Town of Belleair

901 Ponce de Leon Blvd.
Belleair, FL 33756

Meeting Minutes
Finance Board

Wednesday, January 21, 2026 | **4:00 PM** | **Town Hall**

Meeting called was to order at 4:01 PM with Vice Chair Perrott presiding.

ROLL CALL

Present 4 - John Hail, Kathleen Perrott, Lawrence Copp, and Tom Kurey

Absent 2 - Chairman Kevin Piccarreto, and James McArthur

CITIZENS COMMENTS

None to be heard.

APPROVAL OF MINUTES

25-0201 Approval of August 28, 2024 Minutes

Mr. Kurey moved to approve the minutes; Seconded by Mr. Hail.

Aye: 4 - Hail, Perrott, Copp, and Kurey

GENERAL AGENDA

25-0196 Introduction of Finance Director

Dan Carpenter-Finance Director-introduced himself; commended staff and manager; spoke to prior experience with other municipalities.

25-0198 Investment Schedule Fiscal Year 2024-25 Fiscal Year 2025-26 (thru Nov 2025)

Mr. Carpenter stated no changes have been made; surplus funds in SBA and Florida Safe; returns are similar to the CPI, higher earnings through December; available for questions.

Ms. Perrott questioned if additional deposits are expected; Mr. Carpenter affirmed; not at the point to pull back into general fund for operating.

Mr. Copp questioned large deposits; Mr. Carpenter stated they are tax receipts; have currently received $4 million.

Mr. Carpenter stated material is informational, no action needed at this time.

25-0199 State of Florida Legislation
Property Tax Elimination Proposal

Mr. Carpenter spoke to recent proposals in legislature to reduce or eliminate property taxes; town is providing educational materials regarding the impact; materials on website, reviewed with the board; HB 203 reduces $100,000 in year one and phases out the rest over 10 years; it would be a loss of approx 70% of money; stated the town's portion is only 1/3 of the tax bill, the rest is divided amongst the county and school district; 6.9777 is current millage; property taxes fund law enforcement, road maintenance, capital projects, infrastructure, etc.; 60% of the general fund goes to police and fire.

Gay Lancaster-Town Manger-spoke to legislative proposal to not allow police, fire, and EMS to be cut; once that is taken out, what is left is what is for other services.

Mr. Carpenter spoke regarding proposed carve outs; continued discussing property tax being the largest source of funding, other service charges; save our homes history and purpose; provided town facts, population, parcel breakdown by single family, multifamily and other; 3/4 of the properties are homesteaded.

Mr. Kurey questioned percentage, how much of property tax revenue comes from homesteaded versus non; Mr. Carpenter clarified 69% of the revenue would be lost; roughly $7 million.

Mr. Carpenter stated approximately $960 million is homestead taxable value; spoke to departments that are supported by tax dollars; provided an example tax bill of a property taxed at $500,000, total tax bill is $10,000 however only $3,700 total of that goes to the town; will continue to provide facts and data to residents; continue to monitor.

Mr. Kurey questioned what the expectation in Tallahassee is for municipalities is; Ms. Lancaster stated that there are various perspectives; county has said nothing; Dunedin recently posted on social media and has received negative feedback; testimony in the recent house presentation has no implementing language; municipalities have to figure it out; would have to have service fees; state run services are not responsive as local; cannot as a municipality take a position one it's on a ballot; open to ideas; public safety is only fenced out for the first year; possibly two or more measures to hit the ballot; commented on politics of the measures, outcome unknown at this time; spoke on what town values.

Mr. Kuey questioned supplemental items to backfill; Ms Lancaster stated nothing is proposed at this time, being left to municipalities; will calculate what a fee based rate would look like.

OTHER BUSINESS

Ashley Bernal-Assistant Town Manager-introduced Bryan Doyle who will works with capital assets.; requesting availability for a joint meeting next week with the Infrastructure Board; spoke to request to redesign of Indian Rocks Rd project; met with engineers and parties, need review to discuss and get a recommendation;

Ms. Perrott questioned which phase is being discussed; Ms. Bernal clarified, and currently phase II has secured funding; many options, early phases; currently have a quorum, questioning if available. Those available spoke up.

Mr. Kurey questioned status of phase III; Ms Bernal spoke on dollars already spent and historic bridge item.

Ms. Lancaster stated 60% plans have not been brought yet; prior vote to maintain path on west side was based on a concept; residents on east side have voiced concerns on safety, no room for a margin; if eliminating a sidewalk, the commission would have to amend it's ordinance which requires a sidewalk on both sides of the road, and commit funds necessary to redesign roadway; delays have cost money; suggested moving on to phase II since there is funding and currently no consensus for phase III; all options will be brought to boards to make a recommendation.

Ms. Bernal stated that roadway engineers are at 60%, the whole plan set is not fully complete.

ADJOURNMENT

No further business; meeting adjourned in due form at 4:45 PM.

Mr. Kurey moved to adjourn; seconded by Mr. Copp.

Aye: 4 - Perrott, Copp, Kurey, and Hail

APPROVED:

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Chairman