



# Town of Belleair

901 Ponce de Leon Blvd.  
Belleair, FL 33756

## Meeting Minutes Special Meeting

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Thursday, June 26, 2025

12:00 PM

Town Hall

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### Town Commission - Budget Workshop

Meeting called to order at 12:00 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, and Commissioner Todd Jennings

#### CITIZENS COMMENTS

No comments

#### GENERAL AGENDA

[25-0094](#)

FY 2026 Budget

Gay Lancaster-Town Manager-purpose of today is to review and provide comments on budget; no proposed increase to millage; spoke on budget largely dependent on ad valorem; funding for operations, challenges for infrastructure projects; PFM will be available in upcoming meetings to speak on financing recommendations; ability to begin projects with reserves then borrow when rates are lower, options will be presented; spoke on open positions not currently filled; conservative budget; Nanette to give presentation.

Nanette Freeman-Human Resources Director-has been working closely with finance for sometime; spoke on software change from BMS to Aclarian; Town-wide services and Town events were established to appropriately show costs; salaries spread out appropriately for roles that have shared use; this is first draft of the budget, commended team efforts to compile; spoke on valorem analysis, millage is 6.9777; increase last year provided substantial revenue for operating purposes; presented revenue and expenditure overview.

Mayor Wilkinson questioned ballpark average of what residents will pay: Ms. Lancaster provided three examples for a typical homesteaded resident, increase range of \$93-\$136.

Ms. Freeman continued presentation with general fund budgeted inflows and outflows; showed general revenue by account sheet; no questions; presented a summary of expenditures by department; reviewed each department; an average of 4% across the board for merit increases; many charges were moved from Finance to Town-wide budget to more appropriately report; Commissioner Kelly commented on line item,

correction will be made; employee recognition has been moved under human resources, tuition reimbursement has been added back in as well; Town-wide operations has increased due to items being moved from Finance Department such as fire.

Ms. Lancaster spoke on Largo Fire Department, Largo has requested a 25.7% increase and removal of 5% cap; amount is \$163,000 additional; in discussions, expecting a significant increase.

Discussions on other municipalities seeing increase as well; Belleair Bluffs seeing a similar projected increase; Ms. Lancaster spoke to having a moderator in the conversation, county is reluctant to be involved with process; in Town's best interest to work it out; 15 years remaining on current contract; Largo requesting to amend by removing cap; response and service is good; contract with labor negotiations increased their cost by 13%, unsure as to why we are seeing a higher increase.

Deputy Mayor Shelly questioned if county EMS have any operational efficiencies that could help; majority of calls are medical, not fire; Ms. Lancaster spoke taxpayers paying for fire response, users would pay for transport.

Commissioner Barris questioned when another increase could occur; Ms. Lancaster spoke to 3-year labor contract, however anticipates a 4% next year; has requested audited statements, has not received; option could be to solicit other bidders for fire services; spoke on annual negotiation of sheriff services as example, could do same with fire.

Commissioner Kelly questioned reaching out to Suncoast and Clearwater to get a number; Ms. Lancaster affirmed.

Deputy Mayor Shelly spoke to prior bid of Clearwater being higher; location is not much further; spoke to concerns with needing fire but are often on medical calls; increase coming.

Ms. Freeman continued department presentations; spoke on increase to Communications budget; Police Department reviewed; Parks Department numbers changing, some staff salaries divided as they serve multiple departments; Streets Department reviewed, decreased, spoke on responsiveness; Recreation Department changes are town events moved to it's own department; special revenue funds were reviewed next; tree replacement fund, stormwater funds, no questions; debt service funds discussed, no questions; capital projects fund expense reviewed; equipment replacement fund is fairly lean; enterprise funds next reviewed; water revenue is lower than the expenses, leak adjustments given post hurricane has impacted, will be presenting a projected increase in upcoming months.

Commissioner Kelly requested detail on other services line in water; Ms. Freeman clarified.

Ms. Freeman spoke on Solid Waste fund; conversations on potential change to rates; special pick up rate is very low; staff is analyzing; Deputy Mayor Shelly questioned recycling and increase. Ms. Freeman will look into and have for next meeting. Ms. Freeman continued Solid Waste fund by speaking to trucks and maintenance; may be able to purchase a new truck; Building fund next discussed, is a new fund, inspector and permit tech are contracted; available for questions.

Deputy Mayor Shelly questioned Penny for Pinellas; State did away with sales tax on commercial lease and Penny portion, would like to see impact. Ms. Lancaster stated

staff will get back with information.

Ms. Freeman commended staff for combined effort, spoke on new software; Ms. Lancaster spoke to increased transparency.

[25-0098](#)

CIP Level 1 and 2 Timeline

Ms. Lancaster stated appropriations still looking good, are on the Governor's desk; projects are Indian Rocks phase II over 6 million, bridge at 1.5 million, and Mehlenbacher at 1.6 million.

Ashley Bernal-Assistant Town Manager-presented overview of priorities; applied for HMG funding of 75% for Harold's Lake; construction timelines; level 2 priorities and projected start times; infrastructure board recommended approval of list as long as there is no impacts to drainage or erosion; seeking input from the Commission.

Mayor Wilkinson questioned when approval is needed; Ms. Lancaster stated it can be approved next month, but open and flexible; some project priorities have changed.

Deputy Mayor Shelly spoke to phase II and III of Indian Rocks Road and alternate routes; questioned if timeline needs adjusted for Ponce since it is a detour; Ms. Lancaster spoke on waiting until after so fully evaluate.

Ms. Lancaster stated Andrew Laflin is here to address any initial questions regarding financing; has been in conversations with PFM.

Andrew Laflin-Aclarian, CFO-spoke on state loan application process; early to mid-2026; ability to use existing reserves and obtain a loan in 2026; resolution to repay Town with loan funds; not rushing into a line of credit, see if SRF loan amounts, can run a bank loan in parallel to SRF loan.

Deputy Mayor Shelly questioned renderings available for Indian Rocks Road phase II and III; Ms. Bernal stated 100% plans perhaps by end of year; Ms. Lancaster spoke to required bridge meeting; obtaining engineering sign off; not looking to re-engineer round-about in phase II, potential to slow down northbound traffic.

Commissioner Jennings questioned how appropriation funds are disseminated; Ms. Bernal stated it depends on agency; quarterly reports are submitted and Town is reimbursed.

Ms. Bernal spoke to Shippo meeting regarding bridge; date set and notices sent. Commissioner Kelly questioned when construction will begin; Ms. Bernal spoke to if 100% plans are received in December, construction could begin in March.

Commissioner Jennings questioned Phase II; Ms. Lancaster stated getting phase III started; Phase II has some challenges that need addressed from safety perspective.

**ADJOURNMENT**

No further business, meeting adjourned in due form at 1:12 PM.

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**TOWN CLERK**

**APPROVED:**

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**MAYOR**