



**BOARD OF COMMISSIONERS  
TOWN OF REDINGTON SHORES  
REGULAR MEETING  
WEDNESDAY, SEPTEMBER 10, 2025  
MINUTES**

A **Regular Meeting** of the Board of Commissioners of the Town of Redington Shores, Florida was convened at 6:00 p.m.

**Members Present:** Mayor Commissioner Tom Kapper, Vice Mayor Commissioner Erin Schoos, Commissioner CJ Hoyt (via Zoom), Commissioner Doug Harr, Commissioner Larry Maynard

**Members Absent:** none

**Other Municipal Officials Present:** Town Manager Margaret Carey, Town Clerk Melissa Fultz, Town Attorney Randy Mora, Chief Lee Ann Holroyd and Captain Dan Doherty ISPD, Chief Belk Madeira Beach FD, Rob Williams Seminole FD, PW Supervisor Mike Pafumi, Management Analyst Rafael Soto

**1. ROLL CALL BY THE DEPUTY CLERK**

**2. CONSENT AGENDA**

**a. MINUTES**

Commissioner Harr moved to approve the Special Meeting March 26, 2025, Special Meeting April 8, 2025, Regular Meeting April 9, 2025, Regular Meeting August 13, 2025, Budget Workshop August 27, 2025, and Workshop August 27, 2025, seconded by Vice Mayor Schoos. Vote taken: all yay.

**3. APPEARANCES AND PRESENTATIONS**

- a. RETIREMENT OF PUBLIC WORKS TECHNICIAN MARIO ORLANDO.** A certificate of appreciation was presented to Mr. Orlando by Mayor Kapper.
- b. MADEIRA BEACH FIRE RESCUE UPDATE** – was provided. Hopefully breaking ground on the new building in October.
- c. SEMINOLE FIRE RESCUE UPDATE** - was provided. There has been a drop in call volume.
- d. INDIAN SHORES PD UPDATE** – was provided. Will be increasing training for their officers. Please let residents know that if they see something suspicious – call law enforcement at that time. Don't wait to report.

**4. OLD BUSINESS**

**a. BUILDING DEPARTMENT SERVICES**

Town Manager Carey explained that at the 9-3-25 Commission meeting, the Manager and Attorney were directed to begin negotiations to enter into a contract with CAP for building department services. Attorney Eschenfelder is still reviewing the proposed contract. A Special Meeting is planned for 9-24-25 to present the contract to the Commission for approval.

Commission Discussion: Mayor Kapper asked if Commissioners would receive the contract as soon as it is available so it can be reviewed. Yes.

Public Comment: None

**5. NEW BUSINESS**

**a. CODE ENFORCEMENT CONTRACT WITH PINELLAS COUNTY SHERIFF'S OFFICE**

Town Manager Carey explained the town's contract with PCSO must be renewed annually and the current contract expires 9-30-25. The updated contract includes an increase of weekly code enforcement hours from 12 to 24. This is as needed, but not to exceed 24. The hourly rate increases from \$59/hr to \$63.73/hr.

Commission Discussion: The Mayor asked if we can pay the cost from our Building Department account. Yes – but only for code enforcement matters pertaining to building department issues. Commissioner Hoyt asked for a comparison of total cost between 12 hours and 24 hours and also asked about who determines the hours for the officer. Manager Carey explained Deputy Klapka has indicated he only needs additional hours as needed. Commissioner Hoyt also requested a workshop item regarding a potential moratorium on code enforcement for noncompliant homes.

Public Comment: None

Marie Palena	201 175 <sup>th</sup> Avenue E	Suggested the code enforcement officer's activity report be reviewed to compare with hours needed.
--------------	--------------------------------	--

Commissioner Harr motioned to approve the contract, seconded by Commissioner Maynard.  
Vote Taken: All yay.

**b. VACANCY ON PLANNING AND ZONING BOARD**

The town received 1 letter of interest for the vacancy of the At Large Alternate on the Planning and Zoning Board – from Lisa Foster, who previously served on the Board.

Commission Discussion: None

Public Comment: None

Commissioner Maynard motioned to approve the appointment of Lisa Foster, seconded by Commissioner Harr.

Vote Taken: All yay.

**c. AGREEMENT WITH DUKE ENERGY FOR UTILITY UNDERGROUNDING PROJECT**

The Commission previously approved the Utility Undergrounding Project in the Capital Improvement Plan. Additionally, the Commission approved the Binding Cost Estimate (BCE) payment to Duke Energy in the amount of \$3,795,678.86 at the July 9, 2025 Regular Meeting. Before you tonight for consideration is an agreement prepared by Duke Energy to complete the project. The agreement has been reviewed by Attorney Eschenfelder.

Commission Discussion: Vice Mayor Commissioner Schoos asked when the project will start.  
Manager Carey

Public Comment: None

Commissioner Harr motioned to approve the Agreement with Duke, seconded by Vice Mayor Commissioner Schoos.

Vote Taken: all yay

**d. BUILDING DEPARTMENT PROJECT**

Town Manager Carey said as we prepare for a new building department company she will be updating outdated furniture for the Building Department, using Building Department funds. There is adequate funding in Building Department reserves.

Commission Discussion: Commissioner Maynard asked where we are with the CAP contract.

Manager Carey reminded the contract will be provided at a Special Meeting on 9-24-25. Manager Carey also explained plans for the transition of the new building department services vendor and separating from Redington Beach. Notifications will be made to SafeBuilt and Redington Beach when the contract is signed. We will be good neighbors and do all we can to ensure a smooth transition.

Public Comment: None

## 6. COMMISSION REPORTS

### a. Commissioner Harr

Commissioner Harr feels there are positive things happening with staff and the Commission. Thank you.

### b. Commissioner Hoyt District 2

Commissioner Hoyt gave an update about Elevate Florida. 18 people approved, 6 waitlisted. Tough news for the people who were not approved. Margaret was able to cross-reference those homes with the noncompliant homes list. There is a CDBG grant for Pinellas County coming out. Thank you to staff for the 70<sup>th</sup> anniversary event. Residents really appreciated it. Thank you to Mario Orlando. He is amazing and will be missed.

### c. Commissioner Maynard District 4

Concur with Commissioner Harr. Office staff are the envy of surrounding towns. Excellent staff.

### d. Vice Mayor Commissioner Schoos District 3

Congratulations to Mario. He has done so much for our town. The anniversary event was a success. Thank you. So nice to celebrate with people and celebrate every step forward – after everything we have been through. Well done. Looking forward to the picnic.

### e. Mayor Kapper

Very happy with our staff and looking forward to a new building department.

### f. Town Attorney

No report.

### g. Public Works Department – Update included in packet. Also recognized Mario Orlando. He was invaluable. Main issues in town are the sewer projects around town. Thank you to our police department. They are amazing.

### h. Town Administrator – Update included in packet. The anniversary celebration was so great. It exceeded our expectations and was so well attended. To be able to gather with our residents in a positive way was great. Staff are working hard to plan the picnic and we have a lot of volunteers signed up already. Rafael Soto added a special thank you to Loretta Fricks for her help in organizing volunteers.

## 7. PUBLIC COMMENT

## 8. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 6:48 P.M.

Respectfully submitted,

  
\_\_\_\_\_  
Margaret Carey  
Town Manager/Acting Town Clerk

  
\_\_\_\_\_  
Date Approved by Board of Commissioners