



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
REGULAR MEETING
WEDNESDAY, NOVEMBER 20, 2024 - 6:00 P.M.
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 Lisa Hendrickson, Vice Mayor Commissioner Joe Licata, Commissioner CJ Hoyt, Commissioner Tom Kapper, Commissioner Erin Schoos

Members Absent: none

Other Municipal Officials Present: Town Administrator Mike McGlothlin, Town Clerk Margaret Carey, Deputy Clerk Jolie Patterson, Town Attorney Rob Eschenfelder, Indian Shores PD Captain Holroyd and Lieutenant Doherty, J. Mortellite, Madeira Beach Fire Rescue, Chief Schobel, Seminole Fire Rescue, Public Works Supervisor Pafumi, Building Officials Hudson and Peebles (SAFEbuilt)

1. ROLL CALL BY THE TOWN CLERK

2. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the Board of Commissioners at a workshop meeting. They are intended to be acted upon in one motion.

Consent agenda items included approval of the following meeting minutes: First Budget Special Meeting – September 4, 2024, Second Budget Special Meeting – September 16, 2024, Regular Meeting – September 11, 2024, and Regular Meeting - October 29, 2024

Commissioner Kapper motioned to approve the Consent Agenda, seconded by Commissioner Licata. Vote taken: All yay.

3. APPEARANCES AND PRESENTATIONS

- a. J. Mortellite, Madeira Beach Fire Rescue - provided a general update.
- b. Chief Schobel, Seminole Fire Rescue - provided a general update.
- c. Captain Holroyd, Indian Shores Police Department – announced Santa’s Angels fundraiser, officers returned to normal shifts following the hurricanes.
- d. Lt. Doherty, Indian Shores Police Department – provided updated crime stats.

4. OLD BUSINESS

a. ORD 2024-04 TOWN CHARTER PROPOSED AMENDMENTS – 2nd READING

Attorney Eschenfelder read the Ordinance.

Public Comment: Chris Wood suggested to table consideration of this Ordinance until after the election.

Commission Discussion:

Commissioner Hoyt said the Town should consider going with the attorney’s original recommendation for an optional form of government. Many residents do not want to change our current form of government. Commissioner Hoyt also asked why she was not invited to the first Charter Review Committee meeting. She also asked the Town Administrator if he invited the other Commissioners. He said yes, he did, and it was their choice to attend. Commissioner Hoyt also asked why question #1 was not separated into 2 questions.

Commissioner Licata said the Ordinance is good as is.

Commissioner Schoos said we already discussed this Ordinance.

Mayor Hendrickson said she is in favor of a Manager Commissioner form of government and would like our town to move forward. Town Managers bring professionalism, and they have no political agenda. Keep the Ordinance as is.

Commissioner Licata moved to approve ORD 2024-04, seconded by Commissioner Schoos. Vote taken:

YES: 4 KAPPER, SCHOOS, LICATA, HENDRICKSON

NO: 1 HOYT

5. NEW BUSINESS

a. RATIFICATION OF MEMORANDUM OF UNDERSTANDINGS 1.) BETWEEN FLORIDA DIVISION OF EMERGENCY MANAGEMENT, TOWN OF REDINGTON SHORES AND PINELLAS COUNTY – (HURRICANE HELENE) and 2.) BETWEEN FLORIDA DIVISION OF EMERGENCY MANAGEMENT, TOWN OF REDINGTON SHORES AND PINELLAS COUNTY (HURRICANE MILTON)

Both contracts were presented by Administrator McGlothlin. He explained both MOUs were signed by himself and are now presented for ratification. These agreements provide the town with Substantial Damage Assessments and additional permit techs.

Public Comment: Chris Wood – not happy with inspection method. Joseph Fuchs – How many homes have been inspected? Tom McDermott – we want an explanation.

Commission Discussion:

Commissioner Hoyt asked how these MOU's relate to the Interlocal agreement that was signed by the Mayor after the 10-29-24 meeting. Mayor Hendrickson said those agreements were for substantial damage. Administrator McGlothlin said it was separate. These MOUs are a revamp. The interlocal agreement should be placed on the next Regular meeting agenda for ratification as well. Hoyt asked if we did an evaluation to determine if we could do these services in-house. Other towns asked for resident input.

Commissioner Licata moved to ratify both MOU's with Florida Division of Emergency Management and Pinellas County, seconded by Commissioner Schoos. Vote taken:

YES: 4 KAPPER, SCHOOS, LICATA, HENDRICKSON

NO: 1 HOYT

b. BUILDING DEPARTMENT MANAGEMENT DISCUSSION AND CONSIDERATION OF THE PROFESSIONAL SERVICES AGREEMENT BETWEEN TOWN OF REDINGTON SHORES AND M.T. CAUSLEY, LLC

Administrator McGlothlin explained the history of Building Department leadership – from a contractual Building Official to the most recent model of a full-time staff Building Official. Pre-hurricane discussions also included the plan to add an additional Permit Technician. Unfortunately, during recovery operations following Hurricanes Helene and Milton, we lost our Building Official, due to a medical reason, causing the need for an emergency professional services agreement with M.T. Causley, LLC (SAFEbuilt) to provide Building Official and Inspector services. There is no expected return date of the Building Official. Considering the totality of our present circumstances, our primary objective is to make the Building Department whole again. Administrator McGlothlin recommends keeping with the contracted services of M.T. Causley as opposed to keeping the full-time Building Official management model.

Public Comment: Jennie Blackburn – want to make sure the town keeps the door open to review similar companies (other than SAFEbuilt) down the road. Attorney Eschenfelder said there is a 90-day termination clause.

Additional Public Comment:

NAME	COMMENT
Derek Brunney	Concern about inspections

Colleen Woodburn	SAFEbuilt needs better management
Patrick Daninos	Concern about inspections
Ginger McQuigg	Concern about inspection status
Joe Fuchs	Concern about selecting SAFEbuilt
Nicholas Hill	All focus should be on recovery
Ryan Kiehn	Would like inspection stats on a regular basis

Commission Discussion:

Commissioner Hoyt asked Administrator McGlothlin if this is a termination of the current Building Official. Attorney Eschenfelder said, no. The internal position will be eliminated. Commissioner Hoyt also asked who is our Floodplain Manager. Attorney Eschenfelder said under our Code, it is the Building Official, so that would be SAFEbuilt.

Mayor Hendrickson said a lot of organizations are recruiting for a Building Official right now. Our town is too small and a contract brings more stability. I support the Administrator's recommendation.

Commissioner Kapper expressed his support.

Commissioner Schoos moved to approve the contracted Building Official and the agreement with M,T. Causley, seconded by Commissioner Kapper. Vote taken: All yay.

c. **SEWER CHARGES FOR SWIMMING POOL REFILL - DISCUSSION**

Administrator McGlothlin explained sewer charges are currently only waived for new construction. We have had several residents inquire about the town waiving the sewer charge portion of the water bill to refill their pools after the hurricanes. A survey was conducted and only 4 barrier island towns responded. None are currently waiving these fees.

Commissioner Discussion:

Commissioner Kaper would vote no.

Commissioner Hoyt asked why the Commission was not provided a more detailed report. She did her own research and was told by Pinellas County Utilities that Treasure Island is waiving the fee and Largo is waiting to hear back from their legal team.

The Commission directed staff to move this topic to a Workshop agenda to discuss further.

d. **RES 12-2024 PROPOSED BUDGET AMENDMENT FOR FY2023-24 BUDGET**

Administrator McGlothlin said the town needs to complete this budget amendment within 60 days of the new fiscal year.

Commission Discussion:

Commissioner Hoyt asked if this is normally done every year. Attorney Eschenfelder said yes.

Public Comment: none.

Commissioner Kapper moved to approve RES 12-2024 Proposed Budget Amendment for FY2023-24 Budget, seconded by Commissioner Licata. Vote taken: All yay.


6. **COMMISSION REPORTS**

- a. **Mayor Commissioner Hendrickson** – announced the date for the Tree Lighting. The Gulf Beaches library is working hard to get up and running.
- b. **Vice Mayor Commissioner Licata District 4** – received many compliments about debris removal. Most people are waiting to hear about building permits.
- c. **Commissioner Schoos District 3** – Appreciate the debris removal. Agrees with comments about the

need for Building Department communication.

- d. **Commissioner Kapper District 1** – Expressed concern about building department delays. Who is holding up inspection reports? We need to contact County officials.
 - e. **Commissioner Hoyt District 2** – Want to thank our Mayor for stepping up. I appreciate your leadership. We need to think about our residents and not big government bureaucracy.
 - f. **Town Attorney** - none
 - g. **Town Administrator** – Debris haulers removed 15,747 tons of debris.
 - h. **Building Department** – Mayor Hendrickson introduced the SAFEbuilt Building Officials – Bill Hudson and Rob Peebles. Mr. Hudson gave a presentation with updates about the Building Department operations.
 - i. **Public Works Department** – Public Works Supervisor Pafumi provided a report.
7. **PUBLIC COMMENT** – Jim Everett expressed concern about the proposed ORD 2024-05. Attorney Eschenfelder said ORD 2024-05 will not be presented for a 2nd reading.
8. **ADJOURNMENT**
There being no further business before the Board, the meeting adjourned at 8:51 P.M.

Respectfully submitted,



Margaret Carey
Town Clerk

2.12.25

Date Approved by Board of Commissioners