



Town of Belleair

901 Ponce de Leon Blvd.
Belleair, FL 33756

Meeting Minutes Town Commission

Wednesday, September 3, 2025

5:30 PM

Town Hall

First Budget Hearing

Meeting called to order at 5:30 PM with Mayor Wilkinson presiding.

PLEDGE OF ALLEGIANCE

COMMISSIONER ROLL CALL

Present: 5 - Mayor Michael Wilkinson
Deputy Mayor Tom Shelly
Commissioner Patricia Barris
Commissioner Thomas Kelly
Commissioner Todd Jennings

SCHEDULED PUBLIC HEARINGS

Persons are advised that, if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceedings, and, for such purposes, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

25-0142 Special Certificate of Appropriateness – 1570 Alexander Road

Ms. Lancaster-Town Manager-spoke on the application; resident request, and home historic value; Planning and Zoning Board recommended approval; roof to be replaced; materials are compliant.

Kevin Keeley- Metro Builders-applicant representative spoke on the application and plans.

Deputy Mayor Shelly moved approval of the Special Certificate of Appropriateness SCOA for 1570 Alexander Road, Belleair. Seconded by Commissioner Kelly.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Shelly, Commissioner Barris, Commissioner Kelly, and Commissioner Jennings

CITIZENS COMMENTS

(Discussion of items not on the agenda. Each speaker will be allowed to speak once for a maximum of 3 minutes.)

None to be heard.

CONSENT AGENDA

25-0139 Approval of August 19, 2025 Regular Meeting Minutes

Deputy Mayor Shelly moved approval of the Consent Agenda. Seconded by Commissioner Kelly.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Shelly, Commissioner Barris, Commissioner Kelly, and Commissioner Jennings

GENERAL AGENDA

[25-0136](#) Tentative Adoption of Millage for FY 2025-2026

Nanette Freeman-Human Resources Director-stated she has been working with the Finance Department since October 2024; spoke to property tax revenue; projected increase of \$612,377; discussed revenues by type, majority are ad valorem.

No questions of the Commission.

No public comment.

Commissioner Kelly moved tentative approval of the millage rate of 6.9777 for the fiscal year 2025-2026. Seconded by Commissioner Jennings.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Shelly, Commissioner Barris, Commissioner Kelly, and Commissioner Jennings

[25-0137](#) Tentative Budget Fiscal Year 2025-2026 First Public Hearing

Ms. Lancaster spoke to flooding throughout town at the beginning of this fiscal year; spoke to budget impacts and reserves, thankful for a quick return to normal; spoke to Commission directive of completing projects; legislative appropriations in excess of 10 million received; moving to a new chart of accounts and financial management system; commented on public works, new recreation programming, and archive project.

Ms. Freeman stated budget is balanced for general fund and all enterprise funds; no changes have been made since last presentation; available for questions.

No questions of the Commission.

No public comment.

Mayor Wilkinson state this is the first hearing and the second will be on September 16th.

Commissioner Kelly moved approval of the tentative budget for Fiscal Year 2025-2026 budget. Seconded by Commissioner Jennings.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Shelly, Commissioner Barris, Commissioner Kelly, and Commissioner Jennings

[25-0134](#) First Reading of Ordinance 586 - Water Rates

Jay Daigneault-Town Attorney-read Ordinance 586 into record by title only.

Ms. Lancaster stated this is reflecting the county's increase of the wholesale rate.

No public comment.

Mayor Wilkinson stated second reading on September 23rd at 5:30 PM.

Deputy Mayor Shelly moved approval of Ordinance 586 for water rates. Seconded by Commissioner Jennings.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Shelly, Commissioner Barris, Commissioner Kelly, and Commissioner Jennings

25-0140 First Reading of Ordinance 587 - Solid Waste Rates

Attorney Daigneault read Ordinance 587 into the record by title only.

Ms. Lancaster stated this is 5% increase to solid waste rates and a restructured special pick up rate; Pinellas County disposal increases are increasing 8%; spoke to time increments for special pick up rates.

No public comment.

Mayor Wilkinson stated the second reading will be on September 23rd at 5:30 PM.

Deputy Mayor Shelly moved to approve Ordinance 587 for solid waste rates. Seconded by Commissioner Jennings.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Shelly, Commissioner Barris, Commissioner Kelly, and Commissioner Jennings

25-0141 First Reading of Ordinance - 588 Plat Approval

Attorney Daigneault read Ordinance 588 into the record by title only.

Ms. Lancaster stated this streamlines the replat process and is a State mandated change.

No public comment.

Deputy Mayor Shelly moved approval of Ordinance 588 on first reading for Plat Approval. Seconded by Commissioner Jennings.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Shelly, Commissioner Barris, Commissioner Kelly, and Commissioner Jennings

25-0138 Resolution 2025-21 Appointing Member to the Planning and Zoning Board

Attorney Daigneault read Resolution 2025-21 into the record by title only.

Ms. Lancaster stated this formalizes their appointment at the last meeting.

No public comment.

Deputy Mayor Shelly moved approval of Resolution 2025-21 appointing Thomas Nessler to the Planning and Zoning board. Seconded by Commissioner Jennings.

Aye: 5 - Mayor Wilkinson, Deputy Mayor Shelly, Commissioner Barris, Commissioner Kelly, and Commissioner Jennings

TOWN MANAGER'S REPORT

Ms. Lancaster had nothing further to report.

TOWN ATTORNEY'S REPORT

Attorney Daigneault had nothing to report.

MAYOR AND COMMISSIONERS' COMMENTS

Commissioner Barris - nothing to report.

Deputy Mayor Shelly - nothing to report.

Commissioner Jennings - nothing to report.

Commissioner Kelly - nothing to report.

Mayor Wilkinson announced September 16th of 2nd budget hearing date; and second reading of ordinances is September 23rd.

Ms. Lancaster spoke on three meeting dates for September; advertising time constraints.

OTHER BUSINESS

No other business.

ADJOURNMENT

No further business; meeting adjourned in due form at 5:48 PM.

TOWN CLERK

APPROVED:

MAYOR