



Town of Belleair

901 Ponce de Leon Blvd.
Belleair, FL 33756

Meeting Minutes Town Commission

Tuesday, August 19, 2025

5:30 PM

Town Hall

Meeting called to order at 5:31 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

PROCLAMATIONS AND PRESENTATIONS

[25-0121](#)

2025 Mayor John Land Years of Service Award

Deputy Mayor Shelly arrived at 5:34 PM

Erin Alcorn-Florida League of Cities-spoke to Florida League of Cities and mission; protecting local decision making; thanked Town for being a member; recognizing Deputy Mayor Thomas Shelly in recognition of his 20 years of service; John Land award recognizes local officials for decades of service; read a resolution presented by the league; presented resolution to Deputy Mayor Shelly.

Deputy Mayor Shelly spoke to gratitude and pride in serving the town; commended fellow Commissioners and Mayor for their service; thanked residents and staff; thanked wife for support; spoke to accomplishments over the years; unity, transparency, and belief in what's possible when working as one; thanked the Town Manager and Town Attorney.

Mayor Wilkinson thanked Deputy Mayor Shelly and his wife Karen.

[25-0126](#)

Final Bluff Report

Ashley Bernal-Assistant Town Manager-introduced Dr. Samantha Danchuk and Brooks Barton (project engineer) with APTIM.

Dr. Danchuk-provided project overview; work completed in area of survey, wells, sampling, design, evaluation; presented physical survey results, loss of 3.5 feet in less than 2 years; erosion occurring impacting natural habitat in area; concept design alternatives to have low impact.

Mr. Barton discussed alternative 1A which uses a single layer revetment, provided an example; 1B is a double layer revetment, discussed benefit, provides greater protection, provided an example; alternative 2 is a breakwater design with a groin at the south end of project area, showed examples of a breakwater; alternative 3B is recommended with living shoreline and breakwater, 3A is similar but includes a groin; spoke to variations; alternatives to design items such as oyster balls versus toe stone; recommending 3B, cost estimated around \$4 million.

Dr. Danchuk spoke to Infrastructure Board comments regarding preventing infill further south; groin addition; modeling will show what exactly will be needed; next phase of work will be seeking funding for support, design and permitting proposal is underway, budget for grant match up to 50%; construction would be 2027-2028.

Mayor Wilkinson questioned what is needed tonight; Dr. Danchuk spoke to getting feedback regarding the recommendation and next step to move forward with design and permitting; to provide a proposal.

Mayor Wilkinson stated September 1st is cut off for the Resilient Florida grant; questioned if we can make deadline; Dr. Danchuk affirmed it can be done; can move forward with the application.

Jim Reznicek-resident-thanked Commission for study; spoke to vegetation on the bluff; encourages Commission to look into invasive vines and vegetation.

Dr. Danchuk stated the state will be requiring a vegetation survey through the design process.

Mayor Wilkinson questioned top of the bluff; questioned erosion due to water runoff; Dr. Danchuk spoke to stormwater runoff and best management practices in report; town has made recent improvements which will help prevent.

Ric Feinberg-resident-commended Commission for engaging study; supports effort to stabilize the bluff; spoke to recommendation and term of 50 year event, would like to prepare for most severe event; spoke to focus of study being base and not upland stabilization, would like to see a secondary study addressing area; determining what type of vegetation is best; need to balance approaches to maximize view.

Michael Adams-resident-spoke to area that is overgrown, loss of view; importance of clearing vegetation.

Deputy Mayor Shelly requested clarification on recommendation; Dr. Danchuk stated alternative 3B was recommendation, however southern protection is needed which will be determined through modeling, so alternative 3A is closer to what will be utilized for modeling; spoke to next step of process.

Commissioner Kelly commented on seeing oyster balls in other areas; very effective at stopping erosion and preventing damage; requested clarification on erosion; Dr. Danchuk stated erosion is at 3.5 ft and if not addressed, it will be close to road and impact infrastructure.

Deputy Mayor Shelly questioned what more is needed regarding surface water coming down the hill; Dr. Danchuk spoke to best management practices in report; vegetation at top can help slow down as well.

Ms. Lancaster stated staff is supportive of conservative recommendation that protects the shoreline and taking into account work that needs done on the slope itself.

Deputy Mayor Shelly moved to approve Option 3B to stabilize the bluff. Seconded by Commissioner Kelly.

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

[25-0127](#)

Belleair Country Club East Course Renovation

Ms. Bernal provided background of application; this is phase one, utility only portion of application; recommending approval contingent on receipt of all permitting.

Commissioner Kelly spoke to prior continuation of item; thanked staff for work, commented on town resources; contingent on SWFWMD and Florida DEP permits.

Nelson Bennett-Project Management representing Belleair Country Club- stated permits not yet received; addressed question of Commissioner Kelly regarding eagle nest and bald eagle permitting; Commissioner Kelly questioned differences in plans submitted. Mr. Bennett spoke to resubmittals after comments are received; Commissioner Kelly commented to no permits currently to be able to begin.

Mayor Wilkinson requested public comment.

Karla Rettstatt-resident-questioned how many trees are going to be affected compared to the last course renovation.

Andy Neiswonger-Golf Course Superintendent, BCC-spoke to fees that must be paid if any trees are removed, do not expect to pay any fees based on what will be replaced.

Ms. Vaicatis-resident-questioned what the plans are; is this just utility or are there buildings; wants to know what is planned.

Mayor Wilkinson questioned as to what the next steps and process is; Ms. Lancaster stated plans are a phase-in approach, this phase is only utilities, initially a full plan was brought forward but has been reduced to only water lines; next phase will be a full plan of all other items which will require review and approval.

Deputy Mayor Shelly questioned if SWFWMD requires our permit before they'll issue theirs; Ms. Lancaster stated no but we will require SWFWMD before they can begin; motion needed to approve application.

Deputy Mayor Shelly moved to approve the utilities only application contingent upon the receipt and approval of all required documentation. Seconded by Commissioner Barris.

Aye: 4 - Mayor Wilkinson, Deputy Mayor Shelly, Commissioner Barris, and Commissioner Jennings

Nay: 1 - Commissioner Kelly

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

[25-0115](#) Approval of June 26, 2025 Special Meeting Minutes and July 15, 2025 Regular Meeting Minutes

[25-0117](#) Pinellas County Sheriff's Office Contract FY26

[25-0123](#) Special Relief Permit Request - Belleair's Backyard Bash

[25-0125](#) Resolution 2025-20 Authorized Signers for Town Accounts

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

[25-0122](#) Major Event Special Relief Permit Request - 2025 The Annika driven by Gainbridge at Pelican

Ms. Lancaster stated Ryan Dever is here from Outlyr to present request.

Ryan Dever-Outlyr-spoke to the 6th year of event in town; complimentary admission for those 17 and under, military, veterans and first responders; spoke to items in application; will be broadcasted on golf channel, available for questions.

No public comment.

Deputy Mayor Shelly recognized Representative Berfield in the audience; thanked her for the help in obtaining the Indian Rocks Road funding.

Deputy Mayor Shelly moved approval of the golf tournament at the Pelican Golf Course major event special relief Permit - 2025 The Annika driven by Gainbridge at Pelican. Seconded by Commissioner Jennings.

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

[25-0118](#) Water Rate and Sewer Rate Schedules for FY26

Ms. Lancaster requested Nanette Freeman summarize rate increases.

Nanette Freeman-Human Resources Director-has been working closely with Finance team; spoke to Pinellas County increase of 5%; cost is being passed along; 4% increase to all sewer costs from the county as well; spoke to tiers and base rate increases; tiers based on consumption; increase solely based on Pinellas County increases.

Mayor Wilkinson questioned action this evening; Ms. Lancaster affirmed it will be brought back as an ordinance.

Deputy Mayor Shelly stated the enterprise funds must pay for themselves.

Deputy Mayor Shelly moved approval of the recommended water and sewer rate schedule for fiscal year 2026 and incorporate the new rates into the ordinance that will come before the Commission in September. Seconded by Commissioner Jennings.

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

25-0119

Solid Waste Rate Schedule for FY26

Ms. Freeman stated Pinellas County is increasing their disposal rate at the site by 8%; looking to increase rate by 5% to assist with cost; spoke to special pick up charges; generally two types of pick ups, bulk and brush and bulk waste; billing to be done by time in 15 minute increments; charges for disposal; spoke to commercial dumpster rates.

Deputy Mayor Shelly moved approval of the Solid Waste Rate Schedule for Fiscal Year 2026 and to incorporate into the ordinance that will come before the Commission in September. Seconded by Commissioner Jennings.

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

25-0133

Enterprise Funds Proposed Budget FY2026

Ms. Lancaster stated the two previous items are reflected in this budget; staff is requesting approval.

Deputy Mayor Shelly moved approval of staff's recommendation of the two things just approved. Seconded by Commissioner Barris.

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

A motion was made by Deputy Mayor Shelly, seconded by Commissioner Barris, that this Discussion Items be adopted. The motion carried by the following vote:

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

25-0124

Coronavirus State & Local Fiscal Recovery Funds - Transfer of Funds

Ms. Lancaster spoke to ARPA money previously approved to be used in fire contract was done; now following up on remaining funds being moved to infrastructure.

Commissioner Kelly moved to approve 25-0124 to move the ARPA funds into the Infrastructure fund. Seconded by Commissioner Barris.

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

TOWN MANAGER'S REPORT

Ms. Lancaster stated there are two late items that need addressed.

25-0144

Award of Bid 2025-02 Emergency Tree Removal Services

Ms. Lancaster spoke to a necessary award to contractor for emergency tree removal; staff requesting approval of contract; was competitively bid, successful bidder is the company that was utilized last year.

This Action Item was adopted.

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

Ms. Lancaster spoke to vacancy on Planning and Zoning Board, former Commissioner Nessler interested in serving; would like to fill vacancy if there are any nominations; will bring a resolution forward at next meeting.

Deputy Mayor Shelly moved to appoint former Commissioner Thomas Nessler to the Planning and Zoning Board. Seconded by Commissioner Kelly.

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

Ms. Lancaster commended staff on preparing for the storm season; public works staff working on cleaning lines; water pressure improved on Winston; baffle boxes cleaned; spoke on pumps and sand bags; as ready as can be.

TOWN ATTORNEY'S REPORT

Attorney Daigneault had nothing to report.

MAYOR AND COMMISSIONERS' COMMENTS

Commissioner Barris had nothing to report at this time.

Commissioner Jennings had nothing to report at this time.

Commissioner Kelly spoke to completeness of submittals of plans.

Deputy Mayor Shelly spoke on the submittal and plans; met with the Florida Department of Environmental Protection and they will help with the Living Shoreline grant; met with WastePro regarding waste debris.

Mayor Wilkinson again welcomed representative Kim Berfield, thanked for assistance with projects and support; congratulated Deputy Mayor Shelly on 20 years of service; thanked staff.

OTHER BUSINESS

No other business.

ADJOURNMENT

No further business; meeting adjourned in due form at 6:46 PM.

TOWN CLERK

APPROVED:

MAYOR