at Commission meetings, not on social media.

City Attorney Trask clarified the legal issues, confirming that the deed simply states that the land be used solely as a site for a city park, which it still is. He explained that Florida Statute 95.36, enacted in 1949, terminated any reversion language after 30 years, so the land cannot revert back to the Stuart family, regardless of how it is used as a city park. He saw no legal jeopardy in providing a bathroom or not installing a gazebo, noting that most city parks have bathrooms.

14. CONTRACTS/AGREEMENTS

A. Pinellas County ILA for Post Disaster Recovery

Community Development Director Marci Forbes explained that Pinellas County developed an interlocal agreement to facilitate cooperative procurement of post-storm disaster recovery services. The County negotiated with several firms and created a ranking list. Once the City enters the agreement, it can contract with these firms for services including building code administration, substantial damage assessments, floodplain management, code enforcement, and technical communication support. Director Forbes intended to select the top seven firms to have readily available for post-storm recovery. The agreement has no fiscal impact until services are actually used, at which point costs would be submitted to FEMA for reimbursement, similar to the last storm recovery.

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

Commissioner Tagliarini motioned to execute the Interlocal Agreement with Pinellas County for Post-Disaster Recovery, with the listed vendors. Vice Mayor McGeehen seconded the motion.

ROLL CALL:

Commissioner Tagliarini "YES"

Vice Mayor McGeehen	"YES"
Commissioner Ghovae	"YES"
Commissioner Dillon	"YES"
Mayor Brooks	"YES"

The motion carried 5-0.

B. Renewal of Joint Use Agreements with Pinellas County Schools

Recreation Director Jay Hatch explained that these are two separate contracts with the Pinellas County School Board that began in 1985 and are renewed every five years. The agreements allow mutual use of facilities: the City can use the school's athletic fields, gym, and basketball courts, while the school can use City facilities for educational purposes. The City maintains the school fields and grassy areas, and Bicentennial Park (which is on school land), including trash and related services. Though the school has expressed interest in using City facilities, this has not occurred in the past 12 years. The agreements still require going through rental processes, but solidify the mutual arrangement for five years.

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

Vice Mayor McGeehen motioned to approve the Renewal of both the Bicentennial Park Agreement and the Joint Use Playground Agreement with Pinellas County Schools for a five-year term from may 12, 2026, through May 11, 2031. Commissioner Dillon seconded the motion.

ROLL CALL:

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

The motion carried 5-0.

15. NEW BUSINESS

There was no new business.

16. AGENDA SETTING (April 29, 2026, BOC Regular Workshop; 4:00 PM)

- A. Hearing Office Agreements**
- B. Samples of Recognition and Appreciation Forms and Explanation Form of why the person was chosen to receive recognition**
- C. BOC Policy Handbook**
- D. Explore ways to keep costs down for city services, contracts, design, and construction fees**
- E. Discuss changing the municipal election from March to November**

- F. 26PLN City of Madeira Beach Vulnerability assessment and adaptation plan Grant approval**
- G. RFP #26-02 Holiday Décor**
- H. Approval of Florida Department of Children and Families Grant for Rip Tide Simulator**
- I. RDK ASL Lease Discussion**
- J. John's Pass Village Parking Garage Feasibility Study**
- K. Par-Kan Beach Dumpster Discussion**
- L. Ordinance 2026-03, 555 150th Avenue Rezoning from PD, Planned Development to C-4, Marine Commercial – Discussion**
- M. 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.

Mayor Brooks wanted to keep the discussions on the boat slips and the 555 150th Ave property on the next workshop agenda.

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

17. REPORTS/CORRESPONDENCE

A. Board of Commissioners – Reports/Correspondence

Vice Mayor McGeehen 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.

B. Board of Commissioners – 2026 Meetings Report (March) - Informational

City Clerk Clara VanBlargan explained that the report is provided for informational purposes to help people keep up with Commission activities, including town hall meetings, communications with the mayor, contracts, and workshop discussions.

C. City Attorney

City Attorney Trask did not have anything to report.

D. City Clerk's Report – April 2026

The Commission acknowledged receipt of the City Clerk's monthly report.

E. 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.

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

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.

18. RESPOND TO PUBLIC COMMENTS/QUESTIONS

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.

19. ADJOURNMENT

Mayor Brooks adjourned the meeting at 7:37 p.m.

ATTEST:

Anne-Marie Brooks, Mayor

Clara VanBlargan, MMC, MSM, City Clerk