BOARD OF COMMISSIONERS REGULAR MEETING
TUESDAY, NOVEMBER 10, 2026 – 6:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

This meeting will immediately follow the Board of Commissioners Workshop

A. PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF REGULAR AND WORKSHOP AGENDAS

D. PROCLAMATIONS, RECOGNITIONS, CERTIFICATES OF APPRECIATION

D.1 TIPD Recognition & Awards

E. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

F. APPROVAL OF MINUTES

F.1 Approval of the following BoC Minutes: August 7, 2026, Budget Workshop;September 9, 2026, Workshop and Regular Meeting; and September 15, 2026, Workshop and Regular Meeting.
08.07.2026 Budget Workshop.docx
09.09.2026 Workshop Minutes.docx
09.09.2026 Regular Minutes.docx
09.15.2026 Workshop Minutes.docx
09.15.2026 Regular Minutes.docx

G. CONSENT AGENDA

G.1 2027 Meeting Schedule for the City Commission Regular Meetings and Workshops
2027 BoC Calendar and Agenda Deadlines.docx

G.2 Approve the Auditor Selection Committee's Ranking of Firms for RFP 26-013 and Award the Five-Year Financial Auditing Services Contract to Mauldin & Jenkins, LLC.

M&J Agreement PE.pdf
Ranking Matrix.pdf
Mauldin & Jenkins Proposal.pdf

G.3 Resolution 2026-13, Repealing and Replacing Resolution 2026-09 to Update the Parks and Recreation Facilities Rental Policy for City of Treasure Island Historically Recognized Non-Profit Groups and Organizations
Resolution 2026-09 Parks and Rec Rental Policy.pdf
Resolution 2026-13.pdf

G.4 108th Avenue Duke Energy Temporary Easement
1998 Duke Easement.pdf
Temp Easement .pdf

H. ITEMS OF BUSINESS

H.1 First Reading and Public Hearing of Ordinance 2026-28, Amending Chapter 24, "PARKS AND RECREATION" of the City Code of Ordinances
Ordinance 2026 -28 Amending Chapter 24 Parks.pdf

H.2 Discuss Parking Requirements for Commercial Properties (Commissioner Czyszczon)
Parking Code Email.pdf

I. CITY MANAGER AND CITY ATTORNEY REPORT

J. COMMISSIONER REPORTS

K. ADJOURNMENT

For any person desiring to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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 [F.S. 286.0105]. NOTE: Any transcript shall be requested and made by the individual requesting same at his or her own expense. Therefore, a court reporter may be desired or required accordingly.

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. Please contact the Office of the City Clerk in writing at 10451 Gulf Blvd, Treasure Island, FL, 33706 or by phone at (727) 547-4575 at least two working days prior to the meeting to advise what assistance is needed.

AGENDA ITEM NO. D.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: November 10, 2026

SUBMITTED BY: John Barkley, Police

ITEM TYPE: Proclamations

AGENDA SECTION: PROCLAMATIONS, RECOGNITIONS, CERTIFICATES OF APPRECIATION

SUBJECT: TIPD Recognition & Awards

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:

AGENDA ITEM NO. F.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Lisa-Marie Kennedy, Administration
ITEM TYPE:	Minutes
AGENDA SECTION:	APPROVAL OF MINUTES
SUBJECT:	Approval of the following BoC Minutes: August 7, 2026, Budget Workshop;September 9, 2026, Workshop and Regular Meeting; and September 15, 2026, Workshop and Regular Meeting.
BACKGROUND:	Minutes of public meetings are governed by Florida Statute 286.011. The minutes are not required to be verbatim. Minutes will, however, include: the location, time and duration of the meeting; identification of attending Commission Members; titles of topics that were considered; action taken, in the form of motions, seconds, and votes on the motions. The City Clerk's office recognizes the historical value of providing context. To that end, the City Clerk's office may add a summary of discussions and additional details.
POLICY/PURPOSE:	The purpose of this item is to review and approve minutes.
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	.
FUNDING:	There is no cost associated.
MOTION:	I move to approve the minutes, as presented.

ATTACHMENTS:
08.07.2026 Budget Workshop.docx
09.09.2026 Workshop Minutes.docx

09.09.2026 Regular Minutes.docx
09.15.2026 Workshop Minutes.docx
09.15.2026 Regular Minutes.docx

BOARD OF COMMISSIONERS BUDGET WORKSHOP MEETING
FRIDAY, AUGUST 7, 2026 – 10:00 AM
CITY HALL CHAMBERS
10451 GULF BLVD TREASURE ISLAND, FL 33706

Minutes

A. CALL TO ORDER

Mayor John Doctor called the meeting to order at 10:00 a.m.

Present:
Mayor John Doctor
Vice Mayor Tammy Vasquez
Commissioner Arthur Czyszczon
Commissioner Arden Dickey

Absent:
Commissioner Chris Clark

B. ITEMS OF DISCUSSION

B1. 2027 Budget Presentation

Mayor Doctor explained the workshop's purpose. Prompted by Commissioner Czyszczon, Chief Financial Officer (CFO) Victor Ortiz asked the Commission to interrupt the presentation with any questions. Commissioner Czyszczon stated there was not enough time to review the documents. Commissioner Dickey asked where the Commission was in the budget process. CFO Ortiz confirmed that Directors had already submitted their budgets and he had discussed their budgets with them.

CFO Ortiz presented the budget presentation as detailed in the background material, starting with the capital improvement projects (CIP). Commission Czyszczon inquired about the scope of work and financial analysis for the CIP. CFO Ortiz explained that the projects were tentative. Assistant City Manager Gary Volenec expounded on the CIP projects scope and need. Mayor Doctor stated City Hall could not lease any space until the State loan had been repaid. CFO Ortiz shared loan information. Assistant City Manager Volenec said he would investigate the loan conditions. CFO Ortiz stated the CIP projects were not funded until approved and resumed the presentation.

Commissioner Czyszczon inquired about funds allocated for West Causeway improvements. Assistant City Manager Volenec explained a conceptual design was in progress to improve landscaping and elevating the road. Commission Czyszczon inquired if any work could be started. Assistant City Manager Volenec explained some of the money could go towards removing the trees and any other smaller projects. Commissioner Czyszczon would like to decrease the 2027 budget and wanted the millage to be 3.0. Commissioner Dickey believed a design was done for west causeway. Assistant City Manager Volenec did not know of an existing design. Commissioner Dickey said some of the projects had grants that were not reflected in the presentation. CFO Ortiz stated the presentation only went over expenses and did not show any revenue/grants. Commissioner Dickey inquired if the 115th Avenue seawall needed to be repaired. Assistant City Manager Volenec explained it was at risk of failure and expected the project would be closer to $700,000. Commissioner Czyszczon said there was a seawall on Tarpon Drive that had failed and asked if it was budgeted to be repaired. Assistant City Manager Volenec said that project was budgeted, was waiting for a survey, and hoped it would be completed before the new fiscal year (FY). Commissioner Czyszczon inquired about an adjacent property owner seawall that had collapsed. Assistant City Manager Volenec said Code Enforcement would have to be involved and said no funds were budgeted for repairs on private property.

Vice Mayor Vasquez asked if the Parking Cars were for the two new code enforcement officers. CFO Ortiz stated the vehicles were for parking enforcement. Commissioner Czyszczon inquired who oversaw the revenue side of parking enforcement, believed parking revenue could be increased, and an employee could oversee parking zones. CFO Ortiz explained different departments handled different parts of the parking process. Commissioner Czyszczon felt more money could be made. City Manager Van Zant asked if Commissioner Czyszczon was asking for a full-time employee to handle parking. Commissioner Czyszczon would like an employee over parking. Mayor Doctor explained parking enforcement had three employees and there was enforcement every day of the week. Vice Mayor Vasquez inquired about new vehicles for Code Enforcement. Planning Manager Emily Ellis explained the code officers share the two vehicles and said the code officers were able to go out in shifts. Vice Mayor Vasquez received confirmation from Manager Ellis that five people would be sharing two vehicles. Principal Planner Braydon Evans explained that the four inspectors would be assigned a district, and each car would be split between two districts. Mayor Doctor inquired if vehicles were divided by department and if code officers could use an unused police vehicle. Treasure Island Police Chief John Barkley said code officers could only use unmarked vehicles, unmarked vehicles were used for parking enforcement, vehicles were shared and recycled between departments and explained the new vehicles would be four-wheel drive and were only replaced due to maintenance issues.

Vice Mayor Vasquez was surprised about maintenance costs for cars and inquired about leasing vehicles instead of buying. CFO Ortiz said there was an upcoming meeting for vehicle leasing options and did not believe Police could use leased vehicles. Vice Mayor Vasquez

expounded on the benefits of leasing vehicles. Commissioner Czyszczon inquired about the mileage the cars were getting. Assistant City Manager Volenec offered to have the Chevy Malibu be used by code enforcement, explained that the Fire Department would be giving a truck to Public Works, explained the wear and tear was significant on City vehicles and said staff would be meeting with a company to look into leasing. Vice Mayor Vasquez asked to put the two vehicles budgeted on hold until more information was known about leasing. Chief Barkley said it was up to the Commission. Mayor Doctor asked if a spreadsheet with all the vehicles on it could be provided. CFO Ortiz answered yes.

Vice Mayor Vasquez suggested waiting on the purchases for the vehicles until more information was given about leasing and inquired if the Geographic Information System (GIS) Administration position would be contracted. Assistant City Manager Volenec explained that the previous GIS Administrator was not full time and could be hired on a consulting basis. Commissioner Czyszczon inquired about the cost of the Public Safety Building. CFO Ortiz said the price remained unknown. Prompted by Commissioner Dickey, CFO Ortiz agreed that when the budget was balanced, the CIP would need to be reevaluated to ensure funding was available and stressed loans would be easy to obtain for larger projects. Mayor Doctor asked for the balance of CIP costs once grants were considered.

Commissioner Czyszczon asked about contracts for the master pump station. Assistant City Manager Volenec explained a contract was presented and approved at the last meeting and believed there were errors listed on the presented CIP list. Vice Mayor Vasquez inquired about the Sunset Beach shade structure. Parks and Recreation Director Cathy Hayduke explained it was a carry-forward but all that remained was signage for the park. Vice mayor Vasquez inquired about the golf-cart listed. Director Hayduke explained it was a Federal Emergency Management Agency (FEMA) alternate project and would be shared with the Public Information Officer (PIO) Jason Bisel. CFO Ortiz explained the City would be reimbursed by FEMA. Vice Mayor Vasquez requested a spreadsheet of costs for Commission education, memberships and costs to Gulf Beaches Public Library (GBPL). Deputy City Clerk Payton explained board dues and publications were about $9,000. Vice Mayor Vasquez expounded on the desire to evaluate membership costs and associated travel. Discussion ensued regarding the GBPL costs. CFO Ortiz stated the issues Assistant City Manager Volenec highlighted were accounting differences.

Answering Vice Mayor Vasquez, Governmental Affairs Director Bobbie Shay Lee explained the State would not assist because the Bascule Bridge was a Federal gift, but the State was considering taking ownership of the bridge, and discussions were ongoing.

Assistant City Manager Volenec stated some reductions were not shown on the CIP 5-year plan. Commissioner Czyszczon asserted Treasure Bay and the West Causeway upgrades were important.

CFO Ortiz began reviewing the personnel budget. Commissioner Dickey suggested the City implement turn-over budgeting for personnel expenses. CFO Ortiz did not want the City to

give the appearance of overspending and noted adjustments would require a budget amendment.

Mayor Doctor inquired about the loan to the Building Fund from the General Budget. CFO Ortiz explained that the loan would be paid about 75 percent once the budget was balanced. Vice Mayor Vasquez inquired about how performance raises were applied if an employee was hired at the top of the range. City Manager Van Zant explained that the Community Development Department (CDD) Director position was difficult to recruit and that the person hired knows that being moved to a hire classification bracket would be determined by the Commission. Following remarks, Human Resources Director Jessica Zamora explained any merit increase or cost-of-living adjustment would be given as a lump sum and not and not an adjustment to the hourly rate.

Commissioner Czyszczon suggested the Economic Director and PIO positions be eliminated and the City Manager be terminated, made comments on overcharges from the previous City Attorney, and said permitting fees and business tax licenses were losing money. Vice Mayor Vasquez argued PIO Jason Beisel was a benefit to the City and explained $5.1 million was brought by Director Lee.

Mayor Doctor called a break for 10 minutes and reconvened the meeting at 11:47.

CFO Ortiz continued the presentation detailing the City Commission Budget. Commissioner Dickey said the FY27 had significant increases. Deputy City Clerk Payton explained misc. other charges was $1,000 per Commissioner to donate to any cause, the Travel and Per Diem was a new line item that was being used to separate the cost of travel from the education line, the education line would be reduced, the computer supply & materials line was in case any of the Commission devices needed to be replaced. Commissioner Dickey inquired about dues and publication. Deputy City Clerk Payton explained the increase was due to annual increases from the different associations. CFO Ortiz suggested reducing the travel and per diem line item. Vice Mayor Vasquez stated Florida League of Cities would have a significant increase and expounded on the importance of potentially cutting memberships. CFO Ortiz distributed a document that would be included in the background material. Vice Mayor Vasquez inquired about the Pinellas Suncoast Transit Authority (PSTA) costs. CFO said it was the cost of the trolly. Vice Mayor Vasqez requested to make the document publicly available and said the PSTA cost was high. Commissioner Czyszczon agreed the cost was high. Vice Mayor Vasquez stated another budget workshop would be needed. CFO Ortiz suggested giving suggestions for updates for the next workshop. Commissioner Czyszczon inquired when the last time PSTA had an increase and asked if there was ever a decrease. Commissioner Dickey noted the costs for PSTA were included in the millage rate and said most cities had the service as a separate millage rate. Commissioner Dickey stated the expense would lower the City millage rate but ultimately would be added as a separate rate on residents' property taxes. Vice Mayor Vasquez asked why the PSTA costs were not a part of the operating budget and if it was required to be paid. CFO Ortiz said the costs were a part of the operating budget. Mayor Doctor believed the

PSTA costs could be opted out of. Director Lee explained Treasure Island had opted out of the special tax bill act for PSTA and explained administrative action would need to be done to participate in the special act. Attorney Brookes stated he would have to investigate the matter. Assistant Finance Director David Green said there was an interlocal agreement with PSTA for the trolly. Vice Mayor Vasquez would like to investigate the PSTA costs. CFO Ortiz said that it would take time to look into being a part of the special act but could not be done immediately, therefore the money would need to be budgeted for FY 27. Commissioner Czyszczon noted a lot of workers use the trolley. Commissioner Dickey asked for ridership data. Vice Mayor Vasquez asked for the travel costs and education breakdown.

Focusing back on the City Commission Budget, Commissioner Dickey would like to leave the travel the same and wanted to cut the promotional activities by $500. CFO Ortiz asked if there was consent to reduce the education line item. Deputy City Clerk Payton explained the line item needed to be reduced by $4,600. Commissioner Dickey said the computer supply & materials could be reduced. Information and Technology Director Chris Pagan said the current iPads were ready for replacement which increased the cost of the line item. There was unanimous consent for the line item to be cut. Vice Mayor Vasquez inquired about the library costs, how many residents had a library card, and if the City had to participate. Director Lee would investigate the cost and amount of residents with library cards. Principal Planner Braydon Evans explained that library system participation was included in the Comprehensive (Comp) Plan and it would need to be amended if changes were made.

Continuing the presentation on the Administrative budget, CFO Ortiz noted the travel and per diem was cut to $8,000. Mayor Doctor suggested cutting the education to $9,000. Commissioner Czyszczon inquired about the IT equipment. Director Pagan explained that devices need to be retired and replaced and would prefer to have some funds for replacement. Mayor Doctor suggested cutting the line item to $2,500. Commissioner Dickey inquired about the line item for miscellaneous equipment. Vice Mayor Vasquez noted some line-item names were vague and would like more details. CFO Ortiz explained that the description was the name of the accounts and said the misc. equipment was for office furniture. City Manager Van Zant explained the office furniture was for giving space to the City Attorney and Community Development Director. Vice Mayor Vasquez wondered about the previous City Attorney's Office. Mayor Doctor said the office was turned into Economic Director Joan Goodrich's office. Vice Mayor Vasquez and Commissioners Dickey and Czyszczon wanted to remove the $3,500 for furniture. Commissioner Dickey suggested adding funds to the communication line for Administration.

CFO Ortiz continued the presentation regarding the Human Resources Budget. Commissioner Dickey suggested reducing the recruitment budget. CFO Ortiz advised the amount not be reduced based on previous years and projected to spend $31,000 in FY 27. Commissioner Dickey suggested reducing recruitment to $15,000. CFO Ortiz inquired if there was consent to reducing the line item to $16,000. Vice Mayor Vasquez emphasized that it was expensive to retain employees rather than hiring. CFO Ortiz received consensus to reduce recruitment to $16,000. Commissioner Czyszczon inquired why education was

expensive. Director Zamora explained that the budget included funding for the new Human Resources Generalist to obtain Society for Human Resource Management (SHRM) certification and to complete the continuing education units required to maintain the certification.

CFO Ortiz continued the presentation, addressing the Finance budget. Commissioner Dickey suggested reducing the communication line. CFO Ortiz offered to lower the amount to $2,400. The Commission consented. CFO Ortiz continued the presentation to Finance/Parking Budget. CFO Ortiz explained contractual services were a place holder if services were needed. Vice Mayor Vasquez did not want the City to absorb credit card fees. CFO Ortiz explained that he could bring options to pass on the fees within the next two months. Commissioner Dickey explained that there were no options to pay for parking other than credit cards. Commissioner Czyszczon agreed the City should not absorb credit card fees. CFO Ortiz explained that a budget amendment would be needed later if the Commission decided to not absorb the credit card fees. Attorney Brookes explained that a consensus could be given to remove the credit card fees. Vice Mayor Vasquez wanted the change as soon as possible. City Manager Van Zant recommended the CFO's recommendation, explained a quick decision was not needed and offered a workshop in October to discuss the credit card fees. CFO Ortiz suggested reducing the credit card fees to two months' worth of fees until a decision was made. The Commission gave consensus to budget for two-month worth of credit card fees. Commissioner Czyszczon inquired about labor statements and profit and loss statements and asked for analysis on parking. Commissioner Dickey inquired about the Gas and Oil line item. CFO Ortiz explained there would be a journal entry zeroing out the expense and that the line item was typically charged to the Police Department Budget. Commissioner Dickey inquired about the maintenance contract software. CFO Ortiz explained that the budget was reduced to $54,000 and believed more could be cut. Mayor Doctor explained that it may not be able to be reduced anymore if the cost was based on previous years and inquired if with every transaction if they were compensated. CFO Ortiz would research the specific contract that the amount was for and would leave the amount at $54,000 if the contract was by volume.

Regarding the City Clerk portion of the presentation, CFO Ortiz noted that legal ads were becoming more expensive and stated there was a $15,000 special projects line item for records. Vice Mayor Vasquez inquired about the special project. Deputy City Clerk Payton explained the City Clerk's Office had all records at Steven and Stevens indexed and now was moving forward with imaging records and going through boxes that needed additional review. Commissioner Dickey suggested increasing the contractual services. Prompted by CFO Ortiz, Deputy City Clerk Payton said the amount increased due to ordering records offsite more often after the storms. Commissioner Dickey suggested to raise the contract services just in case. CFO Ortiz suggested raising the line item to $15,000. The Commission gave consensus to the increase. Commissioner Dickey suggested raising the maintenance contract software line. CFO Ortiz noted that occasionally some line items were spent over due to unexpected things and suggested to have the line item at $13,000. The Commission

consented to the increase. Commissioner Dickey inquired about the increase for legal ads. Deputy City Clerk Payton explained that the City Clerk's office had taken over the task of advertising for each department. Vice Mayor Vasquez recommended having elections on the November ballot. Deputy City Clerk Payton would investigate the option and would bring it to the Charter Review Committee.

Addressing the legal budget portion of the presentation, CFO Ortiz clarified that the Legal fees were a fixed rate. Attorney Brookes detailed that the legal fees would not be increased, a new attorney local attorney would be joining Vose Law and working with Code Enforcement Board and Planning and Zoning Board.

CFO Ortiz continued the presentation, addressing the IT & Communications/Non-Departmental Budget. CFO Ortiz said the auditor services contract would be ending soon and budgeting from a recent contract in another city. Vice Mayor Vasquez inquired about the printer cost. Director Pagan explained that printer costs previously allocated across multiple departmental budgets were being consolidated into a single line item and would be removed from those other budgets. Commissioner Dickey recommended increasing the IT contractual services line item. Director Pagan explained the costs shown in previous years were one-time amount and would not be continued in FY27. Commissioner Dickey inquired about the insurance costs. CFO Ortiz believed $373,000 was needed. Commissioner Dickey said IT Special Projects were more than historical spending pattern. CFO Ortiz clarified that the line item covered $20,000 for the City Store, $5,000 for Crew Culture events, $2,500 for the employee benefits fair and explained that the City Store funds were newly put into the line. Commissioner Dickey wanted to know where the funds from the store were originally held. CFO Ortiz would find where the amount would be offset from.

Vice Mayor Vasquez emphasized the need to remove the credit card fees and inquired about why the auditor prices increased significantly. CFO Ortiz explained the price was based off a recent contract for auditor services that the City could piggyback off of, stated he wanted to have enough for auditing services and a Request for Proposal (RFP) would be needed for a reduced price. Commissioner Dickey wanted to investigate costs paid by local cities for auditor services. Vice Mayor Vasquez inquired about the maintenance contract software amount increasing. Director Pagan explained the increase in maintenance contract software was an annual increase, some increases were due to software going cloud and software that was paid in other budgets now being paid out of the line item.

CFO Ortiz continued the presentation, addressing the Emergency Management budget. There were no suggested changes. CFO Ortiz moved to the Police Budget. Commissioner Dickey suggested increasing the amounts for repair maintenance building (bldg.) equipment. Chief Barkley stated that radios were being maintained, the equipment needed to be certified every year. Commissioner Dickey noted repairs to vehicles were budgeted less than previous years. Chief Barkley said aging vehicles had been removed, which would reduce costs. Commissioner Dickey also noted gas & oil, and uniforms were budgeted lower than previous

years. Chief Barkley explained that he was comfortable with reductions and could not estimate the amounts well but wanted to stay conservative in budgeting.

CFO Ortiz continued the presentation, addressing the Fire Department budget. Commissioner Dickey inquired about the increased education line for the Fire Department. Treasure Island Fire Chief William Barrs explained the Fire Department was paying for some employees to attend school, but one employee was being charged out-of-state tuition that would change to in state tuition next semester. Vice Mayor Vasquez asked if there were enough thermal imaging cameras. Chief Barrs said they were in the budget under misc. items, and the Fire Department was seeking a grant for the devices.

CFO Ortiz continued the presentation, addressing the Emergency Medical Services (EMS) budget. Chief Barrs clarified that the EMS budget was the County's responsibility and suggested to leave the budget higher than needed. CFO Ortiz stated the residents pay a tax on EMS services to the County. City Manager Van Zant questioned if the Commission would be interested in a fire assessment fee if the property tax bill passed. Chief Barrs expounded that assessment fee would take about 18 months to put in place, would need to be completed by a consultant, and the fee would be based on property size and general use. Vice Mayor Vasquez would like more information regarding the assessment fees. Chief Barrs would coordinate with CFO Ortiz to present the information. Director Lee explained there may be cap on fees that could be given by the State and recommended having conversations on different fees that the City could implement. Commissioner Dickey questioned the language saying that the amendment would not affect Police and Fire. Chief Barrs stated that core services had a protection clause but the clause did not state how core services would be funded.

Mayor Doctor called for a 30-minute break for lunch.

Mayor Doctor called the meeting to order at 2:07 p.m. Chief Barkley informed the Commission that Grants Manager Jessica Modrak secured grants for bullet proof vests. Director Lee updated the Commission that 1,920 residents were members with the library and stated if the City did not renew the GBPL agreement, residents would pay $100 per year and the City would need to reimburse the residents, and noted the City was a part of the County cooperative agreement. Commissioner Czyszczon supported not renewing the agreement due to saving funds. Director Lee would ask Reddington how they processed fees and reimbursement and would provide more information about renewing. City Manager Van Zant would like a one pager on the library to send to the Commission and then would see if there was consensus to have the Library Board Director attend a Commission meeting. Director Lee would investigate the agreements and provide more information and clarified that the City could opt out of the agreement but could not opt out of paying.

Mayor Doctor inquired about PSTA. Director Lee explained PSTA was created through a special act that the City opted out of, said some municipalities in the special act were having a hard time getting out of it, and noted the legislature would be changing the special act due

to Forward Pinellas. Mayor Doctor clarified there was an option to opt out with 6-month notice from the contract. Director Lee said a trip study would be requested from PSTA.

CFO Ortiz continued the presentation, addressing the General Public Works budget Regarding the Beach Maintenance Budget, Vice Mayor Vasquez inquired about the line-item for repair building equipment. Assistant City Manager Volenec explained the repair bldg. equipment line-item covered educational signs, new tires for beach vehicles, lighting upgrades, lighting repairs and pressure washing the beach trail. Commissioner Dickey inquired about the supplies and materials increase. Assistant City Manager Volenec explained the increase was due to the swim buoys.

Regarding Municipal Facilities & Ground Budget, Commissioner Dickey inquired about contractual services increase. Assistant City Manager Volenec explained the amount included licensing; streetlight repairs, which could be reimbursed; HVAC consultations; fire alarm and sprinkler reviews. Commissioner Dickey asked what was in the FY 27 budget that was not in the FY 26 projections. Assistant City Manager Volenec explained that the department would be assuming full responsibility and explained there were increases. Commissioner Dickey wanted to see what new items were being included in the line item, to which Assistant City Manager Volenec said he would provide the information and then inquired on the increase in electricity. CFO Ortiz said the increased amount was due to estimated annual increase and could reduce it to $248,000. Mayor Doctor asked if Public Works would have to be run onto the beach. Assistant City Manager Volenec answered no. Commissioner Dickey inquired about vehicle costs and suggested to increase the line item. Assistant City Manager Volenec stated vehicle repairs would be reduced due to purchasing two new vehicles.

Commissioner Dickey noted the repair maintenance building equipment account was increasing. CFO Ortiz stated the funds were budgeted for $30,000 for AC repair & maintenance, $7,500 clock tower maintenance, $11,000 for elevator repairs, $15,000 for misc. building repairs, $6,500 for roof maintenance and $10,000 for seawall repairs. Commissioner Czyszczon inquired about the special projects amount. Assistant City Manager Volenec explained it was the Replacement and Repair (R&R) projects for when the Commission asked for a project that was not budgeted for, a budget amendment would not be needed and suggested to reduce the line item to $100,000. Vice Mayor Vasquez and Commissioners Czyszczon and Dickey agreed with lowering the amount to $100,000. Vice Mayor Vasquez inquired about sign replacements that were budgeted in two different places. Assistant City Manager Volenec explained the signs were going to be replaced during the FY 26 budget and said the sign replacement would be the street signs. CFO Ortiz relayed $6,000 for flags and banners, $22,000 for misc. city signage and $22,000 for water marker maintenance. Commissioner Czyszczon inquired if pilings needed to be put in with waterway markers. Assistant City Manager Volenec said that he did not anticipate the pilings needing to be replaced and the line item was for when signs needed to be replaced. Commissioner Dickey explained the line item was more than previous years. Assistant City Manager Volenec asked to have the line item the same as FY 26.

Commissioner Dickey inquired about the increase of the line item for traffic signal maintenance. Assistant City Manager Volenec stated the line item covered the cost of cross walks flasher replacement, a new mast arm base for 107th and Paradise and similar activities. Commissioner Czyszczon believed it was a public safety issue. Commissioner Dickey questioned what new was being done that had not been done in previous years. Mayor Doctor said the stop light at Paradise was not fully working. CFO Ortiz stated the line-item costs were $12,000 replacing and installing mast arm bay, $4,500 for Pinellas County maintenance on paradise and 107th, and $8,500 for pedestrian signals not on Gulf Boulevard. Commissioner Dickey inquired why more was needed now than in the past few years. Assistant City Manager Volenec explained the mast arm was not done every year. Vice Mayor Vasquez inquired about the cost of water. Assistant City Manager Volenec clarified that it was an estimate based off FY 2026 projections. Vice Mayor Vasquez inquired why FY26, and FY27 water costs were significant. CFO Ortiz would check the invoices for water and electric invoices to give an up-to-date amount and said the projections were based on 9 months of history. Assistant City Manager Volenec stated the $300,000 amount covered potholes, stripping roads, painting crosswalks, and replacing curb stops and would provide an itemized list at the next workshop. Mayor Doctor would be in favor of having the misc. line item. Commissioner Czyszczon inquired why the crosswalks lights were amber and not red. Assistant City Manager Volenec explained amber was the color of the caution light.

CFO Ortiz continued the presentation, addressing the Causeway budget. Commissioner Dickey inquired about the increase in engineering costs. Assistant City Manager Volenec clarified the increase was for as-needed engineer services for the Bascule Bridge. Commissioner Dickey inquired about the professional services amount. Assistant City Manager Volenec said that the professional services line item should be zeroed out. Vice Mayor Vasquez inquired about contractual services increase. CFO Ortiz started to detail the costs under contractual services but was stopped at $12,000 for pressure washing. Vice Mayor Vasquez questioned why the City did not pressure wash in house. Assistant City Manager Volenec explained the City did not have the equipment for pressure washing. Vice Mayor Vasquez suggested buying a pressure washer. Assistant City Manager Volenec said the pressure washing was for the Bascule Bridge and would evaluate equipment costs. CFO Ortiz continued listing the costs associated with the line item which were $10,000 for pigeon dropping cleanup and $3,000 for pest control.

CFO Ortiz continued the presentation, addressing the Equipment and Vehicle Maintenance budget. Commissioner Dickey suggested increasing the repairs to vehicle line-item and asked about the increase for line-item repair maintenance. Assistant City Manager Volenec explained the increase was for a one-time purchase for two portable lifts. Commissioner Dickey questioned why it was not a capital item. CFO Ortiz said since it was a tool that it did not need to be a capital item. Commissioner Czyszczon stated a hand jack could be bought on Amazon for cheaper prices. Assistant City Manager Volenec stated the lifts would be able to lift a truck. CFO Ortiz suggested increasing repair to vehicle line item to $8,000. Assistant

City Manager Volenec would double check the line item as most of the repairs were done in house.

CFO Ortiz continued the presentation, addressing the wastewater budget. Assistant City Manager Volenec said the engineer line item would be reduced to $10,000. Commissioner Dickey questioned the increase in professional services. Assistant City Manager Volenec said the line item would be reduced to $10,000. Commissioner Dickey questioned the $3.3 million line item. CFO Ortiz stated the line item would be left at the price for last year and believed the city would recover costs. Assistant City Manager Volenec said the amount would go up by 4.8 percent due to an annual increase. Mayor Doctor questioned why 4.8 percent was not included. CFO Ortiz estimated $2.6 in revenue and did not know if more flows would be paid for due to the mass rebuilding. Commissioner Czyszczon inquired about the amount for special projects. Assistant City Manager Volenec explained the amount was for hatch cover replacements and improvements at the lift stations. Mayor Doctor questioned if a grant could be applied for to cover the costs for the special projects. Assistant City Manager Volenec stated staff was seeking grants and had received one. Commissioner Dickey questioned the increase for line maintenance. CFO Ortiz stated that the funds were $2,500 sewer line repairs, $30,000 for installation of clean out connection, $7,000 for the air release valve. Prompted by Commissioner Dickey, Assistant City Manager Volenec clarified that the projects were not done annually. Commissioner Dickey questioned the increase for the uniforms. Assistant City Manager Volenec suggested to decrease the amount to $5,000 and detailed contractual services that were included in the wastewater budget.

CFO Ortiz continued the presentation, addressing the stormwater budget. Assistant City Manager Volenec explained the maintenance contractor software cost was distributed across different departments based on need and usage; said the line item included the samsara system, camera truck software, and Tyler; stated the samsara system was not carried for the solid waste trucks; and noted the new drainage line item was for needed inlets. City Manager Van Zant informed the Commission the City was projected to come in $700,000 under the approved budget.

CFO Ortiz continued the presentation, addressing the planning budget. Commissioner Dickey inquired about professional services increases. Manager Ellis said it was a carryover of Phase 2 of the Land Development Regulations (LDR). CFO Ortiz stated the line-item description was $25,000 for the evaluation and appraisal report, work of the planning consultant for the updates, update of the LDR, and $95,000 remaining work. Commissioner Dickey expressed concerns about the budget doubling. Director Lee explained the second phase of the LDRs were put on hold due to the master plan discussion and the carryover to FY26 was not included in the budget. Commissioner Czyszczon supported the line item. Commissioner Dickey stated that the $26,000 included the amount for phase 1 for LDRs and Phase 2 would be included in that amount. Director Lee clarified that the dollar amount shown was the amount for Phase 2 and should have been included in FY26 budget. Mayor Doctor inquired about the contractual services. Manager Ellis answered $20,000 was for civil engineering plan review services and $50,000 for floodplain review services. Mayor Doctor

inquired about computer software decrease. Manager Ellis said FY26 allocated the amount for the Forerunner which was moved to the building fund.

CFO Ortiz continued the presentation, addressing the Code Enforcement budget. Prompted by CFO Ortiz, Manager Ellis explained that the computer software line-item was $14,000 for the short-term rental software and $7,000 for the forerunner software. Commissioner Dickey inquired what professional services were for. Manager Ellis said the professional services were for special magistrate services. Planner Evans clarified the short-term rental software would be implemented in the next two weeks.

CFO Ortiz continued the presentation, addressing the building division budget. Commissioner Dickey questioned what the two new line items claims & litigation and professional services were for. CFO Ortiz said it was recommended to keep the litigation amount there. Manager Ellis said the professional services line-item was for a post storm development plan, said there were talks about the County covering the costs and if the costs were covered then the funds could be used for education. Vice Mayor Vasquez reiterated the credit card fees needed to be removed. Commissioner Dickey inquired about contractual services increase. Manager Ellis explained the line item was for the SAFEBuilt contract and would go out to bid in January 2027 which may incur a higher cost. CFO Ortiz explained when the new contract could be higher and suggested a 5 percent increase for the line item. Vice Mayor Vasquez expressed concerns about losing the current building official and building inspector. CFO Ortiz suggested decreasing to $550,000. Commissioner Dickey expressed concerns about the increase being 16 percent. Vice Mayor Vasquez did not want to underbudget the line item. Commissioner Dickey preferred to budget a reasonable increase and suggested a 10 percent increase. Director Lee said the service was a statutory requirement and SAFEBuilt was the best company and cheaper. City Manager Van Zant expounded on SAFEBuilt benefits and needed training for a building official/inspector. Prompted by CFO Ortiz, Commissioner Dickey said $525,000 for the line item would be reasonable. Commissioner Czyszczon inquired who would be negotiating the price. City Manager Van Zant answered CFO Ortiz, the new Community Development Department (CDD) Director and himself and then recommended leaving the amount as it was currently priced. Manager Ellis relayed benefits of SAFEBuilt. Commissioner Dickey recited he would like a reasonable amount. Commissioner Czyszczon said he agreed with the Mayor.

Mayor Doctor agreed with leaving the amount and inquired how the $1.1 million loan from the general fund to the building fund would be recouped. Vice Mayor Vasquez suggested researching the addition of impact fees. Planner Evans said he would conduct a debt analysis. Director Lee said the impact fee ordinance was adopted but waived for two years and said a workshop for additional fees would be needed. Mayor Doctor asked was the $1.1 million loan provided could be reimbursed by FEMA. CFO Ortiz explained that he would have to research the question and was not accounting for the FEMA money in the budget. City Manager Van Zant said the City recently received funds from FEMA for 2017 Hurricane Irma.

CFO Ortiz continued the presentation addressing the Parks & Recreation budget. Commissioner Dickey commended Director Hayduke for the budget and suggested lowering the communications line item for Parks and Recreation. Director Hayduke stated that the increase was due to the hotspots needing to be replaced. Vice Mayor Vasquez pointed out the credit card fees. Director Hayduke said the revenues for summer camp have increased.

CFO Ortiz continued the presentation, addressing Recreational Facilities. Director Hayduke stated repair to maintenance line item was increased due to door replacement. CFO Ortiz stated there was insurance money for repairs and continued the presentation addressing the Treasure Bay Rec Facility Budget. Director Hayduke noted that golf-related fees had been removed until a decision was made regarding the golf course and stated the clubhouse would be remodeled. Regarding the Park Maintenance Budget, Director Hayduke said garbage cans in the parks would be replaced. Commissioner Czyszczon inquired about the St Petersburg Municipal lot garbage cans. Director Hayduke reached out and was told that they would investigate it but did not want to put City trash cans in the lot. Commissioner Czyszczon and Vice Mayor Vasquez wondered about placing City trash cans in the lot. Mayor Doctor said it could cause confusion as the City did not own the lot.

CFO Ortiz continued the presentation, addressing debt services and millage. The Commission gave consensus to hold a second workshop. CFO Ortiz suggested summarizing the changes in terms of the expenses and discussing the revenues at the next workshop. Commissioner Czyszczon inquired about the Economic Director position being removed. Commissioner Dickey would prefer the position to be reorganized within the City. Mayor Doctor believed all five of the Commissioners should be present for the conversation. City Manager Van Zant stated that two municipalities in Pinellas County had an Economics Director and Governmental Affairs position of any kind and noted that it was up to the Commission to remove or add a position. Vice Mayor Vasquez said positions needed to be approved by the Commission, stated there was not much need for Economic Development and said the other position, referring to the governmental affairs position, brought in $5 million into the City and asked for Human Resources to explain positions in more detail. Director Zamora said that any position added to the classification plan would need to be approved by the Commission and the City Manager could create a temporary position based off need. CFO Ortiz stated FTEs would need to be a separate motion in the budget process. Vice Mayor Vasquez inquired about the Governmental Affairs position title and the difference between a Director and a Manager. Director Zamora explained that the job descriptions were in draft form and would be revised to remove higher-level responsibilities, so the duties aligned with the compensation. She added that the positions would be permitted to work directly with Department Directors. Commissioner Czyszczon inquired if Economic Development Director Joan Goodrich would be taking a different role. Director Zamora said the position would be a project manager role.

Commissioner Czyszczon moved to eliminate the Economic Developer Director role (the motion died for lack of a second). Mayor Doctor stated all five commissioners needed to be present and wanted a date/time for the next workshop. Attorney Brookes stated if there was

no second then the motion would die. City Manager Van Zant inquired about the Commission schedule for the next workshop. CFO Ortiz requested the meeting be as late in the week as possible. Mayor Doctor asked Deputy City Clerk Payton to schedule the workshop date and time with the Commissioners through email. Vice Mayor Vasquz asked for the new vs old job descriptions for the Governmental Affairs Director and Economic Development Director.

C. PUBLIC COMMENTS

Mr. Mark Hohe, District 3, said the capital spending needed more attention and projects needed to be reviewed for necessity, would like the public safety building to be examined, explained there were competing resources for different projects, and believed the personnel costs should get the same scrutiny.

D. ADJOURNMENT

The meeting adjourned at 4:23 p.m.

_____
John Doctor, Mayor

Attest:

_____
Tia Payton, Deputy City Clerk

BOARD OF COMMISSIONERS REGULAR WORKSHOP
WEDNESDAY, SEPTEMBER 9, 2026 – 5:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706

MINUTES

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Doctor called the meeting to order at 5:00 p.m. and led in the pledge of allegiance.

Present:
Mayor John Doctor
Vice Mayor Tammy Vasquez
Commissioner Chris Clark
Commissioner Arthur Czyszczon
Commissioner Arden Dickey

B. DISCUSSION

B.1 Planned Development (PD) Discussion

Mayor Doctor introduced the item. City Manager Charlie Van Zant introduced Principal Planner Braydon Evans, who reviewed a presentation provided in background material. Commissioner Dickey regretted that the presentation was distributed so close to the meeting and asked for clarification that a PD-enabling ordinance would not include height and density restrictions. Planner Evans said a PD enabling ordinance could not cap density or floor area ratio (FAR) because it was written into the Comprehensive (Comp) Plan but height was not restricted in the Comp Plan. Commissioner Dickey wondered where the FAR and density could be limited. Planner Evans said it would be limited in the Comp Plan. Commissioner Clark was confused because discussion on guardrails had been ongoing but no one had mentioned there were limitations. Community Development Department Director Sergio Purrinos said the Comp Plan needed to be amended to allow for PD guardrails. Commissioner Dickey said the Commission had been told that a PD was not required if it was built into the Comp Plan. Director Purrinos said if the Comp Plan was amended a PD was not required. Planner Evans believed if the Comp Plan was changed, a developer would still need to request a Future Land Use Map Amendment (FLUMA) to make a change to a zoning district. Director Purrinos added that the Comp Plan needed to be changed to allow for a PD or FLUMA.

Commissioner Dickey said if the Thunderbird Hotel wanted to rebuild in the current code, they could have two years ago. Planner Evans agreed. Commissioner Dickey wondered if the Comp Plan and Land Development Regulations (LDRs) were changed and there were higher heights and densities, why could they could not build to a higher height and density without a PD. Planner Evans stated just because the Future Land Use Designation allowed a certain height and density, it did not mean it was in the appropriate zoning district, and a developer would need to change the zoning district to achieve higher height and density.

Director Purrinos expounded that the Future Land Use Map must be consistent with the Comp Plan, and a developer request for a plan that was inconsistent would require a request for Comp Plan change. Commissioner Czyszczon said he had been asking for a PD and Comp Plan amendment to be made at the same time. Director Purrions said they could be approved at the same meeting. Commissioner Czyszczon said he had not submitted guidelines because the City Attorney had advised him not to submit comments because it would be outside of Sunshine Laws. City Manager Van Zant said the comments were distributed at a previous meeting and uploaded to tonight's agenda.

Vice Mayor Vasquez reiterated that she believed what Planner Evans had said was that Treasure Island's zoning was one dimensional but could be changed and asked if St. Pete Beach had floating PD zones. Planner Evans could not confirm. Vice Mayor Vasquez believed the City needed to look outside the box. Planner Evans highlighted any change to density needed an amendment to the Comp Plan, believed small scale Comp Plan amendments altered the strong foundation of a Comp Plan, and it was preferable to make a deliberate change to the Comp Plan.

Commissioner Czyszczon said Raftelis had told the Commission the current code did not work for redevelopment, suggested limiting height to 80 feet and density to 100 units per acre, with a Comp Plan amendment and PD ordinance implemented simultaneously. Planner Evans said units per acre and height could be changed based on district.

Commissioner Dickey shared a presentation, as contained in background material, and reiterated Planner Evan's point that different restrictions were needed for different zones. Planner Evans gave confirmation. Commissioner Dickey continued the presentation regarding suggested guardrails and conceded some were not permissible and sought confirmation that a PD Ordinance could exclude RFM-30 and include RFM-50. Planner Evans agreed. Commissioner Dickey resumed the presentation. Planner Evans confirmed the development agreement would ensure the project approved be the same one that was developed. Commissioner Dickey asked about PDs used a short cut to undercut the zoning and wanted a small-scale Comp Plan amendment and asked if it would be required. Planner. Evans said his professional opinion was that developers should not suggest small-scale Comp Plan amendments, suggested the City should do a Comp Plan amendment and have applicants request a FLUMA amendment. Commissioner Dickey said City Attorney Brookes had recommended the small-scale amendment.

Commissioner Clark reiterated that the process had been disjointed, felt Planner Evans was emerging as a leader on the subject, stated PDs were a developer-proposed idea, and stressed the City should approach PDs the right way. Commissioner Czyszczon did not believe there were many developers outside the City trying to develop. Vice Mayor Vasquez said the properties that

needed PDs were locally owned, PDs slowed down development, and referenced a Madeira Beach development. Commissioner Clark emphasized the process should have been done appropriately. Vice Mayor Vasquez agreed that there was not appropriate leadership on the topic.

C. PUBLIC COMMENT

Mayor Doctor called for public comment.

Mr. Don Snemis, District 1, praised Planner. Evans' explanation of the process, felt the Commission should discuss what policy they wanted and let Planner Evans write it.

Mr. Mark Hohe, District 3, agreed with Mr. Snemis that the Commission should not have been expected to create policy without assistance from the City Attorney or staff, wondered if the Commission was ready to reimagine the PD ordinance as it could be, and felt the Commission should agree to let go of the past discussions and discord.

Ms. Marie Barba, Sunset Beach, spoke on past PD changes and zoning areas, potential lawsuits, collaboration amongst the Commission, and said there would be a legal challenge if height or density was increased but FAR could be considered.

Mr. Scott McKinney, Isle of Capri, appreciated Commissioner Dickey's presentation and felt modeling was helpful and wanted to ask Raftelis to input the current codes into the model, and felt compromise was needed, said the old Gator's property needed a zoning change to be profitable.

Commissioner Czyszczon asked if the Commission would be providing staff direction. Commissioner Clark felt there was staff capable of assisting, agreed one blanket height/density for the entire town was not the right approach, proposed the Commission allow Planner Evans to develop a proposal on how a PD should be set up, and the Commission could debate the details of zoning areas. Commissioner Dickey agreed. Mayor Doctor said the PD work could be done in tandem with the Master Plan and agreed with Commissioner Clark's plan. Vice Mayor Vasquez agreed. Commissioner Czyszczon wanted the Comp Plan amendment and PD to run in tandem.

Planner Evans reiterated the direction he had from the Commission was to expand on the model presented that evening that would establish new future land use designations which could be implemented alongside a future PD ordinance.

D. ADJOURNMENT

The meeting was adjourned at 6:09 p.m.

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, City Clerk

BOARD OF COMMISSIONERS REGULAR MEETING
WEDNESDAY, SEPTEMBER 9, 2026 – 6:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706

MINUTES

A. PLEDGE OF ALLEGIANCE

Mayor Doctor called the meeting to order at 6:20 p.m.

B. ROLL CALL

Present:
Mayor John Doctor
Vice Mayor Tammy Vasquez
Commissioner Chris Clark
Commissioner Arthur Czyszczon
Commissioner Arden Dickey

C. APPROVAL OF REGULAR AND WORKSHOP AGENDAS

Regarding Item H.10, Mayor Doctor asked if Commissioner Czyszczon would move the item to next week's agenda. Commissioner Czyszczon said he would agree if City Manager Charlie Van Zant provided cost estimates for each design. Commissioner Dickey did not believe that had been promised and agreed the item be deferred. Commissioner Clark thought there should be another workshop on the item with updates. Vice Mayor Vasquez agreed. Answering Mayor Doctor, City Manager Van Zant said the workshop would be better for October 6th, disputed he had promised the information cited by Commissioner Czyszczon, noted information had been sent to the Commission regarding Treasure Bay but there would be money in the FY 27 budget for Treasure Bay. Assistant City Manager (ACM) Gary Volenec said it would take about 60 days after October 1st to receive quotes. Commissioner Czyszczon wanted the topic discussed as soon as possible. Mayor Doctor said the presentation would be on October 6th.

D. PROCLAMATIONS, RECOGNITIONS, CERTIFICATES OF APPRECIATION – None.

E. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

Mr. John Peterson, Isle of Capri Civic Association, displayed a flyer for Music in the Park.

Ms. Carrie Aurbach, Adopt a Beach, advocated for a $4,800 budget item for the Sustainability Coordinator position as it was an essential role for many organizations.

Mr. Mark Hohe, District 3, spoke on the Appellate Court's stay of Commissioner Czyszczon's recall; felt Commissioner Czyszczon had continued to be difficult toward staff, local business owners, and businesses; remarked on efforts from some to prevent the November referendum requiring a supermajority vote on planned developments, and asserted Vose Law had provided legal opinions stating the referendum was permissible.

F. APPROVAL OF MINUTES

F.1 Approval of the following BoC Minutes: July 7, 2026, Workshop and Regular Meeting; July 21, 2026, Workshop and Regular Meeting; and August 4, 2026, Workshop and Regular Meeting.

Vice Mayor Vasquez moved to approve the minutes as presented, seconded by Commissioner Czyszczon, and carried five to zero.

G. CONSENT AGENDA

G.1 FY27 Contract for Communication Services with Pinellas County Sheriff's Office

G.2 Resolution 2026-09, Repealing and Replacing Resolution 2024-03 to Update the Parks and Recreation Facilities Rental Policy for City of Treasure Island Historically Recognized Non-Profit Groups and Organizations

G.3 Consideration to Renew the Sponsorship Contract with Which Treasure Island Owner, LLC for Sanding Ovations

G.4 Consideration to Renew the Operation Contract with CeeJay of Pinellas, Inc. for Sanding Ovations

G.5 Local Mitigation Strategy (LMS), National Flood Insurance Program (NFIP) Community Rating System (CRS) Program Annual Report.

G.6 Consideration for the Renewal of the Director of Tennis Services Agreement Between the City of Treasure Island and Philip Girardi

Vice Mayor Vasquez moved to approve the Consent Agenda as presented, seconded by Czyszczon, and carried five to zero.

H. ITEMS OF BUSINESS

H.1 Ordinance 2026-25, Adopting a Property Tax Rate for Fiscal Year 2027 - First Reading and Public Hearing

City Attorney Pamela Cichon read the ordinance in full. Commissioner Czyszczon moved to set the millage rate at 3.0 mills and direct staff to make the necessary budget reductions to support that rate (the motion died for lack of a second.), stated he supported Commissioner Clark's suggestion to reduce the budget by $2.6 million, and expounded on the need for responsible fiscal management.

Chief Financial Officer (CFO) Victor Ortiz reviewed a presentation, as contained in background material. Commissioner Clark asked if the $24 million was available cash. CFO Ortiz said that was not all available funds. CFO Ortiz resumed the presentation. Commissioner Clark highlighted that the Public Safety Facility would further deplete the general fund. CFO Ortiz continued the presentation. Regarding the Causeway costs, Vice Mayor Vasquez asked if it was just the west side of the bridge. Assistant City Manager Volenec said the bridge and the two short spans on either side of the bridge comprised the Causeway Bridge. CFO Ortiz restarted the presentation.

Commissioner Dickey wanted clarity that the funds in the building fund were more expenses than revenue and emphasized that was not a good long-term situation. CFO Ortiz said he was conservative in that fund because he did not know how new legislation would impact revenues and would monitor the account and resumed the presentation on enterprise funds. Commissioner Dickey noted the wastewater enterprise funds had $5 million more in revenues than expenditures. CFO Ortiz said there were grants for specific projects included in the budgeted amounts and continued reviewing the presentation on stormwater and recommended a $800,000 repayment from the building fund to the general fund from a previous loan. There was no response. CFO Ortiz reviewed the reserve funds. Commissioner Dickey asked if the reserves presented were current or expected at the end of FY 27 and was after funds were spent. CFO Ortiz confirmed it was after all expenses, reserves, capital, personnel, and operations; continued reviewing wastewater, stormwater, and citywide reserves; and wanted direction on the remaining solid waste reserve funds. Commissioner Dickey suggested moving the funds to the general funds; Commissioner Clark and Vice Mayor Vasquez agreed.

In answer to Commissioner Clark, CFO Ortiz said the City would have $6.2 million after CIP projects were funded and reserves were set aside. Commissioner Clark said that was not a lot of money and appreciated the presentation. CFO Ortiz said there were regulations on how government could allocate funds. Mayor Doctor stated the millage was being discussed, and the budget was the next item and wanted to decide millage.

CFO Ortiz showed a slide with recommended millage at the same rate due to pending projects and future financial solvency. Vice Mayor Vasquez asked what the roll back rate was, which was 3.7922, and said the agenda cover sheet reflected a different amount. Commissioner Dickey confirmed the rollback rate was 3.7922.

Commissioner Czyszczon said a different roll back rate was presented at the first budget workshop but the funds were the same and asked how that was calculated. CFO Ortiz clarified the calculations. Commissioner Clark clarified the numbers were from the County. CFO Ortiz said the number was tentative. Commissioner Czyszczon asked how much cash on hand the City would have if the real estate taxes were added.

Mayor Doctor believed the rollback rate would result in minimal savings and felt keeping the same millage rate would be the best decision. CFO Ortiz felt Amendment 3 would pass, resulting in a financial hit to the City, and did not think a financial reduction from the rollback rate would be advisable. Mayor Doctor agreed, stated CFO Ortiz had been transparent, and wanted the City to stay with the same millage. Commissioner Clark thought the reduction was minimal.

Attorney Cichon advised the millage rate needed to be set.

Vice Mayor Vasquez moved to approve Ordinance No. 2026-25, establishing the Fiscal Year 2027 Property Tax Rate for the City of Treasure Island, Florida at 3.8129 mills, which was greater than the roll-back rate as calculated by the Property Appraiser's office at the first reading and the second and final public hearing to be held on September 15, 2026, at 6 p.m., seconded by Commissioner Dickey. (The motion was not voted on.)

On prompt from Attorney Cichon, Vice Mayor Vasquez stated the Taxing Authority was the City of Treasure Island; the rolled-back rate was 3.7922 mills; the proposed millage rate of 3.8129 mills represents a 0.55 percent increase in property tax over the rolled-back rate; and the millage rate to be levied was 3.8129 mills.

Vice Mayor Vasquez moved that the Commission adopt the ordinance of the City of Treasure Island, Florida establishing the millage rate of 3.8129 mills per $1,000 of assessed property value for ad valorem tax revenue for the FY 2027 for the City of Treasure Island and for FY 2027 commencing October 1, 2026, and ending September 30, 2027; providing an effective date, seconded by Commissioner Dickey.

Mayor Doctor called for public comment.

Ms. Marie Barba, Sunset Beach, favored the millage rate, appreciated the budget presentation, and emphasized that the Bascule Bridge costs were unsustainable and wanted tolling reinstated and a legal analysis on whether they could be reinstated and voiced concern on the limited reserve funds available.

The motion carried four to one; Commissioner Czyszczon voted no.

H.2 Ordinance 2026-26, First Budget Public Hearing for FY 2027 Budget

CFO Ortiz displayed a recommended motion. Vice Mayor Vasquez wondered why the $4,800 Sustainability Coordinator was removed from the budget. CFO Ortiz said the County had stopped the grant program. Vice Mayor Vasquez and Mayor Doctor said there had been large grants awarded and it was partially because of the Sustainability Coordinator. CFO Ortiz said the money had not been removed from the budget.

Attorney Cichon read the ordinance by title only.

Vice Mayor Vasquez believed the City Commission needed to direct the City Manager to retain a sustainability coordinator. There was consensus.

Vice Mayor Vasquez wanted confirmation the library and the Florida League of Cities (FLC)/Florida League of Mayors (FLM) were unfunded. CFO Ortiz said the City Commission's budget was reduced. CFO Ortiz said the City would not pay the FLC/FLM. Commissioner Dickey said the FLC membership was $1,100. Vice Mayor Vasquez said it was the travel that was too costly. Commissioner Dickey said the travel was $6,500 for three people. CFO Ortiz stated the education and travel budget was reduced. Commissioner Dickey said FLC were a political committee that advocated for municipalities, asserted Vice Mayor Vasquez did not support the organization because they were against Amendment 3, said the City would be the only of its size that were not members, felt FLC provided good resources and training worth the

funds expended, and believed ending the membership was a poor decision. Commissioner Clark thought the membership might be fine with the remaining funds. CFO Ortiz sought confirmation that the membership would be funded. Mayor Doctor wanted the membership kept. CFO Ortiz would report back.

Regarding the library, Commissioner Dickey thought the decision was to renegotiate the contract. Commissioner Clark thought the decision was to not renew the contract and to let residents pay for their own library card. Commissioner Dickey said he believed the direction was for the City Attorney to review the contract, which stated there was a 6-month period notice of cancelation, and thought the contract should be renewed based on card numbers rather than population. Vice Mayor Vasquez wanted to cancel the contract, citing the cost to the City. Commissioner Czyszczon agreed with Commissioner Clark.

Regarding the library contract, CFO Ortiz believed there was consensus to cancel the contract and that would be shown in the second reading of the ordinance.

Attorney Cichon clarified canceling the contract would prevent the residents from using the library, and would require the City to take steps to return all materials and ensure access to some library services. Vice Mayor Vasquez believed the interlocal agreement allowed residents to utilize other libraries. Attorney Cichon said she had not seen a County contract. Commissioner Dickey reiterated he wanted the contract renegotiated. CFO Ortiz asked if the ordinance needed to be amended prior to approving the ordinance. Attorney Cichon said any changes needed to be noted before adoption. CFO Ortiz said the amendment would be to reduce the library budget from the general fund. Attorney Cichon said the amendment could be included with the motion. Vice Mayor Vasquez said the City was part of an interlocal agreement with the County and participating members that allowed a County library card to utilize any libraries.

Vice Mayor Vasquez moved to approve Ordinance 2026-26 adopting FY 2027 budget, with the budget document and prior year encumbrances as of September 30, 2026, at the first reading, with a second and final reading and public hearing scheduled for September 15, 2026, seconded by Commissioner Clark. Mayor Doctor called for public comment.

Mr. Mark Hohe, District 3, did not believe the budget had been satisfactorily reduced, highlighted that projects would cost more than anticipated, solid waste fund money was collected from residents but not utilized and should be returned to residents rather than the general fund, expressed concern about projects, objected to borrowing funds, felt dual reserves was a luxury and wondered if the City could afford that, and highlighted the decision being made was contrary to the comments previously expressed by the Commission.

Commissioner Clark said he could not lower the tax rate if the budget was not reduced. Commissioner Czyszczon agreed with Mr. Hohe.

The motion carried four to one; Commissioner Czyszczon voted no.

H.3 First Reading of Ordinance 2026-16 - Establishing Chapter 61, Procedures

Attorney Cichon read the ordinance by title only. Principal Planner Braydon Evans introduced Mr. Kelly Klepper and Ms. Brooke Flemming, who reviewed a presentation contained in background material.

Vice Mayor Vasquez moved to approve Ordinance 2026-16 and schedule a second and final public hearing, seconded by Commissioner Czyszczon . The motion carried five to zero.

H.4 First Reading of Ordinance 2026-17 - Amending Chapter 68, Zoning Regulations

City Clerk Lisa-Marie Kennedy read the ordinance by title only. Mr. Klepper emphasized that many of the changes were cross references and part of the consolidation and reviewed a presentation.

Vice Mayor Vasquez moved to approve Ordinance 2026-17 and schedule a second and final public hearing, seconded by Commissioner Czyszczon. Mayor Doctor called for public comment; there was no response. **The motion carried five to zero.**

H.5 First Reading of Ordinance 2026-18 - Amending Chapter 72, Landscaping

Attorney Cichon read the ordinance by title only.

Vice Mayor Vasquez moved to approve Ordinance 2026-18 and schedule a second and final public hearing, seconded by Commissioner Czyszczon. Mayor Doctor called for public comment; there was no response.

Ms. Flemming shared a presentation, contained in background material.

The motion carried five to zero.

H.6 First Reading of Ordinance 2026-19 - Amending Chapter 74, Subdivisions

Attorney Cichon read the ordinance by title only. Ms. Flemming reviewed a presentation, as shown in background material.

Vice Mayor Vasquez moved to approve Ordinance 2026-19 and schedule a second and final public hearing, seconded by Commissioner Czyszczon. Mayor Doctor called for public comment; there was no response. **The motion carried five to zero.**

H.7 First Reading and Public Hearing of Ordinance No. 2026-23, Budget Amendment for Revenues

Attorney Cichon read the ordinance by title only. CFO Ortiz gave a brief overview of the ordinance.

Vice Mayor Vasquez moved to approve Ordinance 2026-23 at the first public hearing and to schedule the ordinance for a second and final reading at the October 6, 2026, Commission Meeting, seconded by Commissioner Czyszczon. Mayor Doctor called for public comment; there was no response. **The motion carried five to zero.**

H.8 First Reading and Public Hearing of Ordinance No. 2026-24, Budget Amendment for Capital Project Expenses

Attorney Cichon read the ordinance by title only. CFO Ortiz gave an overview of the item.

Vice Mayor Vasquez moved to approve Ordinance No. 2026-24 at this first public hearing and to schedule the ordinance for a second and final reading at the October 6, 2026, Commission Meeting, seconded by Commissioner Dickey. Mayor Doctor called for public comment; there was no response.
Commissioner Czyszczon asked if the City needed to purchase a new ambulance rather than a used one. Fire Chief Tripp Barrs said the funds would be reimbursed. **The motion carried five to zero.**

H.9 Resolution 2026-10 Establishing a Charter Review Committee

Attorney Cichon read the resolution by title only.

Vice Mayor Vasquez moved to approve Resolution 2026-10, establishing the Charter Review Committee and confirm the committee appointments, seconded by Commissioner Czyszczon. Mayor Doctor called for public comment; there was no response. On prompt from Mayor Doctor, City Clerk Kennedy reviewed the resolution and appointees.

The motion carried five to zero.

H.10Treasure Bay (Commissioner Czyszczon) – Deferred to the October 6, 2026, City Commission Workshop

I. CITY MANAGER AND CITY ATTORNEY REPORT

Attorney Cichon had no report. City Manager Van Zant reviewed the City Manager report, as contained in background material. Commissioner Dickey asked if there would be a shuttle to and from the start and end point. Public Information Officer (PIO) Jason Beisel said he would be putting out more information on the event tomorrow. City Manager Van Zant resumed the presentation.

J. COMMISSIONER REPORTS

Vice Mayor Vasquez spoke on the 9/11 Remembrance Event.

Noting he wanted to end the investigation of City Manager Van Zant initiated by Vice Mayor Vasquez and cited 4.6 of the Rules of Order, **Commission Clark moved the Commission consider and discuss ending the pending investigator of the City Manager, seconded by Commissioner Dickey.** Vice Mayor Vasquez said she could not discuss the matter. Commissioner Czyszczon wanted an update. Attorney Cichon relayed that insurance would not cover the investigation and no investigation had begun. In answer to comments, Attorney Cichon said the motion was for discussion. **The motion carried three to two; Vice Mayor Vasquez and Commissioner Czyszczon voted no.** Commissioner Clark said the Vice Mayor had relayed a complaint, which had been referred to the insurance carrier, the investigation had been limited in scope, had conducted interviews with City staff and had no reports of inappropriate behavior and did not want the investigation to drag on.

Mayor Doctor said he had also spoken with staff and relayed support for the City Manager. Commissioner Dickey read the questions he had asked staff, agreed staff supported the City

Manager, and wanted the investigation to be closed. Commissioner Czyszczon stated the City Manager was not stonewalling the rest of the Commission in answering emails.

Commissioner Clark moved the City Commission determine, based upon the information presently available to it, that there was not sufficient basis for the City to continue requesting an investigation into allegations that City Manager Charlie Van Zant engaged in discriminatory or inappropriate conduct based upon on sex or created a hostile work environment, that the City Commission continued to have confidence in Mr. Van Zant as City Manager, and that the City Attorney and HR director are directed to notify the City's insurance carrier that the City withdrew its request for any further investigation and request the investigation associated with claim number 459466 be immediately concluded, seconded by Commissioner Dickey. Answering Mayor Doctor, Attorney Cichon advised public comment could be request. Mayor Doctor called for public comment; there was no response. Commissioner Czyszczon wanted a copy of the allegations. **The motion carried three to one; Commissioner Czyszczon voted no and Vice Mayor Vasquez abstained.**

Commissioner Czyszczon wanted an update on Rosselli park shade. City Manager Van Zant said he did not believe they received any guidance from the Commission. CFO Ortiz spoke on funding. Vice Mayor Vasquez relayed residents wanted shade covers and trees would not be sufficient. Parks and Recreation Director Cathy Hayduke said there was $150,000 in the budget for Rosselli Park shade and wanted direction on how to proceed. Vice Mayor Vasquez said last year the Commission had consented to purchasing the shade structure in the FY 2027 budget. Following comments, Mayor Doctor wanted the item brought back as an item of business.

Commissioner Dickey encouraged residents to propose what they would like to cut from the budget, suggested Commissioner Clark head up a task force with Mr. Rick Matthews to compile a list of City-owned vehicles and review the vehicles with Department Directors to see if there were unneeded vehicles.

K. ADJOURNMENT

The meeting was adjourned at 8:54 p.m.

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, City Clerk

BOARD OF COMMISSIONERS REGULAR WORKSHOP
TUESDAY, SEPTEMBER 15, 2026 – 5:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706

MINUTES

A. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

Mayor Doctor called the meeting to order at 5:01 p.m.

Present:
Mayor John Doctor
Vice Mayor Tammy Vasquez
Commissioner Chris Clark
Commissioner Arthur Czyszczon
Commissioner Arden Dickey

B. DISCUSSION

B.1 Raftelis Commercial Redevelopment Master Plan Status Update Presentation

Mr. Thierry Boveri, Raftelis, shared a presentation as contained in background material. Answering Commissioner Czyszczon, Mr. Boveri stated Raftelis would provide the analysis for the projected fiscal and economic impact of each scenario in the next few weeks. Commissioner Czyszczon wanted to know scenario details. Mr. Steven McDonald, Raftelis, said the financial modeling was complicated, expanded on parking requirements, and emphasized applying coverage does result in practical usage. Mr. Boveri relayed Raftelis was trying to present reasonable scenarios that incorporated Commission and public concerns.

Mr. Boveri continued the presentation. Commissioner Dickey asked if Raftelis had worked with CFO Victor Ortiz on economic projections. Mr. Boveri confirmed he had, discussed the financial thoroughness of the modeling, and said the economic model could be applied to other properties. Mr. Boveri resumed the presentation regarding reviewing existing codes and regulations. Regarding the sensitivity of the financial model, Mr. McDonald stressed changing inputs was possible, but it would probably impact other inputs in the model and all factors were variable. Mr. Boveri emphasized the firm was independent and Mr. McDonald was applying industry best practices, was reluctant to release the model to the City because the variables could be manipulated to create impractical models, and continued the presentation.

Commissioner Dickey asked how Raftelis incorporated public feedback with financial models. Mr. Boveri said public input had not been included in the financial modeling because the model was based on economic feasibility, but public input would be incorporated into the recommended updates to the land development regulations and codes and in the final report that would be delivered to the Commission. Commissioner Clark wondered when the Commission would see the results of the residents' survey. Mr. Boveri said those would be released to staff in the coming weeks. Commissioner Czyszczon wanted to see a financial model of the Thunderbird soon with 5-over-1 and with 106 units and 60-foot height limit and 80 feet, up to 100 units per acre, or up to 140 units.

Commissioner Dickey agreed the Thunderbird Hotel would be a beneficial scenario, including the original design, the maximum allowances, and the Thunderbird's recent development request. Mr. Boveri agreed and said more could be entertained. Mayor Doctor stressed Treasure Island was a nice City and did not believe the City wanted low-quality hotels. Mr. McDonald stated Raftelis had assumed high-quality construction due to the nature of the City, maximizing the use of a parcel, and high-quality ADR. Commissioner Czyszczon stressed basic motels would not provide high-quality restaurants or amenities.

C. PUBLIC COMMENT

Ms. Marie Barba, Sunset Beach, said Raftelis could provide executables, spoke on potential considerations on economic feasibility, and was curious about development scenarios based on current codes.

Ms. Barb Adams, Sunset Beach, agreed with Ms. Barba and felt residents should have a better understanding of the scenarios/building projects based on current codes and why it would not work and potential changes in code.

Ms. Sarah Pennington, Isle of Palms, believed parking should be adjusted prior to any other changes.

City Manager Charlie Van Zant said more information would be available regarding Treasure Bay in late November or early December and asked for direction at the end of the meeting whether the Commission would consider moving the Treasure Bay Workshop later than October 6, 2026. Commissioner Czyszczon wanted the item on the October 6, 2026, agenda. Vice Mayor Vasquez said she had requested the golf course expenditures versus revenue for a specific period of time (2017) and wanted that information as soon as possible. City Manager Van Zant confirmed the request was for revenue and expenditures of the golf course from 2017-2023. Vice Mayor Vasquez said that information was important.

Mayor Doctor felt it would be better to have the meeting when more information was available in late November. Commissioner Clark agreed. Commissioner Dickey did not want to pay for design proposals that may not be pursued. City Manager Van Zant said concepts could be presented but the potential proposals would not be $1.5 million. Answering Mayor Doctor, City Manager Van Zant said December 1 would be his preference. Commissioner Czyszczon

wanted to know if Vice Mayor's Vasquez's request would be ready before the end of the meeting. City Manager Van Zant said it would probably take longer.

Responding to Commissioner Dickey, Vice Mayor Vasquez clarified the request was for the revenue/expenditures for the 9-hole golf course. Mayor Doctor said it was also important to consider the living shoreline and walking trail. Commissioner Czyszczon agreed it was a liability. Commissioner Dickey felt there were ways to work around the liability issues and reiterated considering an existing plan for a 9-hole golf course and did not want money spent on potential designs.

There was consensus to hold the Treasure Bay Workshop on December 1, 2026.

D. ADJOURNMENT

The meeting was adjourned at 5:51 p.m.

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, City Clerk

BOARD OF COMMISSIONERS REGULAR MEETING
TUESDAY, SEPTEMBER 15, 2026 – 6:00 PM
CITY HALL CHAMBERS
10451 GULF BLVD
TREASURE ISLAND, FL 33706

MINUTES

A. PLEDGE OF ALLEGIANCE

Mayor Doctor called the meeting to order at 6:01 p.m.

B. ROLL CALL

Present:

Mayor John Doctor
Vice Mayor Tammy Vasquez
Commissioner Chris Clark
Commissioner Arthur Czyszczon
Commissioner Arden Dickey

C. FISCAL YEAR 27 MILLAGE AND BUDGET

C.1 Ordinance 2026-25, Adopting a Property Tax Rate for Fiscal Year 2027 - Second Reading and Public Hearing

City Attorney Ralf Brookes introduced the item. Chief Financial Officer (CFO) Victor Ortiz reviewed a presentation, as contained in background material. Commissioner Clark said the County set the property value, tax was paid based on the property value, and taxes increased because of the property value, not the tax rate. CFO Ortiz continued the presentation. Commissioner Czyszczon asked if the City did the rollback rate, what would the tax levy be. CFO Ortiz said he had provided an answer to the question via email, said the budget could not be changed to decide the millage and elaborated on impacts of the millage. Mayor Doctor wanted to know the actual rollback. Attorney Brookes stated the millage rollback rate was 3.7922. Mayor Doctor believed the proposed millage rate would be helpful and the rollback rate would not result in substantial savings for residents. Attorney Brookes read the ordinance in its entirety.

Mayor Doctor called for public comment; there was no response.

Vice Mayor Vasquez understood the savings from a rollback rate were minimal but was in favor of the rollback rate to show the Commission was listening to residents and would not support

3.8129 mills. Commissioner Clark did not think the minimal amount of savings was worth just being able to say the Commission lowered taxes considering there were large projects on the horizon and thought the town rebuilding required the set millage rate. Vice Mayor Vasquez did not know how adding positions would cut the budget.

After stating the taxing authority was the City of Treasure Island; the rolled-back rate was 3.7922 mills; the proposed millage rate of 3.8129 mills represents a 0.55 percent increase in property taxes over the rolled-back rate; and the millage rate to be levied was 3.8129 mills, **Commissioner Clark moved to approve Ordinance 2026-25, as written, seconded by Commissioner Dickey.** Since State law requires a four-fifths vote to adopt a rate higher than the roll-back rate, **the motion failed three to two; Vice Mayor Vasquez and Commissioner Czyszczon voted no.**

Attorney Brookes and CFO Ortiz explained four out of five votes were required to adopt a millage rate higher than the rollback rate. CFO Ortiz stated if the millage rate was not adopted that evening, the Commission would have to recess the public hearing and the ordinance would need to be readvertised. Vice Mayor Vasquez felt it was unfortunate that information had not been provided prior to the meeting.

Vice Mayor Vasquez moved to approve Ordinance 2026-25, establishing the FY 2027 Property Tax Rate for the City of Treasure Island, Florida, at 3.7922 mills, which was the rollback rate and calculated by the property appraiser's office, and the millage rate at 3.7922 mills per $1,000 of assessed property value for ad valorem tax revenue for the FY 2027 for the City of Treasure Island for FY 2027, commencing October 1, 2026, and ending September 30, 2027; providing an effective date, seconded by Commissioner Czyszczon. The motion carried three to five; Commissioners Clark and Dickey voted no.

C.2 Ordinance 2026-26, Second Budget Public Hearing for FY 2027 Budget

Attorney Brookes read the ordinance by title only. CFO Ortiz stated the ordinance included library funds. Commissioner Czyszczon would like the library funds removed from the budget. Answering Attorney Brookes, CFO Ortiz said the ordinance did not need to be changed based on the reduced millage.

Commissioner Clark questioned if the library contract could be canceled. Attorney Brookes stated there was an interlocal agreement (ILA) with the County that was extended May 16, 2023, for five years and another ILA with Gulf Beach Public Library that expired at the end of September; the County agreement had a 25 percent input requirement for Cities that did not have an available library, but was unsure what that amount would be; and advised keeping the budgeted amount while trying to determine what funds were required from the County agreement.

Commissioner Dickey shared a presentation reviewing library services use and breakdown and advocated for negotiating the library contract. Mayor Doctor agreed, wanted the library funds to remain in the budget and the City to negotiate the contract. Commissioner Clark asked if residents would pay $100 for library access. Commissioner Dickey referred to the presentation that broke down potential savings for resident reimbursement possibilities and advocated for negotiations. Vice Mayor Vasquez said the refund rate was misleading because the library invoiced the City for issued library cards and objected to the assertion that library card holders

would lose access to library services. Attorney Brookes said he would have to research the question, said the County agreement would require payment, but was unsure of when library cards would become void. Vice Mayor Vasquez felt the Commission had changed their position. Attorney Brookes said the City would need to work with the library. Commissioner Clark wanted residents to pay something. Commissioner Dickey liked how South Pasadena gave residents a voucher for $25 and the City paid the remaining amount but felt the tax was being passed on. Mayor Doctor thought it would shift the burden to residents.

Commissioner Czyszczon asked who would negotiate the contract. Mayor Doctor said it would come to the City Commission.

Mayor Doctor called for public comment.

Ms. Cheryl Morales, Executive Director, Pinellas Public Library Cooperative (PPLC), stated if the contract was negotiated, Treasure Island residents would lose access to the library. Attorney Brookes asked if they could have cards reissued. Ms. Morales confirmed and referenced a distributed handout.

Ms. Sarah Pennington, Isle of Palms, had no problem paying $100 for a library card, thought it was regrettable that the budget was being debated at the final hearing, noted the trolly was mentioned in a public hearing but no follow through had occurred, and asserted the City should do better at cutting costs.

Ms. Marie Barba, Sunset Beach, did not realize there were so many active card users and liked the resident reimbursement option.

North Redington Beach Commissioner Rick Nagrabski, Chair of Gulf Beaches Public Library Board, emphasized that residents would lose library cards come October 1 if the contract was renewed, pointed out that the cost was reduced from last year, and if the contract ended the City would not be part of the PPLC.

Mr. Mark Hohe, District 3, felt the residents had been subject to a dysfunctional budget process, the Commission had not cut enough, the Public Safety Facility was adding a significant cost, and said it was disingenuous of Vice Mayor Vasquez to vote for a millage rate last week but then change at the final hearing.

Ms. Barb Adams, Isle of Palms, refuted Vice Mayor Vasquez's claim that the City had the highest millage.

Mr. Jeffrey Baynon, Isle of Palms, believed the City needed to be cleaned up and rebuilt, the Code Enforcement positions Vice Mayor Vasquez objected to were needed, and revenue would be gained from the new positions.

Vice Mayor Vasquez moved to approve Ordinance 2026-26 adopting the FY 2027 budget, with the budget document and prior year encumbrances as of September 30, 2026, at the second and final reading and public hearing, seconded by Commissioner Dickey. The motion carried three to two; Vice Mayor Vasquez and Commissioner Czyszczon voted no.

D. APPROVAL OF REGULAR AND WORKSHOP AGENDAS

Vice Mayor Vasquez wanted I.7 to I.1 to accommodate the public presentation for the item. Mayor Doctor noted the agenda items would be renumbered accordingly.

E. PROCLAMATIONS, RECOGNITIONS, CERTIFICATES OF APPRECIATION – None.

F. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

Mr. Mark Hohe, District 3, highlighted Bellair Bluffs was in the process of a new hotel with increased height and density and modified parking accommodations, Belleair Beach received a check from the State for infrastructure for $8.5 million and thought the City should find out how that was accomplished.

Ms. Marie Barba, Sunset Beach, spoke on the history, development restrictions, and expenditures for the Treasure Bay golf course.

G. APPROVAL OF MINUTES – None.

H. CONSENT AGENDA

H.1 Advanced Life Support First Responder Contract, Amendment 2, with the Pinellas County Emergency Management Services (EMS) Authority.

Vice Mayor Vasquez moved to authorize the City Manager to approve Amendment 2 to include an updated an Appendix A in the advanced life support first responder contract with Pinellas County EMS Authority commencing on October 1, 2026, seconded by Commissioner Dickey, and carried five to zero.

I. ITEMS OF BUSINESS

I.1 Approve the Design-Build Amendment for Construction of the Public Safety Facility (Formerly I.7)

Assistant City Manager(ACM) Gary Volenec gave a presentation, as contained in background material, and referenced a distributed amendment that needed to be executed. Commissioner Czyszczon wanted to know if the building could be raised because of the emergency vehicles housed. ACM Volenec said the building height met all requirements and the Fire Department needs. Commissioner Czyszczon said he meant the base of the building. ACM Volenec said it was not advisable to have a steep driveway but would look into the suggestion. Answering Vice Mayor Vasquez, Fire Chief William Bars said the angle could be an issue with the design of the building and the property size had constraints, and the vehicles would be evacuated in the event of a hurricane, and expounded on the building's resiliency.

Commissioner Dickey asked if the sliding pole was necessary. Fire Chief Barrs said the sliding pole saved time and was a safer option than stairs.

Mayor Doctor called for public comment.

Ms. Diana Crabill, Isle of Palms, advocated for the Public Safety Building.

Mr. Mike Braddy, resident, advocated for the Public Safety Building.

Mr. Clyde Smith, District 3, advocated for the Public Safety Building.

Ms. Karen Barnett, District 3, advocated for the Public Safety Building.

Mr. Mark Hohe, District 3, felt the decision to support the public safety building was decided, stated $800,000 had been spent on an unused designs, staff had been evaluating three funding sources – PP3, debts, parking rates for City owned parking lots – and wanted to know how the project would be funded, asked if FEMA fund were expected, and regretted that the budget had grown to $12 million, and the said the size of the building had been increased from initial discussions.

Mr. Fredd Orr, District 2, supported the Public Safety Building.

Vice Mayor Vasquez moved to approve the design-build amendment with Biltmore Construction Company for construction of the public safety facility for a guaranteed maximum price of $$10,809,219 and authorize the contractor to proceed, seconded by Commissioner Dickey.

Commissioner Clark thanked Police Chief John Barkley for discussing the building and outsourcing police services to the Pinellas County Sheriff's Office and ACM Volenec for his work on the project and its reduced costs and stressed that the rollback vote would cause the City to pay higher interest rates, would support the project but would not support a loan to finance.

Vice Mayor Vasquez was glad the project was finally approved and thanked Treasure Island Police and Fire for their assistance after the 2024 hurricanes.

Mayor Doctor believed the City should have acted earlier but the project would be a great step toward rebuilding the City.

Commissioner Czyszczon read a statement objecting to the building specifications and financing and cost issues and relaying resident outreach opposing the public safety facility and would not support the item.

Commissioner Dickey stated he had thoroughly reviewed the item, was comfortable with the design and cost, and would support the project.

Assistant City Manager Volenec thanked the Commission for trusting him with the project and assured the Commission he would continue to push for cost reductions.

The motion carried four to one; Commissioner Czyszczon voted no.

I.2 Ordinance 2026-27, Adopting the FY27 Citywide Fee Schedule as Appendix A to the Code of Ordinances (Formerly I.1)

Attorney Brookes read the ordinance by title only.

Vice Mayor Vasquez moved to adopt Ordinance 2026-27 adopting the citywide fee schedule as appendix A to the Code of Ordinances to be effective November 1, 2026, at the second reading and public hearing, seconded by Commissioner Czyszczon.

Mayor Doctor called for public comment; there was no response.

The motion carried five to zero.

I.3 Second Reading and Public Hearing of Ordinance 2026-22, Budget Amendment for Expenses (Formerly I.2)

Attorney Brookes read the ordinance by title only.

Vice Mayor Vasquez moved to approve Ordinance 2026-22 at the second and final public hearing, seconded by Commissioner Czyszczon.

Mayor Doctor called for public comment.

Ms. Marie Barba, Sunset Beach, wanted to know what the budget increase was.

Vice Mayor Vaquez wanted assurance the credit card fee would not be in next year's budget.

The motion carried five to zero.

I.4 Second Reading and Public Hearing of Ordinance No. 2026-21, Budget Amendment for Revenues (Formerly I.3)

Attorney Brookes read the ordinance by title only.

Commissioner Czyszczon moved for the second public hearing of Ordinance 2026-21, budget amendment for revenues, seconded by Commissioner Dickey.

Mayor Doctor called for public comment; there was no response.

The motion carried five to zero.

I.5 Resolution 2026-11, Rules of Civility and Decorum for City Commission and Advisory Board Meetings (Formerly I.4)

Attorney Brookes read the resolution by title only. Commissioner Czyszczon asked how the item came about. Mayor Doctor said the resolution was from a previous meeting.

Mayor Doctor called for public comment.

Mr. Mark Hohe, District 3, wanted to know what the objective of the item was and wondered what prompted the change.

Vice Mayor Vasquez moved to approve Resolution 2026-11, seconded by Commissioner Dickey, and carried five to zero.

I.6 Resolution 2026-12 Appointment of Applicant to the LIFT Board (Formerly I.5)

Attorney Brookes read the resolution by title only.

Vice Mayor Vasquez moved to approve Resolution 2026-07 appointing Kimberly Stewart to Life Intervention Focus Team with her term ending August 31, 2029, seconded by Commissioner Clark.

Mayor Doctor called for public comment; there was no response.

The motion carried five to zero.

I.7 Proposed - City Attorney Formal Opinion Requests Procedure (Formerly I.6)

Attorney Brookes reviewed the proposed procedure and proposed adding language to the procedure to provide additional clarity and referenced distributed documents.

Vice Mayor Vasquez said she understood the intent, was glad for the proposed language change, but wanted time to review the distributed materials and proposed language. Mayor Doctor agreed. Commissioner Clark did not want the Commission's access to legal counsel limited, but the distributed materials explained why the City Attorneys wanted the procedure, read from the memo requesting safeguards, felt a single Commissioner was trying to weaponize the law firm against Commissioners, residents, and businesses, and felt something needed to be done tonight, and wanted guarantees from Attorney Brookes that Vose law would not quit the City before the next meeting.

Mayor Doctor did not have a problem deciding that night and stressed that the City Attorney worked for the City Commission, not an individual Commissioner.

Vice Mayor Vasquez asked if the proposed change was ready for distribution.

Commissioner Czyszczon wanted communication from City Manager Van Zant. City Manager Van Zant said Commissioner Czyszczon's emails were being answered and his conduct had caused employees to leave the City.

Commissioner Dickey noted he was aware of Attorney Becky Vose had sent four legal opinions over a weekend because the answer was not satisfactory to Commissioner Czyszczon and supported the proposed procedure.

Commissioner Czyszczon said changes were not redlined.

Attorney Brookes said he was preparing the changes, and the item could be continued until the end of the meeting.

After addressing Item I.8 and the City Manager and City Attorney Reports, Attorney Brookes distributed the updated memo with the proposed language, as contained in background material.

Vice Mayor Vasquez asked how to move forward. Attorney Brookes requested a motion and provided suggested motion language.

Vice Mayor Vasquez moved to approve the City Attorney's formal opinion request procedure, as amended, I.7, seconded by Commissioner Clark. Mayor Doctor called for public comment.

Mr. Mark Hohe, District 3, wanted to know how many instances of a Commissioner abusing the City Attorney services, and spoke on multiple legal opinions

Ms. Diana Crabill, Isle of Palms, asked if there was an effective date. Attorney Brookes said it would start immediately.

The motion carried five to zero.

I.8 Nomination of Mayor Anne-Marie Brooks, City of Madeira Beach, to Represent the BIG-C on the Forward Pinellas Board.

Mayor Doctor reviewed the item. **Vice Mayor Vasquez moved to nominate Anne-Marie Brooks, Mayor of Madeira Beach, to serve on the Forward Pinellas Board as a representative of the BIG-C, seconded by Commissioner Clark.**

Mayor Doctor called for public comment; there was no response.

The motion carried five to zero.

J. CITY MANAGER AND CITY ATTORNEY REPORT

City Manager Van Zant spoke on grant status, State funding, and donations from the Treasure Island Islettes.

K. COMMISSIONER REPORTS

Commissioner Clark asked City Manager Van Zant or ACM Volenec for an update on WastePro due to numerous complaints from residents. City Manager Van Zant would provide an update at the next meeting and noted residents could have a total of four bulk pickups a year.

Vice Mayor Vasquez reiterated there were complaints from WastePro but wondered about negotiating yard waste pickup. Commissioner Clark said he thought the yard waste had been changed.

Vice Mayor Vasquez made appreciative comments for the 9/11 walk and announced LIFT was having a pickleball tournament on December 5.

Commissioner Czyszczon wanted 2026/2027 CIP project sheets; referencing multiple allegations/investigations, asked the City Attorney the status of all the investigations; noted he would have voted against the two code enforcement positions approved in July; and noted Mr. Hohe made it to all budget meetings.

Commissioner Dickey agreed there were complaints with WastePro, felt there were issues with the multiple dwelling units, and confirmed Florida League of Cities was not a political action committee.

Mayor Doctor asked if the East Causeway grass had a bug infestation because the grass was brown.

L. ADJOURNMENT

The meeting was adjourned at 8:40 p.m.

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, City Clerk

AGENDA ITEM NO. G.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: November 10, 2026

SUBMITTED BY: Lisa-Marie Kennedy, Administration

ITEM TYPE: Request to Commission

AGENDA SECTION: CONSENT AGENDA

SUBJECT: 2027 Meeting Schedule for the City Commission Regular Meetings and Workshops

BACKGROUND: Pursuant to City Charter, Article III. Legislative, Section 3.07. Procedure. (a) Meetings, the Commission must adopt an annual regular meeting schedule with at least one meeting every month at such times and places as the commission may prescribe by rule. Meetings have not been scheduled on City holidays or days of major religious/cultural observances that have work restrictions pursuant to Commission policy.

The Mayor or Vice Mayor may call special meetings as needed. The Commission may also amend the regular meeting schedule when necessary.

POLICY/PURPOSE: Establishing a Schedule for City Commission Regular Meetings and Workshops for the 2027 Calendar Year. Workshops to begin at 5 p.m. with Regular Meetings following immediately after or 6:00 p.m., whichever occurs later.

STRATEGIC PLAN RELEVANCE: .

ANALYSIS/DISCUSSION:

Each year, the Commission approves a schedule of Commission meetings for the upcoming year. The proposed 2027 schedule has been submitted for approval.

The 2027 calendar includes an additional budget workshop.

The September Budget Public Hearings are scheduled on Wednesdays to avoid conflicts with the Pinellas County School Board and Pinellas County Budget Public Hearings. The Chief Financial Officer has approved these budget-related dates.

The calendar also incorporates summer and winter “meeting-free” periods, during which the Commission would meet only once in June and once in December. Because the Charter requires only one meeting per month, the Commission would remain in compliance.

FUNDING: Not applicable.

MOTION: I move to approve the adopted 2027 City Commission Meeting Schedule.

ATTACHMENTS:
2027 BoC Calendar and Agenda Deadlines.docx

Board of Commissioners Agenda Deadlines
2027

Day	Meeting Date	Time	Meeting	Agenda Deadline
Tuesday	January 5	5 p.m.	Workshop and Regular Meeting	Dec 23, 2026
Tuesday	January 19	5 p.m.	Workshop and Regular Meeting	Jan 8
Tuesday	February 2	5 p.m.	Workshop and Regular Meeting	Jan 22
Tuesday	February 16	5 p.m.	Workshop and Regular Meeting	Feb 5
Tuesday	March 2	5 p.m.	Workshop and Regular Meeting	Feb 19
Tuesday	March 16	5 p.m.	Workshop and Regular Meeting	Mar 5
Tuesday	April 6	5 p.m.	Workshop and Regular Meeting	Mar 26
Tuesday	April 20	5 p.m.	Workshop and Regular Meeting	Apr 9
Tuesday	May 4	5 p.m.	Workshop and Regular Meeting	Apr 23
Tuesday	May 18	5 p.m.	Workshop and Regular Meeting	May 7
Tuesday	June 15	5 p.m.	Workshop and Regular Meeting	May 21
Tuesday	July 6	5 p.m.	Workshop and Regular Meeting *Discuss Proposed Millage Rate* *10% Budget Reduction Exercise*	Jun 25
Tuesday	July 20	5 p.m.	Workshop and Regular Meeting	Jul 9
Tuesday	August 3	5 p.m.	Workshop and Regular Meeting	Jul 23
Thursday	August 12	10 a.m.–4:30 p.m.	Proposed Budget Workshop *Expenditures*	Jul 30
Tuesday	August 17	5 p.m.	Workshop and Regular Meeting	Aug 6
Thursday	August 26	10 a.m.–4:30 p.m.	Proposed Budget Workshop *Revenues*	Aug 13
Wednesday	September 8	5 p.m.	Workshop and Regular Meeting Proposed 1st Budget Hearing	Aug 27
Wednesday	September 22	5 p.m.	Workshop and Regular Meeting Proposed 2nd Public Hearing	Sep 10
Tuesday	October 5	5 p.m.	Workshop and Regular Meeting	Sep 24
Tuesday	October 19	5 p.m.	Workshop and Regular Meeting	Oct 8
Tuesday	November 2	5 p.m.	Workshop and Regular Meeting	Oct 22
Tuesday	November 16	5 p.m.	Workshop and Regular Meeting	Nov 5
Tuesday	December 7	5 p.m.	Workshop and Regular Meeting	Nov 24

Pinellas County Commission is holding their Budget Public Hearings on September 9th, 14th, 16th, and 21st. School Board Budget Public Hearings are TBD.

2027 City Holidays			
Jan 1	New Years Day	**Nov 11**	Veterans Day
Jan 18	Martin Luther King Jr. Day	**Nov 25**	Thanksgiving Day
May 31	Memorial Day	**Nov 26**	Day After Thanksgiving
July 5	Independence Day (Observed)	**Dec 24**	Christmas Eve
Sep 6	Labor Day	**Dec 25**	Christmas Day

Each year, the Commission approves a schedule for the upcoming year's meetings. Key considerations include:

- The 2027 Florida League of Cities Legislative Actions Days in Tallahassee, FL, scheduled for March 8-10.
- Municipal Elections are scheduled for Tuesday, March 9, 2027, and swearing in of Commissioners will be March 16th.
- The Florida League of Cities Annual Conference in Orlando, FL, scheduled for August 19-August 21, 2027.
- The date for the Florida League of Cities 2026 Legislative Conference is yet to be determined.

AGENDA ITEM NO. G.2

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: November 10, 2026

SUBMITTED BY: David Green, Finance

ITEM TYPE: Contracts

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Approve the Auditor Selection Committee's Ranking of Firms for RFP 26-013 and Award the Five-Year Financial Auditing Services Contract to Mauldin & Jenkins, LLC.

BACKGROUND:

Chapter 218 of the Florida Statutes requires an annual financial audit to be performed by an independent certified public accounting firm duly licensed under chapter 473 and qualified to conduct audits in accordance with government auditing standards. The City's five-year contract for auditing services with Carr, Riggs and Ingram expired after the audit of FY 25, so the City's auditor selection committee went through the procurement process for a new contract.

Section 218.391, Florida Statutes, the auditor selection law, establishes required procedures for the selection of auditors to perform the financial audits required by Section 218.39. Accordingly, the City adopted Resolution 2026-05 during its Commission Meeting on August 4, 2026 and established the auditor selection committee which also serves as the audit committee. Vice Mayor Dickey, Commissioner Czyszczon, and Commissioner Vasquez now serve as the auditor selection committee. The CFO served in an advisory capacity.

On August 11, 2026, the auditor selection committee held its first meeting and established factors to be used for the evaluation of audit services as required per Section 218.391,

Florida Statutes. The City issued RFP No. 26-013 on behalf of the committee on August 26, 2026. Five qualified audit firms responded to the RFP.

On October 6, 2026, the auditor selection committee met, discussed, and ranked proposals in order of preference based on the following criteria as established by the auditor selection committee:

- Qualifications and Experience - 30%
- Audit Approach - 30%
- Fee Proposal - 30%
- References -10%

POLICY/PURPOSE:

The purpose of this item is to select and award a new financial auditing services contract as recommended by the auditor selection committee.

STRATEGIC PLAN RELEVANCE:

Not applicable as this is a regulatory requirement.

ANALYSIS/DISCUSSION:

On August 11, 2026, the auditor selection committee held its first meeting and established factors to be used for the evaluation of audit services as required per the Section 218.391, Florida Statutes. The City issued RFP 26-013 on behalf of the committee on August 26, 2026 and five qualified audit firms submitted proposals on September 25, 2026. The City's purchasing coordinator reviewed the proposals for completeness and distributed the proposals to the committee members to evaluate them. On October 6, 2026, the auditor selection committee met, discussed, and ranked proposals in order of preference. The auditor selection committee ranked the firms in the order shown below:

- Mauldin & Jenkins, LLC
- Carr, Riggs, and Ingram, LLC
- Purvis, Gray & Company
- CS&L CPAs
- Rivero, Gordimer & Company

FUNDING: The audit fee is budgeted as a non-departmental expense. Funding will be included in each year's proposed budget.

MOTION:

I move to approve the auditor selection committee's ranking of firms for RFP 26-013 and authorize awarding the financial auditing services contract to the highest ranked firm, Mauldin & Jenkins, LLC.

ATTACHMENTS:

M&J Agreement PE.pdf
Ranking Matrix.pdf
Mauldin & Jenkins Proposal.pdf

AGREEMENT BETWEEN
THE CITY OF TREASURE ISLAND, FLORIDA
AND
MAULDIN & JENKINS, LLC

FOR PROFESSIONAL AUDITING SERVICES
RFP NO. 26-013

This Professional Auditing Services Agreement ("Agreement") is made and entered into this 3rd day of November, 2026 ("Effective Date"), by and between the CITY OF TREASURE ISLAND, FLORIDA, a Florida municipal corporation, whose address is 10451 Gulf Boulevard, Treasure Island, Florida 33706 ("City"), and Mauldin & Jenkins, LLC, a limited liability company, whose address is 1401 Manatee Ave. W, Suite 1200, Bradenton, FL 34205 ("Auditor"). The City and Auditor may be referred to individually as a "Party" and collectively as the "Parties."

RECITALS

WHEREAS, the City is required to obtain annual financial audit services pursuant to section 218.39, Florida Statutes, and other applicable law; and

WHEREAS, the City conducted an auditor-selection process pursuant to section 218.391, Florida Statutes, and RFP No. 26-013 ("RFP"); and

WHEREAS, the City selected Auditor based upon Auditor's qualifications and proposal, subject to negotiation and approval of this Agreement by the City Commission; and

WHEREAS, Auditor represents that it is duly licensed, independent, qualified, and capable of performing governmental financial audits in accordance with all applicable professional standards and legal requirements; and

WHEREAS, the Parties intend that the City's Standard Contract Addendum, attached as Exhibit "C," shall amend and supplement this Agreement and control in the event of conflict;

NOW, THEREFORE, in consideration of the mutual covenants stated below, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS AND CONTRACT DOCUMENTS

1.1 The foregoing Recitals are true and correct and are incorporated into this Agreement.

1.2 The Contract Documents consist of: (a) this Agreement; (b) the City's Standard Contract Addendum, attached as Exhibit "C"; (c) the Scope of Services and Deliverables, attached as Exhibit "A"; (d) the Fee Schedule, attached as Exhibit "B"; (e) the RFP and all written addenda; and (f) Auditor's proposal, but only to the extent expressly accepted by the City and not inconsistent with the foregoing documents.

1.3 In the event of a conflict, the documents control in the order listed in subsection 1.2, except that the Standard Contract Addendum shall control over every other Contract Document. No term contained in Auditor's proposal, engagement letter, invoice, portal, click-through agreement, or

other form shall amend or supersede the Contract Documents unless the City Commission expressly approves the amendment in a written instrument executed by both Parties.

SECTION 2. SCOPE OF SERVICES

2.1 Auditor shall perform the professional auditing services described in Exhibit "A" for each fiscal year included within the Term. The services include the annual financial audit of the City's financial statements and, when required, any state or federal single audit, compliance reports, management letters, financial condition assessment, required communications to those charged with governance, and related services specified in the Contract Documents.

2.2 Auditor shall provide all labor, supervision, expertise, technology, travel, supplies, and other resources necessary to complete the services, except for information and assistance expressly assigned to the City in Exhibit "A."

2.3 Additional services outside Exhibit "A" may be performed only after written authorization by the City Manager or designee identifying the additional scope, not-to-exceed compensation, and schedule. The City is not responsible for unauthorized services.

SECTION 3. PROFESSIONAL STANDARDS AND LEGAL COMPLIANCE

3.1 Auditor shall perform the services in accordance with all standards and requirements applicable to the engagement, as amended during the Term, including generally accepted auditing standards; Government Auditing Standards issued by the Comptroller General of the United States; applicable pronouncements of the Governmental Accounting Standards Board; Chapter 10.550, Rules of the Auditor General; sections 218.32, 218.39, and 218.391, Florida Statutes; and, when applicable, the Florida Single Audit Act, the federal Single Audit Act, and 2 C.F.R. Part 200, Subpart F.

3.2 Auditor shall remain a certified public accounting firm duly licensed and authorized to practice in Florida throughout the Term. Auditor shall maintain all permits, registrations, and professional qualifications necessary to perform the services.

3.3 Auditor shall comply with all applicable federal, state, and local laws, rules, orders, and professional requirements. The City's Standard Contract Addendum contains additional statutory and contractual requirements and is incorporated into this Agreement.

SECTION 4. INDEPENDENCE, CONFLICTS, AND OBJECTIVITY

4.1 Auditor shall maintain independence in fact and appearance from the City and its component units in accordance with applicable professional standards. Auditor shall promptly disclose in writing any actual, potential, or perceived impairment to independence or objectivity.

4.2 Before accepting any non-audit service for the City or a City component unit, Auditor shall provide the City's Finance Director and City Attorney with a written description of the service and an independence analysis. No non-audit service may be performed without prior written authorization by the City Manager or designee and confirmation that the service will not impair independence.

4.3 Auditor shall not assign personnel to the engagement who have a financial, employment, family, or other relationship that would impair independence or create a prohibited conflict. Auditor shall immediately notify the City of any investigation, discipline, suspension, debarment, license restriction, or other event that may materially affect Auditor's qualifications or performance.

SECTION 5. PERSONNEL, STAFFING, AND SUBCONTRACTORS

5.1 The engagement partner and key personnel identified in Auditor's proposal are material to the City's selection. Auditor shall not replace the engagement partner or manager without prior

written notice to and approval by the City Manager or designee, except in an emergency, in which event Auditor shall provide prompt notice and a comparably qualified replacement.

5.2 Auditor shall maintain adequate, competent staffing to meet all deadlines. Auditor is fully responsible for the acts, omissions, quality, and timely performance of its employees and subcontractors.

5.3 No material portion of the audit may be subcontracted without the City's prior written consent. Any approved subcontractor must satisfy the same independence, licensing, confidentiality, insurance, public-records, and legal requirements applicable to Auditor. No subcontracting relieves Auditor of responsibility.

SECTION 6. TERM AND RENEWAL

6.1 The initial Term begins on the Effective Date and continues through completion and acceptance of the audit and all required reports for the City fiscal year ending September 30, 2030, unless earlier terminated under this Agreement.

6.2 Subject to mutual written agreement, satisfactory performance, continued independence, and appropriation of funds, the City may renew this Agreement for up to two (2) additional one-year audit periods covering fiscal years ending September 30, 2031 and September 30, 2032. Each renewal must be in writing. Nothing in this Agreement obligates the City to exercise a renewal option.

6.3 The Parties acknowledge that renewals may be made without repeating the auditor-selection procedures to the extent permitted by section 218.391(8), Florida Statutes.

SECTION 7. SCHEDULE AND DELIVERABLES

7.1 Auditor shall comply with the schedule in Exhibit "A" and all statutory filing deadlines. Time is of the essence. At a minimum, the annual audit must be completed within the period required by section 218.39, Florida Statutes, and the final audit report must be delivered sufficiently in advance to permit timely City review, acceptance, and filing.

7.2 Auditor shall promptly notify the Finance Director in writing of any circumstance that may delay a milestone and shall provide a corrective action plan. Notice does not excuse delay or waive the City's remedies.

7.3 Auditor shall present the audit results, required communications, management letter, and other findings to the City Commission or its designee at a publicly noticed meeting if requested, without additional charge unless Exhibit "B" expressly provides otherwise.

SECTION 8. CITY RESPONSIBILITIES

8.1 The City shall provide Auditor reasonable access to City records, personnel, facilities, and information necessary to perform the services, subject to applicable law, security requirements, and availability.

8.2 The City remains responsible for its financial statements, internal controls, records, judgments, estimates, and management representations. Auditor's responsibility is to perform the independent audit and related services required by the Contract Documents and professional standards.

8.3 The City's cooperation does not waive any privilege, exemption, immunity, or protection. Auditor shall follow City instructions regarding the handling of confidential or exempt information.

SECTION 9. COMPENSATION AND INVOICING

9.1 The City shall pay Auditor the fixed fees and approved hourly rates stated in Exhibit "B." Unless expressly stated otherwise, the fixed fee includes all ordinary costs of performance, including travel, lodging, meals, technology, supplies, administrative support, report preparation, and attendance at meetings required by Exhibit "A."

9.2 Invoices shall be submitted no more frequently than monthly and in sufficient detail to demonstrate compliance with this Agreement, including the applicable fiscal year, services performed, milestone achieved, personnel classification, hours for approved additional services, and remaining authorized amount.

9.3 Payment shall be governed by the Local Government Prompt Payment Act, Part VII of Chapter 218, Florida Statutes. The City may dispute or withhold only the portion of an invoice reasonably related to a documented deficiency, unauthorized service, or good-faith payment dispute. The City shall timely pay undisputed amounts.

9.4 No fee increase is effective unless authorized by a written renewal or amendment executed by both Parties. Auditor may not charge a cancellation, platform, technology, administrative, file-access, or transition fee unless expressly stated in Exhibit "B."

SECTION 10. QUALITY CONTROL AND PEER REVIEW

10.1 Auditor represents that it maintains a system of quality management appropriate for governmental audit engagements and has received a satisfactory peer review acceptable under applicable professional standards.

10.2 Before execution and upon each renewal, Auditor shall provide the City its most recent peer-review report, letter of comments, response, and any related regulatory findings, if requested. Auditor shall promptly notify the City of any adverse peer-review result or material quality-control deficiency arising during the Term.

10.3 The City may reasonably require Auditor to replace personnel, correct deficient work, or take other remedial action necessary to meet professional standards and the Contract Documents, without additional compensation when the deficiency is attributable to Auditor.

SECTION 11. AUDIT DOCUMENTATION, RECORDS, AND ACCESS

11.1 Auditor shall prepare and retain audit documentation in accordance with applicable professional standards, law, grant requirements, and records-retention schedules. Records shall be retained for at least seven (7) years after final acceptance of the applicable audit, or for any longer period required by law, professional standards, litigation hold, grant condition, or written notice from the City.

11.2 Subject to applicable professional standards and legal restrictions, Auditor shall provide reasonable access to audit documentation to the City, the City's authorized representatives, successor auditors, the Florida Auditor General, federal or state awarding agencies, inspectors general, and other governmental oversight bodies having lawful authority.

11.3 Auditor shall cooperate fully with any successor auditor, including customary communications and access to relevant audit documentation. Auditor may charge only reasonable, pre-disclosed duplication costs approved in writing by the City; no access or transition fee shall be charged.

11.4 Upon request or termination, Auditor shall promptly deliver to the City all City-owned records, final reports, schedules, data extracts, and work product for which the City has paid, in a reasonably usable and nonproprietary format. Auditor may retain copies as required by professional standards, subject to confidentiality and public-records obligations.

SECTION 12. CONFIDENTIALITY, DATA SECURITY, AND TECHNOLOGY

12.1 Auditor shall safeguard confidential, exempt, personal, financial, security-related, and other sensitive information using administrative, physical, and technical safeguards appropriate to the nature of the information and consistent with applicable law and industry standards.

12.2 Auditor shall use City information solely to perform the services and shall not sell, monetize, mine, train artificial-intelligence systems on, or otherwise use City data for an unrelated purpose without the City's prior written consent.

12.3 Auditor shall not upload City confidential or exempt information to a public or consumer artificial-intelligence service. Any use of artificial intelligence or automated tools in the engagement must be subject to appropriate human review, confidentiality protections, access controls, and compliance with professional standards. Auditor remains fully responsible for all work product.

12.4 Auditor shall promptly notify the City of any suspected or confirmed unauthorized access, disclosure, loss, alteration, ransomware event, or other security incident involving City information and shall cooperate with the City's response obligations. Additional data-management and breach-notification terms are contained in the Standard Contract Addendum.

SECTION 13. REPORTS, FINDINGS, AND COMMUNICATIONS

13.1 Auditor shall communicate significant audit matters, material weaknesses, significant deficiencies, noncompliance, questioned costs, fraud indicators, and other matters required by professional standards to the appropriate level of City management and those charged with governance.

13.2 Auditor shall provide management a reasonable opportunity to review factual matters and prepare responses before issuance of a final report, without compromising Auditor's independence or responsibility for the report.

13.3 If Auditor discovers information indicating possible fraud, illegal acts, abuse, or a significant threat to public funds or systems, Auditor shall promptly follow applicable professional standards and notify the officials legally and professionally appropriate under the circumstances.

SECTION 14. INSURANCE

14.1 Throughout the Term and for any claims-made coverage during the applicable extended reporting period, Auditor shall maintain insurance meeting the limits and requirements stated in the RFP, including commercial general liability, automobile liability when applicable, workers' compensation and employers' liability, cyber/privacy liability when required, and professional liability/errors-and-omissions coverage appropriate to governmental auditing services.

14.2 The City shall be named as an additional insured on commercial general liability and automobile liability policies when applicable, but not on professional liability or workers' compensation policies. Certificates and endorsements shall be provided before work begins and upon renewal. Insurance does not limit Auditor's liability or contractual obligations.

SECTION 15. INDEMNIFICATION

15.1 To the fullest extent permitted by law, Auditor shall indemnify and hold harmless the City and its officers and employees from third-party claims, damages, losses, and expenses, including reasonable attorneys' fees, to the extent caused by the negligent, reckless, or intentionally wrongful acts or omissions of Auditor or persons employed or utilized by Auditor in performing this Agreement.

15.2 Auditor's duty to defend, if any, shall apply only to claims within the scope of subsection 15.1 and shall be subject to the City's right to approve counsel and control matters affecting the City's

legal interests. Nothing in this Agreement requires the City to indemnify Auditor or waives the City's sovereign immunity. The Standard Contract Addendum controls in the event of conflict.

SECTION 16. TERMINATION AND SUSPENSION

16.1 The City may terminate this Agreement for convenience upon thirty (30) days' written notice. Auditor may terminate for convenience only upon ninety (90) days' written notice and only if termination will not prevent timely completion of an audit already in progress, unless the City agrees otherwise in writing.

16.2 The City may terminate immediately or upon a shorter cure period stated in written notice for material breach, loss of license, impairment of independence, failure to maintain insurance, violation of law, failure to meet a material deadline, insolvency, debarment, falsification, security incident caused by failure to use required safeguards, or other cause materially affecting Auditor's ability or fitness to perform.

16.3 Upon termination, Auditor shall cease work as directed, protect City information, deliver all required records and work in progress, cooperate in transition, and submit a final itemized invoice. The City shall pay for conforming authorized services performed through the effective termination date, less lawful offsets. Auditor is not entitled to lost profits, unearned fees, or termination charges.

16.4 The City may suspend work in whole or in part by written notice. Auditor shall mitigate costs and resume work promptly when directed. The force-majeure provisions in the Standard Contract Addendum shall apply.

SECTION 17. REMEDIES AND CORRECTION OF DEFICIENT WORK

17.1 If work does not conform to professional standards or the Contract Documents, Auditor shall promptly correct, reperform, or supplement the work at no additional cost. The City's review, acceptance, payment, or use of a deliverable does not waive latent defects or Auditor's professional responsibility.

17.2 The remedies stated in this Agreement are cumulative. Nothing limits any remedy available to the City under law or the Standard Contract Addendum.

SECTION 18. NOTICES AND CONTRACT ADMINISTRATION

18.1 Operational communications may be sent by email. Formal notices of breach, termination, renewal, indemnity claim, or legal dispute shall be delivered by personal delivery, nationally recognized overnight service, certified mail, or email with confirmation of receipt, to the following:

CITY	AUDITOR
City Manager City of Treasure Island 10451 Gulf Boulevard Treasure Island, FL 33706 Email: finance@mytreasureisland.org	Name/Title: Wade Sansbury Firm: Mauldin & Jenkins, LLC Address: 1401 Manatee Ave. W, Suite 1200 Bradenton, FL 34205 Email: wsansbury@mjcpa.com

18.2 A copy of any formal legal notice to the City shall also be sent to the City Attorney at Vose Law Firm LLP, 324 West Morse Boulevard, Winter Park, Florida 32789, or at any updated address provided by the City. Failure to send the copy does not invalidate notice otherwise properly delivered to the City.

SECTION 19. ASSIGNMENT AND CHANGE IN CONTROL

19.1 Auditor may not assign, delegate, transfer, or encumber this Agreement, or undergo a change in control materially affecting the engagement, without the City Commission's prior written consent. Any unauthorized assignment is voidable by the City.

19.2 The City may assign this Agreement to a lawful successor governmental entity or transfer administrative responsibility within the City upon written notice.

SECTION 20. NO THIRD-PARTY BENEFICIARIES

This Agreement is solely for the benefit of the Parties. No person or entity other than the Parties has any right, claim, or remedy under this Agreement, except as expressly provided by law.

SECTION 21. GOVERNING LAW; VENUE; ATTORNEYS' FEES

This Agreement is governed by Florida law. Venue, jurisdiction, attorneys' fees, and related matters are governed by the Standard Contract Addendum. To the extent a jury-trial waiver is included in the RFP or Auditor's proposal, it shall be effective only if expressly stated in the Standard Contract Addendum or a later written amendment approved by the City Commission.

SECTION 22. MISCELLANEOUS

22.1 This Agreement may be amended only by a written instrument executed by authorized representatives of both Parties. No waiver is effective unless in writing, and a waiver on one occasion does not waive future enforcement.

22.2 If any provision is held invalid or unenforceable, the remaining provisions remain effective, and the invalid provision shall be construed or modified to the minimum extent necessary to make it enforceable and consistent with the Parties' lawful intent.

22.3 Headings are for convenience only. "Including" means "including without limitation." Singular and plural terms include one another as context requires.

22.4 This Agreement may be executed in counterparts and by electronic signature, each of which is deemed an original. The persons signing represent that they are authorized to bind the respective Party.

22.5 Sections concerning payment obligations, audit documentation, records access, confidentiality, data security, indemnification, remedies, transition, and any provision that by its nature should survive shall survive expiration or termination.

SECTION 23. ENTIRE AGREEMENT

The Contract Documents constitute the complete agreement between the Parties concerning the services and supersede prior oral or written negotiations, representations, and agreements concerning the same subject. No click-through, online portal, invoice, proposal qualification, or unilateral policy of Auditor shall modify the Contract Documents.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

CITY OF TREASURE ISLAND, FLORIDA	AUDITOR:
By: _____	Mauldin & Jenkins, LLC
Name: _____	By: Wade P Sansbury
Title: Mayor	
Date: _____	Name: WADE P. SANSBURY
ATTEST:	Title: PARTNER
By: _____	Date: 10-15-2026
City Clerk	

EXHIBIT "A"
SCOPE OF SERVICES AND DELIVERABLES

A. Annual Financial Audit Audit the City's basic financial statements and reporting entity for each fiscal year in accordance with the standards and requirements identified in Section 3 of the Agreement.

B. Annual Comprehensive Financial Report Assist the City, as specified in the RFP, with review and issuance of the City's Annual Comprehensive Financial Report, including schedules and reports necessary for submission to the Government Finance Officers Association Certificate of Achievement program.

C. State and Federal Single Audits Perform a state single audit and/or federal single audit for each fiscal year in which applicable expenditure thresholds or other legal requirements are met. The City shall notify Auditor of known federal and state financial assistance, but Auditor remains responsible for performing appropriate audit procedures to determine applicable reporting requirements.

D. Required Reports Issue all opinions, reports on internal control and compliance, management letters, financial condition assessments, schedules of findings and questioned costs, corrective-action follow-up, and other reports required by law, professional standards, the Auditor General, and the Contract Documents.

E. Communications Provide all communications required to management and those charged with governance, including planning communications, independence confirmations, significant risks, corrected and uncorrected misstatements, significant deficiencies, material weaknesses, and other required matters.

F. Meetings Conduct entrance, planning, status, and exit conferences with City staff and attend up to two (2) City Commission or committee meetings per audit year without additional charge.

G. Filing and Copies Provide searchable electronic final reports, one (1) original hard copy and three (3) bound copies. Provide files in a format suitable for accessibility review and public posting. Cooperate with the City in timely submission to the Florida Department of Financial Services, Florida Auditor General, Federal Audit Clearinghouse, and other required recipients.

H. Schedule Planning/Interim Work: no later than December 31. Fieldwork: no later than January 29. Draft Reports: no later than March 12. Final Reports and Presentation: no later than March 31. All dates are subject to statutory deadlines and written adjustments approved by the City.

I. Transition At commencement, coordinate with the predecessor auditor as necessary. At expiration or termination, cooperate fully with the successor auditor and provide access to records as required by Section 11.

EXHIBIT "B"
FEE SCHEDULE

Service	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Option 1 FY 2031	Option 2 FY 2032
Annual Financial Audit w/ Certificate of Achievement	$51,900	$53,400	$54,900	$56,600	$58,300	$60,200	$62,100
State Single Audit, if required	$5,750	$5,750	$6,000	$6,200	$6,400	$6,600	$6,800
Federal Single Audit, if required	$5,750	$5,750	$6,000	$6,200	$6,400	$6,600	$6,800
Other: _____	$_____	$_____	$_____	$_____	$_____	$_____	$_____

Approved hourly rates for authorized additional services:

Classification	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Option 1 FY 2031	Option 2 FY 2032
Partner	$350	$355	$355	$365	$365	$375	$375
Manager	$250	$255	$255	$265	$265	$275	$275
Senior Associate	$200	$205	$205	$215	$215	$225	$225
Associate	$175	$180	$180	$190	$190	$200	$200
Administrative	$100	$100	$105	$105	$110	$110	$115
Other: _____	$_____	$_____	$_____	$_____	$_____	$_____	$_____

No additional service is compensable unless authorized in advance in writing as required by Section 2.3. The fixed fees include all ordinary expenses unless a specific reimbursable item is identified here: _____.

EXHIBIT "C"
CITY OF TREASURE ISLAND STANDARD CONTRACT ADDENDUM

THIS ADDENDUM modifies that certain contract for services made and entered into this 3rd day of November, 2026, by and between the CITY OF TREASURE ISLAND, a Florida municipality, hereinafter referred to as the "City", and Mauldin & Jenkins, LLC, hereinafter referred to as "Contractor", concerning that certain agreement dated the 3rd day of November, 2026 ("Agreement") and titled Agreement for Professional Auditing Services.

WITNESSETH:

WHEREAS, Section 119.0701, Fla. Stat., requires that certain public agency contracts must include certain statutorily required provisions concerning the contractor's compliance for Florida's Public Records Act; and

WHEREAS, Section 768.28, Fla. Stat., sets forth a limited waiver of sovereign immunity for tort liability for Florida public agencies; and

WHEREAS, Florida law requires that public agency contracts be subject to non-appropriation and thereby contingent upon appropriation during the public agency's statutorily mandated annual budget approval process; and

WHEREAS, Section 448.095, Fla. Stat., imposes certain obligations on public agencies with regard to the use of the E-Verify system by their contractors and subcontractors; and

WHEREAS, Section 287.133 and 287.135, Fla. Stat., provides restrictions on local governments contracting with companies that are on certain Scrutinized Companies lists or convicted vendor list; and

WHEREAS, additional terms required by Sections 282.3185(5) and (6) Fla. Stat. related to data management and Section 287.05701 Fla. Stat. related to social government and corporate activism are also added by virtue of this Addendum; and

WHEREAS, Section 286.101, Florida Statutes contains a list of "foreign countries of concern" including, the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic, including any agency of or any other entity under significant control of such "foreign country of concern". Any entity that does business with a state agency or political subdivision (subject to certain dollar amounts) must disclose certain of their dealings with those "foreign countries of concern" to the Florida Department of Financial Services; and

WHEREAS, Section 787.06(13), Fla. Stat. provides that when a contract is executed, renewed, or extended between a nongovernmental entity and a governmental entity, the nongovernmental entity must provide the governmental entity with an affidavit signed by an officer or a representative of the

nongovernmental entity under penalty of perjury attesting that the nongovernmental entity does not use coercion for labor or services as defined in such statute; and

WHEREAS, pursuant to Section 252.505, Florida Statutes, each local government contract for goods or services related to emergency response for a natural emergency entered into, renewed, or amended on or after July 1, 2025, must include a provision that requires a vendor or service provider that breaches such contract during an emergency recovery period to pay a $5,000 penalty and damages.

NOW, THEREFORE, in consideration of the covenants set forth herein, the parties agree to this addendum as follows:

1. Amendment. This Addendum hereby amends and supplements the terms of the Agreement. In the event of a conflict between the terms of the Agreement and terms of the Addendum, the terms of the Addendum shall prevail.

2. Public Records Compliance. City and Contractor agree that Contractor does not have the authority to contractually bind the City in any manner. Contractor agrees that, to the extent that it may "act on behalf" of the City within the meaning of Section 119.0701(1)(a), Florida Statutes in providing its services under this Agreement, it shall:

(a) Keep and maintain public records required by the public agency to perform the service.

(b) Upon request from the public agency's custodian of public records, provide the public agency with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in this chapter or as otherwise provided by law.

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the contractor does not transfer the records to the public agency.

(d) Upon completion of the contract, transfer, at no cost, to the public agency all public records in possession of the contractor or keep and maintain public records required by the public agency to perform the service. If the contractor transfers all public records to the public agency upon completion of the contract, the contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the contractor keeps and maintains public records upon completion of the contract, the contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the public agency, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

(e) Pursuant to Section 119.0701(2)(a), Fla. Stat., **IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:**

City Clerk/Public Records Custodian
cityclerk@mytreasureisland.org
Phone: 727-547-4575 x 222
10451 Gulf Blvd.
Treasure Island, FL 33706
Fax: 727-547-4582

3. Public Records Compliance. Contractor authorizes the public agency to seek declaratory, injunctive, or other appropriate relief against Contractor in Pinellas County Circuit Court on an expedited basis to enforce the requirements of the previous section.

4. Compliance/Consistency with Section 768.28, Fla. Stat. Any indemnification or agreement to defend or hold harmless by City specified in the Agreement shall not be construed as a waiver of City's sovereign immunity, and shall be limited to such indemnification and liability limits consistent with the requirements of Section 768.28, Fla. Stat. and subject to the procedural requirements set forth therein. Any other purported indemnification by City in the Agreement in derogation hereof shall be void and of no force or effect.

5. Non-appropriation. City's performance and obligation to pay under this Agreement is contingent upon an appropriation during the City's annual budget approval process. If funds are not appropriated for a fiscal year, then the Contractor shall be notified as soon as is practical by memorandum from the City Manager or designee that funds have not been appropriated for continuation of the Agreement, and the Agreement shall expire at the end of the fiscal year for which funding has been appropriated. The termination of the Agreement at fiscal year end shall be without penalty or expense to the City subject to the City paying all invoices for services rendered during the period the Agreement was funded by appropriations.

6. E-Verify Compliance. By entering into this Agreement, the Contractor is obligated to comply with the provisions of Section 448.095, Fla. Stat. "Employment Eligibility," as amended from time to time. This includes but is not limited to register with and use the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit to Contractor attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. Contractor agrees to maintain a copy of such affidavit for the duration of this Agreement. Failure to comply with this paragraph will result in the termination of this Agreement as provided in Section 448.095, Fla. Stat., as amended and Contractor will not be awarded a public contract for at least one (1) year after the date on which the Agreement was terminated. Contractor will also be liable for any additional costs to the City as a result of the termination of this Agreement in accordance with this paragraph. Contractor affirmatively states, under penalty of perjury, that in accordance with Section 448.095, Fla. Stat., Contractor is registered with and uses the E-Verify system to verify the work authorization status of all newly hired employees, that in accordance with such statute, Contractor requires from each of its subcontractors an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien, and that Contractor is otherwise in compliance with Sections 448.09 and 448.095, Fla. Stat.

7. Compliance/Consistency with Scrutinized Companies Provisions of Florida Statutes. Section 287.135(2)(a), Fla. Stat., prohibits a company from bidding on, submitting a

proposal for, or entering into or renewing a contract for goods or services of any amount if, at the time of contracting or renewal, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Fla. Stat., or is engaged in a boycott of Israel. Section 287.135(2)(b), Fla. Stat., further prohibits a company from bidding on, submitting a proposal for, or entering into or renewing a contract for goods or services over one million dollars ($1,000,000) if, at the time of contracting or renewal, the company is on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, both created pursuant to section 215.473, Fla. Stat., or the company is engaged in business operations in Cuba or Syria. The Contractor and City acknowledge that the amount of the contract is less than $1,000,000. Accordingly, Contractor hereby certifies that Contractor is not listed on the Scrutinized Companies that Boycott Israel List. Contractor further hereby certifies that Contractor is not engaged in a boycott of Israel or engaged in business operations in Cuba or Syria. Contractor understands that pursuant to section 287.135, Fla. Stat., the submission of a false certification may subject Contractor to civil penalties, attorney's fees, and/or costs. Contractor further understands that any contract with City for goods or services of any amount may be terminated at the option of City if Contractor (i) is found to have submitted a false certification, (ii) has been placed on the Scrutinized Companies that Boycott Israel List, or (iii) is engaged in a boycott of Israel. And, in addition to the foregoing, if the amount of the contract is one million dollars ($1,000,000) or more, the contract may be terminated at the option of City if the company is found to have submitted a false certification, has been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria.

8. Disclosure Requirements for "Foreign Countries of Concern". If applicable, Contractor shall comply with the disclosure requirements set forth is Section 286.101 (3) (a), Fla. Stat., which requires "Any entity that applies to a state agency or political subdivision for a grant or proposes having a contract value of $100,000 or more shall disclose to the state agency or political subdivision any current or prior interest of, any contract with, or any grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift received from a "foreign country of concern" if such interest, contract, grant or gift has a value of $50,000 or more and such interest existed at any time or such contract, grant or gift was received or in force at any time during the previous five (5) years. Such disclosure shall contain the name and mailing address of the disclosing entity, the amount of the gift or the value of the interest disclosed, the applicable "foreign country of concern" and, if applicable the date of termination of the contract or interest, the date of receipt of the grant or gift and the name of the agent or controlled entity that is the source or interest holder. Within one (1) year before applying for any grant or proposing any contract, such entity must provide a copy of such disclosure to the Department of Financial Services". Pursuant to Section 286.101(7), Fla. Stat.: "In addition to any fine assessed under [section 286.101(7)(a), F.S.], a final order determining a third or subsequent violation by an entity other than a state agency or political subdivision shall automatically disqualify the entity from eligibility for any grant or contract funded by a state agency or any political subdivision until such ineligibility is lifted by the Administration Commission for good cause."

9. Venue and Jurisdiction. Notwithstanding any of other provision to the contrary, this Agreement and the parties' actions under this Agreement shall be governed by and construed under the laws of the State of Florida, without reference to conflict of law principles. As a material condition of this Agreement, each Party hereby irrevocably and unconditionally: i) consents to submit and does submit to the jurisdiction of the Circuit Court in and for Pinellas County, Florida for any actions, suits

or proceedings arising out of or relating to this Agreement. Both parties waive any right to file an action, suit or proceeding in Federal Court or remove any action, suit or proceeding to Federal Court.

10. Attorneys' Fees and Costs. Notwithstanding any of other provision to the contrary, if litigation ensues regarding this Agreement, each party hereto shall bear its own attorneys' fee and costs.

11. Public Entities Crime or Convicted Vendor List. Contractor agrees and assumes a continuous duty to disclose to the City if the Contractor or any of its affiliates as defined by Section 287.133(1)(a), Florida Statutes are placed on the Convicted Vendor List or the Antitrust Violator Vendor List maintained by the Florida Department of Management Services.

12. Data Management; Notice of Breach. Contractor shall cooperate with the City and provide timely incident reporting, response activities/fact gathering, public and agency notification, severity level assessment, after-action reports, etc., which the City must report in accordance with Sections 282.3185(5) & (6), Florida Statutes in the event of a data breach.

13. Environmental and Social Government and Corporate Activism. The City has not given preference or requested documentation from the Contractor based on Contractor's social, political or ideological interest. Contractor agrees to similarly not request documentation or give preference to any subcontractor based on the subcontractor's social, political or ideological interests.

14. Taxes. The City shall not be liable for any taxes and assessments imposed by a federal, state or local governmental agency to the extent that the City is exempt from same by Florida law, including but not limited to any sales or use tax.

15. No coercion for labor or services. The Contractor swears under penalty of perjury that the Contractor does not use coercion for labor or services as defined as follows:

"Coercion" means:

1. Using or threatening to use physical force against any person;
2. Restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will;
3. Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
4. Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
5. Causing or threatening to cause financial harm to any person;
6. Enticing or luring any person by fraud or deceit; or
7. Providing a controlled substance as outlined in Schedule I or Schedule II of Sec. 893.03, Fla. Stat. to any person for the purpose of exploitation of that person.

16. Force Majeure. The City reserves the right to suspend, modify or terminate this contract in the event of an act of god or act of man beyond the control of the parties, including but not limited to a hurricane, tropical storm, tornado, or other destructive weather event, flooding, pandemic, plague,

war, armed conflict, domestic or foreign terrorism, riot, labor condition, state or federal governmental action, and catastrophic Internet disturbance, making performance inadvisable, economically impracticable, illegal, or impossible.

17. Conflicts. By entering into this agreement, the Contractor represents that it currently is not providing professional services to any third party person or entity on any project or development for which project or development approval is currently pending or proposed or for which an application is being prepared for submittal to the City of Treasure Island for review or approval and further agrees that during the term of this agreement, the Contractor will not provide professional services to any third party person or entity as to any project or development for which development or project approval is pending or proposed or for which an application is being prepared for submittal to the City of Treasure Island for review or approval.

18. Breach of Agreement for Goods or Services Related to Emergency Response for Natural Disaster Pursuant to Section 252.505, Florida Statutes. Pursuant to Sec. 252.505, Fla. Stat., if vendor breaches this agreement during an emergency recovery period (1-year period beginning upon Governor's initial declaration of a natural emergency) Contractor shall pay a $5,000 penalty and damages, which may be either actual and consequential damages or liquidated damages in addition to any other consequential damages or liquidated damages that may otherwise be due under the terms of the agreement.

19. Additional Terms. Notwithstanding any of other provision to the contrary, the parties agree as follows:

A. Sections 17 and 18 do not apply to this Addendum.

IN WITNESS WHEREOF, the parties hereto have executed and delivered this instrument on the days and year indicated below and the signatories below to bind the parties set forth herein.

Under penalties of perjury, and pursuant to Sec. 92.525, Fla. Stat., Contractor declares that Contractor has read the foregoing Section 15 above and that the facts stated in it are true.

Contractor:

Mauldin & Jenkins, LLC Wade P Sansbury

Print Name: WADE P SANSBURY

Title: PARTNER

Date: 10-15-2026

ATTEST:

_____
City Clerk

City of Treasure Island

_____

CITY OF TREASURE ISLAND

REQUEST FOR PROPOSALS NO. 26-013

FINANCIAL AUDITING SERVICES

Evaluation Committee:

1 Vice Mayor Vasquez

2 Commissioner Czyszczon

3 Commissioner Dickey

EVALUATION CRITERIA

Component	Max. Points	Carr, Riggs & Ingram					CS&L CPAs					Mauldin & Jenkins					Purvis, Gray & Company					Rivero, Gordimer & Company				
		1	*2*	*3*	*4*	*5*	*1*	*2*	*3*	*4*	*5*	*1*	*2*	*3*	*4*	*5*	*1*	*2*	*3*	*4*	*5*	*1*	*2*	*3*	*4*	*5*
Qualifications & Experience	30	30	30	30			30	20	25			25	30	29			30	30	27			25	15	24		
Audit Approach	30	30	26	29			30	25	26			30	28	29			25	26	28			30	20	24		
Proposed Fees	30	25	28	27			20	10	23			30	30	30			20	20	26			10	5	22		
References	10	10	10	10			10	8	9			10	10	9			10	10	9			10	8	8		
Total Points	100	95	94	96	0	0	90	63	83	0	0	95	98	97	0	0	85	86	90	0	0	75	48	78	0	0

Total Aggregate Points	**285**	**236**	**290**	**261**	**201**
RANKINGS	**2**		**1**	**3**	

MAULDIN & JENKINS
mjcpa.com
1401 Manatee Avenue West, Suite 1200
Bradenton, FL 34205



City of Treasure Island, Florida

Proposal for Auditing Services No. 26-013
Fiscal Years September 30, 2026 through 2030

Mauldin & Jenkins, LLC Certified Public Accountants
Contact Persons: Wade Sansbury, CPA, Partner and Daniel Anderson, CPA, Partner
Phone: 941-747-4483
Fax: 941-747-6035
Emails: wsansbury@mjcpa.com; danderson@mjcpa.com
September 25, 2026 |10:00 AM

ELECTRONIC SUBMISSION

Going Further.

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Transmittal Letter

September 25, 2026

City of Treasure Island
10451 Gulf Boulevard
Treasure Island, Florida 33706

Ladies and Gentlemen:

We appreciate the opportunity to propose to provide audit services to the City of Treasure Island, Florida (the "City"), and we are pleased to submit a qualifications package including a cost package to provide annual financial and compliance auditing services for the City. The contract for such audit services will be for the fiscal years ending September 30, 2026 through 2030.

We have read the Request for Proposal (RFP) and fully understand its intent and contents. We understand the timeframe for performance of the annual financial audits as stipulated by the City and agree to provide the services described in the proposal. We will conduct preliminary and final fieldwork and will work with the City as closely as possible to issue all of the deliverables ahead of the City's deadline. Our Firm is, and all significant personnel listed within this proposal are, licensed to practice in the State of Florida and are qualified to provide all services requested by the City. We are a southeastern regional firm with Florida offices in Bradenton and Sarasota. Our Firm has over 800 employees and our Bradenton office location has approximately 50 employees available to serve the City.

Mauldin & Jenkins is committed to client service and to building relationships with our clients, obtaining a thorough understanding of our client's organization and needs, working with clients as trusted advisors, and delivering a high-quality final product on time. We have been in continuous operation for over 100 years and believe that we are the best qualified to serve the City due to the following:

- **Governmental Experience**: Our Firm has made the governmental sector a primary industry focus. We have served the audit and compliance needs of numerous governmental entities over the years and remain committed to serving this sector. We provide the following statistics related to our governmental practice:
  - **800 governmental entities** served in the Southeast on an annual basis, which includes **over 220 municipalities (approximately 40 in Florida)**.
  - **225+ full-time equivalent professionals** with current governmental accounting experience.
  - We serve **180 entities** who receive the **GFOA Certificate of Achievement for Excellence in Financial Reporting** on an annual basis.
  - We serve as the plan auditor for approximately **30 single employer defined benefit pension plans** in Florida, and currently audit in excess of $3.0 billion in Florida pension assets.
  - We serve over **440 entities** requiring **federal/state Single Audits** annually.
- **Experience with Notable Municipalities in the Southeast**: We are the current auditor of some of the most notable and recognized municipalities in the Southeast. These clients include Cape Coral, and Winter Haven, Florida; Atlanta and Savannah, Georgia.
- **Experienced Personnel**: The personnel included in this proposal for your engagement have numerous years of professional experience in the governmental sector and are dedicated to serving this industry. We make every effort to retain experienced and qualified staff which will assist in providing staff continuity. The quality of the proposed engagement team is the clearest evidence of our commitment to serve you.

- **Responsiveness and Large Firm Resources with Small Firm Sensitivity**: We pride ourselves in responding to the needs of our clients; not only the ability to meet deadlines, but also to respond to other requests. Our ability to be responsive is enhanced by the open communications and good working relationship we have with our clients. Our resources provide for the flexibility to meet your needs and to perform our services in an efficient and effective manner.
- **Information Technology Services**: We are proud to be one of the few firms in the Southeast to utilize Artificial Intelligence tools as part of our audit process. We also use a web-based file transfer software called Suralink. These tools provide for a more effective and efficient audit. We also have resources to address the evolving cybersecurity threats to your government by having Certified Information Systems Auditors ("CISA") on staff and who are certified by the American Institute of CPAs ("AICPA") to provide cybersecurity advisory services and the newly created cybersecurity assessment.
- **Education**: Presently, Mauldin & Jenkins clients have the opportunity to register and receive a minimum of **sixteen hours** of **complimentary** continuing education on an annual basis. We take our experience in serving governments, and choose timely and relevant topics to provide ongoing education to our clients. We believe education and training to be a key element of serving our governmental clientele. These classes are taught by Mauldin & Jenkins professionals, who also spend time each year teaching at various National and State Governmental Conferences.
- **Nationally Recognized**: Mauldin & Jenkins is consistently ranked in the Top 100 by various publications as one of the largest certified public accounting firms in the country. We are a regional firm, but the Firm's influence is shared nationally. Our partners have volunteered to serve: as the American Institute of CPA's (AICPA's) sole representative to Government Accounting Standards Advisory Council (GASAC); the 2015 Chairman of the Board of the AICPA; and a board member of the International Federation of Accountants (IFAC) in 2016. **In January 2020, our own Joel Black accepted the opportunity to serve as the Chairman of the Governmental Accounting Standards Board (GASB)**. Mauldin & Jenkins is a leader nationally.

We realize the difficulty in selecting an audit firm. By selecting Mauldin & Jenkins, you will continue to be provided excellent client service and operational best practices stemming from our service to hundreds of governmental entities. We understand the work requested and are committed to meeting your needs. Thank you very much for considering our Firm and allowing us to present our proposal. This proposal represents a firm and irrevocable offer for 90 days from the date of the proposal. As partners of Mauldin & Jenkins, Wade Sansbury and Daniel Anderson are authorized to bind and make representations for the Firm. Wade will be the ultimate party responsible for the quality of the report and working papers, Daniel will be the partner in charge of fieldwork. Wade and Daniel are out of our Bradenton, Florida office. All terms and conditions of the RFP are understood and acknowledged by the undersigned.

Sincerely,
MAULDIN & JENKINS, LLC

Daniel R. Anderson, CPA, Partner
danderson@mjcpa.com
1401 Manatee Avenue West, Suite 1200
Bradenton, Florida 34205
941-741-2213 (direct)

Wade P. Sansbury, CPA, Partner
wsansbury@mjcpa.com
1401 Manatee Avenue West, Suite 1200
Bradenton, Florida 34205
Fed ID: 58-0692043
941-741-2255 (direct)
941-747-6035 (fax)

Company Overview & Key Personnel

Organization and Size

Mauldin & Jenkins was formed in 1918 and has been actively engaged in governmental auditing since its inception. We have been operating in Florida since 2011. Mauldin & Jenkins is considered to be one of the Southeast's largest locally owned providers of audit and accounting services and one of the largest certified public accounting firms in the country. Mauldin & Jenkins serves clients throughout the southeastern United States. Mauldin & Jenkins is considered to be a large regional firm with locations in the following areas:



Georgia:	Louisiana:	South Carolina:
Atlanta	New Orleans	Columbia
Albany	Baton Rouge	Greenville
North Fulton	Houma	
Macon	Covington	North Carolina:
Savannah	Texas:	Raleigh
Alabama:	Houston	
Athens	Florida:	Tennessee:
Huntsville	Bradenton	Chattanooga
Birmingham	Sarasota	

Mauldin & Jenkins provides over 185,000 hours of service to governmental entities on an annual basis. The Firm's governmental practice is the largest niche in the Firm representing approximately 30% of the Firm's total practice. However, size and resources alone are not the most meaningful measure of success; in the end, our clients remain the best judges of Mauldin & Jenkins' value. Other key information relative to the size and experience of Mauldin & Jenkins is as follows:

- **620,000** - approximate total hours of service provided annually to clients of the Firm
- **185,000** - approximate total hours of service provided annually to governmental clients
- **54%** - percentage of governmental practice as compared to Firm's attestation practice
- **30%** - percentage of governmental practice as compared to Firm's overall practice
- **800** - approximate total governmental entities annually served in past three years
- **802** - total number of Firm personnel
- **176** - total clients served who obtain the GFOA Certificate
- **47** - total clients with publicly issued debts in excess of $75 million

- **120** - total number of Firm partners
- **40+** - total number of full-time governmental partners and directors
- **20** - total number of full-time governmental managers
- **225** - total number of professionals with current governmental experience
- **440** – approximate number of federal Single Audits performed by the Firm in 2024 covering over $8 billion in federal expenditures (more than any other firm in our geographic service area)

A Century of Service

Mauldin & Jenkins' commitment to government began when our Firm was established in 1918. Since then, we have viewed service to governments as significant to the overall success of the Firm. Today, the governmental sector is an industry that has been specifically identified for our continued growth in professional services. Accordingly, all professionals, from entry-level accountants to partners (who select the governmental sector as their focus), are trained to understand the issues and meet the needs of state and local governmental entities.

As noted previously, Mauldin & Jenkins employs **60+ partners, directors and managers** who dedicate **100%** of their time serving governmental clients. We also have numerous additional professionals with current experience in providing services to governmental entities – many of whom spend their time exclusively on governmental clients. Mauldin & Jenkins' dedicated professionals can bring a comprehensive understanding of the issues that face government entities as well as "bench strength" at all levels, allowing us to respond swiftly and effectively to your evolving needs.



The goal of our governmental practice is to help governments improve their financial processes and strategies so that they can in turn, achieve their goal of improving the lives of their citizens. This shared commitment to the goals of our clients has resulted in a significant government clientele. As noted in our Transmittal Letter, we currently **serve 800 governments in the Southeast**.

Location of the Office from which the Work is to be Performed

The Bradenton office will be the office providing services to the City and employs **24 professionals with current experience in providing services to governmental entities, with 12 having active CPA licenses** and who will meet the continuing professional education requirements set forth in the U.S. General Accounting Office *Government Auditing Standards*. In addition to specializing in assurance and consulting services for local governments, the Bradenton office also provides assurance and consulting services for nonprofit and financial institution organizations, as well as tax and advisory services for individuals and business. A further profile of the Bradenton office and the Firm's **professional** staff as a whole is as follows:

Professional Staff by Level	Bradenton	Firm-Wide
Partners	7	122
Directors/Managers	14	245
Senior Associates	11	199
Associates	17	236
Total	49	802

Past Experience of the Office and the Firm

Perhaps the greatest indicator of our reliability as a professional service provider to state and local governments is our list of governmental clients. We currently are the auditor for over 200 municipalities across the Southeast and 37 within the State of Florida. Due to the RFP page limit we are unable to provide the detail of such clients. We would be happy to provide if the City would like to see such detail.

Comprehensive Annual Financial Report Certificates of Achievement and Excellence

Mauldin & Jenkins has served approximately 800 governments in the past several years, and currently serves over 200 governmental units who obtain the GFOA's Certificate of Achievement for Excellence in Financial Reporting. Mauldin & Jenkins' clients have never failed to obtain the Certificate! Every Comprehensive Annual Financial Report submitted has received the award. This holds true for first time certificate seekers and long time certificate holders.

Single Audit Experience

Based on data provided by the Federal Audit Clearinghouse (FAC) for fiscal year 2024 audits, Mauldin & Jenkins audits 442 entities representing approximately $8 billion in federal expenditures for state, local government, and non-profit clients which is the:

- **Highest** among public accounting firms in the Southeast as it relates to the number of Single Audits conducted; and
- **4th Highest** among public accounting firms in the Southeast as it relates to total expenditures audited under the Single Audit Act.

Similar Engagements with Other Government Entities

The following is a list of governmental audits performed in the past five years by the Bradenton office included within this proposal as references. Feel free to give any of these clients, or any others listed within this proposal, a call. The information below is intended to demonstrate that we understand the nature of the operations similar in size to the City and have relevant, current experience serving Florida governments in your area. Mauldin & Jenkins has substantial expertise gained from auditing other governments in the Southeast which also have significant governmental operations and other large utility enterprise operations. This concept touches on one of the more unique qualities Mauldin & Jenkins brings to you, a Firm with vast resources of experienced people normally associated with larger national firms, but sensitivity to client service similar to that provided by many smaller firms. **We believe the City and Mauldin & Jenkins to be a good match**.

1) City of Winter Haven, Florida

General Information	Municipal government with a population of approximately 58,000. The City has assets and deferred outflows of resources of approximately $585 million and annual revenues of approximately $17 million. The City provides numerous services including: water, solid waste, stormwater, public safety, transportation, leisure services, and other customary services. The City has approximately 30 funds.
Scope and Type of Engagement	Financial audits and compliance audits in accordance with Uniform Guidance (Single Audits) and Florida Single Audit Act. Audit of three single employer DB pension plans.
Dates	September 30, 2023 through present
Partner	Daniel Anderson
Total Hours	500 hours
Contact Information	Ms. Colleen J. Scott CFO – (863) 291-5689 – Fax (863) 298-7870 cjscott@mywinterhaven.com 451 3rd St NW, Winter Haven, FL 33881

2) City of North Port, Florida

General Information	City government with a population of approximately 60,000. The City has assets of approximately $507 million and annual revenues of approximately $95 million. The City provides numerous services including: water and sewer, solid waste, and other customary services. The City uses Central Square/Superion module GMBA for its accounting needs.
Scope and Type of Engagement	Financial audits and compliance audits in accordance with OMB Circular A-133. Preparation of the Annual Comprehensive Financial Report and Certificate of Achievement awarded by GFOA.
Dates	September 30, 2013 through present
Partner	Wade Sansbury
Total Hours	450 hours
Contact Information	Mr. Scott Skipper, Accounting Manager – (941) 429-7108 – Fax (941) 429-7209 sskipper@cityofnorthport.com 4970 City Hall Blvd., North Port, FL 34289

3) City of Plant City, Florida

General Information	City government with a population of approximately 44,000. The City has total primary government assets of approximately $510 million and annual revenues of approximately $145 million. The City provides a comprehensive range of municipal services including: water and wastewater utilities, solid waste management, stormwater management, CRA activities, police and fire/EMS public safety, parks and recreation, community development, and other customary general government operations. The City currently presents 15 distinct financial funds across its governmental and proprietary operations.
Scope and Type of Engagement	Financial audits and compliance audits in accordance with the Uniform Guidance and the Florida State Single Audit requirements. Preparation of the Annual Comprehensive Financial Report.
Dates	September 30, 2013 through present
Partner	Wade Sansbury
Total Hours	450 hours
Contact Information	Ms. Jennifer Forsberg, Finance Director – (813) 659-4200 x4183 jforsberg@plantcitygov.com 302 W Reynolds St., Plant City, FL 33563

4) City of Destin, Florida

General Information	City government with a population of approximately 14,600. The City has assets of approximately $215 million and annual revenues of approximately $35 million. The City provides numerous services including: the operations of cultural and recreational facilities, construction and maintenance of highways, streets, and other infrastructure, CRA, public safety, community development, and other customary services.
Scope and Type of Engagement	Financial audits and compliance audits in accordance with the Uniform Guidance and the Florida State Single Audit requirements. Preparation of the Annual Comprehensive Financial Report and maintenance of the GFOA certificate.
Dates	September 30, 2022 through present
Partner	Wade Sansbury
Total Hours	300 hours
Contact Information	Krystal Strickland, CPA, CGFO, Finance Director – (850) 837-4242 kstrickland@cityofdestin.com 4200 Indian Bayou, Destin, FL 32541

5) City of Madeira Beach, Florida

General Information	City government with a population of approximately 3,900. The City has assets of approximately $91.4 million and annual revenues of approximately $32 million. The City provides numerous services including: the operations of cultural and recreational facilities, construction and maintenance of highways, streets and other infrastructure, public safety, sanitation, stormwater, marina activities, and other customary services.
Scope and Type of Engagement	Financial audits and compliance audits in accordance with the Uniform Guidance and the Florida State Single Audit requirements. Preparation of the Annual Comprehensive Financial Report and maintenance of the GFOA certificate.
Dates	September 30, 2025 through present
Partner	Daniel Anderson
Total Hours	300 hours
Contact Information	Andrew Laflin, CPA, Finance Director – (813) 784-3140 alaflin@madeirabeachfl.gov 300 Municipal Drive, Madeira Beach, FL 33708

Independence

We hereby affirm that Mauldin & Jenkins, LLC is independent with respect to the City. We meet the independence standards of Generally Accepted Auditing Standards and the U.S. Government Accountability Office's *Government Auditing Standards* (2018 Yellow Book). We also affirm our intention to maintain this independence under the 2024 version of the *Government Auditing Standards after December 15, 2025*. We are also independent with respect to the City within the meaning of Rule 101 of the Code of Professional Ethics of the American Institute of Certified Public Accountants and the applicable published rules and interpretation thereunder.

We will conduct our audits objectively and will report findings, opinions and conclusions objectively. As noted above, we are free from personal and external impairments to independence, are organizationally independent and will maintain an independent attitude so that opinions, conclusions, judgements, and recommendations are impartial and will be viewed as impartial by knowledgeable parties. There are no situations that might lead others to question our independence. We have no conflicts of interest with regard to the City and have no items which would hinder us from performing your annual audit. Additionally, we will give the City written notice of any professional relationships entered into during the period of this agreement.

License to Practice in Florida

Mauldin & Jenkins is licensed to practice public accounting within the State of Florida. Our Firm's Florida license number is AD0007585. Additionally, all assigned key professional staff are properly licensed and registered to practice public accounting within the State of Florida. We have included a copy of the Firm's state licensure below which we have had since the mid-1980s. All other individual licenses are available upon request and can be independently verified at www.myfloridalicense.com.



Ron DeSantis, Governor — Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF ACCOUNTANCY

LICENSE NUMBER: AD0007585 — EXPIRATION DATE: DECEMBER 31, 2027

THE ACCOUNTANCY CORPORATION HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 473, FLORIDA STATUTES

MAULDIN & JENKINS, CERTIFIED PUBLIC ACCOUNTANTS, LLC
MAULDIN & JENKINS
200 GALLERIA PKWY SE SUITE 1700
ATLANTA GA 30339

ISSUED: 10/03/2025

Always verify licenses online at MyFloridaLicense.com
Do not alter this document in any form.
This is your license. It is unlawful for anyone other than the licensee to use this document.

Financial Stability

Mauldin & Jenkins has been performing audit services for governmental entities for over 100 years. We hereby affirm the financial stability of Mauldin & Jenkins, and the ability to perform functions required by the City's RFP and to provide the services represented within this proposal. Our Firm continues to grow and is well over $185 million in annual revenues. Additionally, our Firm's latest long range plan confirms our independent status and that we do not intend on accepting Private Equity as we do not believe it is in the best interest of the profession or our Firm.

Computer Assistance Capabilities

Our Bradenton office team members have extensive experience with clients utilizing various accounting software. We have a thorough understanding of these systems and use of the account inquiry, utility billing, cash management, and various other functions and modules within these different governmental software. We are very proficient in its use and functions and thus typically have the ability to work on our own running reports, obtaining audit documentation, etc. during the audit process. If given the access by our clients, we are able to also perform typical testing through client systems remotely from remote locations, such as our office or elsewhere. We believe that this is an efficient way to utilize the City's resources while also not burdening City staff with requests for information as we have knowledgeable professionals who can easily access the information through the City's software. All 12 of our offices auditors with governmental experience have these skills and capabilities.

Summary of Proposer's Qualifications

In order to provide the highest quality service in the most cost-efficient manner, Mauldin & Jenkins has formed a client service team which will function as a cohesive unit and would represent a superb assortment of talent and experience for the audit of the City. As noted previously, the Firm has over 802 professionals within the Firm and approximately 50 individuals in our Bradenton office location. All of which are available to serve the City during the course of this engagement. The proposed audit unit would be assembled as follows:

Team member name	Engagement Performance Role	Years of Experience
Wade Sansbury, CPA	Engagement Lead Partner	30
Daniel Anderson, CPA	Engagement Supporting Partner	18
Adam Fraley, CPA	Engagement Quality Assurance Partner	27
Garrett Marlowe, CPA	Engagement Manager	8
Jameson Miller, CISA	IT Consultant	15

The above team dedicated to audit the City will include (at a minimum): two partners, one full-time manager, and at least two staff professionals. The manager and the staff professionals will be substantially on-site full-time throughout the conduct of their role in the audit (or in a hybrid audit partially on-site and partially working remotely as the City desires). The audit partner in-charge of fieldwork will correspond with City management on financial reporting, audit, and related issues on an ongoing basis, and this individual will also be dedicated to serve the City throughout fieldwork, reporting and conclusion in all respective fiscal years. Mauldin & Jenkins has the depth of resources which allows us to provide you with significant resources of knowledgeable professionals to meet your deadlines.

Individual Resumes of Key Personnel

Please see the following pages for information on key individuals who are slated to serve and who are available to serve the City during the audit process.

Wade Sansbury, CPA
Partner
Bradenton, Florida

941-741-2255
wsansbury@mjcpa.com



Wade Sansbury is a partner and a Certified Public Accountant with Mauldin & Jenkins. He is registered and licensed to practice in Florida and Georgia. Wade is a partner who works exclusively in the governmental sector of the Firm's audit practice. Wade has over 30 years of experience serving governmental clients similar in nature to the City. His experience has included serving cities, counties, schools and special districts. His experience also includes serving entities with significant utility operations (including water and sewer, gas, refuse, and electric services). Wade will have the overall engagement responsibility for the City engagement including planning, developing the overall audit approach, supervision of staff, and will be a main contact point for the City. As the auditor in-charge of the overall audit of the City, Wade meets the educational requirements under *Government Auditing Standards* and Florida Statutes, Chapter 11.45. Wade's Florida license number is AC45811 and is currently active through December 31, 2027.

Technical Experience

During his career, Wade has served numerous governmental clients on behalf of the Firm. On the following page is a partial listing of governmental clients served by Wade in the capacity of engagement partner in-charge or quality assurance review partner.

Cities
1) Apopka
2) Arcadia
3) Beaufort
4) Callaway
5) Cape Coral
6) Clewiston
7) Cooper City
8) Covington
9) Crystal River
10) Decatur
11) Destin
12) Fernandina Beach
13) Fort Myers Beach
14) Griffin
15) Haines City
16) Hallandale Beach
17) Islamorada
18) Lake Placid
19) Longboat Key
20) Marco Island
21) Milledgeville
22) Morrow
23) Naples
24) North Port
25) Palmetto
26) Pensacola
27) Pinecrest
28) Plant City
29) Roswell
30) Sandy Springs
31) Social Circle
32) St. Augustine
33) Tarpon Springs
34) Tequesta
35) Union City

Counties
36) Liberty County
37) Henry County
38) Taylor County
39) Rockdale County
40) Sumter County
41) Bibb County
42) Dougherty County
43) Monroe County
44) Stephens County
45) Forsyth County
46) Walton County
47) Moore County, SC
48) Hamilton County, FL
49) Hernando County, FL
50) Union County, FL

Boards of Education
51) Highlands Co. School District
52) Forsyth Co. BOE
53) Gwinnett Co. BOE
54) Henry Co. BOE

Other Governmental Units
55) Tampa Bay Water
56) Hardee Co. Industrial Development Authority
57) Ocean Highway and Port Authority
58) South Florida Regional Transportation Authority
59) Lakeland Area Mass Transit

Professional Associations and Education

- Bachelor of Business Administration in Accounting from Valdosta State University in 1995
- Certified Public Accountant licensed by the States of Florida and Georgia
- Member of the American Institute of Certified Public Accountants (AICPA)
- Member of the Florida Institute of Certified Public Accountants (FICPA)
- Member of the Government Finance Officers Association (GFOA)
- Member of the Florida Government Finance Officers Association (FGFOA)

Wade is currently serving as the Firm's Bradenton office managing partner and is the Firm's lead governmental partner in the State of Florida. He is also a past member of the Firm's seven-member Executive Committee, which governs the actions and directions of the Firm. Wade also currently serves on the Bradenton Area EDC Investor Relations Committee and does volunteer work with the Boy Scouts. Wade is also on the Firm's Technology Committee which helps to oversee the Firm's usage of technology and the application of that technology in the audit practices. Note that Wade has many years of experience preparing financial statements in accordance with GASB 34 as well as preparing Annual Comprehensive Financial Reports meeting all of the requirements of the GFOA Certificate of Excellence Program (this includes those clients who have successfully received the certificate on a first-time submission). Wade also has extensive experience with multiple client computer systems and software and is a leader in the Firm for auditing such areas.

Audit Training

Wade annually exceeds the professional standards requirements requiring 80 hours of CPE every two-year period and GAGAS standards requiring at least 24 hours of CPE that directly relates to government auditing, the government environment, or the specific or unique environment in which the audited entity operates. He attends annual Firm sponsored governmental accounting and auditing updates, as well as Single Audit updates, the FGFOA conference, AICPA sponsored courses, and various other courses. Wade has additionally volunteered as instructor for various FGFOA Chapter training courses across the state. Wade meets the educational requirements under Florida Statutes Chapter 11.45. Listed below are just some of the training courses Wade has attended over the last few years:

- 2026 M&J Assurance Conference – 13 credit hours
- 2026 M&J Advanced Single Audit Axcess Training – 2 credit hours
- 2026 Government Accounting and Finance Update – 7 credit hours

- 2025 AICPA Governmental and Not-For-Profit Conference – 12 credit hours
- 2025 AICPA Advanced Topics in a Single Audit – 11 credit hours
- 2025 M&J Governmental Conference – 10 credit hours
- 2025 Becker Ethics: Protecting the Integrity of Florida CPAs – 4 credit hours
- 2025 Becker Ethics: Protecting the Integrity of Georgia CPAs – 1 credit hour
- 2024 M&J Governmental Conference – 14 credit hours
- 2024 AICPA Governmental and Not-For-Profit Conference – 11 credit hours
- 2024 CCH Axcess Engagement Pro and Knowledge Coach Training – 12 credit hours
- 2023 AICPA Single Audit Quality Update – 2.5 credit hours
- 2023 AICPA Performance Audits Under Yellow Book – 4 credit hours
- 2023 AICPA Audits of State and Local Governments Update – 17 credit hours
- 2023 M&J Governmental Conference – Participant and Instructor – 16 credit hours
- 2023 FICPA Ethics: Protecting the Integrity of Florida CPAs – 4 credit hours

Daniel Anderson, CPA
Partner 941-741-2213
Bradenton, Florida danderson@mjcpa.com



Daniel Anderson is a partner and a Certified Public Accountant with Mauldin & Jenkins. He is registered and licensed to practice in the State of Florida. Daniel works exclusively in the governmental sector of the Firm's audit practice. Daniel has approximately 18 years of experience serving governmental clients including audit services for cities, counties, school districts, and other entities. Daniel has significant experience with his client's computer systems. This includes specific experience with remote auditing via web access to client information. Daniel will serve as the City's engagement fieldwork partner assisting in developing the overall audit approach, supervision of staff, and will be a main contact point for the City. Daniel's Florida license number is AC42735 and is currently active through December 31, 2027.

Technical Experience

During his career, Daniel has served numerous governmental clients on behalf of the Firm including 19 municipalities. A condensed listing of Florida governmental audit clients served by Daniel is listed below:

Cities

1) Apopka
2) Atlantis
3) Clewiston
4) Crystal River
5) Fernandina Beach
6) Hallandale Beach
7) Islamorada
8) Jupiter Inlet Colony
9) Jupiter Island
10) Lake Placid
11) Longboat Key
12) Madeira Beach
13) Marco Island
14) Naples
15) Palmetto
16) Plant City
17) Tarpon Springs
18) Tequesta
19) Wildwood
20) Winter Haven

Other Governmental Units

20) Tampa Bay Water
21) Hardee Co. Industrial Development Authority
22) South Florida Regional Transportation Authority
23) Lakeland Area Mass Transit
24) Captiva Erosion Prevention District
25) Citrus Co. Mosquito Control
26) Englewood Water District

Professional Associations and Education

- Bachelor of Science in Accounting from Florida State University in 2008
- Certified Public Accountant licensed by the State of Florida
- Member of the American Institute of Certified Public Accountants (AICPA)
- Member of the Florida Institute of Certified Public Accountants (FICPA)
- Member of the FICPA State & Local Government Committee
- Member of the Florida Government Finance Officers Association (FGFOA)

Note that Daniel has many years of experience preparing financial statements in accordance with GASB 34 as well as preparing Annual Comprehensive Financial Reports meeting all of the requirements of the GFOA Certificate of Excellence Program (this includes those clients who have successfully received the certificate on a first-time submission).

Audit Training

Daniel annually exceeds the professional standards requirements requiring 80 hours of CPE every two-year period and GAGAS standards requiring at least 24 hours of CPE that directly relates to government auditing, the government environment, or the specific or unique environment in which the audited entity operates. He attends annual Firm sponsored governmental accounting and auditing updates, as well as Single Audit updates, the FGFOA conference, AICPA sponsored courses, and various other courses. Additionally, Daniel has served as an instructor at Firm sponsored CPE events, as well as FGFOA events at the state and local level. Daniel is a graduate of the FICPA Emerging Leaders Program (2017) as well the Leadership Manatee Program (2018). Daniel meets the educational requirements under Florida Statutes Chapter 11.45. Listed below are just some of the training courses Daniel has attended over the last few years:

- 2026 M&J Assurance Conference - 13 credit hours
- 2026 M&J Advanced Single Audit Axcess Training – 2 credit hours
- 2025 M&J Governmental Conference – Instructor and Participant – 16 credit hours
- 2025 Becker Ethics: Protecting the Integrity of Florida CPAs – 4 credit hours
- 2025 Octane Conference – Instructor and Participant – 8 credit hours
- 2025 FGFOA North Florida Chapter – Instructor – 2 credit hours
- 2025 M&J Single Audit Training – Instructor – 16 credit hours
- 2025 M&J Client CPE – 6 credit hours
- 2024 M&J Governmental Conference – Participant and Instructor – 16 credit hours
- 2024 M&J Single Audit Training – Instructor – 16 credit hours
- 2024 M&J Client CPE – Instructor – 2 credit hours
- 2024 Lorman Webinar – GASB 51 – Instructor – 1 credit hour
- 2024 Octane Conference – Instructor and Participant – 8 credit hours
- 2023 M&J Governmental Conference – Participant and Instructor – 16 credit hours
- 2023 FICPA Ethics: Protecting the Integrity of Florida CPAs – 4 credit hours
- 2023 M&J Single Audit Training – Instructor – 16 credit hours
- 2023 Octane Conference – Instructor – 2 credit hours
- 2023 FGFOA Gulf Coast Chapter – Instructor – GASB 96 – 2 credit hours

Garrett Marlowe, CPA
Senior Manager
Bradenton, Florida
941-741-2201
gmarlowe@mjcpa.com



Garrett is a manager and a Certified Public Accountant (2020) with Mauldin & Jenkins specializing in serving local and state governmental entities. He is registered and licensed to practice in the State of Florida. Garrett has seven years of experience, all with Mauldin & Jenkins. His experience with the Firm covers a variety of state and local governmental organizations in Florida. He spends **100% of his time serving local governments** emphasizing cities and special districts. Garrett will be the manager for the City audit responsible for the day to day audit procedures on-site with the City. Garrett's Florida license number is AC55019 and is currently active through December 31, 2026.

Technical Experience

Garrett has experience assisting in the preparation of governmental financial statements as well as preparing Annual Comprehensive Financial Reports meeting all of the requirements of the GFOA Certificate of Excellence Program. During his career, Garrett has served numerous governmental clients on behalf of the Firm including 18 municipalities. A condensed listing of Florida governmental audit clients served by Garrett is listed below:

Cities

1) Apopka
2) Atlantis
3) Callaway
4) Cape Coral
5) Clewiston
6) Cocoa Beach
7) Crystal River
8) Destin
9) Fernandina Beach
10) Fort Myers Beach
11) Haines City
12) LaBelle
13) Longboat Key
14) Naples
15) Longboat Key
16) Plant City
17) Tarpon Springs
18) Tequesta
19) Wildwood

Other Governmental Units

20) Tampa Bay Water
21) Emerald Coast Utilities Authority
22) South Florida Regional Transportation Authority
23) Captiva Erosion Prevention District
24) Amelia Island Mosquito Control District

Professional Associations and Education

- Bachelor of Science in Accounting from the University of Central Florida in 2016
- Masters of Science in Accounting from the University of Central Florida in 2017
- Certified Public Accountant licensed by the State of Florida
- Member of the American Institute of Certified Public Accountants (AICPA)
- Member of the Florida Institute of Certified Public Accountants (FICPA)

Audit Training

Garrett annually exceeds the professional standards requirements requiring 80 hours of CPE every two-year period and GAGAS standards requiring at least 24 hours of CPE that directly relates to government auditing, the government environment, or the specific or unique environment in which the audited entity operates. He attends annual Firm sponsored governmental accounting and auditing updates, as well as Single Audit updates, and various other courses. Listed below are just some of the training courses Garrett has attended over the last few years:

- 2026 M&J Assurance Conference – 13 credit hours
- 2025 M&J Single Audit Training – Instructor – 14 credit hours
- 2025 M&J ACFR Training – Instructor – 14 credit hours
- 2025 M&J Governmental Conference – Participant – 14 credit hours
- 2024 M&J Governmental Conference – Participant and Instructor – 16 credit hours
- 2024 M&J ACFR Training – Instructor – 12.5 credit hours
- 2024 Becker: Ethics and professional conduct for CPAs in Florida – 4 credit hours
- 2024 Becker: Yellow Book and Single Audit Update 2024 – 2.5 credit hours
- 2024 Thomson Reuters: Leadership II – 24 credit hours
- 2023 Thomson Reuters: Leadership I – 24 credit hours
- 2023 M&J Governmental Conference – Participant – 16 credit hours
- 2023 M&J Single Audit Training – Instructor – 16 credit hours

Other Staff Resources (Single Audit, Technology Services and Fraud Examinations)



Jameson A. Miller, CPA, CISA, CISSP
Partner, Information Technology and Audit Services

Jameson Miller is a partner and has been with Mauldin and Jenkins since graduation from the University of Tennessee at Chattanooga. He currently leads the Firm's Information Systems and Cybersecurity practice. For over 15 years, Jameson has provided audit services to public and private entities throughout the Southeast. Jameson's experience includes audits of general controls, application controls, technical audits and security assessments for information systems.

Jameson has extensive experience with Sarbanes Oxley, SSAE18 System and Organization Controls (SOC) Audits, National Automated Clearinghouse Association (Nacha) Compliance with Appendix Eight of the Nacha Operating Rules and Guidelines, and Gramm-Leach-Bliley Act (GLBA) compliance program implementation, testing and reporting. His technical expertise includes performing vulnerability assessments and penetration testing of information systems using both technical and social engineering techniques. Further, Jameson has:

- Maintained current and relevant information technology and financial accounting continuing professional education credits (CPE);
- Obtained the American Institute of Certified Public Accountants' (AICPA) "Cybersecurity Advisory Services" and "Blockchain for Accounting and Finance" Certificates;
- Presented a 2018 CPE webinar for the Georgia Governmental Financial Officers Association (GGFOA) members entitled, "Cybersecurity Trends and the AICPA's Cybersecurity Risk Management Program;"
- Presented a 2018 CPE breakout session entitled, "What is Blockchain and Why Should I Care?" for the GGFOA's Annual Conference; and
- Presenting an upcoming session for the Georgia Society of CPAs Non-profit conference, "Technologies Transforming Accounting."

Jameson is a member of the AICPA, the Tennessee Society of Certified Public Accountants (TSCPA), and ISACA (formerly the Information Systems Audit and Control Association). In addition, Jameson is an avid outdoor enthusiast and enjoys volunteering as secretary and treasurer of the Board of Directors of the Cumberland Trails Conference, a 501(c)3 non-profit organization. Jameson is a licensed Certified Public Accountant (2010) with the State of Tennessee, a Certified Information Systems Auditor (2018) through ISACA, and a Certified Information Systems Security Professional (2019) granted by the International Information System Security Certification Consortium. Jameson is currently participating in a 40-hour "Penetration Testing with Kali" continuing education self-study course offered through Offensive Security, the creators of the Kali Linux Penetration Testing operating system. Afterwards, he plans to sit for the Offensive Security Certified Professional (OSCP) 24-hour certification examination.

Considering the fact that Jameson only provides non-traditional consulting-type services to governmental entities, and he does not (and will not) provide audit and accounting services under the guidance of the Yellow Book educational standards, no such continuing education is required or provided under this proposal.



David Jahosky
Partner, Governmental Advisory Services

David Jahosky is a partner and the Governmental Advisory Services Practice Leader for Mauldin & Jenkins. David received both his BA in 1991 and MA in 1993 in Public Administration from the University of Florida. Prior to joining Mauldin & Jenkins, David spent 14 years with KPMG as a leader in its Government Practice and serving as the lead account partner for the State of Florida. Most recently, David spent six years at Anser Advisory Services leading its Strategy, Grants and Compliance practice that served over 75 government clients in nine states, including Florida and Georgia.

As an experienced public sector consultant, David brings extensive national experience in creating and implementing transformational strategies for improving operations, service delivery models, and stakeholder satisfaction. He possesses a deep understanding of business and relationship development, client delivery, and people development.

For more than 30 years, David has been serving public sector entities in meeting the challenges they face in serving the public good – to improve performance, achieve regulatory or standards compliance, and enhance accountability and reporting. David has a strong background in client service delivery and considerable project management experience. David's current and past clients include some of the leading entities in the public sector.

David has substantial experience leading and coordinating advisory engagements across several industries, with a focus on state and local governments, higher education and not-for-profit organizations. David's core skill sets include helping clients solve revenue enhancement, cost optimization, strategy and compliance, operational transformation, and performance management issues. He has helped clients realize their strategic vision, transform operations, improve service delivery, enhance customer service, increase revenue, and reduce costs. David has spoken at numerous industry events and conferences. As part of his responsibilities, David routinely briefed legislative bodies, executive leadership, and policymakers.

Involvement in Governmental Accounting Committees and Associations

Mauldin & Jenkins is very committed and dedicated to the governmental industry. The Firm is a member of the AICPA Governmental Quality Institute and we also have an individual who serves as an executive committee member of the Institute. We have individuals who also give back by teaching at both national and state levels in addition to our client training courses. Our experiences with national level typically see Firm personnel speaking at the national AICPA Governmental and/or Governmental and Non-Profit Annual Conferences.

The Firm is also a part of the AICPA Single Audit Quality Improvement Task Force whereby individuals from the Firm are part of this committee. This committee's sole purpose is to help the profession as a whole do a better job overall in the performance and documentation of Single Audits. An individual from the Firm currently chairs this task force.

The Firm itself is a member of the American Institute of Certified Public Accountants and the Government Finance Officers Association. Additionally, most all governmental professional staff are individually members of the AICPA and GFOA as well as the local state chapters including the Florida GFOA.

Lastly, Joel Black, a former partner of Mauldin & Jenkins, was selected as the Chairman of the Governmental Accounting Standards Board (GASB), in January 2020. Joel is in the middle of serving a seven-year term in his role.

Partner and Staff Continuity

We are committed to providing continuity of our engagement team members. We recognize that this is also an important factor for the City as it limits the amount of retraining that needs to be performed each year. **Our staff retention rates of approximately 85%** are considered to be among the best in the profession (and much better than national firms). We are able to not only provide consistency with the partners and managers on our engagement teams, but seniors and staff as well.

It is also our goal to minimize disruptions to your management personnel by staffing the engagement so as to provide continuity, both during and between audits. It is the Firm's policy not to rotate key audit staff, consultants or specialists off a multi-year contracted audit engagement. Consequently, it is not anticipated that any key audit personnel will be rotated away from this annual audit. In any business, however, turnover is inevitable. When this happens, we will provide resumes of suggested replacements and any changes in key personnel would always be discussed timely with officials to their satisfaction.

Quality Control Review (Peer Review)

In the mid-70s, the Private Companies Practice Section (PCPS) was founded by the American Institute of CPAs (AICPA) to establish a voluntary quality assurance program for CPA firms. There are requirements for membership in the section, which include mandatory continuing education for each member of the professional staff and a key element is a tri-annual independent review of a firm's quality control system in its practice of public accounting. Mauldin & Jenkins has been a member of the section from its inception. The peer review aspect has evolved from being voluntary to mandatory and Mauldin & Jenkins is in full compliance with the requirements of having a tri-annual review. In the peer reviewer's latest report dated December 29, 2023, our reviewing firm gave a rating of "pass" which is the highest form of assurance a reviewing firm can render on the system of quality control for our accounting and audit practice.

A copy of the most recent report on external quality control review is provided on the following page. **The quality control review included a review of specific government engagements**. No letter of comment was received as a result of this review. We are quite proud to be one of the few Southeast based firms to have undergone this review and to have received such an excellent opinion from a large reputable national firm. Our public company practice is also reviewed in accordance with CAQ requirements as administered through the Public Company Oversight Board (PCAOB). Also note, that as part of our quality management system, we perform internal peer reviews by office to ensure compliance with these standards during the two-year break period between external peer reviews. Wade Sansbury, Daniel Anderson, and Adam Fraley have all participated in this process. As such, we have extensive knowledge and experience in this area which helps our Firm maintain sound quality control over our engagements.

We realize that, regardless of our Firm's qualifications, the quality of service the City receives will correlate directly to the skill level, dedication and resourcefulness of your audit engagement team. The individuals listed have been selected to serve the City based on their years of hands-on experience working with government entities, and for their commitment to exceeding client expectations. Your team members are dedicated and resourceful, and among the most talented in their field. We encourage you to contact us whenever you have questions and to view us not just as auditors, but as true advisors.

PBMares SM
CPAs and Consultants

REPORT ON THE FIRM'S SYSTEM OF QUALITY CONTROL

December 29, 2023

To the Shareholders of Mauldin & Jenkins, LLC
and the National Peer Review Committee

We have reviewed the system of quality control for the accounting and auditing practice of Mauldin & Jenkins, LLC (the firm) applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended May 31, 2023. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a system review as described in the Standards may be found at www.aicpa.org/prsummary. The summary also includes an explanation of how engagements identified as not performed or reported on in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

Firm's Responsibility

The firm is responsible for designing and complying with a system of quality control to provide the firm with reasonable assurance of performing and reporting in conformity with the requirements of applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of and compliance with the firm's system of quality control based on our review.

Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including compliance audits under the Single Audit Act; audits of employee benefit plans; audits performed under FDICIA; and an examination of service organizations (SOC 2 engagement).

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

PBMares, LLP | 725 Jackson Street, Suite 210 | Fredericksburg, VA 22401 | P 540.371.3566 | F 540.371.3598 | www.PBMares.com

Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Mauldin & Jenkins, LLC applicable to engagements not subject to PCAOB permanent inspection in effect for the year ended May 31, 2023, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Mauldin & Jenkins, LLC has received a peer review rating of *pass*.

PBMares, LLP

PBMares, LLP
Fredericksburg, Virginia

No Litigation, Federal/State Desk Reviews or Disciplinary Action

Mauldin & Jenkins has had no cases brought forth against the Firm over the past ten years in which our Firm was a named party. Additionally, Mauldin & Jenkins has not had a federal or state desk review or field review of its audits during the past ten years. Mauldin & Jenkins has not had any disciplinary actions taken (nor are any pending) against the Firm during the past ten years with any state or federal regulatory bodies or professional organizations. We have a long standing history of providing excellent services to our clients and have had no prior record of substandard audit work.

As noted above, there is no pending litigation against our Firm that may be of relevance to the fulfillment of a contract between Mauldin & Jenkins and the City. Additionally, we note no problems that may affect our ability to complete the project as defined in the City's request for proposal.

Experience with EDP Systems and Extent of the Use of Audit Software in the Engagement

Mauldin & Jenkins utilizes a 100% paperless audit approach to the performance of all of our audits via the utilization of ProSystems Engagement. This software has been used by our Firm for many years and allows us to streamline the overall audit process. Additionally, standard Microsoft applications are utilized in conjunction with ProSystems; these include Word and Excel. All of our audit team members are equipped with laptop computers and are extensively trained in the use of our computer applications.

The Management Advisory Services (MAS) department of Mauldin & Jenkins includes certain individuals who have had substantial training in the accounting, auditing, and use of Electronic Data Processing (EDP) Systems. To compliment these highly trained individuals, all members of the audit staff have also had significant training in computer auditing techniques. Mauldin & Jenkins uses a very detailed and structured approach in using computer auditing techniques, which has been extremely successful for us in our past engagements.

At the start of the engagement during our planning phase, we will assess the computer systems used by the City, and plan the specific computer aided auditing techniques to be used. This will decrease time spent in initial file setup, trial balance setup, and data integrity testing. This approach will allow for more effective audits resulting in a fast sort, filter and analysis of multiple transactions in a population, and provide for drilling down on those items that have the highest risk.

Examples of uses of extraction and data analysis in our audit approach are listed below:

1) Summarizing disbursements for a period by dollar range and compare to policy guidelines for complying with certain attributes (approvals and signature requirements, etc.);
2) Searching check register listings for unrecorded items or checks written during the fiscal year;
3) Converting bank or investment activity statements to Excel to provide for a quick listing of deposits for an entire period/year;
4) Converting vendor file information to Excel and comparing employee files with addresses for any similar or unusual items related to vendor files;
5) Analyzing general ledger detail transactions and journal entries for effective and efficient testing of all activity for the fiscal year as compared to the prior year;
6) Downloading trial balances, detail journals, and selected transaction files into our software through IDEA.

The trial balance downloaded will then be used to agree to the ultimate draft of the City's financial statements ensuring that all adjustments and balances are brought forward into the financial statements and providing a clean audit trail for review and support of the City's financial statements. Should the City desire a need for our computer aided techniques for non-audit purposes, we would be happy to assist management with our expertise in data extraction and analysis.

Workflow Software and Ability to Work in Remote Environment

In addition to the usage of technology above, our Firm uses the workflow management tool called Suralink. This platform combines a dynamic and digital client assistance list, assignment workflow, and secure file hosting to deliver a more efficient and organized engagement for our clients and audit team. For the first time, everyone involved in the engagement will have a real time view of the document collection process.

Suralink features include:



In addition to the above accumulation of information electronically via the use of Suralink, Mauldin & Jenkins is very effective in working from a remote environment if requested or necessary. In prior audits, our governmental clients have allowed us read-only access to their systems and we are able to run reports, view purchase orders, invoices, reconciliations, etc. with this access. Our staff are very accustomed to working in this manner to reduce the overall disruption the annual audit otherwise could create for our clients. This has become even more important during the pandemic situation to continue to be able to serve our clients while not being able to physically be with our clients.

Type and Extent of Analytical Procedures to be Used in the Engagement

Analytical procedures can be applied to almost every financial statement amount and are often less costly to apply than tests of details. It is, therefore, an efficient audit strategy to employ analytical procedures to the maximum extent possible, and vary the required extent of substantive tests of details inversely with the degree of assurance already obtained.

The elements of analytical procedures we plan to consider are as follows:

- Identify the factors on which a given accounting result should depend;
- Determine the approximate relationship between the accounting result and those underlying factors;
- Predict what the current results should be if that relationship continued;
- Compare the actual current result to the prediction;
- Investigate and corroborate significant variances between the actual result and the prediction;
- Reach a conclusion as to the reasonableness of the reported result.

Types of analytical procedures employed will include:

- Reviewing changes from prior years for reasonableness.
- Scanning accounts for items larger or smaller than expected when compared to budgets or forecasts.
- Reviewing and comparing logical relationships between years (e.g., payroll taxes and benefits to wages, etc.). Comparisons between years can be made more effective when logical relationships between elements of the financial statements that would be expected to conform to the predictable pattern are used to develop trends. This is primarily accomplished through the use of ratios.
- Analyzing and comparing nonfinancial information, such as number of taxable properties, geographical area, number of employees, etc.

All analytical procedures performed as substantive tests are documented on each applicable audit program.

Approach Regarding Internal Controls and Laws and Regulations

The City's request for proposal asked for similar information in the qualifications section and the audit approach section. Specifically, as it relates to the approach proposed for gaining an understanding of the City's internal controls and the approach to be taken in determining laws and regulations that will be subject to audit test work, please see our audit approach section for our response to these items.

Conduct of Audit

We have significant experience performing audits for cities in Florida similar to the size of Treasure Island. As such, we plan on gaining a strong understanding of the City's operations, policies and procedures up front during our initial planning phase of the audit. From there we will build out our request listing specifically utilizing work already performed by the City annually. We will then plan on being in the City's offices for final fieldwork to perform the majority of testing. If system access is provided to us electronically, we will also utilize the system to obtain documentation and support for our testing allowing City staff to continue with their typical day to day routines. For additional discussion on our planned procedures, please see the proposed segmentation section of our proposal on the following pages.

Audit Approach

Audit Methodology

Our audit of the financial statements will be conducted in accordance with auditing standards generally accepted in the United States of America and will conform to the standards as set forth in the following:

- "Generally Accepted Auditing Standards" developed by the American Institute of Certified Public Accountants (AICPA).
- *Government Auditing Standards* issued by the Comptroller General of the United States (also referred to as "Yellow Book").
- Audits of State and Local Governmental Units issued by the American Institute of Certified Public Accountants.
- Single Audit Acts Federal and State of Florida.
- The Uniform Guidance, OMB Circular A-133 and other applicable OMB Circulars.
- Sections 11.45 and 218.39 of the Florida Statutes.
- Regulations of the State of Florida Department of Financial Services.
- Rules of the Auditor General and other Florida agencies as relevant.

Tailored Approach – For each engagement we begin with a detailed audit plan based on our detailed understanding of the City's policies, procedures, and risk areas. We obtain this understanding through the performance of walkthroughs and internal control documentation questionnaires. We then develop audit procedures based on our engagement specific risk assessment. We use Firm manuals specifically designed for governments to develop audit programs tailored to the City which incorporate the requirements set forth above. We anticipate that these procedures will enable us to express our professional opinion that the financial statements of the City present fairly, in all material respects, the financial position and results of operations of the various opinion units in conformity with accounting principles generally accepted in the United States of America.

Proposed Segmentation of the Engagement

Our professionals, who are knowledgeable with respect to audit requirements for governmental entities, will be assigned based on their expertise with respect to each segment. Our audit procedures, related documentation and quality review will be segregated by each segment as follows based on our review of the City's prior financial statements, budgets, request for proposal, past experience, and other information available. These procedures will be applied for the annual financial statement audits.



Segment I: Planning and Interim Procedures (October/November)

This segment includes:

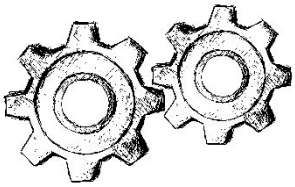


Obtaining a signed engagement letter for the financial and compliance audit;

- Meeting with City management to discuss the scope of the audit, timing of our work, and preparation of client schedules, and to address any concerns;
- Reviewing previously issued and interim financial reports, comment letters, monitoring reports, and other supporting workpapers;
- Reading minutes of City meetings;
- Reviewing the City's current year budget, as adopted and revised;
- Reviewing new debt agreements, and other various documentation;
- Updating our understanding of the City's accounting policies and procedures, including the financial and other management information systems utilized by the City;
- Updating our knowledge of the City's EDP equipment, software and systems in use;
- Performing analytical reviews to determine critical areas and assess risks;
- Performing a preliminary evaluation of the internal control structure at the account and assertion level;
- Designing and performing applicable tests of controls related to the financial statements and internal accounts;
- Making fraud inquiries and assessing the risks of material misstatement;
- Obtaining a list of cash, investment, debt, and selected revenue accounts for confirmation purposes, as applicable;
- Determining audit strategies for balance sheet and operating statement accounts based on audit risk;
- Obtaining a preliminary Schedule of Expenditures of Federal Awards to initiate planning and internal control testing for the Single Audit;
- Preparing year-end audit programs;
- Meeting with appropriate City personnel to discuss the results of our preliminary audit work.

Segment II: Final Audit Fieldwork Procedures (December/January)

This segment includes:



- Conducting an analytical review of account balances based on closing balances;
- Testing the valuation, restrictions and cut-offs of cash and investment balances, as applicable;
- Testing receivable cut-offs and balances, including an analysis of subsequent receipts;
- Testing cut-off and valuation of inventory;
- Reviewing and testing supporting documentation for the allowance for doubtful accounts, prepaid items and other assets;
- Vouching capital asset additions and deletions, analyzing charges for appropriate accounting and testing depreciation;
- Testing accounts payable cut-offs and balances, including an analysis of subsequent disbursements;
- Testing accrued payroll, compensated absences, OPEB payable, and other accrued liability cut-offs and balances;
- Testing debt balances and debt covenant compliance;
- Testing compliance with applicable laws and regulations;
- Testing of EMS ALS First Responder programs in accordance with Pinellas County Agreement.
- Testing the classification of net position (unrestricted, restricted and net investment in capital assets);
- Performing analytical procedures and substantive testing of revenues and expenditures/expenses;

- Obtaining and auditing the final Schedule of Expenditures of Federal Awards;
- Completing compliance tests for the major programs selected for testing as required by the Federal Single Audit Act, as applicable;
- End of fieldwork exit conference.

Segment III: Review, Completion and Delivery Procedures (February/March)



This segment includes:

- Reviewing workpapers to ensure quality and thoroughness of audit procedures;
- Summarizing the results of audit procedures;
- Obtaining attorney letters;
- Evaluating commitments, contingencies and subsequent events;
- Proposing audit adjustments;
- Summarizing and evaluating passed audit adjustments;
- Evaluating compliance exceptions;
- Reviewing draft financial statements and related note disclosures;
- Performing financial condition assessment procedures;
- Preparing drafts of audit reports, EMS report, and management letter;
- Delivering drafts of audit reports and letters to appropriate client officials;
- Finalizing all reports and management letter;
- Obtaining signed representation letter and the City's approval of the final financial statements;
- Drafting the Data Collection Form and obtaining the City's approval;
- Preparing and providing the City a PDF document and "camera ready" copy of the audited financial statements;
- Final exit conferences and presentations with appropriate City officials.

Following the completion of the audit, we will provide written draft reports to management for review and approval including the following:

- An independent auditor's report on the fair presentation of the Governmental Activities, each Major Fund, and the Aggregate Remaining Fund Information, which collectively comprise the City's basic financial statements in conformity with generally accepted accounting principles, including an opinion on the fair presentation of the supplementary information and the Schedule of Expenditures of Federal and State Awards "in relation to" the audited financial statements.
- An independent auditor's report on internal control over financial reporting and on compliance and other matters based on an audit of financial statements performed in accordance with *Government Auditing Standards*, which will include any reportable conditions.
- An independent auditor's report on compliance for each major program and on internal control over compliance required by OMB Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards and Chapter 10.550, Rules of the Auditor General, of the State of Florida. These reports will include any reportable conditions or instances of noncompliance.
- A management letter that outlines any constructive suggestions for improvement to management.
- Any comments required by the Rules of the Auditor General, Chapter 10.554(1)(i).
- Acknowledgement and communication surrounding Statement of Auditing Standards (SAS) No. 114, *The Auditor's Communication with Those Charged with Governance*. We will provide, as required, communications to management on each of the following:
  - Our responsibility, as your auditors, under auditing standards generally accepted in the United States of America.
  - Accounting policies.

- Management's judgments and accounting estimates.
- Financial statement disclosures.
- Related accounting matters.
- Significant difficulties encountered in performing the audit.
- Audit adjustments.
- Disagreements with management.
- Representations from management.
- Management consultation with other accountants.
- Significant issues discussed with management.
- Other information in documents containing audited financial statements.
- Independence.

Level of Staff and Number of Hours to be Assigned

Based on the City's request for proposal, we have also prepared a schedule of events, including level of staff and number of hours to be assigned to each proposed segment of the engagement, which is representative of the expected 2026 audit in the following tabular presentation:

Segmented Hours by Staff Level - City Audit				
Segments	**Engagement Team Members by Level**			
	Partners	**Managers**	**Staff**	**Total**
Segment I - Planning and Interim Procedures	10	10	20	40
Segment II - Final Audit Fieldwork Procedures	20	80	110	210
Segment III - Review, Completion, and Delivery Procedures	20	20	10	50
Total Engagement	50	110	140	300

Sampling Size Methodology and the Extent to which Statistical Sampling will be Used in the Engagement

Our approach is evolving to utilize artificial intelligence tools to scan entire populations and is fast eliminating the need for sampling. In some situations, sampling will still be necessary or required. When we utilize audit sampling, we do so as provided in U.S. Auditing Standards AU-C Section 530, *Audit Sampling*. We would plan to utilize audit sampling whenever a decision is made to apply a specific audit procedure to a representative sample of items within the account balance or class of transactions with the objective being reaching a conclusion about the entire balance or class.

We anticipate using audit sampling on the following types of audit tests:

- Substantive tests of details of balance sheet account balances;
- Substantive tests of details of transactions;
- Tests of controls;
- Tests of compliance with laws and regulations.

Our use of audit sampling will be based on the guidance in AU-C Section 530 and the AICPA Audit and Accounting Guide - Audit Sampling.

Approach to be taken to Gain and Document an Understanding of the Adequacy of the City's Internal Control Structure

For purposes of an audit of the financial statements and statutory, regulatory and contractual compliance, the City's control structure consists of the following five elements as they relate to the City's ability to conduct operations and use resources in accordance with management's authorization and consistent with laws, regulations, contracts and policies, and to record, process, summarize, and report financial data consistent with assertions embodied in the financial statements: (1) the control environment; (2) risk assessment; (3) control activities; (4) information and communication processes/systems; and (5) monitoring. The internal control structure and its policies and procedures are an important source of information about the types and risks of potential material misstatements that could occur in the financial statements and violations of statutory, regulatory and contractual requirements. This information is essential for effective audit planning and in designing effective and efficient audit tests.

In our understanding of the City's internal control structure, we will obtain knowledge about:

- How internal control structure policies, procedures and records are designed;
- Whether internal control structure policies, procedures and records have been placed in operation, i.e., whether the City is using them;
- Whether internal control structure policies, procedures and records are designed effectively, i.e., whether they are likely to prevent or detect material misstatements or compliance violations on a timely basis;
- Whether internal control structure policies, procedures and records are operating effectively.

Auditing standards generally accepted in the United States of America require the auditor to document our understandings of the internal control structure elements. The form and extent of documentation is flexible. Generally, the more complex an entity's internal control structure and the more extensive the procedures performed to obtain the understanding, the more extensive our documentation should be. In addition to memos, we plan to use specific designed forms and questionnaires to document our understanding of the internal control structure. Recent changes in auditing standards, known as the risk assessment standards, denote that the auditor is not required to test internal control so as to rely on them to reduce other test work, but do not allow for only inquiry procedures related to internal control. We are required, and will perform, other procedures, such as walkthroughs and observation, related to controls over significant financial statement and audit assertions.

Approach to be taken in Determining Laws and Regulations that will be Subject to Audit Test Work

Standards for testing and reporting on compliance with laws and regulations are established by Auditing Standards AU-C Section 935, *Compliance Audits*. We will use this guidance to perform tests to determine the City's compliance with certain provisions of laws and regulations (Florida Statutes, etc.), contracts, grant agreements, and debt agreements, where noncompliance could have a *direct and material effect* on the financial statements.

Our approach to be taken to determine the laws and regulations that will be subject to audit test work will include procedures designed to identify requirements found in legal or legislative data, administrative regulations, and documents associated with grant and contract arrangements.

The following procedures and policies will be applied depending on the nature and materiality of the laws and regulations:

- During the planning phase, the type of audit to be performed, as it relates to compliance matters, will be communicated to all personnel assigned to the engagement.
- Obtain a list of all federal award programs from which the client received and expended funds and identify, using the prescribed risk-based approach, the major programs required to be audited. If a program-specific audit is required, identify the award program to be audited.
- Identify applicable state and local statutory and regulatory requirements and contractual requirements.
- Plan and document the audit procedures to be performed relative to material state and local statutory and regulatory requirements and contractual requirements.
- Perform and document federal, state, and local statutory, regulatory and contractual compliance audit procedures as deemed to be applicable and appropriate during the planning stage of the engagement.
- Make specific inquiries of management concerning the following matters:
  - The City's compliance with laws and regulations.
  - The City's policies relative to the prevention of statutory, regulatory and contractual violations.
  - The use of directives issued by the City and periodic representations obtained by the City from officials and other management personnel at appropriate levels of authority concerning compliance with laws and regulations.
- Specific testing for issues that are unique to Florida governments:
  - Testing as to whether or not the City complied with Section 218.415, Florida Statutes, regarding the investment of public funds.
  - Testing as to the City's compliance with Section 166.241, Florida Statutes, regarding adoption and reporting of annual budget, such as the minimum information required to be included in the budget, when the budget must be posted on the City's website after adoption, requirements on posting budget amendments.
  - Testing of debt covenant compliance requirements.
  - Testing of the financial condition assessment procedures pursuant to Sections 10.554(1)(i)7.c. and 10.556(7), Rules of the Auditor General, of the State of Florida, and determination as to whether or not the City has met one or more of the conditions described in Section 218.503(1), Florida Statutes and Chapter 2012-38, *Laws of Florida*.

Assistance to the City in Implementing New Standards

Our Firm has provided free continuing education for our clients for over a decade. We do this to give back to our clients and to ensure that they are always updated on the new GASB standards as they develop. Specific GASBs that may be applicable to the City are specifically addressed and discussed prior to the required implementation year with our clients and are taught in multiple sessions to our clients. Additionally as part of each end of audit reporting, we provide our clients with what we call the AD&A – the Auditor's Discussion and Analysis. This document summarizes the audit and all required communications as well as summarizes all applicable upcoming GASB standards. This summary gives a brief timeline for their implementation and the expected effect on the City. In short, we are experts in all things GASB and we share that information to the benefit of our clients so that they can easily prepare, plan and adopt each applicable standard.

Assistance to Maintain the GFOA Certificate

Mauldin & Jenkins recognizes and commends the City for its outstanding accomplishment of receiving the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting for 44 consecutive years. Maintaining this award demonstrates a firm dedication to financial transparency, accountability, and reporting accuracy. Our Firm is deeply committed to supporting the City in preserving this tradition of excellence without interruption.

Mauldin & Jenkins brings extensive hands-on experience in GFOA award assistance, currently serving over 175 state and local government clients annually that successfully receive the GFOA Certificate of Achievement.

Specific Services and Technical Assistance Provided

To ensure the City's Annual Comprehensive Financial Report (ACFR) fulfills all GFOA program requirements, our engagement team will provide the following technical and advisory support:

Comprehensive ACFR Pre-Submission Review:

- Perform a technical review of the entire draft ACFR—including the Introductory, Financial, and Statistical sections—against the GFOA's current Certificate of Achievement Program checklist prior to final printing and submission.
- Verify that all required disclosures, MD&A discussions, combining financial statements, statistical tables, and supplementary information adhere to GFOA guidelines.

Implementation of Emerging GASB Standards:

- Proactively assist City finance personnel with the early evaluation and implementation of new Governmental Accounting Standards Board (GASB) pronouncements to ensure full disclosure compliance before GFOA review.
- Provide guidance on required note disclosures, accounting treatments, and restatements, eliminating potential comments or deficiencies during the GFOA evaluation process.

Analysis and Resolution of Prior-Year GFOA Review Comments:

- Review prior-year GFOA Special Review Committee results and comment letters with City management.
- Assist staff in implementing any recommended improvements or minor formatting adjustments into the current-year ACFR to ensure continuous score optimization.

Year-Round Technical Support and Advisory:

- Offer year-round consultation to City staff on complex accounting transactions, major capital projects, debt issuances, or new fund structures that impact ACFR reporting.
- Provide complimentary continuing professional education (CPE) webinars and quarterly governmental newsletters on emerging financial reporting best practices and GFOA requirements.

Formatting and Delivery Support for Timely Submission:

- Coordinate audit completion and final report formatting to ensure the ACFR is complete, bound/digital-ready, and ready for submission well ahead of the GFOA's mandatory six-month deadline following fiscal year-end.

Additional Services Available to the City

Governmental Attestation Services

Other attestation services beyond financial and compliance audits which Mauldin & Jenkins currently provides to our clients include:

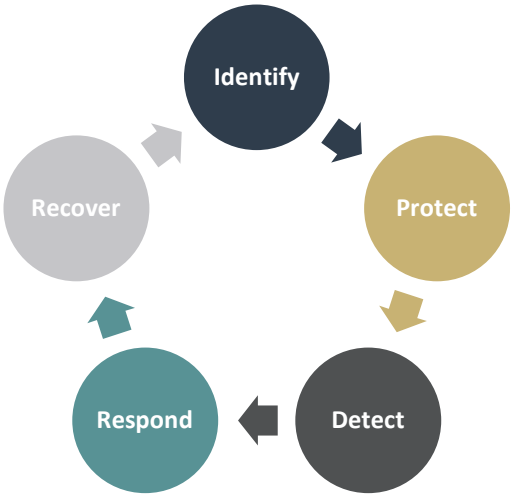
- Forensic audits
- Performance audits
- Information systems audits
- Cybersecurity assessments
- Agreed-upon procedures
- Bond issuance services
- Capital asset inventory services

Governmental IT Solutions

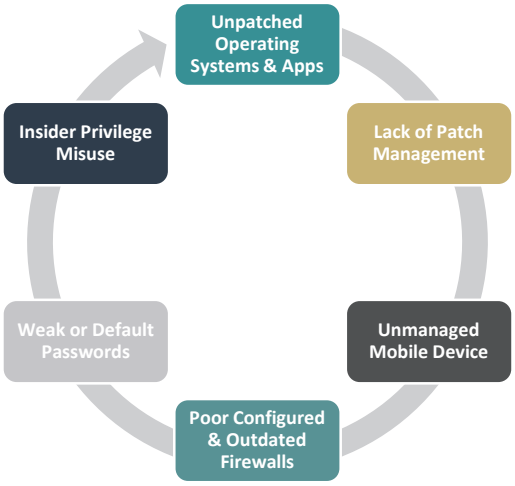
As noted above, Mauldin & Jenkins performs various IT attestation and non-attestation services. The following are three such services:

Cybersecurity Framework Engagements

With governments dealing with IT ransoms, cybersecurity is one of the top issues on the minds of nearly every government (large and small). Managing this business issue is especially challenging. A government with a highly mature cybersecurity risk management program still has a residual risk that a material cybersecurity breach could occur and not be detected in a timely manner.



Services can be provided via: (1) attestation engagements, or (2) consulting engagements. The AICPA has established standards for performing attestation engagements in this arena with the issuance of the SOC for Cybersecurity as part of its suite of System and Organization Controls (SOC) reporting. Consulting services can be provided while not compromising auditor independence.



System Vulnerability Assessments Engagements

This is the process of defining, identifying, classifying and prioritizing vulnerabilities in computer systems, applications and networks infrastructures, and providing an assessment with necessary knowledge, awareness and risks to understand the threats to determine appropriate reactions. Using specialized tools and applications, we can access networks to scan with automated tools and interrogate every device connected to network with the objective of searching for misconfigurations, unsupported software, missing software updates and patches, etc.

Penetration Testing Engagements

This is the practice of testing a computer system to find security vulnerabilities that a hacker/attacker could exploit using automation or manual applications. The process involves gathering information about the target before the test, identifying possible entry points, attempting to break in – actually or virtually – and reporting back the findings. Tests come from external or internal angles of entry. Our main objective is to identify security weaknesses. Penetration testing can also be used to: test an organization's security policy; its adherence to compliance requirements; its employees' security awareness; and, the government's ability to identify and respond to security incidents.



> ***We would like to express our sincere appreciation for the quality of service provided by the staff of Mauldin & Jenkins. We would like to thank you for the level of detail and accountability you have demonstrated on this project and the way you conduct business as a whole. Our team could not be more satisfied with your work and we look forward to continuing this relationship.***
>
> ***Angela Jackson, City of Fairburn, Finance Director***

Governmental Advisory Services

Beyond traditional audit and accounting services and IT services, we provide advisory services that are wide-ranging in nature. Our experienced government advisory team helps governments, governmental agencies and special purpose governmental organizations balance fiscal responsibility with the latest business strategies to achieve targeted and overarching objectives. Our advisory services can be summarized via the following chart:

Strategy	***Transformation***	***Operational Efficiency and Effectiveness***	***Performance and Management***
Develop and define future visions, goals, and objectives.	*Allow for the successful change from current to desired environment or outcome.*	*Ensure business processes and service delivery are provided in a manner maximizing targeted goals.*	*Ensure outputs and outcomes are producing desired results.*

Fee Proposal

Company Name: Mauldin & Jenkins, LLC

DATE: 9/25/2026

Item #	Service Provided	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Option 1 FY 2031	Option 2 FY 2032
A	Financial Audit w/Certificate of Achievement	$ 51,900	$ 53,400	$ 54,900	$ 56,600	$ 58,300	$ 60,200	$ 62,100
B	State Single Audit	$ 5,750	$ 5,750	$ 6,000	$ 6,200	$ 6,400	$ 6,600	$ 6,800
C	Federal Single Audit	$ 5,750	$ 5,750	$ 6,000	$ 6,200	$ 6,400	$ 6,600	$ 6,800
	Hourly Rates for Additional Services**							
1	*Partners*	$ 350	$ 355	$ 355	$ 365	$ 365	$ 375	$ 375
2	Managers	$ 250	$ 255	$ 255	$ 265	$ 265	$ 275	$ 275
3	Senior Associates	$ 200	$ 205	$ 205	$ 215	$ 215	$ 225	$ 225
4	Associates	$ 175	$ 180	$ 180	$ 190	$ 190	$ 200	$ 200
5	Administrative	$ 100	$ 100	$ 105	$ 105	$ 110	$ 110	$ 115
6								
7								
8								

** Each yearly total should be reflective of the full cost to perform the indicated task per each fiscal year.*

*** Please add or edit the positions as necessary to represent your firm's titles for the indicated work, respectively.*

A & B: These are the 2 tasks the City is requesting annual lump sum pricing for

*1-#: These are positions/functions that **may** be utilized during the term of this contract. These services would only be provided on an as-needed basis, primarily in a support capacity.*

Additional Cost Related Information to be Considered

Note (1) – Unlimited Correspondence: It is Mauldin & Jenkins' policy to not charge for routine conversations that occur between the City and Mauldin & Jenkins. We encourage communication throughout the year. If significant research is involved, we will discuss with you any potential fees prior to beginning.

Note (2) – Free Periodic Continuing Education: We provide free continuing education classes to our clients. This could amount to approximately $2,000 of annual savings for the City's estimated finance department per person.

Note (3) – Additional Services: If it should become necessary for the City to request Mauldin & Jenkins to provide any additional services (such as bond assurances, comfort letters, etc.), then such additional work shall be performed only if set forth in an addendum to the contract between the City and Mauldin & Jenkins. This additional work will be billed separately and only if requested by the City and therefore consideration for such additional services will not be included in the annual audit costs charged to the City.

Note (4) – No Hidden Fees or Costs: Our pricing schedules will contain all pricing information relative to performance of the audit as required by the City including all reimbursement for travel, lodging, communications, etc. Our estimated number of hours and the associated fee estimate indicated are based on our professional judgment and experience with similar governmental entities. So long as there are no significant changes in the operations of the City and/or the scope of services requested or significant problems requiring additional time, our quoted fees will not change.

Note (5) – Single Audit Costs: Because the City does not always meet the Single Audit requirement, we will also price this service separately. This way the City will only pay for this service if and when needed. The fees, when required, will be per major program for both federal and state Single Audits.

Required Forms

SECTION III
PROPOSAL FORMS

SUBMITTED BY:

Official Name of Firm: Mauldin & Jenkins, LLC

Address: 1401 Manatee Ave W, Suite 1200

Bradenton, FL 34205

SUBMITTED TO: City of Treasure Island – RFP 26-013

SUBMITTED FOR: Financial Auditing Services

PROPOSER'S CONTACT INFORMATION:

Contact Person: Wade P. Sansbury, CPA

Title: Partner

Phone: 941-747-4483

Email: wsansbury@mjcpa.com

Signature: Wade P Sansbury

AFFILIATED COMPANIES *(if any)*:

Name: None

Address:

TYPE OF ORGANIZATION *(select one)*:

SOLE PROPRIETORSHIP

Name of Owner: _____

Doing Business As: _____

Date of Organization: _____

PARTNERSHIP

Date of Organization: _____

Type of Partnership (General or Limited): _____

Name and Address of Each Partner: _____

_____

_____

CORPORATION

State of Incorporation: _____

Date of Incorporation: _____

Executive Officers

- Chief Executive Officer: _____

- President: _____

- Vice President(s): _____

_____

_____

- Treasurer: _____

- Secretary: _____

LIMITED LIABILITY COMPANY

State of Organization: Florida and Georgia

Date of Organization: 2011 (FL) 1918 (GA)

Members: _____

_____

_____

JOINT VENTURE

State of Organization: N/A

Date of Organization: _____

Form of Organization: _____

Joint Venture Managing Partner

- Name: _____

- Address: _____

_____

Joint Venture Managing Partner

- Name: _____

- Address: _____

_____

PROPOSERS GENERAL INFORMATION:

Type of License: State of Florida Business & Professional Regulation

License Number: AD0007585

Years of Business under License Number: 15

If nonresident, proof of authority to do business in the State of Florida (*Attach with form submission*).

Is this organization an equal employment opportunity employer?

YES NO

Does this organization have a Drug-Free Workplace program pursuant to Section 287.087, Florida Statutes? *If yes, include Attachment in this Section.*

YES NO

CERTIFICATIONS *(if any)*: CERTIFIED BY:

Disadvantaged Business Enterprise: _____

Minority Business Enterprise: _____

Woman Owned Enterprise: _____

Small Business Enterprise: _____

Other (_____): _____

PROPOSERS SPECIFIC INFORMATION:

Has any firm listed ever failed to complete a contract awarded to it?

YES NO

Has any Corporate Officer, Partner, Joint Venture participant or Proprietor ever failed to complete a contract awarded to them in their name or when acting as a principal of another entity?

YES NO

If YES to either of the two questions above, list as an attachment and state why. Include each project's contact information.

PROPOSER CERTIFICATION

The undersigned, as Proposer, does declare that no person other than the Proposer has any interest in this solicitation or in the contract to be executed, and that it is made without any connection with any other person or persons making a proposal for the same articles, and it is in all respects fair and without collusion or fraud. More than one proposal received for the same work from an individual, firm, partnership, corporation or joint venture under the same name or different names will not be considered. Reasonable grounds for believing that any Proposer has interest in more than one proposal for the same work will cause the rejection of all Proposals in which the Proposer is interested. If there are reasonable grounds for believing collusion exists among Proposers, the Proposals of participants will not be considered.

The undersigned further declares that he/she has carefully examined the specifications and is thoroughly familiar with their provisions and penalties. The Proposer, by signing below, accepts all of the terms and conditions of the solicitation and makes all representations required by the General Conditions.

The Proposer agrees if this Proposal is accepted to contract with the City of Treasure Island, Florida, in the form of contract specified, to furnish all material, equipment, machinery, tools, apparatus, means of transportation and labor necessary to provide the work in the Proposal.

Mauldin & Jenkins, LLC	
COMPANY NAME	
Wade P. Sansbury, CPA	Partner
NAME (PRINT)	TITLE
Wade P Sansbury	September 24, 2026
SIGNATURE	DATE

DRUG-FREE WORKPLACE CERTIFICATE

IDENTICAL TIE PROPOSALS: Pursuant to Section 287.087 of the Florida Statutes, preference will be given to businesses with Drug-Free Workplace Programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received for the procurement of commodities or contractual services, a proposal received from a business that certifies that it has implemented a Drug-Free Workplace Program will be given preference in the award process. Established procedures for processing tie Proposals will be followed in the event that none of the tied Proposers have a Drug-Free Workplace Program. In order to have a Drug-Free Workplace Program, a business must:

1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2) Inform employees about the dangers of drug abuse in the workplace, the company's policy of maintaining a Drug-Free Workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3) Give each employee engaged in providing the commodities or contractual services that are under the proposal a copy of the statement specified in subsection (1).
4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under the proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 of the Florida Statutes, or of any controlled substance law of the United States or any state, for a violation occurring in the work place no later than five (5) days after such conviction or plea.
5) Impose a sanction on, or require the satisfactory participation in, a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted or who has pled.
6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM COMPLIES FULLY WITH THE ABOVE REQUIREMENTS.

Wade P Sansbury
Signature

September 24, 2026
Date

Wade P. Sansbury
Printed Name

ADDENDA ACKNOWLEDGEMENT FORM

This form must be submitted with all Proposals, regardless of whether or not any addendum was issued.

ACKNOWLEDGEMENT is hereby made of receipt of the following addenda issued during the response period, if any:

	Signature	Date
Addendum No. 1		September 24, 2026
Addendum No. 2		
Addendum No. 3		
Addendum No. 4		
Addendum No. 5		
Addendum No. 6		

PUBLIC ENTITY CRIMES STATEMENT

SWORN STATEMENT UNDER SECTION 287.133(3)(a),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES.

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the City of Treasure Island, Florida

   by Wade P. Sansbury, CPA, Partner
   (Print individual's name and title)

   for Mauldin & Jenkins, LLC
   (Print name of entity submitting sworn statement)

   whose business address is 1401 Manatee Ave W, Suite 1200, Bradenton, FL 34205

   _____

   and (if applicable its Federal Employer Identification Number) is 58-0692043

   (if the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____).

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(l)(a), Florida Statutes, means: a predecessor or successor of a person convicted of a public entity crime: or an entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives' partners, shareholders, employees, members and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair

market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in paragraph 287.133(1)(e), Florida Statues, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract in which proposals or applies to id on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members and agents who are active in management of an entity.

6. I understand that a person or affiliate who has been placed on the convicted vendor list following the conviction for a public entity crime, may not submit a proposal, proposal or reply on a contract to provide goods or services to a public entity, may not submit a proposal, proposal or reply on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals, proposals, or replies on leases of real property to a public entity, may not be awarded or perform work as a Contractor, supplier, sub-contractor, or Contractor under a contract with a public entity, and may not transact business with any public entity in excess of the threshold amount as provided in Section 287.017, Florida Statutes, for Category Two for a period of 36 months from the date of being placed on the convicted vendor list.

7. Based on information and belief, the statement that I have marked below is true in relation to the entity submitting the sworn statement. (Please indicate which statement applies.)

☒ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

☐ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholder, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list (attach a copy of the final order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALANDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017 FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Wade P Sansbury
(Signature)

Sworn to and subscribed before me by means of (select one): [X] physical presence or [ ] online notarization, this 24th day of September, 2026, by Wade P. Sansbury, who is [select one:]

[X] personally known to me –**or**— [ ] has produced a Florida driver's license as identification.

Personally known X

OR Produced Identification _____

_____
(Type of identification)

Jacqualyn McGlaughlin
Notary Public – State of Florida

My Commission Expires 7/12/2029

Jacqualyn McGlaughlin
Notary Public
State of Florida
Comm# HH680862
Expires 7/12/2029

Jacqualyn McGlaughlin
(Printed, typed or stamped commissioned name of notary public)

ANTI-HUMAN TRAFFICKING AFFIDAVIT

Instructions: This form must be completed by an officer or representative of an entity entering into, renewing, or extending, a contract with the City of Treasure Island.

The undersigned, on behalf of Mauldin & Jenkins, LLC ("Contractor"), hereby attests as follows:

A. Contractor understands and affirms that Section 787.06(13), Florida Statutes, prohibits the City of Treasure Island from executing, renewing, or extending a contract to entities that use coercion for labor or services, with such terms defined as follows:

- **"Coercion"** means: **(1)** using or threatening to use physical force against any person; **(2)** restraining, isolating, or confining or threatening to restrain, isolate, or confine any person without lawful authority and against her or his will; **(3)** using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined; **(4)** destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person; **(5)** causing or threatening to cause financial harm to any person; **(6)** enticing or luring any person by fraud or deceit; or **(7)** providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, Florida Statutes, to any person for the purpose of exploitation of that person.
- **"Labor"** means work of economic or financial value.
- **"Services"** means any act committed at the behest of, under the supervision of, or for the benefit of another. The term includes, but is not limited to, forced marriage, servitude, or the removal of organs.

B. Contractor hereby attests, under penalty of perjury, that Contractor does not use coercion for labor or services as defined in Section 787.06(2), Florida Statutes.

I, the undersigned, hereby represent that I make the above attestation based upon personal knowledge; am over the age of 18 years and otherwise competent to make the above attestation; and am authorized to legally bind and make the above attestation on behalf of Vendor. **Under penalties of perjury, I declare that I have read the forgoing document and that the facts stated in it are true.**

Authorized Signature: Wade P Sansbury Date: September 24, 2026

Printed Name: Wade P. Sansbury Title: Partner

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of September, 2026, by Wade P. Sansbury, as Partner on behalf of the company/corporation. They ☒ are personally known to me or ☐ have produced _____ as identification.

Jacqualyn McGlaughlin
Signature of Notary Public

Jacqualyn McGlaughlin
Name of Notary Typed, Printed or Stamped

My Commission Expires: 7/12/2029

Jacqualyn McGlaughlin
Notary Public
State of Florida
Comm# HH680862
Expires 7/12/2029

SECTION IV
GENERAL CONDITIONS

To ensure acceptance, all Contractors submitting proposals to the City of Treasure Island ("City") will be governed by the following conditions, attached specifications, and proposal form(s) unless otherwise specified. Proposals not submitted on the proposal form(s) provided or not complying with these conditions will be subject to rejection.

1. **Interpretations.** All questions concerning the specifications within must be directed by email to David Green, Assistant Finance Director, at dgreen@mytreasureisland.org. Interpretations will be posted on the City's DemandStar portal. The City will not be responsible for any other explanation or interpretation. Only questions answered in writing will be binding. Oral and other representations, interpretations, or clarifications will be without legal effect.

2. **Respondent Representations.** It is the responsibility of each respondent before submitting a proposal to:

a. examine and carefully study the RFP and any data and reference items identified in the RFP;
b. become familiar with and satisfy itself as to all laws and regulations that may affect cost, progress, and performance of the work;
c. promptly give the City written notice of all conflicts, errors, ambiguities, or discrepancies that respondent discovers in the RFP and confirm that the written resolution thereof by the City is acceptable to respondent;
d. determine that the provisions of the RFP are generally sufficient to indicate and convey understanding of all terms and conditions for the performance and furnishing of the work; and
e. agree that the submission of a RFP will constitute an incontrovertible representation by respondent that respondent has complied with every requirement of the RFP, that without exception the Proposal and all prices in the Proposal are premised upon performing and furnishing the work required by the RFP and that the RFP is sufficient in scope and detail to indicate and convey understanding of all terms and conditions of performance of the work.

3. **Response Preparation Expenses.** Each respondent preparing a Proposal in response to this request will bear all expenses associated with their preparation. Respondents shall prepare a response with the understanding that no claims for reimbursement may be submitted to the City for the expense or presentation.

4. **Sealed Proposals.** All mailed/delivered Proposals and required documents must be submitted in a sealed envelope. An authorized representative of the respondent must sign all Proposal Forms. The face of the proposal envelope must be plainly marked identifying the item and the date of the proposal opening. No proposals will be accepted after closing time for receipt of proposals, nor will any submissions by telephone, fax, or e-mail be accepted.

5. **Intent of Specifications.** It is the intent of the specifications to describe a certain item(s) or service(s) to be purchased by the City including all materials, equipment, machinery, tools, apparatus, and means of transportation (including freight costs) necessary to provide the item(s) or service(s).

6. **Exceptions to Specifications.** During the drafting of written specifications, a sincere effort is made to describe products and services best suited to the needs of the City; however, in order that due consideration

be given in evaluating proposals, any exceptions to or deviations from the specifications as written must be noted and fully explained. The City Manager is the final authority in determining the acceptability of any exceptions to specifications.

7. **Approved Equivalents or Equals.** Any manufacturer's name, trade name, brand name, model number, etc., listed in the specifications are for information only, and are not intended to limit competition. The respondent may offer any brand for which it/she/he is an authorized representative, which meets or exceeds the specifications as written. If the proposal is based on an "approved equivalent or equal" item, supporting information in the form of the manufacturer's printed literature or brochures, sketches, diagrams, and/or complete specifications must accompany the proposal. The respondent must explain in detail the reasons why the proposed equivalent or equal will meet specifications and not be considered an exception thereto. The City reserves the right to determine acceptance of proposed equivalent of equal items.

8. **Delivery.** Proposals include all freight costs to Treasure Island, Florida to a point(s) specified in the contract or specified at the time the purchase order is placed. No title to the item(s) ordered nor any risk of loss will be passed to the City until after receipt of delivery has been acknowledged by authorized representative of the City.

9. **Mistakes.** Respondents are expected to examine the conditions, scope of work, proposal prices, extensions, and all instructions pertaining to the item(s) involved. Failure to do so will be at the respondent's risk.

10. **Proposal Withdrawals.** A proposal may be withdrawn by an appropriate document duly executed in the same manner that a proposal must be executed and delivered to the place where proposals are to be submitted prior to the date and time for the opening of proposals. Upon receipt of such notice, the unopened proposal will be returned to the respondent. If a respondent wishes to modify its proposal prior to proposal opening, respondent must withdraw its initial proposal and submit a new proposal prior to the date and time for the opening of proposals. Withdrawal of a proposal will not prejudice the rights of a respondent to submit a new proposal prior to the proposal submission deadline date and time. After expiration of the period for receiving proposals, no proposal may be modified.

11. **Selection of Proposal.** Prior to contract award, any respondent may be required to show that the company has the necessary facilities, equipment, ability and financial resources to perform the work specified in a satisfactory manner and within the time specified. In addition, the respondent must have experience in work of the same or similar nature, and can provide references, which will satisfy the City. The City may conduct such investigations as the City deems necessary to establish the responsibility, qualifications, and financial ability of respondent and any proposed sub-contractors, suppliers and individuals, or entities to perform the work in accordance with the contract documents. In evaluating whether a respondent is responsible, the City will consider the qualifications of the respondent and may consider the qualifications and experience of suppliers proposed for those portions of the work for which the identified suppliers will participate. The City will also consider whether the respondent is of doubtful financial ability or fails to meet any other pertinent standard or criteria established by the City. City, at its sole discretion, may select the respondent that it believes is appropriately qualified, responsible, and responsive.

12. **Award of Contract.** Recommendation for award of contract is made to the City Commission based on the highest ranked, most responsive, and most responsible respondent meeting all conditions and

requirements of the RFP. The contract awarded will be legally binding on both parties at the time of award by the City Commission.

13. **Rejection of Proposals.** The City reserves the right to accept or reject any or all proposals.

14. **Identical Tie Proposals.** The City will follow section 287.087, Florida Statutes, in case of identical submissions. In the event that two or more proposals are identical in price, quality, and service, preference will be given to businesses with a conforming Drug-Free Workplace Program. A Drug-Free Workplace Certificate is enclosed. The City reserves the right to implement any other tiebreakers based on the uniqueness of the solicitation.

15. **Protests.** Respondents who do not agree with the City's recommendation for award will be afforded the opportunity to protest the recommendation by submitting written notice to the Assistant Finance Director within five (5) working days after notice of award. The protest must state the grounds for the protest and the action requested. Proposals not meeting the minimum published requirements (including specifications and/or scope of service) are not subject to protest. The protester will be furnished a copy of the written determination and recommendation.

a. The Department Director with the assistance of the Finance Director shall prepare and submit a written determination to the City Manager recommending either approval or disapproval of the petition.
b. The City Manager shall review and either approve or disapprove the recommendation of the Director.
c. Decisions of the City Manager may be appealed to City Commission by submitting to the City Clerk a written request for hearing within five (5) working days from the date of the City Manager's written decision. The written request shall state the grounds for the appeal and the action requested of the City Commission.
d. A final decision under this section will be conclusive and shall represent the position of the City.
e. In the event of a timely protest and/or appeal, the City shall not proceed further with the award for the respective discipline unless the City Manager can justify the award as protecting the public health, welfare, or safety of the City.

16. **Lobbying.** Lobbying is prohibited in all City of Treasure Island competitive selection processes and contract awards including but not limited to, requests for qualifications, bids or proposals, or the award of purchasing contracts of any type. The purpose of this prohibition is to protect the integrity of the procurement process by shielding it from undue influences prior to the contract award, a bid protest being resolved, or the competitive selection process being otherwise concluded. The prospective respondent may contact the City's main office, as specified in the RFP, to address situations such as clarifications relating to the procurement process or respondent protests.

Lobbying of evaluation committee members, city government employees, or elected officials regarding request for proposals, request for qualifications, invitations to bid, purchasing contracts, or bid protests, by the respondent/protestor any member of the respondent's/protestor's staff, any agent or representative of the respondent/protestor, or any person employed by any legal entity affiliated with or representing a respondent/protestor, is strictly prohibited from the date of the advertisement, or on a date otherwise established by the City Commission, until: an award is final, any protest is finally resolved, or the competitive selection process is otherwise concluded, whichever is later. This prohibition includes the act of carbon copying officials, agents or employees of the City on email correspondence. Any lobbying activities in

violation of this section or on behalf of a respondent/protestor will result in the disqualification or rejection of the proposal, quotation, statement of qualification, proposal or contract, and may lead to debarment of the respondent or respondent/protestor.

For purposes of this provision, lobbying means influencing or attempting to influence action or non-action, and/or attempting to obtain the goodwill of persons specified in this section involved in the selection, ranking, or contract award in connection with any request for proposal, request for quotation, requests for qualification, proposal or purchasing contract through direct or indirect oral or written communication. The final award of a contract will be the effective date of the contract.

Any evaluation committee member, city government employee or elected official who has been lobbied must immediately report the lobbying activity to the City Manager.

17. **Proposals From Related Parties or Multiple Proposals Received From One Respondent.** Where two (2) or more related parties each submit a proposal or multiple proposals are received from one (1) respondent for any contract, such proposals will be judged non-responsive. For purposes of this section, related parties means respondents or the principles thereof, which have a direct or indirect ownership interest in another respondent for the same contract or in which a parent company or the principles thereof of one (1) respondent have a direct or indirect ownership interest in another respondent for the same contract.

18. **Assignment/Subcontracting/Corporate Acquisition and/or Mergers.** The Contractor shall perform this Contract. If a respondent intends to subcontract a portion of this work, the respondent must disclose that intent in the proposal. No assignment or subcontracting will be allowed without prior written consent of the City. In the event of a corporate acquisition and/or merger, the Contractor must provide written notice to the City within thirty (30) business days of Contractor's notice of such action or upon the occurrence of said action, whichever occurs first. The right to terminate this contract, which will not be unreasonably exercised by the City, includes but is not limited to, instances in which a corporate acquisition and/or merger represent a conflict of interest or are contrary to any local, state, or federal laws. Action by the City awarding a contract to a respondent, which has disclosed its intent to assign or subcontract in its response to this solicitation, without exception will constitute approval for purposes of this contract.

19. **Additional Requirements.** The City reserves the right to request additional goods or services relating to this agreement from the Contractor. When approved by the City as an amendment to this agreement and authorized in writing, the Contractor must provide such additional requirements as may become necessary.

20. **Documents Related to Contracted Work.** All documents including field books, drawings, specifications, calculations, geotechnical investigation reports, etc., used in the preparation of the work must be supplied by the Contractor and will become the property of the City and will be made available to the City upon request at any reasonable time, including all finished or unfinished documents and other data prepared or obtained by the Contractor upon the termination of this agreement in whole or in part. Documents shall be provided in original searchable electronic format (as opposed to scanned with OCR). The City acknowledges that such documents are not intended or represented to be suitable for use by the City or others for purposes other than those for which the documents are prepared. Any reuse of these documents without written verification or adaptation by the Contractor for the specific purpose intended will be at the City's sole risk without liability or legal exposure to the Contractor. Upon the Contractor's written request, the City will furnish or cause to be furnished such reports, studies, instruments, documents, and other information as the Contractor and City mutually deem necessary. The City does not

warrant the accuracy or completeness of the information authored by third parties. The Contractor is responsible for independently verifying the information contained in the documents provided.

21. **Required Disclosure.** With its proposal submission the respondent must disclose all material facts pertaining to any felony conviction or any pending felony charges in the last three (3) years in this state or any other state of the United States against (i) respondent, (ii) any business entity related to or affiliated with respondent, or (iii) any present or former executive employee, officer, director, stockholder, partner or owner of respondent or of any such related or affiliated entity. This disclosure will not apply to any person or entity that is only a stockholder, which person or entity owns 20 percent or less of the outstanding shares of a respondent whose stock is publicly owned and traded.

At its sole discretion, the City may reject any proposal the City finds to lack, or whose present or former executive employees, officers, directors, stockholders, partners or owners are found by the City to lack honesty, integrity, or moral responsibility. The discretion of the City may be exercised based on the disclosure required in this Section. By submitting a proposal, respondent recognizes and accepts that the City may reject the proposal based upon the exercise of its sole discretion and respondent waives any claim it might have for damages or other relief resulting from the rejection of its proposal based on these grounds.

22. **Scrutinized Companies.** By engaging in business with the City, each respondent confirms their business entity is not on the Scrutinized Companies that Boycott Israel List as described in Section 287.135, Florida Statutes, or engaged in a boycott of Israel or, for goods or services over one million dollars, respondents confirm they are not on any of the scrutinized company lists identified in Section 287.135, Florida Statutes, or engaged in any such activity identified in that section.

a. A company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with an agency or local government entity for goods or services of any amount if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, Florida Statutes, or is engaged in a boycott of Israel.

b. A company is ineligible to, and may not, bid on, submit a proposal for, or enter into or renew a contract with an agency or local governmental entity for goods or services of one million dollars or more if, at the time of bidding on, submitting a proposal for, or entering into or renewing such contract, the company is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies with Activities in Iran Terrorism Sectors List created pursuant to Section 215.473, Florida Statutes, or engaged in business operations in Cuba or Syria.

23. **Tax.** The City is exempt from all state and local sales tax.

24. **Payment of Invoices.** Payment by the City shall be made in accordance with Sections 218.70 *et seq.* Florida Statutes, Local Government Prompt Payment Act. The signed purchase order and a correct invoice must have been received before payment can be made. All purchases are subject to availability of funds in the City's budget.

25. **Appropriations Clause.** By submitting a proposal, the Contractor certifies that he/she understands that the City, an entity of government, is subject to the appropriation of funds by its legislative body in an amount

sufficient to allow continuation of its performance in accordance with the terms and conditions of this contract for each and every fiscal year following the fiscal year in which this contract is executed and entered into and for which this contract will remain in effect. The City will, upon receipt of notice that sufficient funds are not available to continue its full and faithful performance of this contract, provide written notice to the Contractor of such event within thirty (30) days and, be thereafter released from all further obligations in any way related to the contract.

26. **Legal Requirements.** All applicable provisions of federal, state, county, and local laws including all ordinances, rules, and regulations govern the development, submittal and evaluation of all proposals received in response to these specifications and govern any and all claims between person(s) submitting a proposal and the City, by and through its officers, employees and authorized representatives. A lack of knowledge by the respondent concerning any of the aforementioned will not constitute a cognizable defense against the legal effect thereof. The respondent agrees that it will not discriminate on the basis of race, creed, color, national origin, sex, age, or disability (as provided by law).

The selected Contractor may be required to provide expert witnesses or testimony, if required by the City, to testify in connection with any suit at law or administrative proceeding. A supplemental agreement will be negotiated between the City and the selected Contractor describing the services desired and providing a basis for compensation to the selected Contractor.

27. **Licenses, Registration and Certificates.** Each respondent must be authorized to conduct business in the State of Florida and must possess at the time of submitting its proposal all licenses, registrations and certificates necessary to engage in the business of contracting (or special contracting if the work to be performed necessitates a particular type of specialty Contractor) in the City. Respondent must also possess all licenses, registrations and certificates necessary to comply with federal, state and local laws and regulations.

28. **Permits and Taxes.** The respondent shall procure all permits, pay all charges, fees, and taxes, and give all notices necessary and incidental to the due and lawful prosecution of the work.

29. **Public Records.** By submitting a proposal, the Contractor certifies that it/he/she understands that the City, an entity of government, is subject to the Public Records Act and in accordance with Section 119.0701, Florida Statutes, the Contractor may be subject to the Public Records Act. Any claim of confidentiality is waved upon submission, effective after proposal opening pursuant to Section 119.07, Florida Statutes. Any subsequent contract entered into between the City and Contractor related to the scope of services outlined in this RFP will be conditioned on the Contractor's compliance with the Public Records Act as provided in Section 119.0701 of the Florida Statutes.

30. **Unauthorized Aliens.** The City will consider the employment by the respondent of unauthorized aliens a violation of Title 8 USC 1324a of the Immigration and Nationality Act. Such violation will be cause for unilateral termination of this contract.

31. **Utilities.** The City will not provide utilities such as water, electricity or refuse pickup unless noted in the contract documents.

32. **Termination.** A contract may be terminated in whole or in part by the City at any time and for any reason in accordance with this clause, whenever the City determines, in its sole discretion, that such termination is in the best interests of the City. A notice of termination will be effective if delivered to the

respondent at least thirty (30) calendar days prior to the termination date contained in the notice. The notice of termination shall specify the extent to which performance will be terminated, and the date upon which termination becomes effective. An equitable adjustment in the contract price will be made for completed service, but no amount will be allowed for anticipated profit on unperformed services.

33. **Conflict of Interest and Code of Ethics.** The respondent represents that it presently has no interest and will acquire no interest, either direct or indirect, which would conflict in any manner with the performance or services required in the contract. Such conflicts shall include but not be limited to the engagement of any services of any person or persons in the employ of the City, on either a full or part-time basis. The respondent further represents that no person having any such interest will be employed by it/him/her during the agreement term and any extensions.

The Contractor shall promptly notify the City's representative, in writing, by certified mail, of all potential conflicts of interest for any prospective business association, interest, or other circumstance, which may influence or appear to influence the Contractor's judgment or quality of services being provided in the contract. Such written notification must identify the prospective business association, interest or circumstance, the nature of wok that the Contractor may undertake and request an opinion of the City as to whether the association, interest or circumstance would, in the opinion of the City, constitute a conflict of interest if entered into by the Contractor. The City agrees to notify the Contractor of its opinion, by certified mail, within thirty (30) days of receipt of notification by the Contractor.

With respect to this RFP, if any respondent violates, directly or indirectly, the ethics provisions of the Florida criminal or civil laws related to public procurement, including, but not limited to, Florida Statutes Chapter 112, Part III, Code of Ethics for Public Officers and Employees, such respondent will be disqualified from eligibility to perform the work described in this RFP, and may also be disqualified from furnishing future goods or services to the City, and from submitting any future bids or proposals to supply goods or services to the City.

By submitting an RFP, the respondent represents to the City that all statements made and materials submitted are truthful, with no relevant facts withheld. If a respondent is determined to have been untruthful in its RFP or any related presentation, such respondent will be disqualified from eligibility to perform the work described in this RFP and may also be disqualified from furnishing future goods or services to the City, and from submitting any future bids or proposals to supply goods or services to the City.

By offering a submission to this RFP, the respondent certifies that no attempt has been made or will be made by the respondent to induce any other person or firm to submit or not to submit a submission for the purpose of restricting competition. The only person(s) or principals(s) interested in this submission are named therein and that no person other than those therein mentioned has/have any interest in this submission or in agreement to be entered. Any prospective individual or firm should make an affirmative statement in its proposals to the effect that, to its knowledge, its retention would not result in a conflict of interest with any party.

34. **Nondiscrimination.** In accordance with the provisions of Title VI of the Civil Rights Act of 1964 and Title 15, Part 8 of the Code of Federal Regulations, the City hereby notifies all prospective respondents that they will affirmatively ensure minority business enterprises will be afforded full opportunity to participate in response to this advertisement and will not be discriminated against on the grounds of race, color or national origin in consideration for an award of contract.

35. **Verification of Employment Status Certification.** In accordance with Florida law, the Contractor shall comply with all applicable provisions of sections 448.09 and 448.095, Florida Statutes, as may be amended. The definitions in section 448.095(1), Florida Statutes, as may be amended, apply to this section of the contract. Contractor shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all employees of Contractor. Contractor may not enter into a contract with a subcontractor to perform work under this contract unless and until the subcontractor registers with and uses the E-Verify system. If Contractor enters into a contract with a subcontractor to perform work under this contract, Contractor must obtain a properly executed affidavit from the subcontractor stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor must maintain copies of all such affidavits for the duration of this contract. The City may terminate this contract for cause if the City determines that Contractor or Contractor's subcontractor has not complied with any applicable provision of sections 448.09 or 448.095, Florida Statutes, as may be amended. The City will terminate this contract for cause if the City has a good faith belief that Contractor has knowingly violated subsection 448.09(1), Florida Statutes, as may be amended. If the City has a good faith belief that a subcontractor knowingly violated section 448.09(1), Florida Statutes, as may be amended, but the City determines that Contractor otherwise complied with section 448.09(1), Florida Statutes, as may be amended, the City will notify Contractor as such, and Contractor must immediately terminate Contractor's contract with said subcontractor. If this contract is terminated under section 448.095(c), F.S.: (a) such termination is not a breach of this contract and may not be considered as such; (b) Contractor may not be awarded a public contract for at least 1 year after the date on which the contract is terminated; and (c) Contractor is liable for any additional costs incurred by the City as a result of the termination of the contract.

36. **Americans with Disabilities Act.** The City does not discriminate upon the basis of any individual's disability status. Anyone requiring reasonable accommodation for the public meetings specified herein (i.e., mandatory pre-submittal meeting or presentation), should contact the City's Assistant Finance Director at least twenty-four hours in advance of the activity to request reasonable accommodations.

37. **No Consideration of Contractor's Social, Political or Ideological Interests.** Pursuant to section 287.05701, Florida Statutes, as may be amended, the City may not request documentation of or consider any of Contractor's social, political, or ideological interests when determining if Contractor is a responsible Contractor, nor may the City give preference to Contractor based on Contractor's social, political, or ideological beliefs.

38. **Insurance Requirements.**

A. The Contractor is required, at its own cost and expense, to acquire, maintain, and provide evidence of the minimum insurance policies and limits, and keep specified insurance in force until the City accepts that the Contractor has satisfactorily completed all work required under the contract; and cause sub-contractor(s), if utilized, to acquire and maintain the same.

1. The Contractor, if selected, will provide the City with a Certificate or Certificates of Insurance showing the existence of coverage as required by the contract prior to the start of any work under this contract. In addition, the Contractor will provide to the City, if requested in writing, certified copies of all policies of insurance. New certificates and new certified copies of policies shall be provided to the City whenever any policy is renewed, revised, or obtained from other insurers. The City of Treasure Island shall be named as the Certificate Holder.

The address where such certificates and certified policies shall be sent or delivered is as follows:

City of Treasure Island
Attention: Purchasing
10451 Gulf Blvd.
Treasure Island, FL 33706

2. All required policies providing liability coverage(s), other than Professional Liability and Workers' Compensation policies, for both Contractor and sub-contractor(s) shall be endorsed to include The City of Treasure Island as an Additional Insured.
3. The Named Insured on the Certificate of Insurance must match the entity's name that responded to the RFP and is signing the contract with the City.
4. Contractor shall notify the City within twenty-four (24) hours of receipt of any notice of policy expiration, cancellation, nonrenewal, or adverse material change in the required coverages received by Contractor from its insurer.

B. **Specific Insurance Coverages and Limits**

All requirements in this Insurance Section shall be complied with in full by the Contractor unless excused from compliance in writing by the City. The amounts and types of insurance must conform to the following minimum requirements. Current Insurance Service Office (ISO) or National Council on Compensation Insurance (NCCI) policies, forms, and endorsements or broader shall be used where applicable. Notwithstanding the foregoing, the wording of all policies, forms, and endorsements must be acceptable to the City.

Workers' Compensation and Employers' Liability Insurance shall be maintained in force during the term of this contract for all employees engaged in this work under this contract, in accordance with the laws of the State of Florida. The minimum acceptable limits shall be:

1. Workers' Compensation: Florida Statutory Requirements
   Employer's Liability: $1,000,000 Each Employee
   $1,000,000 Each Employee Disease
   $1,000,000 Aggregate Disease

2. Commercial General Liability Insurance: The Contractor shall provide for all operations, including but not limited to, Independent Contractor, Contractual Liability Premises/Operations, Products/Completed Operations, and Personal Injury. Projects with a Completed Operations exposure are required to maintain coverage for a period of two (2) years beyond final acceptance by the City.

   $1,000,000 Per Occurrence
   $2,000,000 Products/Completed Operations Aggregate
   $1,000,000 Personal/Advertising Injury
   $2,000,000 General Aggregate

3. Business Automobile Liability Insurance: The Contractor shall provide coverage for all owned, hired, and non-owned vehicles.

   $1,000,000 Combined Single Limit Per Accident

4. Professional Liability (Errors and Omissions) Insurance: The Contractor shall provide coverage with at least minimum limits shown below. If "claims made" coverage is provided, "tail coverage" extending three (3) years beyond completion and acceptance of the project with proof of "tail coverage" must be submitted with the invoice for final payment. In lieu of "tail coverage", Contractor may submit annually to the City, for a three (3) year period, a current certificate of insurance providing "claims made" insurance with prior acts coverage in force with a retroactive date no later than commencement date of this contract.

   $1,000,000 Each Occurrence or Claim
   $2,000,000 General Aggregate

   For acceptance of Professional Liability coverage included within another policy required herein, a statement notifying the certificate holder must be included on the certificate of insurance and the total amount of said coverage per occurrence must be greater than or equal to the amount of Professional Liability and other coverage combined.

5. Property Insurance: Contractor will be responsible for all damage to its own property, equipment, and/or materials.

C. These insurance requirements shall not limit the liability of the Contractor and/or sub-contractor(s). Any remedy provided to the City by the insurance provided by the Contractor and its contractors or sub-contractors will be in addition to and not in lieu of any other remedy (including, but not limited to, as an indemnitee of the Contractor) available to the City under contract or otherwise.

D. All policies shall be written on a primary, non-contributory basis.

E. Insurance Policies, other than Professional Liability, shall include waivers of subrogation in favor of the City.

F. Companies issuing the insurance policy, or policies, shall have no recourse against the City for payment of premiums or assessments for any deductibles which are all at the sole responsibility and risk of the Contractor.

G. All insurance policies must be placed with insurers duly authorized to do business in the State of Florida and have a current AM Best rating of A- VII or better.

H. Any deductibles or self-insured retentions must be declared to and approved by the City. The City may require the Contractor to provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.

I. Receipt of certificates or other documentation of insurance or policies or copies of policies by the City, or by any of its representatives, which indicates less coverage that is required, does not constitute a waiver of the Contractor's obligation to fulfill the insurance requirements specified in this contract.

J. Precaution shall be exercised at all times by the Contractor for the protection of all persons, including employees, and property. The Contractor shall be expected to comply with all

applicable laws, regulations, or ordinances related to safety and health, and shall make special efforts where appropriate to detect hazardous conditions and shall take prompt action where loss control/safety measures should reasonably be expected.

The City may order work to be stopped if conditions exist that present immediate danger to persons or property. The Contractor acknowledges that such stoppage will not shift responsibility for any damages from the Contractor to the City.

K. No Waiver. Neither approval nor failure to disapprove insurance furnished by the Contractor or its sub-contractor will relieve the Contractor or sub-contractor from responsibility to prove insurance as required.

L. Indemnification Requirements. The Contractor must agree to a provision requiring that it indemnify, defend, and hold harmless the City, any federal, county or municipal funding agency, and all of their officers, agents, and employees from any claim, loss, damage, cost, charge, or expense arising out of any act, error, omission, or negligent act by Contractor, its agents, or employees during the performance of the contract.

39. **No Contract Funds to be Used for Identification Documents for Those Not Lawfully in U.S.** Contractor agrees that Contractor does not and will not, nor will it allow a subcontractor to, use any funds from the City for the purpose of issuing an identification card or document to any individual who does not provide proof of lawful presence in the United States.

40. **Foreign Country of Concern Disclosure Certification.** This certification is applicable if the offer exceeds $100,000. Pursuant to section 286.101, Florida Statutes, the Contractor is required to disclose any current or prior interest of, any contract with, or any grant or gift received from a Foreign Country of Concern, as defined below, if such interest, contract, or grant or gift has a value of $50,000 or more and such interest existed at any time or such contract or grant or gift was received or in force at any time during the previous five (5) years. For purposes of this section, "Foreign Country of Concern" means the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolas Maduro, or the Syrian Arab Republic, including any agency of or any other entity under significant control of such foreign country of concern. Contractor's disclosure shall include the name and mailing address of the disclosing entity, the amount of the contract or grant or gift or the value of the interest disclosed, the applicable foreign country of concern and, if applicable, the date of termination of the contract or interest, the date of receipt of the grant or gift, and the name of the agent or controlled entity that is the source or interest holder. Note that within one (1) year before proposing any contract to the City, such entity must provide a copy of such disclosure to the Florida Department of Financial Services.

By executing this certification, the Contractor certifies that it either has, or will prior to contract award, disclose any current or prior interest of, any contract with, or any grant or gift received from a Foreign Country of Concern (CHECK "NONE" IF NONE EXISTS).

☒ NONE

OR

□ CURRENT OR PRIOR INTEREST WITH FOREIGN COUNTRY OF CONCERN

If this option is selected, in the space below, provide:

- The name and mailing address of the disclosing entity;
- The amount of the contract or gift or grant or the value or the interest disclosed;
- The applicable Foreign Country of Concern;
- The date of the termination of the contract or interest;
- The date of the receipt of the grant or gift;
- The name of the agent or controlled entity that is the source or interest holder; and
- State whether within one (1) year before submitting this offer, such entity provided a copy of the disclosure to the Florida Department of Financial Services.

ANY AND ALL SPECIAL CONDITIONS AND SPECIFICATIONS ATTACHED TO THIS AGREEMENT WHICH VARY FROM THESE GENERAL CONDITIONS WILL HAVE PRECEDENCE

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM AGREES TO COMPLY WITH AND ACCEPTS THE GENERAL CONDITIONS.

Signature: Wade P Sansbury Date: September 24, 2026

Printed Name: Wade P. Sansbury



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AGENDA ITEM NO. G.3

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: November 10, 2026

SUBMITTED BY: Cathy Hayduke, Parks & Recreation

ITEM TYPE: Resolutions

AGENDA SECTION: CONSENT AGENDA

SUBJECT: Resolution 2026-13, Repealing and Replacing Resolution 2026-09 to Update the Parks and Recreation Facilities Rental Policy for City of Treasure Island Historically Recognized Non-Profit Groups and Organizations

BACKGROUND:

On March 22, 2022, Resolution 2022-01 was approved, updating the Parks and Recreation facilities rental policy for historically recognized nonprofit and volunteer groups and organizations.

On April 18, 2023, Resolution 2023-03 was approved, repealing and replacing Resolution 2022-01 and further updating the Parks and Recreation facilities rental policy for historically recognized nonprofit and volunteer groups and organizations.

On May 7, 2024, Resolution 2024-03 was approved, repealing and replacing Resolution 2023-03 and continuing to update the Parks and Recreation facilities rental policy for historically recognized nonprofit and volunteer groups and organizations.

On September 9, 2026, Resolution 2026-09 was approved, repealing and replacing Resolution 2024-03 and to further update the Parks and Recreation facilities rental policy for historically recognized nonprofit and volunteer groups and

organizations

POLICY/PURPOSE: Repeal and replace Resolution 2026-09 to update free utilization of the Parks and Recreation Facilities Rental Policy for City of Treasure Island Historically Recognized Non-Profit Groups and Organizations.

STRATEGIC PLAN RELEVANCE: COMMUNITY, Goal 1: Create a vibrant, active, walkable, engaging, and thriving community that welcomes local families, visitors and tourists.

ANALYSIS/DISCUSSION: Pursuant to the City's Approved Fee Schedule, the City Commission designates free use of certain city-owned facilities to any City of Treasure Island non-profit, volunteer group or organization that serve for the betterment of the City of Treasure Island and who is comprised of Treasure Island residents, property owners and business owners.

Staff recommends repealing Resolution 2026-09 and replacing it with Resolution 2026-13 updating the following City of Treasure Island non-profit and volunteer organizations and groups.

Proposed Amendments:

- Section 1. John G Doran American Legion Post 158, add Weekly Bingo Games to free uses

FUNDING: Staff recognizes the value of supporting local groups and organizations in promoting and cultivating an engaged community. Historically recognized community groups provide valuable support to the Parks and Recreation Department through sponsorships of community events, donations to summer and winter camps, and financial contributions toward park amenities. In addition, these organizations support the Treasure Island Police Association (TIPA) and the Treasure Island Fire Association (TIFA), further strengthening community partnerships and enhancing services throughout the community.

MOTION: I move to adopt Resolution 2026-13, which supersedes Resolution 2026-09 Parks and Recreation Facilities Rental Policy for Historically Recognized Not-for-Profit Groups and Organizations.

ATTACHMENTS:
Resolution 2026-09 Parks and Rec Rental Policy.pdf
Resolution 2026-13.pdf

RESOLUTION NO. 2026-09

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND REPEALING RESOLUTION 2024-03 UPDATING THE PARKS AND RECREATION FACILITIES RENTAL POLICY FOR NOT-FOR- PROFIT, VOLUNTEER GROUPS AND ORGANIZATIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, historically the City has recognized that specified non-profits, community, and volunteer organizations provide benefits to the City and the City has historically waived certain facility rental fees for these organizations; and

WHEREAS, the City's rental policy for non-profit groups and organizations as outlined in Resolutions 2024-03 require an update; and

WHEREAS, the City realizes that there is a benefit in supporting its local groups and organizations because it promotes and cultivates an engaged community; and

WHEREAS, staff recommends that the City permit City-based 501(c)3 non- profit corporations recognized as charitable, benevolent, philanthropic, patriotic, governmental, educational, historical, civic or public interest and whose mission is specific to the betterment of the City of Treasure Island have a limited number of free uses of specified City facilities per calendar year as outlined in this Resolution; and;

WHEREAS, the 501(c)3 non-profit must have an active registration with the State of Florida and a business address of the corporation listed as being within the City boundaries; and

WHEREAS, additional requests for use of facilities by City-based non-profit will be offered at the established non-profit rate as outlined in the City's Adopted Fee Schedule; and

WHEREAS, governmental organizations, the Pinellas Beaches Chamber of Commerce and the Tampa Bay Beaches Chamber of Commerce where the City is an active member may use specified City facilities for free for a limited number of meetings per calendar year at the discretion and approval of the City Manager; and

WHEREAS, certain volunteer organizations that better the City and are comprised of Treasure Island residents, property owners and business owners may use specified City facilities for free for a limited number of meetings per calendar year at the discretion and approval of the City Manager; and

WHEREAS, all reservations for use of City facilities will be accepted on a first come, first serve basis and at the discretion of the Parks and Recreation Department; and

WHEREAS, for large-scale community events on the public beach or public

property, the City-based non-profits or governmental organizations, the Pinellas Beaches Chamber of Commerce and the Tampa Bay Beaches Chamber of Commerce where the City is an active member will adhere to the City's Adopted Fee Schedule for Use of Public Beach or Public Property Review; and

WHEREAS, all other non-profits will receive the non-profit rate as outlined in the City's Adopted Fee Schedule; and

WHEREAS, the City finds it in the public interest to support City-based non- profits, volunteer organizations and governmental and business organizations where the City is an active member in furthering these organizations continuing contribution to the City.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND DOES RESOLVE THAT:

Section 1. Pursuant to the City's Fee Schedule the City Commission designates the use of certain facilities, as specified below in Section 3 of this Resolution, for free for any group or organization that is a 501(c)3 non-profit corporation, recognized as charitable, benevolent, philanthropic, patriotic, governmental, educational, historical, civic or public interest, whose mission is specific to the betterment of the City of Treasure Island, who has an active registration with the State of Florida with a business address of the corporation listed as being within the City boundaries, and who is comprised of City residents, property owners and business owners. The frequency and type of free use and the facility designation shall be determined by the City Manager.

The City designated the following historically recognized groups are permitted free use of certain city facilities as specified below:

Historically Recognized Group	Frequency/Type of Use
Civic Associations (Isle of Capri, Isle of Palms, Paradise Island and Sunset Beach)	Monthly board/general meetings or social functions.
Treasure Island Art Guild	Up to three (3) workshops per calendar year
Gulf Beaches Rotary Club	Monthly board meetings, and up to two (2) fundraising or social event per calendar year. Annual Tennis Challenge Annual Easter Egg Hunt Pancake Breakfast
John G. Doran American Legion Post 158	Up to one (1) fundraising or social event per calendar year. Annual Veterans Day Parade
TI Historical Society	Monthly board meetings, and one (1) fundraising or social event per calendar year at the discretion and approval of the City Manager. Storage space on the 4th floor of city hall
Pinellas Beaches Chamber of Commerce	Free use of facilities for up to two (2) meetings per month and one (1) fundraising event per calendar year at the discretion and approval of the City Manager. Friday Morning Market, November through April each year
Tampa Bay Beaches Chamber of Commerce	Free use of facilities for up to two (2) business meetings per month and one (1) fundraising event per calendar year at the discretion and approval of the City Manager
Keep Pinellas Beautiful/TI Adopt-A-Beach	Free use of facilities for up to two (2) educational or fundraising events per calendar year at the discretion and approval of the City Manager. Sunset Vista Educational Classes up to three (3) per year per grant requirement
Life Intervention Focus Team (L.I.F.T)	Free use of facilities for monthly meetings and up to two (2) fundraising events per calendar year at the discretion and approval of the City Manager.
Run for the Beaches, Inc.	Free use of facilities for monthly meetings and up to one (1) fundraising event per calendar year at the discretion and approval of the City Manager. Run for the Beaches annual event, December
City of Treasure Island	Free use of facilities for city events or meetings

Section 2. Pursuant to the City's Fee Schedule, the City Commission designates the use of certain facilities, as specified below in Section 3 of this Resolution, for free for any City of Treasure Island volunteer group that is serving to better the City of Treasure Island and who is comprised of Treasure Island residents, property owners and business owners. The frequency and type of the free use and the facility designation shall be determined by the City Manager or designee and be in accordance with the chart of historically recognized groups Section 1 of this Resolution. All requests for additional rentals/use as outlined in the Resolution must be at the established Not-for-Profit Rate as outlined in the Adopted Fee Schedule.

Section 3. The City Commission designates that only the following city facilities may be provided for no charge:

Venue	Type of Use
Community Center Garden Room Treasure Bay Clubhouse City Hall Crow's Nest Board Room Beach Pavilion (weekdays only) Park Gazebos	Small venue are used for board meetings or small-scale meetings or activities
Community Center City Hall Promenade Deck and Quarterdeck Treasure Bay Beach Pavilion City Parks Public Beach	Large venues are used for car shows, markets, general meetings, fundraising or social events

The assignment of the venue shall be at the City Manager's or Parks and Recreation Department's sole discretion. All non-profit and volunteer groups designated in this Resolution desiring to use the city facilities for free must schedule with the Parks and Recreation Department to reserve the venue.

All venues are reserved on a first come first serve basis. For all approved free uses of city facilities, free parking will be available at facilities with metered lots and as outlined in the City's Adopted Fee Schedule unless otherwise stated.

Section 4. Resolutions 2024-03 is hereby repealed and replaced with this Resolution.

Section 5. This Resolution is effective upon the approval.

This Resolution was offered during Regular Session of the City Commission of the City of Treasure Island, Florida sitting on the 9th day of September 2026 by Commissioner Vasquez who moved its adoption, was seconded by Commissioner Czyszczon upon roll call, the vote was:

YEAS: Vasquez, Clark, Czyszczon, Dickey, Doctor

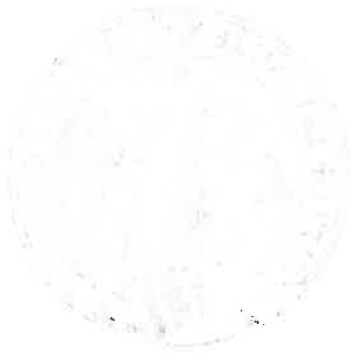
NAYS: —

ABSENT OR ABSTAINING: —

John Doctor, Mayor

Lisa-Marie Kennedy, City Clerk

CITY OF TREASURE ISLAND ★ FLORIDA



RESOLUTION NO. 2026-13

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND REPEALING RESOLUTION 2026-09 UPDATING THE PARKS AND RECREATION FACILITIES RENTAL POLICY FOR NOT-FOR- PROFIT, VOLUNTEER GROUPS AND ORGANIZATIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, historically the City has recognized that specified non-profits, community, and volunteer organizations provide benefits to the City and the City has historically waived certain facility rental fees for these organizations; and

WHEREAS, the City's rental policy for non-profit groups and organizations as outlined in Resolutions 2026-09 require an update; and

WHEREAS, the City realizes that there is a benefit in supporting its local groups and organizations because it promotes and cultivates an engaged community; and

WHEREAS, staff recommends that the City permit City-based 501(c)3 non- profit corporations recognized as charitable, benevolent, philanthropic, patriotic, governmental, educational, historical, civic or public interest and whose mission is specific to the betterment of the City of Treasure Island have a limited number of free uses of specified City facilities per calendar year as outlined in this Resolution; and;

WHEREAS, the 501(c)3 non-profit must have an active registration with the State of Florida and a business address of the corporation listed as being within the City boundaries; and

WHEREAS, additional requests for use of facilities by City-based non-profit will be offered at the established non-profit rate as outlined in the City's Adopted Fee Schedule; and

WHEREAS, governmental organizations, the Pinellas Beaches Chamber of Commerce and the Tampa Bay Beaches Chamber of Commerce where the City is an active member may use specified City facilities for free for a limited number of meetings per calendar year at the discretion and approval of the City Manager; and

WHEREAS, certain volunteer organizations that better the City and are comprised of Treasure Island residents, property owners and business owners may use specified City facilities for free for a limited number of meetings per calendar year at the discretion and approval of the City Manager; and

WHEREAS, all reservations for use of City facilities will be accepted on a first come, first serve basis and at the discretion of the Parks and Recreation Department; and

WHEREAS, for large-scale community events on the public beach or public

property, the City-based non-profits or governmental organizations, the Pinellas Beaches Chamber of Commerce and the Tampa Bay Beaches Chamber of Commerce where the City is an active member will adhere to the City's Adopted Fee Schedule for Use of Public Beach or Public Property Review; and

WHEREAS, all other non-profits will receive the non-profit rate as outlined in the City's Adopted Fee Schedule; and

WHEREAS, the City finds it in the public interest to support City-based non- profits, volunteer organizations and governmental and business organizations where the City is an active member in furthering these organizations continuing contribution to the City.

NOW, THEREFORE, THE CITY COMMISSION OF THE CITY OF TREASURE ISLAND DOES RESOLVE THAT:

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Run for the Beaches, Inc.	Free use of facilities for monthly meetings and up to one (1) fundraising event per calendar year at the discretion and approval of the City Manager. Run for the Beaches annual event, December
City of Treasure Island	Free use of facilities for city events or meetings

Section 2. Pursuant to the City's Fee Schedule, the City Commission designates the use of certain facilities, as specified below in Section 3 of this Resolution, for free for any City of Treasure Island volunteer group that is serving to better the City of Treasure Island and who is comprised of Treasure Island residents, property owners and business owners. The frequency and type of the free use and the facility designation shall be determined by the City Manager or designee and be in accordance with the chart of historically recognized groups Section 1 of this Resolution. All requests for additional rentals/use as outlined in the Resolution must be at the established Not-for-Profit Rate as outlined in the Adopted Fee Schedule.

Section 3. The City Commission designates that only the following city facilities may be provided for no charge:

Venue	Type of Use
Community Center Garden Room Treasure Bay Clubhouse City Hall Crow's Nest Board Room Beach Pavilion (weekdays only) Park Gazebos	Small venue are used for board meetings or small-scale meetings or activities
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The assignment of the venue shall be at the City Manager's or Parks and Recreation Department's sole discretion. All non-profit and volunteer groups designated in this Resolution desiring to use the city facilities for free must schedule with the Parks and Recreation Department to reserve the venue.

All venues are reserved on a first come first serve basis. For all approved free uses of city facilities, free parking will be available at facilities with metered lots and as outlined in the City's Adopted Fee Schedule unless otherwise stated.

Section 4. Resolutions 2026-09 is hereby repealed and replaced with this Resolution.

Section 5. This Resolution is effective upon the approval.

This Resolution was offered during Regular Session of the City Commission of the City of Treasure Island, Florida sitting on the _____ day of _____ 2026 by Commissioner _____ who moved its adoption, was seconded by Commissioner _____upon roll call, the vote was:

YEAS:

NAYS:

ABSENT OR ABSTAINING:

_____
John Doctor, Mayor

_____
Lisa-Marie Kennedy, City Clerk

AGENDA ITEM NO. G.4

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: November 10, 2026

SUBMITTED BY: Gary Volenec, Public Works

ITEM TYPE: Resolutions

AGENDA SECTION: CONSENT AGENDA

SUBJECT: 108th Avenue Duke Energy Temporary Easement

BACKGROUND:

Duke has an existing easement on the property that has been in place since 1998. Duke states this easement was incorrectly described based on the fence line rather than the actual parcel line and lot legal description.

POLICY/PURPOSE:

To approve an easement on 108th Avenue for installation of a new transformer to serve the new Master Pump Station.

STRATEGIC PLAN RELEVANCE:

The Financial and Economic Development Section of the City's Strategic Plan includes Goal 2 Maximize the Utilization of the City's Resources, Objectives - Continue toward the replacement of City Facilities, and Infrastructure.

ANALYSIS/DISCUSSION:

Duke Energy requires an easement, signed by the City, to allow installation of a pad-mounted transformer serving the new Master Pump Station at 108th Avenue. The easement area is approximately 20' x 20'. The City is seeking to lock in its place in Duke's transformer production queue; Duke has indicated that scheduling lead time is long and that it cannot submit for the transformer lead time until the easement is fully executed, the transformer pad is poured to specification, and the City's conduit work is complete. The City would like to install the pad and transformer this year, ahead of the contractor's major mobilization. Duke will hold the easement in

a temporary status until an as-built sketch of the installed equipment is available.

Moving forward, once construction is complete the City will furnish a certified survey sketch and legal description of the as-built transformer location. That will be used to execute a permanent descriptive easement replacing the temporary one. Upon Duke's acceptance of the certified survey, Duke will relinquish the existing easement. Additionally, Duke has agreed to relinquish numerous old easements that are located on this property and consolidate other easements as part of this process of establishing the new easement requested herein. Staff requests that the easement be processed for the Mayor's signature so the project can proceed.

FUNDING: There are minimal recording costs associated with recording the temporary easement.

MOTION: Move to approve the execution of the temporary easement with Duke Energy.

ATTACHMENTS:
1998 Duke Easement.pdf
Temp Easement .pdf

(2)

01 Rec 10.50
41 St
42 Sur
43 Int
Tot 10.50

Florida Power
CORPORATION

INST # 98-137750
MAY 4, 1998 5:31PM

PINELLAS COUNTY FLA.
OFF.REC.BK 10082 PG 1911

DISTRIBUTION EASEMENT

RETURN TO
STEWART TITLE OF PINELLAS, INC.
2280 - 4th ST. NORTH
ST. PETERSBURG, FL 33704
98127797

COUNTY USE ONLY

SEC. TWP. RGE. COUNTY GRANTOR PROJECT

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, their successors, lessees and assigns ("GRANTOR"), in consideration of the mutual benefits, covenants and conditions herein contained, did grant and convey to FLORIDA POWER CORPORATION, a Florida corporation ("GRANTEE"), P.O. Box 14042, St. Petersburg, Florida 33733, and to its successors, lessees and assigns, an easement to install, operate and maintain in perpetuity or until the use thereof is abandoned, such facilities as may be necessary or desirable for providing electric energy and service and communication services; by GRANTEE or others; said facilities being located in the following described "Easement Area" within GRANTOR'S premises in Pinellas County, Florida, to wit:

A twenty by forty foot Easement Area defined as comprising of:

The southerly 40-feet of the westerly 20-feet of Lot 6, Block 8, City of Treasure Island Subdivision, as recorded in Plat Book 27, Page 2, Public Records of Pinellas County, Florida.

SECTION 23, TOWNSHIP 31 SOUTH, 15 EAST.

Tax Parcel Number:

01 RECORDING
REC $10.50
DS
INT
FEES
MTF
P/C
REV
TOTAL $10.50

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right for GRANTEE to patrol, inspect, alter, improve, repair, rebuild, relocate, and remove said facilities; (b) the right for GRANTEE to increase or decrease the voltage and to change the quantity and type of facilities; (c) the right for GRANTEE to clear the Easement Area of trees, limbs, undergrowth and other physical objects which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation or maintenance of said facilities; (d) the right for GRANTEE to trim or remove any timber adjacent to but outside the Easement Area which, in the opinion of GRANTEE, endangers or interferes with the safe and efficient installation, operation or maintenance of said facilities; (e) the reasonable right for GRANTEE to enter upon land of the GRANTOR adjacent to said Easement Area for the purpose of exercising the rights herein granted; and (f) all other rights and privileges reasonably necessary or convenient for GRANTEE's safe and efficient installation, operation and maintenance of said facilities and for the enjoyment and use of said easement for the purposes described above.

GRANTOR hereby covenants and agrees that no buildings, structures or obstacles (except fences) shall be located, constructed, excavated or created within the Easement Area. If fences are installed, they shall be placed so as to allow ready access to GRANTEE's facilities and provide a working space of not less than six feet (6') on the opening side and one foot (1') on the other three sides of any pad mounted transformer. If GRANTOR's future orderly development of the premises is in physical conflict with GRANTEE's facilities, GRANTEE shall, within 60 days after receipt of written request from GRANTOR, relocate said facilities to another mutually agreed upon Easement Area in GRANTOR'S premises, provided that prior to the relocation of said facilities (a) GRANTOR shall pay to GRANTEE the full expected cost of the relocation as estimated by GRANTEE, and (b) GRANTOR shall execute and deliver to GRANTEE, at no cost, an acceptable and recordable easement to cover the relocated facilities. Upon the completion of the relocation, the easement herein shall be considered canceled as to the portion vacated by such relocation.

This document prepared by Belisa M. Oliveira
Real Estate Dept., Fla. Power Corp.
P.O. Box 14042, St. Petersburg, FL 33733

GRANTOR covenants not to interfere with GRANTEE's facilities within the Easement Area in GRANTOR's premises, and GRANTOR further covenants to indemnify and hold GRANTEE harmless from any and all damages and injuries, whether to persons or property, resulting from interference with GRANTEE's facilities by GRANTOR or by GRANTOR's agents or employees.

GRANTOR hereby warrants and covenants (a) that GRANTOR is the owner of the fee simple title to the premises in which the above described Easement Area is located, (b) that GRANTOR has full right and lawful authority to grant and convey this easement to GRANTEE, and (c) that GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement.

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the successors, lessees and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the GRANTOR has caused this easement to be signed in its corporate name by its proper officers thereunto duly authorized and its official corporate seal to be hereunto affixed and attested this 30th day of April, 1998

WITNESSES:

James W. Denhardt
* James W. Denhardt

Deborah M Shallenburg
* Deborah M Shallenburg

* (Names **must** be typed or printed under ~~each~~ signature.)

GRANTOR
CITY OF TREASURE ISLAND
(NAME OF CORPORATION)

BY Charles G. Coward
* City Manager
City Clerk

ATTEST
Bonnie L. Williams
* Deputy City Clerk

(Grantor's mailing address)
120 - 108 AVE.
TREASURE Island FL 33706

STATE OF FLORIDA)
)ss.
COUNTY OF PINELLAS)

The foregoing Easement was acknowledged before me this 30th day of April, 1998, by Charles Coward of The City of Treasure Island a Florida Municipal Corporation, on behalf of the Corporation who are/is personally know to me or who have/has produced drivers license as identification and who did/did not take an oath.

50097530 SJW 05-04-1998 17:19:54
01 EAS-FLA POWER
RECORDING 1 10.50

TOTAL: 10.50
CHECK AMT. TENDERED: 10.50
CHANGE: .00

This document prepared by Belisa M. Oliveira
Real Estate Dept., Fla. Power Corp.
P.O. Box 14042, St. Petersburg, FL 33733

Deborah M Shallenburg
Name:
Notary Public

OFFICIAL NOTARY SEAL
DEBORAH M SHALLENBURG
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO CC569728
MY COMMISSION EXP. JULY 28,2000

Prepared by: Duke Energy Florida, LLC
Return To: Duke Energy Florida, LLC
Attn: Real Estate Dept.
2166 Palmetto St.
Mail Code: CWBAYG
Clearwater, Florida 33765

Parcel # 23-31-15-91836-008-0050

100 108th Avenue
Treasure Island, FL

EASEMENT

State of Florida
County of Pinellas

THIS EASEMENT ("**Easement**") is made this ____ day of _____ 2026 from the **CITY OF TREASURE ISLAND, FLORIDA**, a municipal corporation of the State of Florida ("**Grantor**", whether one or more), to **DUKE ENERGY FLORIDA, LLC**, a Florida limited liability company, Post Office Box 14042, St. Petersburg, FL 33733 ("**Grantee**").

Grantor, for and in consideration of the sum of One and 00/100 Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto Grantee a perpetual easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "**Facilities**").

Grantor is the owner of that certain property described in "Exhibit A" attached hereto and incorporated herein by reference ("**Property**").

The Facilities shall be underground, except as needed on or above the ground to support the underground Facilities, and located in, upon, along, under, through, and across a portion of the Property within an easement area described as follows:

A twenty foot (20') by twenty foot (20') Easement Area centered over any switchgear facility, together with a ten foot (10') wide Easement Area lying five feet (5') on each side of Grantee's Facilities

to be installed at mutually agreeable locations within the property described in "Exhibit A" to accommodate present and future development (hereinafter referred to as the "**Easement Area**").

This easement will be replaced with a Descriptive Easement, as will be shown on a certified surveyed sketch and description to be provided by GRANTOR within sixty (60) days after the installation of Facilities by GRANTEE: a strip of land ten feet (10') in uniform width, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, and a 20.00 foot (20') wide by 20.00 foot (20') wide area for each switchgear installed by GRANTEE. If the sketch and description is not provided by GRANTOR within sixty (60) days after completion of installation, GRANTEE will record this easement.

The rights granted herein include, but are not limited to, the following:

1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.
3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor.
5. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees.
6. Grantee may increase or decrease the voltage and change the quantity and types of Facilities.
7. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.

The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privilege, and easement unto Grantee, its successors, licensees, and assigns, forever. The rights and easement herein granted are exclusive as to entities

engaged in the provision of electric energy service. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

(Remainder of Page Intentionally Left Blank)

(Signatures on Following Page)

IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this ____ day of _____, 2026.

Witnesses:

CITY OF TREASURE ISLAND, FLORIDA,
a municipal corporation of the State of Florida

_____
(Witness #1)
Printed Name: _____
Address: _____
_____

John Doctor, Mayor

Grantor(s) Mailing Address:

10451 Gulf Boulevard
St. Petersburg, Florida 33706

_____
(Witness #2)
Printed Name: _____
Address: _____
_____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026 by John Doctor, Mayor of the CITY OF TREASURE ISLAND, FLORIDA, a municipal corporation of the State of Florida, on behalf of the state who is personally known to me or has produced _____ as identification.

(Notary Seal)

Notary Public: _____
Printed/ Typed Name: _____
Commission Expires: _____

This instrument prepared by Manny R. Vilaret, Esquire, 10901 Danka Circle Suite C, St. Petersburg, FL 33716.

For Grantee's Internal Use:
Work Order #: 61958964-40 | 61536206 D

EXHIBIT "A"

The Easterly Forty (40) feet of Lot Five (5) and the Westerly Twenty (20) feet of Lot Six (6) of Block Eight (8) of the City of Treasure Island, according to map of plat thereof recorded in Plat Book 27, Pages 2,3 and 4, Public Records of Pinellas County, Florida SECTION 23 TOWNSHIP 31 SOUTH, RANGE 15 EAST.

AGENDA ITEM NO. H.1

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE: November 10, 2026

SUBMITTED BY: Cathy Hayduke, Parks & Recreation

ITEM TYPE: Ordinances

AGENDA SECTION: ITEMS OF BUSINESS

SUBJECT: First Reading and Public Hearing of Ordinance 2026-28, Amending Chapter 24, "PARKS AND RECREATION" of the City Code of Ordinances

BACKGROUND:

Effective October 1, 2022, Ordinance No. 2021-18, Section 10, amended Section 24-34, *Additional Rules and Regulations for the Beach Pavilion and Golf, Tennis and Recreation Center*, to establish the following hours of operation:

(1) Hours of Operation

a. Beach Pavilion: 8:00 a.m. to 10:00 p.m.

b. Golf, Tennis and Recreation Center: 8:00 a.m. to 9:00 p.m.

The facilities shall be closed to public use outside their designated hours of operation.

Ordinance No. 2021-18 further provided that, in addition to the general rules and regulations established in the Code, specific rules and regulations governing the City Beach Pavilion and Golf, Tennis and Recreation Center may be amended from time to time by resolution of the City Commission.

Since October 1, 2022, the hours of operation for the Beach Pavilion and Treasure Bay have been adjusted in response to damage caused by Hurricanes Ian, Idalia, Helene, and Milton,

as well as construction activities associated with the Treasure Bay living shoreline project.

POLICY/PURPOSE:

The purpose of this agenda item is to approve the first reading and public hearing of an ordinance amending Chapter 24 "Parks and Recreation" of the City of Treasure Island Code. The ordinance revises sections 24-33 and 24-34 currently containing provisions authorizing the amendment of codified rules and regulations by resolution of the City Commission, creating an inconsistency with the legislative procedures applicable to amendments of the City Code of Ordinances.

Also, to clarify that amendments to regulations established by ordinance shall be accomplished through adoption of an ordinance, while preserving the ability to authorize administrative adjustments and operational decisions as expressly provided by the Code. Certain circumstances such as severe weather events, approved special events, budgetary limitations and other operational considerations may necessitate modifications to the standard hours of operation and rules and regulations of City recreational facilities.

STRATEGIC PLAN RELEVANCE:

COMMUNITY, Goal 1: Create a vibrant, active, walkable, engaging, and thriving community that welcomes locals, families, visitors and tourists
Objective: Bring City owned properties into compliance

ANALYSIS/DISCUSSION:

Ordinance 2026-28 seeks to clarify that amendments to regulations established by ordinance must be accomplished through the adoption of a subsequent ordinance, while preserving the authority to make administrative adjustments and operational decisions as expressly authorized by the Code. Certain circumstances, including severe weather events, approved special events, budgetary limitations, and other operational considerations, may necessitate temporary modifications to the standard hours of operation and rules and regulations governing City recreational facilities.

Changes and additions are highlighted in Exhibit A. However, notable changes to the ordinance are listed below.

- **Sections 24-33 and 24-34:** The ordinance revises sections 24-33 and 24-34 currently containing provisions

authorizing the amendment of codified rules and regulations by resolution of the City Commission, creating an inconsistency with the legislative procedures applicable to amendments of the City Code of Ordinances

- **Facility Name:** Replace *Golf, Tennis and Recreation Center* with *Treasure Bay* to reflect the facility's current name.
- **Section 24-33(6):** Replace the provision stating that *"A permit may be approved by resolution"* with *"a non-exclusive license agreement"* to reflect current City practice.
- **Section 24-34(1)(b):** Clarify the standard hours of operation for Treasure Bay and authorize the City Manager, or designee, to modify the standard hours of operation for the Beach Pavilion and Treasure Bay, when necessary, due to acts of nature, approved special events, budgetary limitations, or similar circumstances.

Treasure Bay's current operating hours are Monday through Friday, 8:00 a.m. until 9:00 p.m.; Saturday, 8:00 a.m. until 8:00 p.m. and Sunday, 8:00 a.m. until 3:00 p.m. Hours have been adjusted since October 2024 due to damage to the facility and grounds from hurricanes Helene and Milton, and due to the construction of the living shoreline. The walking trail, consistent with the former golf course operating practices, closes at sunset due to safety concerns associated with the lack of lighting along the trail, particularly in the area of the former golf course.

The living shoreline project was completed in late March/early April 2026. Treasure Bay clubhouse repairs were completed in May 2026.

FUNDING: n/a

MOTION: I move to approve Ordinance No. 2026-28 at this first public hearing and to schedule the ordinance for a second and final reading at the December 1, 2026 Commission Meeting.

ATTACHMENTS:
Ordinance 2026 -28 Amending Chapter 24 Parks.pdf

ORDINANCE 2026-28

AN ORDINANCE OF THE CITY OF TREASURE ISLAND, FLORIDA, AMENDING CHAPTER 24, "PARKS AND RECREATION," OF THE CITY CODE OF ORDINANCES; AMENDING SECTION 24-33, PROVIDING FOR GENERAL RULES AND REGULATION; AMENDING AND RENAMING SECTION 24-34, PROVIDING FOR ADDITIONAL RULES AND REGULATIONS FOR THE BEACH PAVILION AND GOLF, TENNIS, AND RECREATION CENTER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 24 of the Code of Ordinances of the City of Treasure Island establishes rules and regulations governing the use and operation of City parks, recreational facilities, and public beaches; and

WHEREAS, Sections 24-33 and 24-34 currently contain provisions authorizing the amendment of codified rules and regulations by resolution of the City Commission, creating an inconsistency with the legislative procedures applicable to amendments of the City's Code of Ordinances; and

WHEREAS, the City Commission desires to clarify that amendments to regulations established by ordinance shall be accomplished through the adoption of an ordinance, while preserving the ability to authorize administrative adjustments and operational decisions as expressly provided by the Code; and

WHEREAS, the City Commission recognizes that circumstances such as severe weather events, approved special events, budgetary limitations, and other operational considerations may necessitate modifications to the standard hours of operation of City recreational facilities; and

WHEREAS, the City Commission finds it appropriate to authorize the City Manager, or designee, to modify the standard hours of operation of the Beach Pavilion and Treasure Bay under specified circumstances to promote efficient facility management and responsiveness to changing operational needs; and

WHEREAS, the City Commission further desires to modernize and streamline existing regulations by removing outdated provisions, clarifying facility references, and allowing certain operational matters to be addressed through administrative procedures; and

WHEREAS, the City Commission finds that the proposed amendments to Chapter 24 serve the public interest by promoting administrative efficiency, operational flexibility, and clarity in the regulation and management of City recreational facilities.

WHEREAS, the City Commission finds that the amendments contained herein are consistent with the goals, objectives, and policies of the City's Comprehensive Plan and further the public health, safety, and welfare of the citizens of the City of Treasure Island; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF TREASURE ISLAND:

Section 1. The recitals set forth above are true and correct and adopted herein by reference as legislative findings by the City Commission of the City of Treasure Island, Florida, for the adoption of this Ordinance.

Section 2. Chapter 24 of the Code of Ordinances of the City of Treasure Island, Florida, is hereby amended and shall read as shown in Exhibit A:

(Underlined terms are additions; ~~stricken~~ terms are deletions from the original text)

Section 3. All ordinances in conflict herewith are repealed to the extent necessary to give this ordinance full force and effect.

Section 4. Should any section, paragraph, clause, sentence, item, word or provision of this Ordinance be declared invalid by a court of competent jurisdiction, such decision shall not affect the validity of this Ordinance as a whole or any part hereof, not so declared to be invalid.

Section 5. It is the intent of the City Commission that the provisions of this Ordinance shall become codified and made a part of the Code of Ordinances of the City of Treasure Island, Florida, and the sections cited in this Ordinance may be renumbered, reformatted or re-lettered to accomplish such intention.

Section 6. This Ordinance shall become effective immediately upon its passage.

CITY OF TREASURE ISLAND, FLORIDA

FIRST READING and PUBLIC HEARING on the ____ day of _____, 2026.

SECOND READING and PUBLIC HEARING on the ____ day of _____, 2026.

PUBLISHED in the Tampa Bay Times on the ____ day of _____, 2026.

_____
John Doctor, Mayor

Attest:

_____
Lisa-Marie V. Kennedy, Clerk

Approved as to Form:

_____
Vose Law Firm, City Attorney

EXHIBIT A

CITY OF TREASURE ISLAND CITY CODE

CHAPTER 24

PARKS AND RECREATION

***

Sec. 24-33. - General rules and regulations.

The following rules and regulations ~~as may hereinafter be amended from time to time by resolution of the city commission~~ shall apply to all parks, recreation facilities and public beaches within the city:

(1) No glass containers shall be permitted.

(2) No confetti, rice or bird seed shall be thrown on city property.

(3) No commercial use of city property is permitted without a permit from the city manager or his designee.

(4) No temporary structures shall be permitted without written authorization from the community improvement department.

(5) Compliance with the city noise ordinance shall be adhered to at all times.

(6) All outdoor public assemblies, sponsored or unsponsored, advertised or not advertised, and open to the public, shall cease by sunset. Group sponsored or unsponsored outdoor public assemblies open to the public, include, but are not limited to, the Drum Circle, Sanding Ovations, ~~Bands on the Sand~~, and any other similar groups or activity. A permit or temporary license may be approved by ~~resolution~~ by the city commission stating the dates and hours of operation with starting and ending ~~for a later ending~~ time of the activity or event and any other appropriate conditions of approval. In considering whether to approve a permit for an extended termination time, the commission may include such factors as:

a. The nature of the event;

b. The expected number of participants or attendance;

c. The provision of sanitary facilities;

d. Provision for cleanup;

e. Methods to be employed by applicant to maintain an orderly event or activity;

f. Any other factors the commission in its sole discretion considers necessary to protect the health, safety and welfare of the community.

(7) No smoking, except unfiltered cigars, and no vaping; including during those activities listed in section 24-35(1) and (2) of this article. Notwithstanding the foregoing, smoking and vaping are permitted in city-owned parking lots and as otherwise authorized by the commission through license agreements and special event permits. For the purposes of this article, "smoking" and "vaping" are as defined in chapter 386, Florida Statutes, as may be amended.

Sec. 24-34. - Additional rules and regulations for the beach pavilion and Treasure Bay ~~golf, tennis and recreation center~~.

In addition to the general rules and regulations set out above, the following specific rules and regulations ~~as may hereinafter be amended from time to time by resolution of the city commission~~ shall apply to the city beach pavilion and Treasure Bay ~~the golf, tennis and recreation center~~:

(1) The standard hours of operation of the beach pavilion and Treasure Bay ~~golf tennis and recreation center~~ are as follows:

a. *Beach pavilion:* 8:00 a.m. until 10:00 p.m.

b. *Treasure Bay ~~Golf, tennis and recreation center~~:* 8:00 a.m. until 9:00 p.m.

The facilities shall be closed to public use other than during the hours of operation. The city manager, or designee, shall be permitted to modify the standard hours of operation for the beach pavilion and Treasure Bay when necessitated by weather, acts of nature, approved special events, budgetary limitations, or other circumstances.

(2) All persons and/or organizations wishing to reserve the facility for an event shall file an application for park use with the recreation department. The rental fee, as set by the city commission in appendix A, shall be paid in full at the time the application is submitted. ~~All events shall be scheduled to occur during the regular hours of operation of the facility.~~ The recreation department shall grant approval for the use of a facility for all events.

~~(3) Security deposits shall be returned to the applicant within 15 days of the event provided that all of the rules and regulations were followed and the facility was left in an acceptable manner.~~

~~(4) No pets or animals with the exception of seeing eye dogs shall be permitted on the property.~~

~~(5)~~ (3) Children shall be supervised at all times.

~~(6) No smoking shall be allowed inside the golf tennis and recreation center clubhouse or at the beach pavilion.~~

~~(7) The applicant shall be responsible for the setting up, and clearing of area(s) after the event and for returning all of the equipment to its proper places.~~

~~(8) The applicant shall be responsible for supplying all materials for his/her event.~~

~~(9)~~ (4) The applicant shall agree to pay for any damages, repairs or cleaning expenses incurred as a result of the event.

~~(10)~~ (5) Since the beach pavilion and Treasure Bay ~~golf, tennis and recreation center~~ are public facilities, the general public will be allowed to use the facilities during scheduled events.

~~(11) Decorations shall not be hung or taped to walls and/or ceilings in the golf, tennis and recreation center nor will they be allowed around the beach pavilion.~~

~~(12)~~ (6) Charcoal grills shall be prohibited within the beach pavilion and Treasure Bay. ~~-~~The use of gas grills shall be permitted. However the grills must be removed from city property immediately following the conclusion of the event.

***

AGENDA ITEM NO. H.2

Item Cover Page

BOARD OF COMMISSIONERS AGENDA ITEM REPORT

DATE:	November 10, 2026
SUBMITTED BY:	Lisa-Marie Kennedy, Administration
ITEM TYPE:	For Consideration and Discussion
AGENDA SECTION:	ITEMS OF BUSINESS
SUBJECT:	Discuss Parking Requirements for Commercial Properties (Commissioner Czyszczon)
BACKGROUND:	Commissioner Item
POLICY/PURPOSE:	Commissioner Item
STRATEGIC PLAN RELEVANCE:	Commissioner Item
ANALYSIS/DISCUSSION:	Commissioner Item
FUNDING:	Commissioner Item
MOTION:	

ATTACHMENTS:
Parking Code Email.pdf

Outlook

Re: New restaurant parking issues - FOLLOWING UP -BACKUP INFORMATION NEEDED

From Purrinos, Sergio <spurrinos@mytreasureisland.org>
Date Wed 11/4/2026 11:10 AM
To Czyszczon, Arthur <aczyszczon@mytreasureisland.org>
Cc Van Zant, Charles <cvanzant@mytreasureisland.org>; Kennedy, Lisa-Marie <lkennedy@mytreasureisland.org>; Volenec, Gary <gvolenec@mytreasureisland.org>

Good morning, Commissioner Czyszczon. At the City Manager's direction, I am providing the applicable Code references and clarification regarding the parking requirements discussed in our prior correspondence.

The primary provision governing these matters is **Section 68-486, Off-Street Parking**, which establishes when parking must be provided and the number of spaces required for various uses. In particular:

- **Section 68-486(a)** establishes that parking requirements apply upon construction, an increase in building occupant capacity, or a change in use that increases the required number of parking spaces.
- **Section 68-486(a)(4)** establishes the parking ratio for general business and retail uses.
- **Section 68-486(a)(7)** establishes the parking ratio for restaurants.
- **Section 68-486(b)(1)** addresses the required dimensions and access for off-street parking spaces.
- **Section 68-486(c)** addresses where required parking must be located and the circumstances under which off-site parking may be permitted.
- **Section 68-486(a)(12)** identifies the parking credits that may be available, subject to the applicable provisions of the Code.

With respect to the former Vine & Grind location, now proposed for Kaia Bowl, the applicable restaurant parking requirement was considered in connection with the proposed use. **Kaia Bowl currently has the required number of onsite parking spaces.** The four spaces referenced in Braydon's August 5 email are associated with the restaurant's interior buildout permit.

These provisions, together with the property's approved plans and existing conditions, provide the basis for the City's parking determinations in the matters discussed.

Respectfully,

Sergio Purrinos
Director
Community Development Department

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