

City of Melbourne, Florida
Summary of Action – Regular Meeting Before City Council
August 25, 2026

A. OPENING

1. Invocation
2. Pledge of Allegiance
3. Roll Call
4. Proclamations and Presentations
5. Approval of Minutes
6. City Manager's Report

City Manager Jenni Lamb reported that a seven-month assessment study of the Midtown Activity Center area is underway to evaluate land use, development standards, trends, and operational characteristics, with potential Comprehensive Plan and land development code changes to follow and opportunities for public input.

Mrs. Lamb also reported that clearing work at the Mayfair property east of the canal is proceeding under the appropriate permits, while work west of the canal is being addressed through Code Enforcement due to outstanding city permits; staff will also consider whether any changes to the city's land alteration requirements are warranted.

7. Public Comments

William Brown, 2727 N. Wickham Rd., shared his opposition with the Space Coast Pride event taking place at the City of Melbourne Auditorium.

Richard Webb, 3184 Lago Vista, also shared his opposition with the Pride event occurring at the auditorium as he does not believe public funds should be used to have this event.

Mr. LaRusso responded to Mr. Webb noting that no public funds are used for this event as the applicant pays for all expenses.

Sean Hartley, representing the property owner at 1207 Eber Rd., addressed Council regarding the county's proposed development of an EMS station on the property. He expressed concerns that the zoning change process was encountering delays and additional requirements, including requiring the county to spend approximately \$100,813 on a civil engineering design proposal before

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the zoning change could be completed. He requested Council's assistance in reviewing the process and determining whether the application could proceed through the normal zoning procedures.

Mayor Alfrey noted that he spoke with staff on this topic and staff is working to resolve the confusion.

Community Development Director Cindy Dittmer reported that staff has provided feedback to the developer and noted that a formal site plan was requested and due to the cost of obtaining one the applicant has not provided it yet. Mrs. Lamb noted that the process with the city is different than the county's process as they do not ask for a site plan.

Mayor Alfrey asked that Council be updated on this as it goes through the process.

Terri Fulton, 1688 Pontiac Circle N., shared her concern about the Flock cameras in the city.

Vice Mayor Julie Kennedy noted that she has been asking staff questions about the Flock cameras and asked that the Chief of Police provide some information on the cameras that the city uses. Mayor Alfrey asked that this discussion occurs following the public comments.

Chris, West Melbourne, also shared his concerns about the city's Flock cameras and provided some articles about Flock camera misuse in Florida.

Becca Lees, Melbourne, described her experience with software systems and provided some information on access control and how she believes Council should be asking more questions about Flock cameras.

Blake Moia, 8117 Ixora Dr., noted his concern about high speeds around the Ixora Drive area and noted that people are not obeying the no U-Turn sign at the front of the neighborhood. He requested additional traffic enforcement in his area. Mrs. Lamb noted that she will have staff contact Mr. Moia about extra enforcement in the area.

Jeff Homan, Brevard County, noted his concern with electric bikes in the city.

Chief of Police David Gillespie discussed automated license plate readers (ALPRs) or Flock cameras. He noted that Flock cameras are used as a public safety tool, explaining that the system captures vehicle license plate information and is governed by departmental policies, officer training, and internal audits. He highlighted the system's effectiveness in identifying stolen vehicles, locating wanted or endangered individuals, and assisting with investigations, citing several local cases in which Flock cameras helped solve crimes and locate individuals in need of assistance.

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Mrs. Kennedy noted that while researching the Flock cameras she was looking to terminate the contract for the Flock cameras for budget reasons, but now believes they are very useful and would like to keep them.

Mayor Alfrey noted that it may be best to have an agenda item for this discussion and maybe have a Flock representative attend.

Ms. Hanley asked if there is an audit for who uses the Flock cameras. Chief Gillespie noted that it is audited and it flags any instance where there may be misuse of the cameras.

Mr. LaRusso asked that the following five questions be answered in the agenda item for this discussion: who controls the system, who has access to the system, how is the information obtained used, how is the use reviewed and how to keep the officers using them accountable.

7.1 Presentation of the Updated Coastal Resiliency Plan

Chris Dougherty, Inspire Placemaking Collective, presented an update on the Coastal Resiliency Plan and Vulnerability Assessment, which reaffirmed the findings and priority areas identified in the city's 2021 assessment while incorporating updated state requirements and additional sea-level rise, storm surge, and rainfall scenarios. Council discussed the vulnerability of critical facilities, infrastructure, transportation routes, and barrier island areas, as well as potential future actions such as updating design standards, evaluating stormwater capacity, elevating structures, and increasing resident preparedness. The updated assessment will allow the city to remain eligible for state funding for future resiliency projects

B. UNFINISHED BUSINESS

C. NEW BUSINESS

8. Task Order No. CHA 2025-002 to the Continuing Contract for Professional Water and Wastewater Hydraulic Modeling and Permitting Consulting Services for the Lead and Copper Rule Improvements - Phase III: Schools and Childcare Sampling, CHA Consulting, Inc., Winter Springs, FL - \$175,070.

Approved.

9. Lift Station No. 38 Force Main Replacement, Project No. 32113.

- a. Utilization of the City's Horizontal Directional Drilling Services Contract (ITB-B25011D-1-2025/DM) with Concurrent Environmental Services LLC, Rockledge, FL - \$231,907.22.

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- b. Utilization of the City's Trenchless Rehabilitation and Maintenance of Pipeline Infrastructure Contract (#23-065-PW) with Insituform Technologies, LLC, Chesterfield, MO - \$99,050.

Approved.

10. **CONSENT AGENDA:**

- a. Contract award for small generator preventative maintenance and repair services, CJ's Sales and Service of Ocala, Inc., Ocala, FL - estimated annual amount of \$93,500 and estimated contract amount of \$561,000.
- b. Contract award for Lead Service Line Inventory Field Investigations with Meeks Plumbing, Inc., Vero Beach, FL - estimated annual cost of \$378,000 and estimated total contract cost of \$1,134,000.
- c. Second Amendment to the License Agreement between the City of Melbourne and Montrose Environmental Solutions, Inc., to install and maintain one additional groundwater monitoring well in a designated area of Fee Avenue Park, 115 East Fee Avenue.
- d. Adoption of the Coastal Resiliency Plan with the 2026 update to the Vulnerability Assessment.
- e. Renewal of the annual support and license agreement for MUNIS ERP software, Tyler Technologies, Dallas, TX - \$307,089.08.
- f. **Resolution No. 4430:** A resolution authorizing the City Manager to submit a grant application to the Florida Department of Environmental Protection for Fiscal Year 2026-2027 Grant Funding for the Line Street Cemetery and Melbourne Cemetery Baffle Boxes, Project Nos. 20224 and 20124.
- g. **Resolution No. 4431:** A resolution authorizing the City Manager to submit a grant application to the Florida Local Government Cybersecurity Grant Program for security operations capabilities.

Mayor Alfrey announced that Ms. Hanley removed Item a. for further discussion.

Approved 6-0, less Item a. Mr. Neuman was absent for the vote.

11. **ITEMS REMOVED FROM THE CONSENT AGENDA**

- a. Contract award for small generator preventative maintenance and repair services, CJ's Sales and Service of Ocala, Inc., Ocala, FL - estimated annual amount of \$93,500 and estimated contract amount of \$561,000.

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12. **Resolution No. 4432:** A resolution to adopt an annual Stormwater Utility Budget for the fiscal year beginning October 1, 2026, in the amount of \$3,195,000.

Approved.

13. **Resolution No. 4427:** (Public Hearing) A resolution authorizing the disposition of real property located at 695 University Boulevard to Macedonia Community Development Corporation of South Brevard; approving the Purchase and Sale Agreement.

Approved.

14. **Ordinance No. 2026-31:** (First Reading) An ordinance relating to the Firefighters' Pension Plan amending Contributions; Benefit amounts and eligibility; Pre-retirement death; Disability; Optional forms of benefits; Maximum pension; Minimum distribution of benefits; and Deferred retirement option plan.

Approved. The second reading/public hearing will be advertised for the September 9 meeting.

15. Collective bargaining agreement with the IAFF Supervisory Unit from date of ratification by City Council until September 30, 2027.

Approved.

16. **Subdivision Variance Request (SDV2026-0001) Mosswood Townhomes:** (Public Hearing) A request to allow the Mosswood Townhomes development to be considered to conform with the City Subdivision Code without platting through the subdivision process on a 5.4±-acre parcel zoned R-2 (cap of 6.4 units per acre) and R-2 (cap of 8.5 units per acre) (One, Two and Multiple-Family Dwelling Medium Density District). The property has a Medium Density Future Land Use and is located on the east side of Mosswood Drive, south of Aurora Road and north of Cannon Street, in Council District 2. (Applicant/Representative - Kim Rezanka) (P & Z Board 7/16/2026)

Approved.

17. **Ordinance No. 2026-30, Zoning Code Text Amendment Request - Public Use:** (First Reading/Public Hearing) An ordinance amending City Code, Appendix B, Article V, Section 2(D) Table 1B, to allow a public use to be a permitted use within the C-1 and C-3 zoning districts. (Applicant - City of Melbourne) (P & Z Board - 8/6/2026)

Approved. The second reading/public hearing will be advertised for the September 9 meeting.

18. Discussion of Melbourne Economic Development Revenue Initiatives. (Requested by Council Member Marcus Smith)

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Council discussed Mr. Smith's proposal for Melbourne Economic Development Revenue Initiatives.

19. Board Appointments

a. Citizens' Advisory Board

Council expressed consensus to postpone this item to the September 9 City Council meeting.

b. Code Enforcement Board

Council reappointed James Teele, Thomas Saam and Rick Dryden as regular members and appointed Terri Fulton and Melinda Logullo as regular members.

c. Historic and Architectural Review Board

Council appointed Anthony Busone as a regular member and Kenneth Reyes as an alternate member.

D. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS

Mr. Neuman reported that representatives of the Liberty Bell Museum had contacted him regarding potential financial assistance for the replacement of two air-conditioning units. Mrs. Lamb advised that the Museum should contact the City Manager's Office to discuss the request and noted that, under the Museum's lease, the Museum is generally responsible for maintenance and upkeep. She further noted that Council had previously made a one-time exception to assist with a portion of the Museum's roof repairs.

Mr. Neuman also requested an update regarding the Front Street road project. Mrs. Lamb advised that previous bids had been significantly higher than anticipated and that staff was evaluating the possibility of having the city's Streets Division perform the work, with materials and components procured through the appropriate process. Staff indicated that the project status would be reviewed and an update provided.

Mr. Neuman questioned whether applicants to the Citizens' Advisory Board are required to provide income information on the supplemental application. Mrs. Dittmer advised that the requirement was being reviewed to determine whether it remains necessary and to ensure compliance with any applicable U.S. Department of Housing and Urban Development (HUD) requirements. She confirmed that the income information requirement currently applies to all members of the board.

Ms. Bassett noted that she received an email from Samantha Nazario regarding an honorary street designation in memory of her mother, Velma Negrón for a portion of Dale Avenue.

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Mrs. Lamb explained that the process for an honorary street designation would be for Council to initiate the request by consensus, followed by staff research and analysis of the applicable criteria and consideration of a proposed resolution. Council expressed consensus for staff to bring back a resolution.

Ms. Hanley discussed proposed changes concerning federal grant funding and the potential for federal assistance to be terminated under certain circumstances. Concerns were expressed regarding the potential impact on municipalities if federal grants could be terminated after an award had been made, particularly for significant infrastructure projects such as water and sewer improvements.

Ms. Hanley also discussed information presented at the Florida League of Cities conference concerning Amendment 3 and potential future impacts on local government funding and planning.

Ms. Hanley asked if it was possible to display artwork in City Hall, potentially through a temporary arrangement with a local arts organization.

Attorney Conley noted that a formal agreement may not be necessary if the arrangement could be addressed through the city's existing donation policy. However, concerns were raised regarding the selection and approval of artwork and the potential creation of a public forum for private speech. Council discussed the possibility of establishing a committee or utilizing an existing organization to review artwork before it is displayed. No action was taken.

Council Member Smith referenced an educational resource concerning Amendment 3 that was distributed at the Florida League of Cities conference and suggested that similar materials could potentially be used through the Space Coast League of Cities to help educate the public.

Mr. LaRusso reported that the League of Women Voters had contacted him regarding the possibility of facilitating a candidate forum for candidates running for local office. The forum could potentially include candidates from Melbourne, West Melbourne, and/or Indialantic and could be held at a city facility at no cost.

Attorney Conley advised that the permissibility of city involvement would depend on the city's level of participation and noted that he would review the matter and report back.

Mayor Alfrey reported on a request from AJ Hiers regarding a private drive located near U.S. 1 and the House of Lights area. The property owner indicated that the lack of a street name has created difficulties with Google Maps and locating the business. Mayor Alfrey proposed naming the private drive in honor of AJ Hiers.

Mrs. Lamb advised that Council action was not required at that time, but that the property owner would need to submit the appropriate request and

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documentation. She explained that the request could subsequently be brought forward as a resolution for designation of the private drive and that staff would also work with the appropriate contacts to address the Google Maps issue. Council expressed support for moving forward with the request.

Mayor Alfrey reported that American Air, Plumbing and Electric has committed to fully fund and organize the upcoming Christmas Parade. Mr. McKeown confirmed that they applied for the necessary permit to conduct the parade.

E. ADJOURNMENT

The meeting adjourned at 10:28 p.m.