



**TOWN OF NORTH REDINGTON BEACH
BOARD OF COMMISSIONERS
WORKSHOP MINUTES
MARCH 25TH, 2025**

Mayor Jay Super called the March 13th, 2025 workshop to order at 10:00 a.m. Vice Mayor Kevin Kennedy and Commissioners Bradley, Nagrabski and Thornton were present. The meeting was held at the Town Hall Building, 190 - 173rd Avenue, North Redington Beach.

A. DISCUSSION OF COMMISSION RULES

Town Attorney Daigneault introduced Nancy Myers, an attorney with his office, who will be assisting him with the town business and who did the research for the change of government discussion.

Town Attorney Daigneault explained to the Board that they can choose to come up with a set of rules regarding how the Board works. The can contain rules of procedure such as who can call a meeting, how comments are received, etc.

The Board discussed and asked Attorney Daigneault to send some examples for them to review.

B. SEWER TRANSFER TO PINELLAS COUNTY

Town Clerk Campbell stated that Pinellas County was doing a final review of the sewer transfer agreement. She went over the history of the transfer stating it had been in the works for 18 months and was necessary for a few reasons such as coming legislation that wastewater had to be contained on town property, which is impossible. The system is also very old and will need costly repair and maintenance and the increased cost of the wholesale sewer treatment means the fund is losing money each year.

She indicated the final agreement should be coming in the next few weeks. It will go before the County Commission for approval and then will come to the town for approval.

C. POSSIBLE ELEVATE FLORIDA PARK ACQUISITION

Town Clerk Campbell informed the Board that the property owners of the houses that were Park Circle, are interested in turning the property over to the town as part of the acquisition portion of Elevate Florida. The town would have to agree to maintain the property as green space in perpetuity. She stated she would keep them informed if the

process moved forward.

D. BUILDING HEIGHTS/ELEVATED STRUCTURES

Vice Mayor Kennedy stated there seemed to be an issue for some home owners that wanted to elevate their houses. If they raised their structures, they could exceed the maximum height restriction. He asked if there was a type of ordinance that could be in place that only allowed a taller structure if it was elevated, not for new construction.

Attorney Daigneault said she would look into it. Town Clerk stated she would check St. Pete Beach as there was indication they had put something in place for this issue.

E. MODULAR HOMES

Mayor Super explained that the town code allows for modular and mobile homes. He stated several residents had asked him about them being allowed. The Board discussed the difference and the concurrence was that the new modular homes are indistinguishable from tradition construction since the town code requires the bottom level to be enclosed.

The Board discussed restricting mobile homes. Town Attorney Daigneault stated the difference could be defined and distinguish between the two. It would be added to the next meeting.

F. CHANGE OF GOVERNMENT – TOWN ADMINISTRATOR

Town Attorney Daigneault explained that the town has a strong mayor form of government but has been running as an administrator form for a while and the documents of the government should match how it is actually being governed.

He explained that under an administrator/manager form of government, the Board makes the policy and gives the authority to the administrator to carry out those policies and orders.

He stated the Town Clerk has been carrying out these policies and overseeing the day to day operations of the town for some time and he recommends making the change official. He stated he works with many City Managers and that she is their equal and in some instances superior as she also has the Clerk qualifications.

Ms. Myers explained the process on making the change. She indicated the charter would need to be changed which would require a referendum to be voted on by the residents which could occur in 2026. In the meantime, a resolution can be drafted to convey these duties to the Town Clerk.

The Board discussed the change. Vice Mayor Kennedy stated he believed this was the best course of action as the makeup of the Board could change every two years and it was vital to have a person that has the knowledge to keep the town running smoothly during such change overs. The Board agreed that the Town Clerk has already been doing the job of Administrator.

Gary Curtis, a former Commissioner of many years, stated he believed it was a

prudent path to take. The Board instructed the Town Attorney to draft the resolution and begin working on documents for the referendum.

G. STATUS UPDATE ON CURRENT PROJECTS

Town Clerk Campbell gave an update on the current projects stating the EMS building is scheduled to break ground in May. She stated she is in the process of setting up a meeting with Duke Energy regarding the undergrounding but the project manager is out on medical leave.

Town Clerk Campbell added that the storm damage projects are being quoted and hope to have them completed soon.

H. MISCELLANEOUS

Commissioner Thornton stated that there has been a golf cart parking and blocking one of the pedestrian accesses. Town Clerk Campbell said she would ask the Sheriff's Office to monitor.

Town Clerk Campbell asked for permission to continue having a part time person help the Public Works department two days a week. There was no opposition to continuing the position

Gary Curtis questioned the public input portion of the regular meetings. He stated he believed there should be a response given to items brought forth. Town Attorney Daigneault stated he advised the Board to not respond. Commissioner Nagrabski explained that many times they don't have an answer as they are hearing the question for the first time but that the proper person can provide an answer later. They also reminded him that input can be given at an one on one meeting.

There being no further business, the meeting adjourned at 11:29 am.

Respectfully submitted,



Mari Campbell, CMC

Town Clerk