



**BOARD OF COMMISSIONERS
TOWN OF REDINGTON SHORES
WORKSHOP MEETING
WEDNESDAY, AUGUST 27, 2025
(Immediately following the Budget Workshop Meeting)
Minutes**

A **Workshop 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 Erin Schoos, Commissioner CJ Hoyt, Commissioner Larry Maynard, Commissioner Doug Harr

Members Absent: None

Other Municipal Officials Present: Town Manager Margaret Carey, Town Clerk Melissa Fultz, Management Analyst Rafael Soto, Town Attorney Robert Eschenfelder, Accountant Andy Tess, Chief Lee Ann Holyrod, Captain Daniel Doherty, and Deputy Steve Klapka

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. ROLL CALL**
- D. APPEARANCES AND PRESENTATIONS**
- E. NEW BUSINESS**
- F. OLD BUSINESS**

1. Code Enforcement Update

Deputy Steve Klapka stated that his main goal is to get homeowners in compliance. He shared that many problems have been addressed after having made contact or sent letters to homeowners. He concluded his report with stating that he is doing the best he can to make sure that the Town gets cleaned up.

Dave Levy 953 182 nd St.	Thanked Deputy Klapka for his efforts but asked the Town if there was a possibility the town could provide a dumpster for volunteers who are wanting to clean properties. Deputy Klapka and Attorney Eschenfelder stated that the town cannot approve the action because concerns with liabilities. Town Manager Carey also shared
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	that if residents want to volunteer, they would have to get written approval from the property owners to go on private property. Attorney Eschenfelder highlighted the order of events that would have to occur for the city to get involved in making a property compliant.
Christy Herig 17609 1 st E	Gave advice to residents on how to contact property owners who may be interested in getting help.
Bennet Walling 17746 Wall Cir	Concerned about properties not being compliant and property values being affected by it.

Town Manager Carey asked the Commission for direction on how to move forward with noncompliant properties. Commissioner Hoyt emphasized having empathy for residents who are still in the process of rebuilding. Mayor Kapper asked Attorney Eschenfelder why the town cannot get involved yet and Attorney Eschenfelder reminded the commissioners of the public health nuisance portion of town code.

Commissioner Harr asked for a follow up on the list of addresses given to the commissioner that listed noncompliant houses. Town Manager Carey said she would have an update list at the next meeting.

Deputy Klapka asked the commission if they were interested in increasing his hours. He is currently working 12 hours a week. Town Manager Carey shared that the previous administrator had put in a request for Deputy Klapka to work up to 24 hours a week and has received a contract reflecting that. Mayor Kapper stated he believes the town is ready for that. Commissioner Maynard asked Deputy Klapka how many hours he believes would be needed to complete his duties and Deputy Klapka said up to 24 hours a week total.

Christy Herig 17609 1 st E	Expressed Concerns about the accuracy of Substantial Damage determinations. She shared that she could help residents with the calculations.
Jennie Blackburn 17717 Gulf Blvd Unit 202	Asked Attorney Eschenfelder about if there was an ordinance or procedure relating to condemning houses. Attorney Eschenfelder shared that the unfit and unsafe house ordinance was what created. He shared that any final action taken by the town on private property would have to be approved by a judge.

2. Building Department Services Update

Three vendors from the town's building department services RFP were present to answer questions and introduce themselves to the commissioners. The vendors were CAP Government, Willdan, and JPI.

Kathy Croteau with CAP Government began the presentations. She is the Operations Manager for the Gulf Coast. She presented to the commission and took questions. Discussion pertained to revenue structures, staffing, and other needs of the town.

Following CAP Government's presentation, Mr. Al Brady with Willdan presented to the commission. He is the Deputy Director of Building and Safety. He answered questions from the commission. There was discussion surrounding how the town's needs can be met, what building officials would be best for the town, and revenue structure.

Concluding the presentations was JPI. Joe Payne, the President of JPI, took questions relating to JPI's proposal. There was discussion about the building officials, staffing, and revenue split. Some concerns about the revenue structure were raised by Attorney Eschenfelder.

Dave Levy 953 182 nd St.	Mr. Levy wanted to know if there is something being done so that permit fees could be waived in the event of a disaster. Mayor Kapper responded by saying the town has budgeted 5% of revenue to go into a reserve fund for that purpose.
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After the presentations had concluded, the commissioners discussed their impressions of each vendor. After this discussion, the commissioners agreed to invite CAP Government to a special meeting following the special budget meeting on September 3rd to meet and ask their proposed staff questions to further determine if they are suitable for the town.

3. Sewer Project Update

Town Manager Carey informed the commission that three contractors have already begun work on the town's sewer and stormwater capital improvement project. She shared that APS is working on reassessing the town's sewer and stormwater systems and BLD is working on lateral rehabilitation. She provided the commissioners with a work schedule of the three contractors working on this project that showed where and when the contractors will be doing their work. She will be sharing this with the commissioners on a weekly basis.

Commissioner Hoyt asked when the last time the systems were assessed to which Town Manager Carey responded that it was done in 2021.

Commissioner Maynard asked at what point in this process the county would be interested in the sewer system. Management Analyst Soto shared with the commission that the county could take the system in its current state, but this would come at a high cost for the town. He shared that the county has a priority of making sure that lift stations are elevated to meet county standards which by itself is expensive. Town Manager Carey stated that the first step to get the county interested is having their staff come and assess our system.

Commissioner Hoyt asked if there were any grants that the town could apply for and Town Manager Carey shared that there is an FMA grant that town staff would be

submitting a Notice of Interest for, which is due at 5 p.m. on August 29th.

G. MISCELLANEOUS

1st Public Hearing Budget FY25-26 – September 3, 2025 – 6:00 P.M.

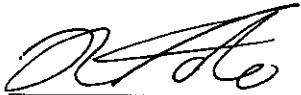
Regular Meeting- Wednesday, September 10, 2025 – 6:00 P.M.

Final Public Hearing Budget FY25-26 – September 15, 2025 – 6:00 P.M

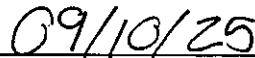
H. ADJOURNMENT

There being no further business before the Board, the meeting adjourned at 8:04

Respectfully submitted,



Rafael Soto
Management Analyst



Date Approved by Board of Commissioners