



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
WORKSHOP MEETING
WEDNESDAY, APRIL 30, 2025
MINUTES**

A **Workshop Meeting** of the Board of Commissioners of the Town of Redington Shores, Florida, was convened at 6:09 p.m.

Members Present: Mayor Commissioner Tom Kapper, Vice Mayor Commissioner Erin Schoos, Commissioner Larry Maynard

Members Absent: Commissioner CJ Hoyt

Other Municipal Officials Present: Town Clerk Margaret Carey, Deputy Clerk Melissa Fultz, Town Attorney Rob Eschenfelder, Building Official Rob Peebles, Public Works Supervisor Mike Pafumi, Chief of Police Rick Swann (ISPD), Lt. Dan Doherty (ISPD), Division Chief Rob Williams (Seminole Fire).

1. ROLL CALL BY THE TOWN CLERK
2. APPEARANCES AND PRESENTATIONS – none.
3. OLD BUSINESS

a. PERMIT FINES AND FEES

Clerk Carey recalled the proposed Town ordinance 2025-01 from April 8, 2025, Commission Meeting that was tabled for further discussion. The ordinance proposed would waive permit fines and fees. Commissioners were interested to know if other municipalities suspended permit fees or charged fines. In response, Clerk Carey and intern Rafael Soto conducted a survey of the 11 Barrier Island Governmental Council (BIG-C) towns as well as Pinellas County.

The results of the survey were published in the meeting packet, with Clerk Carey noting that 9 of the 12 municipalities surveyed waved all or part of their fees for six months. She noted Redington Beach, North Redington Beach, and Redington Shores did not waive fees. Redington Shores and Madeira Beach had the highest revenue collected for fees.

Mayor Kapper stated he would like to establish a process for the next emergency storm recovery.

Commissioner Maynard expressed concern for homeowners with fines that had medical emergencies. Additionally, he believed a state statute addressed fines and fees and asked the Town Attorney, Mr. Eschenfelder, to review.

Mr. Eschenfelder confirmed the Town followed all state statutes.

Commissioner Schoos thanked Clerk Carey for her efforts to secure the survey information. Additionally, she inquired about the emergency ordinances to include clarification of mailed notices after emergency responses prior to assessing fines.

Mayor Kapper inquired about Town reserves and where funds would come from if not utilizing fees.

Building Official Mr. Peebles informed the accounting team had reviewed the figures and the building department's expenses of \$300,000 had equated to the total amount collected in fees and fines. He noted that if fees were not collected, the Town would have had to utilize its reserves, also stating that future storm impacts would need to be considered.

Mayor Kapper inquired how other municipalities, especially smaller towns, were able to waive fees.

Clerk Carey informed other municipalities had waived fees for six months, but that period had ended. When conducting the survey, the question was asked how other towns planned to recuperate losses, and answers varied from no plans, to taking the loss, or applying for FEMA assistance, but none of the other towns had established a protocol at this time.

Commissioner Schoos questioned options aside from collecting fees, and if raising property taxes would be fair to those that were not impacted directly by storm damage.

Mayor Kapper inquired if Attorney Eschenfelder had experience in other municipalities waving fees. Mr. Eschenfelder noted his firm represents multiple municipalities in Pinellas County, and smaller towns needed to act prudently with their reserves for a potential lack of outside revenue. He advised establishing dedicated contingency funds in the upcoming budget for building department permit fees for emergencies.

Clerk Carey noted that the next regular Commission meeting will address the SafeBuilt contract, where permit fees are structured as part of their contract. If fees are not obtained, then SafeBuilt would be hourly and potentially more expensive for the Town. She indicated more research is needed.

Commissioner Maynard inquired if fees were waved from the onset of storm recovery, would the \$300,000 expense for the building department have been the same. Mr. Peebles informed him yes. Commissioner Maynard compared Indian Shores building department noting they did not charge fees, and Mr. Peebles noted Indian Shores has 100 buildings, whereas Redington Shores has 700.

Mr. Peebles noted the current SafeBuilt contract is hourly as it is not a permanent contract.

Commissioner Schoos asked Mr. Eschenfelder if fines collected are used directly by the building department, to which he confirmed yes, everything collected by the building department goes directly back into the operating budget for that department.

The floor was opened to the public for comment.

PUBLIC COMMENT

Christy Herig	Building Department collections for Redington Beach and Redington Shores total \$500,000, while expenses totaled \$300,000. She noted she believed the Town reserves were between \$10,000,000 and \$11,000,000. She believed a contingency budget was required to be spent in full on an annual basis. She believed the Town should not be charging fines of five times the permit fee.
Colleen Woodburn	She suggested removing the permit fees for the Interior Demolition permit fee of \$39 when a national disaster is declared for a period of six months to encourage more participation in remediation. She also suggested making the fines two times the permit fees.

Don Wallarab	He filed for a permit in November but waited as long as possible before building back without a permit for his medically ill wife. He does not believe he should be fined five times the permit fees.
Peter Perry	Mr. Perry noted he is a representative for SafeBuilt, and public comments were being considered.
Peter Stueckemann	He is not in favor of waving permit fees for the building department. He explained his experience and noted the confusion in the after the fact permits.

Discussion continued between commissioners and Mr. Eschenfelder on terms of exceptions to fines and fees. An ordinance is being reviewed to address medical exceptions and will be reviewed at a future regular meeting, and it was suggested the budget be reviewed for future emergencies.

4. NEW BUSINESS

a. CODE ENFORCEMENT OF UNFIT STRUCTURES

Mr. Peebles addressed the need to review structures that have not been mitigated since the damage from hurricanes Helene and Milton. He proposed sending a letter to residents to protect public health and safety, citing fire and mold hazards. He noted 140 structures have not been issued permits for remediation that were one-story structures. He requested the dangerous levels of structural damage be addressed by June 1, 2025. He noted that permit applications were his request by that date.

Commissioner Schoos asked if that was the standard practice being followed by Pinellas County. Mr. Peebles believed yes.

Chief Swann believed fines were a deterrent for residents to comply.

PUBLIC COMMENT

Loretta Fricks	She informed that her friends and neighbors have commented on phone calls not being answered by the building department. She asked if a dedicated email and phone number were available for the building department.
Colleen Woodburn	She wanted to clarify that there are 140 residents out of 700 that have not applied to permits. She suggested modifying the tone of the letter.
Julie Newer	She is willing to volunteer for public outreach.
Ken Smith	He noted that landlords are rebuilding without permits or contractors.

Discussion continued with commissioners and Mr. Peebles regarding the details of the letter to residents. Mr. Peebles asked for confirmation from the Town attorney that a letter can be sent to which he said yes, it is in accordance with his authority to send it.

b. PROJECT MANAGER POSITION DISCUSSION

Mayor Kapper suggested a Project Manager could replace the previous Town Administrator role and opened the floor for discussion. Commissioner Maynard suggested Clerk Carey would be the ideal candidate to fulfill that role with her experience and background. He suggested a 12-month trial period for her to serve in that capacity.

Commissioner Schoos agreed she would support Clerk Carey to serve as Interim Town

Administrator. She asked for clarification in the role of Project Manager.

Commissioner Maynard said he would like to make a motion to approve Clerk Carey for Interim Town Administrator/Project Manager. It was noted that discussion will be tabled for vote at a future regular meeting.

Mr. Eschenfelder noted the Town code provides for employees to serve in interim roles and discussed the process of selecting a new Town Administrator or Project Manager that needs further clarification. Commissioners agreed they will table this discussion for a regular future meeting.

PUBLIC COMMENT

Christy Herig	She believed that the failures with the two previous Town Administrators were HR problems, that the Town did not review them. She suggested the Commission take responsibility for their oversight.
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c. ADMISISTRATIVE PROCESS DISCUSSION

Clerk Carey informed the Commission she has been serving as the acting Town Administrator and she and her team are confident that they are serving the Town well. She has assembled a great team, and she provides weekly updates for the Commissioners and would like to clarify her administrative process.

The Commission confirmed that as the Interim Town Administrator she has the decision-making authority to approve projects and act on the Town's behalf. Mr. Eschenfelder confirmed that she has Town Administrator authority to approve projects and make decisions as within the procurement code.

Commissioner Schoos thanked Clerk Carey for her role in the Town and all she is accomplishing.

The floor was opened to the public and no further comments ensued.

d. SEWER REPAIRS

Clerk Carey and Public Works Supervisor Pafumi described two projects that are in emergency need for repair. The lateral lines that need repair are on the Town property and have been impacted by construction conducted by Frontier. There are current contracts for pipe repair with Atlantic Pipe that are effective through 2026. Repairs are being reviewed for the Capital Improvement Plan as well.

Mr. Pafumi noted there are approximately 10 lines with 350 laterals that need to be completed.

Mayor Kapper inquired if the Town had the budget for the repairs for which Clerk Carey and Mr. Pafumi confirmed yes.

PUBLIC COMMENT

Christy Herig	She believes Frontier should pay for the pipe repair.
Gail Conroy	Code enforcement ticketed her property.
Christy Herig	Nature's Beach – tree trimming is becoming an issue.
Jennie Blackburn	Will the process for Town Administrator be addressed at the next meeting?

5. MISCELLANEOUS

Regular Meeting- Wednesday, May 14, 2025 – 6:00 P.M.
Workshop Meeting- Wednesday, May 28, 2025 – 6:00 P.M.

6. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 7:42 p.m.

Respectfully submitted,



Margaret Carey
Town Clerk



Date Approved by Board of Commissioners