



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
WORKSHOP MEETING
WEDNESDAY, September 24, 2025**

MINUTES

A **Workshop Meeting** of the Board of Commissioners of the Town of Redington Shores, Florida, was convened at 6:32 p.m.

Members Present: Mayor Commissioner Tom Kapper, Commissioner CJ Hoyt, Commissioner Douglas Harr, Vice Mayor Commissioner Erin Schoos, Commissioner Larry Maynard

Members Absent: none

Other Municipal Officials Present: Town Manager Margaret Carey, Town Clerk Melissa Fultz, Management Analyst Rafael Soto, Public Works Supervisor Michael Pafumi, Captain Daniel Doherty (ISPD), Town Attorney Rob Eschenfelder

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPEARANCES AND PRESENTATIONS

E. OLD BUSINESS

1. Sewer Project Update

- i. Butch Lanaville from APS gave an update on the work being done around Town. Only 3 sewer mains are left to be rehabilitated, he expects this to take no more than 3 weeks. He shared that BLD is working on laterals at the North end of Town. They have completed 38. They are also working on the stormwater system.

Commissioner Maynard asked Mr. Lanaville how many laterals had to be completed. Mr. Lanaville recalled that there are 400.

Commissioner Hoyt asked Mr. Lanaville how this work impacts residents and what types of benefits they might see. Mr. Lanaville stated that none of the work being done would negatively impact residents. He shared that workers would notify residents when it would be best to limit water use. This is because too much water use leads to water being sprayed on the workers.

Commissioner Maynard asked what the Town can expect from this work. Mr. Lanaville stated that in the sanitary the Town could expect more capacity. He also shared that the elevation of the Town makes some mitigation options difficult.

F. NEW BUSINESS

1. Florida Open Carry Law

- i. Captain Doherty shared the state law that prohibiting the open carry of guns was found unconstitutional and effective September 26th open carry is legal. He shared that various locations are prohibited, and Commission Meetings are one of those locations. He shared that local law enforcement is expecting an increase in calls relating to individuals with firearms, but law enforcement officers cannot check individuals' firearms in public unless there is a reason to do so.

2. Enforcement of "No-Wake" Zones on Flooded Streets

- i. Town Manager Carey shared that she spoke with Attorney Eschenfelder about this topic. He stated that law enforcement can enforce this law but the difficulty with such is that a law enforcement officer must witness the action in the moment. Captain Doherty shared that police are positioned in repetitive flood areas when possible. This is a law enforcement issue, and the town does not need to take action.

3. Permit Fees and Refund Request Process

- i. Town Manager Carey shared an update on a situation that commissioners had brought to her attention at the September 15th Budget Meeting. She shared that the individual who asked for a canceled permit application refund received a refund of \$8,845.

Commissioner Maynard wanted clarification on the Town Code. Attorney Eschenfelder clarified our code states non-refundable. A discussion ensued regarding updating the code to offer refund in certain situations based upon what work had been done and what could be refunded. Commissioner Maynard shared that he would like a change to the code to prevent confusion in future situations. Attorney Eschenfelder stated that he would prepare a draft ordinance for future discussion.

Commissioner Harr asked if there is a way to have the receipts say that certain fees are non-refundable. Town Manager Carey said yes.

4. State Property Tax Discussion Update

- i. Town Manager Carey provided an update regarding the topic of the dissolution of state property tax. She shared that she had met with Representative Linda Chaney. Representative Chaney asked local governments to share what percentage of budgeted revenue comes from property taxes. That information was provided to Representative Chaney and discussion of the topic took place in Tallahassee on September 22nd and 23rd at a meeting of the Select Committee on Property Taxes.

5. Town Manager Job Performance Evaluation

- i. Town Manager Carey shared that according to the Town Manager employment contract it states that the manager should receive evaluations. The suggested evaluations are at 3 months, 6 months, and one year of employment. She provided a previously used evaluation form to the commission and explained how the process would take place. She asked if the was okay with the process and the evaluation form. The commission asked Attorney Eschenfelder if it is a suitable form and how it compares to other municipalities. He stated that each municipality does evaluations differently and that the form is good.

Commissioners asked Town Manager Carey if having a set of actionable items would be helpful to evaluate her. She said that she does think it would be helpful and that she will submit her goals to the commissioners who can comment and/or add to her goals and priorities.

Christy Herig (17609 1 st St E)	Gave some explanation on how previous commissions used the form.
Loretta Fricks (235 176 th Ave E)	Commented that the form is very good and can be helpful to the commission.

G. MISCELLANEOUS

Regular Meeting- Wednesday, October 8, 2025 – 6:00 P.M.

Workshop – Wednesday, October 29, 2025 – 6:00 P.M

H. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 7:11 P.M.

Respectfully submitted,



Rafael Soto
Management Analyst

10.8.25

Date Approved by Board of Commissioners

