

**MINUTES
CITY OF INDIAN ROCKS BEACH
Executive Client Session
Monday, June 15, 2026
11:00 a.m.**

The City of Indian Rocks Beach City Commission held an Executive Client Session at 11:00 a.m. on June 15, 2026, in the Civic Auditorium/Commission Chambers at City Hall, located at 1507 Bay Palm Blvd., Indian Rocks Beach, Florida.

CALL TO ORDER

Mayor Commissioner Vaughan called the meeting to order at 11:01 a.m., followed by the Pledge of Allegiance and a moment of silence.

ROLL CALL

Commission Members Present:

- Mayor Commissioner Lan Vaughan
- Vice Mayor Commissioner Janet Wilson
- Commissioner John Bigelow
- Commissioner Hilary King
- Commissioner Kellee Watt

Commission Members Absent: None

Staff Present: City Clerk Lorin Kornijtschuk, City Manager Ryan Henderson, and City Attorney Matthew Maggard.

(To provide continuity for research, items are listed in agenda order although not necessarily discussed in that order.)

CLOSED LITIGATION SHADE MEETING – EXECUTIVE SESSION

Ethics Disclosure / Conflict of Interest Review

Prior to closing the meeting, City Attorney Matthew Maggard addressed the Commission regarding potential conflicts of interest related to the pending settlement agreement with Homes Not Hotels, Inc., specifically concerning any financial contributions made by commissioners or their immediate family members to that organization.

The following disclosures were made on the record:

- Mayor Commissioner Vaughan stated that he had donated to Homes Not Hotels, Inc. at its inception because he believed in the cause but had never intended to receive those funds back and has no expectation of reimbursement.
- Vice Mayor/Commissioner Wilson stated she had never contributed to Homes Not Hotels, Inc. and the matter was not applicable to her.
- Commissioner King stated she had never contributed to Homes Not Hotels, Inc.
- Commissioner Watt stated her husband had contributed, but they have no intention of seeking reimbursement. She also clarified that this contribution was made before she was elected.
- Commissioner Bigelow stated that, he served as Commissioner before Homes Not Hotels, Inc. was formed and did not participate in any monetary transactions with the organization.

City Attorney Maggard confirmed that reimbursement of contributions would be the basis for a conflict of interest, and that the disclosures provided established no disqualifying conflicts. No commissioner recused themselves.

Announcement of Parties Attending Closed Session

City Attorney Maggard announced that the following individuals would attend the closed executive session:

Mayor Commissioner Lan Vaughan
Vice Mayor Commissioner Janet Wilson
Commissioner John Bigelow
Commissioner Kellee Watt
Commissioner Hilary King
City Attorney Matthew Maggard
Litigation Counsel Walter Porr, Jr.
City Manager Ryan Henderson
Certified Court Reporter (arranged by City Attorney's office)

The closed executive session was convened pursuant to Section 286.011(8), Florida Statutes, concerning pending litigation:

1. Homes Not Hotels, Inc. v. City of Indian Rocks Beach, Sixth Cir. Fla.
Case No. 25-000596-CI
2. Homes Not Hotels, Inc. v. City of Indian Rocks Beach, Sixth Cir. Fla.
Case No. 25-000615-CI

The public meeting was closed at 11:06 A.M.

5. RE-OPEN PUBLIC MEETING

Mayor Commissioner Vaughan reconvened the public portion of the meeting at 1:08 P.M. and announced that the Commission had conducted and concluded the noticed and announced executive session.

Report on Executive Session / Settlement Counteroffer

City Attorney Maggard reported to the public that the Commission had been presented with a potential settlement agreement from Homes Not Hotels, Inc. in Case No. 25-000615-CI. City Attorney Maggard had prepared a redlined draft of the proposed settlement agreement with proposed edits, which the Commission reviewed. Discussion included a proposal to remove Section 6 ("Continuing Jurisdiction") from the settlement agreement and to accept all other redline changes proposed by the City Attorney.

Motion: Direct City Attorney Matthew Maggard to use the changes discussed during the shade meeting and proceed with presenting a counteroffer to the settlement, specifically: accepting all redline changes proposed by the City Attorney with the exception of removing Paragraph 6.

Moved by: Vice Mayor Commissioner Wilson

Seconded by: Commissioner King

Roll Call Vote:

- Ayes: Commissioner Watt, Commissioner Bigelow, Commissioner King, Vice Mayor Wilson, Mayor-Commissioner Vaughan
- Nays: None

Motion Passed (5-0)

ADJOURNMENT

Motion made by Vice Mayor Commissioner Wilson, which was seconded by Commissioner Watt, to adjourn at 1:11 p.m.

ATTESTATION

These minutes constitute a true and accurate summary of the proceedings of the City Commission Regular Meeting held on Monday, June 15, 2026.

7/14/2026
Date Approved



Mayor-Commissioner Lan Vaughan



ATTEST: Lorin A. Kornijtschuk, City Clerk