



Minutes – Charter Review Advisory Committee
CITY OF LYNN HAVEN, FLORIDA

WEDNESDAY, JANUARY 21ST, 2026
CHARTER REVIEW COMMITTEE MEETING – 5:00 P.M.

Present: Corey Langford, Chair
Ryan Scray, Vice Chair
Thomas Tucker
David Switzer
James Marler
Chris Lightfoot, Interim City Manager
Kevin Obos, City Attorney

Apologies: None.

Item #1. Call to Order

The Chair called the meeting to order at 5.03 pm.

Item #2. Additions, Deletions, Modifications of Agenda

The Chair called for any Additions, Deletions, Modifications of the Agenda.

Motion by Mr. Langford to add Mayor comments to Agenda #3.

Second to the Motion: Mr. Tucker

On Vote:

All in favor

Motion passed: 5-0

Motion by Mr. Scray

to discuss City Manager seating position at meetings.

Second to the Motion:

Mr. Marler

On Vote:

All in favor

Motion passed: 5-0

Item #3. Mayor Lowery comments

Various comments regarding thankfulness toward committee members. Specific to address City Clerk. Open request for support from him/commission.

Re: City Clerk - afforded support for the position. Doesn't want to wait until April 2027. Looking at Bay County referendum in April 2026 that we would be voting on. Various comments regarding the role of the City Clerk and how it relates to City administration. Accountability and transparency commentary.

Mr. Lightfoot confirmed that there is access to April 21, 2026, but it will cost the city.

Comments by Chair Langford, regarding the Commission discussing timing April (Super Tuesday, no LH ballot) v. August (Primary) v. November (General). Seeking feedback from the commission. Mr. Lightfoot advised that the recall election is paid for regardless. Chair asks commission to discuss their next action and if need be to return to this committee with further guidance.

Mayor Dave Lowery

Commissioners Sam Peebles | Pat Perno | Jamie Warrick | Judy Tinder

Interim City Manager Chris Lightfoot

City Attorney Amy Myers

Mayor Lowery spoke further on the benefits of bringing in the Clerk position via Referendum as quickly as possible. Also, commentary regarding language on Non-Ad-Valorem languages. Seeking Non-Ad-Valorem language for sunseting these and further comments re: the same topic.

Comments by Vice-Chair Scray, re: support for the commission determining the path ahead for Clerk, that there are references in the Charter where it would be nice to know if we'll have one as it would shape how this committee moves ahead with what's left to do.

Comments by Marler, in support of the same as what Mayor Lowery and VC Scray said.

Further comments by Mayor Lowery re: the role of the Clerk and relative to neighboring communities.

Comments by K. Roman, administrative vs. financial roles for Clerk. VC Scray responded what the committee completed already gave the commission flexibility to determine specific job duties.

Comments by Chair Langford, reaffirming the same.

Various comments by several present reaffirming the same.

Final comments from Mayor Lowery re: what to see on referendum and when.

Item #4. Approval of minutes of 01/07/26

The Chair called for a motion to approve the minutes of the previous meeting held on 01/07/26.

Motion by Mr. Scray to approve the minutes of 01/07/26.

Second to the Motion: Mr. Switzer

On Vote:

All in favor

Motion passed: 5-0

Item #4(a). City Manager Presence / Position at the table

Discussion by VC Scray re: the presence and position of the City Manager and their involvement at OUR committee meetings. Comparison between past committee, members and attendees, and this committee. Asked if any member of the committee has any issue with the City Manager being present and positioned at the table.

Attorney Obos spoke up to affirm Charter requirements.

Chair Langford commentary re: the topic and Chair's responsibilities. Invitation for input when requested. No policymaking just provides insight and guidance. Perspective, etc.

Item #5. Continue the Review of Article I from Sec. 6C

The committee considered and updated Article I Sec. 6 up to Section 6C-1.

Discussion on recap of last meetings discussion and topics. Success %. Tailoring to only those affected/assessed and vote on.

Attorney Obos shared about nuisance abatement collecting non-ad-valorem.

Various discussions by multiple members regarding various options, including limiting that they occur only at regular elections.

Discussion from Chair Langford regarding the history of the Stormwater Program.

\$2M annually for consumables

\$700K for labor

Revenue to bring in \$2.6M, \$100K short on this. So we're not covering the full bill this year.

Remaining required projects is \$30M.

Wants to see real plans before pursuit of these non-ad-valorem assessments. Defined objective. Guidelines and Guardrails.

VC Scray: Would we like to write in an exception for assessments affecting one specific property for collection on lawful nuisance abatement?

Is there no other collection method?

6B-1 is now:

All Non Ad-Valorem Assessments proposed by the City of Lynn Haven shall be submitted to the qualified electors of the City subject to the proposed assessment for approval by referendum at the next regular election for City of Lynn Haven electors. This does not apply to assessments affecting a single property for nuisance abatement costs.

VC Scray: Setting a % range for success, as set by the Commission for the Referendum. At least 45% + 1 but not more than 50% + 1.

Concern shared with majority being objecting.

6B-1(a): No Non Ad-Valorem Assessment shall be imposed, levied or collected without receiving approval by a minimum amount set by the Commission prior to the Referendum that is at least 45% unless a higher minimum is set, but no minimum threshold can be above 50% +1 to succeed.

NOTE: Additional review of wording may be needed but the range is what we want.

Adjust 6-B2(b) also needs the same change from above.

6B-3a(a): re-affirm same language by the State Index.

6C-1:

Chair Langford, discussing on City not utilizing assessments for payroll of a department.

This should apply to ALL assessments except for those for Fire, due to State Statues on those.

Provided an example on intent with real-word application (Parks/Slides)

The funds that come in can only be used for the purpose dictated in the Non Ad-Valorem referendum.

VC Scray, concerns about not allowing for usage on salaries, wages, benefits, etc.

Tucker wanting the same spelled out as to all the details.

Chair Langford asks for input from City Manager, Lightfoot discusses restrictions.

6C-1 is redundant to State Law, Chair Langford.

VC Chair Scray, change this to:

6C-1 Requirements to Bring Forth All Required Information on Referendum for Non Ad-Valorem Assessments.

The City shall provide at a minimum the following information within each referendum:

1. Defined Start and End Date
2. Brief Description of Methodology of Assessment
3. Estimated Specific Cost per Year By Property (Rate)
4. Total Project Cost Annual and Overall
5. Specific Statement on Usage of Funds
6. Limit on Annual Increase
7. Specific Compliance and Oversight Requirements

Mayor Dave Lowery

Commissioners Sam Peebles | Pat Perno | Jamie Warrick | Judy Tinder

Interim City Manager Chris Lightfoot

City Attorney Amy Myers

Example Referendum Statement (≈75 words):

This sidewalk assessment project shall run from October 1, 2026 through September 30, 2031. Costs are assessed annually per parcel based on linear frontage. The estimated rate is \$165 per property per year. Total project cost is \$495,000 annually and \$2,475,000 overall. Funds may only be used for sidewalk construction, repair, and ADA compliance. Annual increases are capped at 3%. Expenditures require annual independent audit, public reporting, and City Commission approval.

Short Recess at 6:49pm.

Reconvenes at 6:53pm.

6C-2a remove “or temporary”

6C-2b remove entirely

6C-2c change to be 6C-2b.

Item #6. Discussion about Mr. Scray’s request to add “Citizens’ Rights Guarantee”

Mr. Scray – tabled to next meeting..

Item #7. Discuss when Mr. Switzer’s request to add “Governing in a Digital Age” will be added to the agenda for discussion

Mr. Switzer – tabled to next meeting..

Item #8. Public Commentary

There were no public in attendance.

Item #9. Next Meeting

The Chair confirmed the next two meetings will be set for 02/4/26 & 02/18/26 at 5.15pm

Item #10. Adjourn.

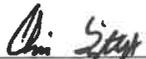
There being no further business and the meeting was adjourned at 7.12P.M.

APPROVED THIS 4th DAY OF FEBRUARY 2026.



Corey Langford, Chairman

ATTEST:



Chris Lightfoot, Interim City Manager

prepared by Vice Chair Scray