City of Melbourne, Florida
Minutes – Regular Meeting Before City Council
June 10, 2025

A regular meeting of the City Council was held in the City Council Chamber, 900 East Strawbridge Avenue, and was called to order at 6:37 p.m. by Mayor Paul Alfrey.

A. OPENING

1. The invocation was given by Council Member Julie Kennedy.

2. Pledge of Allegiance

3. Roll Call

   Present:

Paul Alfrey	Mayor (left the meeting at approximately 7:50 p.m.)
David Neuman	Vice Mayor, District 3
Marcus Smith	Council Member, District 1
Mark LaRusso	Council Member, District 2
Rachael Bassett	Council Member, District 4
Mimi Hanley	Council Member, District 5
Julie Kennedy	Council Member, District 6
Jenni Lamb	City Manager
Joan Junkala-Brown	Deputy City Manager
Adam Conley	City Attorney
Kevin McKeown	City Clerk
Justice Stevens	Assistant City Clerk

4. Proclamations and Presentations

   The Mayor issued the following proclamations:

   - Proclamation recognizing the 60th anniversary of Aging Matters in Brevard County; presented to Kimberly Butler, Senior Director of Human Resources.

   - Proclamation congratulating the Shriners International's 150th anniversary; presented to Kevin Smithwick, Chairman of the Board, Todd Forschino and the Board of Directors.

   - Proclamation declaring June 19 as "Balaam Allen Juneteenth Day"; presented to Dr. Teri Jones.

5. Approval of Minutes – May 27, 2025 Regular Meeting

Moved by Neuman/Bassett for approval. Motion carried unanimously.

6. City Manager's Report

City Manager Jenni Lamb introduced the new Deputy City Manager, Joan Junkala, who started on June 9.

Additionally, she referenced the note in the agenda package regarding a staff meeting held with the Melbourne Hospitality Holdings development team regarding the public-private partnership for the new Eau Gallie hotel and joint parking garage. Mrs. Lamb stated that staff plans to have an item on the July 8 agenda regarding this project for Council's consideration.

Mrs. Lamb also advised that the tasks given by City Council with regard to the acquisition of the county's property near Sarno Road for the potential use as a fairground. She noted that a memorandum under separate cover will be sent to City Council with updates on the process so far.

7. Public Comments

Jim Hart, representing Space Coast Honor Flight, noted that the Space Coast Honor Flight has moved from departing Orlando International Airport to departing Melbourne Orlando International Airport. He discussed the mission of the organization and the need for volunteers to assist.

Council Member Mark LaRusso asked if staff could look into the ability to place the organization's need and application process on the city's website.

Dr. Ray Shackleford, 2705 Carlson Circle, stated that he previously spoke before Council last year regarding the idea of single-member districts and asked for an update on the status of that discussion. Mayor Alfrey advised that after conducting his own research, he does not plan to move forward with the idea.

JoAnne Danko, 1306 Jernigan Avenue, discussed issues with the homeless in her neighborhood and surrounding community being caused by large group feedings that are occurring in Riverview Park. She asked for Council to look into ways to provide relief to surrounding residents.

Mayor Alfrey stated that he has met with the City Manager and City Attorney and plans to bring back a discussion item about this topic at a July meeting.

Margo Pierce, Melbourne, stated that she would like to see immediate relief and encouraged Council to visit the park on Sunday to see the issue firsthand.

B. UNFINISHED BUSINESS

8. Discussion on the City's land development permitting process. (Requested by Council Member Marcus Smith) (Postponed - 5/13/2025 and 5/27/2025)

   Moved by Neuman/Bassett to postpone this item to the July 8 meeting agenda. Motion carried unanimously.

At this point, Mayor Alfrey expressed his desire to move to Item 24 on the agenda. There were no objections from City Council.

9. **Ordinance No. 2025-24, Ordinance No. 2025-25, and Ordinance No. 2025-26, 953 Miller Lane:** (Second Reading/Public Hearing) Ordinances providing for annexation, Comprehensive Plan amendment and zoning designation on 0.50± acres located at the southwest corner of the Miller Lane/Trimble Road intersection, west of Lytton Road and east of Tolley Avenue. (Owner/Applicant - Valter Trinade Da Costa/Dump-Clean LLC) (P&Z Board - 5/1/2025) (First Reading - 5/27/2025)

   a. **Ordinance No. 2025-24/ANNX2025-0001:** (Second Reading/Public Hearing) An ordinance providing for the annexation of 0.50± acres of real property into the City of Melbourne corporate limits.

   b. **Ordinance No. 2025-25/MAP2025-0005:** (Second Reading/Public Hearing) An ordinance establishing a Low Density Residential Future Land Use.

   c. **Ordinance No. 2025-26/MAP2025-0006:** (Second Reading/Public Hearing) An ordinance establishing R-1A (Single-Family Low Density Residential District) zoning.

   Attorney Conley read the ordinances by their titles. There were no disclosures by Council and no comments during the public hearing.

(Mr. LaRusso stepped out of the chamber at 8:57 p.m.)

   Moved by Hanley/Bassett for approval of Ordinance No. 2025-24, based upon the findings contained in the Planning and Zoning Board memorandum. The roll call vote was:

   Aye: Bassett, Hanley, Kennedy, Smith and Neuman

   Motion carried unanimously. (Mr. LaRusso was not present for the vote.)

   Moved by Hanley/Bassett for approval of Ordinance No. 2025-25, based upon the findings contained in the Planning and Zoning Board memorandum. The roll call vote was:

   Aye: Bassett, Hanley, Kennedy, Smith and Neuman

Motion carried unanimously. (Mr. LaRusso was not present for the vote.)

Moved by Hanley/Bassett for approval of Ordinance No. 2025-26, based upon the findings contained in the Planning and Zoning Board memorandum. The roll call vote was:

Aye: Bassett, Hanley, Kennedy, Smith and Neuman

Motion carried unanimously. (Mr. LaRusso was not present for the vote.)

10. **Ordinance No. 2025-27, Accessory Dwellings in REU Zoning:** (Second Reading/Public Hearing) An ordinance amending City Code, Appendix B, Article V, Section 2(F), Standards for REU; and Article VI, Section 1(A), Accessory Dwellings, to allow certain accessory dwellings in the REU Zoning District. (Applicant - City of Melbourne) (P&Z Board - 5/1/2025) (First Reading - 5/27/2025)

Attorney Conley read the ordinance by its title. The Vice Mayor opened the public hearing. There were no comments from the audience.

(Mr. LaRusso returned to the chamber at 8:59 p.m.)

Moved by Kennedy/Bassett for approval of Ordinance No. 2025-27, based upon the findings contained in the Planning and Zoning Board memorandum. The roll call vote was:

Aye: Bassett, Hanley, Kennedy, Smith, LaRusso and Neuman

Motion carried unanimously.

11. **Ordinance No. 2025-28, L3Harris Technologies, Inc.:** (Second Reading/Public Hearing) An ordinance revoking the ten-year ad valorem tax exemption granted under Ordinance No. 2015-44 to L3Harris Technologies, Inc. (First Reading - 5/27/2025)

Attorney Conley read the ordinance by its title. The Vice Mayor opened the public hearing. There were no comments from the audience.

Moved by Bassett/Kennedy for approval of Ordinance No. 2025-28. The roll call vote was:

Aye: Bassett, Hanley, Kennedy, Smith, LaRusso and Neuman

Motion carried unanimously.

C. NEW BUSINESS

12. Task Order No. CHA 031 to the Continuing Contract for Professional Consulting Services for Potable Water By-Product Disposal Discharge Permit Renewal, CHA Consulting, Inc., Winter Springs, FL - $51,610.

    Public Works and Utilities Director Jennifer Spagnoli reported that in 2021, the Florida Department of Environmental Protection (FDEP) issued the Joe Mullins Demineralization Concentrate Minor Discharge Permit to the City of Melbourne. This permit regulates the surface water disposal of the by-product of the reverse osmosis water treatment process. This permit is required to be renewed every five years. The current permit will expire April 8, 2026, and a permit renewal application package is required to be submitted six months prior to the expiration date.

    The scope of work includes preparing the permit renewal application package. After review by the city, CHA will prepare a signed and sealed copy for submission to FDEP. In addition, CHA will respond to one Request for Additional Information.

    Moved by Hanley/Bassett for approval of Task Order No. CHA 031 to CHA Consulting, Inc., Winter Springs, FL for Professional Consulting Services for Potable Water By-Product Disposal Discharge Permit Renewal, Project No. 34525, in the amount of $51,610. Motion carried unanimously.

13. Task Order No. CHA 032 to the Continuing Contract for Professional Consulting Services for Potable Water Hydraulic Model Calibration, CHA Consulting, Inc., Winter Springs, FL - $77,250.

    Ms. Spagnoli reported that every two to three years, the potable water hydraulic model is updated and calibrated to ensure the model represents current field conditions to greater than 90% accuracy. The last model update was completed in 2022. Back in the spring of 2020, the city installed permanent pressure recorders within the distribution system to aid with calibrating the model and monitor areas around water main breaks where pressure may drop below 20 pounds per square inch and require a precautionary boil water notification.

    The scope of work includes updating the model distribution piping, pump curves, tank geometry and levels, any changes to plant piping information, consecutive users and emergency interconnects. Developing the steady state model scenarios for average daily flow, maximum daily flow and peak hour flow for the current year, 2025. Setting up an extended period simulation of the calibration 2025 scenario based on current operations, allocating model demands and updating peaking factors based on meter records, rainfall data and previous reports. The final deliverables will be a calibration report along with the calibrated model for city use.

Moved by Bassett/Kennedy for approval of Task Order No. CHA 032 to CHA Consulting, Inc., Winter Springs, FL for Professional Consulting Services for Potable Water Hydraulic Model Calibration, in the amount of $77,250. Motion carried unanimously.

14. Amendment No. 1 to Task Order No. CHA 026 to the Continuing Contract for Professional Consulting Services for the Lead Service Line Inventory, Project No. 39725, CHA Consulting, Inc., Winter Springs, FL - $119,100.

Ms. Spagnoli reported that on October 22, 2024, Council approved Task Order No. CHA 026 for the continued development of the required lead service line inventory in compliance with the Environmental Protection Agency's (EPA) Lead and Copper Rule Improvements (LCRI) regulations. The original tasks included project management, records review and inventory updates, and other regulatory assistance, including submittal of the initial service line inventory in October 2024. The city is requesting CHA's assistance with developing additional inventory processes as Amendment No. 1 to the initial scope.

The additional services include the development of education and outreach material and integrating data techniques that will support future statistical analysis and evaluation of the inventory dataset. The analysis approach is aimed at limiting the need for extensive field investigations but will remain flexible based on emerging patterns in the inventory and allow the city to pivot to a more extensive modeling process as regulatory guidance evolves.

Moved by Bassett/Smith for approval of Amendment No. 1 to Task Order No. CHA 026 to CHA Consulting, Inc., Winter Springs, FL for the Lead Service Line Inventory, Project No. 39725, for a not-to-exceed amount of $119,100. Motion carried unanimously.

15. CONSENT AGENDA:

a. Memorandum of Understanding between the City of Melbourne and the School Board of Brevard County for School Resource Officers for the 2025-2026 school year (July 1, 2025 to June 30, 2026) with the initial placement of six School Resource Officers, with the flexibility to add additional School Resource Officers if staffing allows, at a flat fee of $74,500 per officer.

b. Federal FY 2024-2025 Edward Byrne Memorial JAG Program funds to be designated for the Brevard County Sheriff's Office Prisoner Transportation Program - $141,391.

c. Purchase of Fuel Tank Replacements for the Fire Department, Station Nos. 71 and 75, Project No. 11924, JSR Fueling Technologies LLC, Melbourne, FL - estimated amount of $119,799.14.

d. Contract award for Hydrant and Valve Maintenance, Repair and Flushing Services for the Water Distribution Division, Hydromax USA LLC, Flower Mound, TX.

e. Amendment No. 3 to the Continuing Contract for Professional Consulting Services for Water and Wastewater Hydraulic Modeling and Permitting, CHA Consulting, Inc., Winter Springs, FL.

f. Second Amendment to increase annual contract pricing by $19,500 for citywide concrete work for annual as-needed work for the Streets, Parks and Golf Divisions, A. Thomas Const. Inc., Fort Pierce, FL - estimated annual amount of $360,925 and estimated contract amount of $1,443,700.

g. Contract award for Horizontal Directional Drill Services up to 8" Diameter for the Water Distribution Division, Timeline Group, LLC, Melbourne, FL (Primary), and Concurrent Utility Services, LLC, Rockledge, FL (Secondary) - estimated annual amount of $500,000.

h. Fourth Amendment to the Construction Agreement for traffic signal repair for emergency work, Traffic Control Devices, LLC, Altamonte Springs, FL.

i. Custody Agreement with U.S. Bank National Association, Minneapolis, MN - estimated annual spend of $19,870.

<u>Moved by LaRusso/Bassett for approval of the consent agenda.</u> <u>Motion carried unanimously.</u>

16. ITEMS REMOVED FROM THE CONSENT AGENDA

17. Purchase of 15 Stryker LIFEPAK 35 Cardiac Monitors with ProCare maintenance plan for the Fire Department, Stryker Emergency Care, Redmond, WA - $1,034,658.30.

Fire Division Chief of Logistics Clark Simmons reported that the current fleet of LIFEPAK 15 monitors/defibrillators has reached the end of its service life and requires replacement to ensure reliability, safety and operational efficiency. The Styker LIFEPAK 35 monitor/defibrillators provide advanced monitoring and defibrillation in a single device. These units are fully compatible with our existing systems and support integrated data management through Stryker's CODE-STAT platform, allowing consistent training, streamlined operations and minimal transition disruption. Replacing the aging monitors now is essential to maintaining our department's readiness and quality of patient care.

Styker is the sole-source provider for the LIFEPAK 35 in the U.S. emergency response market and does not authorize third-party sales or distribution. This purchase includes the LIFEPAK equipment, cellular data service, and the

ProCare maintenance plan (which includes parts, labor, travel, preventative maintenance, and batteries service) until 2032. The ProCare maintenance plan will reduce long-term service costs and ensure optimal performance throughout the equipment's lifecycle. This purchase also includes the trade-in of the existing 15 monitors at $3,500/each, a total credit of $52,500.

Moved by Bassett/Kennedy for approval of the purchase of 15 Stryker LIFEPAK 35 Cardiac Monitors with ProCare maintenance plan for the Fire Department, Stryker Emergency Care, Redmond, WA - $1,034,658.30. Motion carried unanimously.

18. **Ordinance No. 2025-29:** (First Reading) An ordinance amending the duties and composition of the Beautification and Energy Efficiency Board.

Attorney Conley read the ordinance by its title. Ms. Spagnoli reported that the Beautification and Energy Efficiency Board (BEEB) was established in 2017 with the approval of Ordinance No. 2017-49. The board's duties, as outlined in City Code, Section 2-207, include development of an environmental sustainability plan for city operations with a goal of achieving 100% clean energy by 2035.

The board serves in an advisory capacity to the City Council and the BEEB is seeking to change the goals set forth in City Code Section 2-207 (a) and (a)(1). One of the current goals of the Ordinance 2017-49 and City Council Policy is for city operations to be powered by 100% clean energy by 2035. Based on current projections, the BEEB recommends extending the time to achieve 100% clean energy from 2035 to 2045. The BEEB also recommends adding examples of renewable energy in Sec. 2-207 (a), which are underlined in the memo.

Additionally, the proposed ordinance provides for a revision to the composition of the BEEB, changing the requirement of having at least two business owners on the board. The board will still encourage business owners to apply; however, attempts at recruiting interested volunteers with this restriction has been difficult. Relaxing this requirement will provide a better opportunity for all the seats on the board to be filled.

Moved by Hanley/Bassett for approval Ordinance No. 2025-29. Motion carried unanimously.

19. Revisions to the Citizen Participation Plan as required by the Community Development Block Grant (CDBG) Program.

Housing and Urban Improvement Manager Abby Johnson reported that the Citizen Participation Plan (CPP) is a federally required document under the Community Development Block Grant (CDBG) program. It outlines the city's policies and procedures for encouraging and facilitating citizen involvement in the planning, implementation, and assessment of the Consolidated Plan. This includes the Annual Action Plan, Consolidated Annual Performance and Evaluation Report, and any Substantial Amendments.

The CPP was originally adopted on February 14, 1995, and the last update was approved by City Council on June 9, 2020. A recent review of the CPP determined that technical and clarifying changes were necessary, warranting a formal amendment to the plan.

The overall CPP has been reformatted with several new and enhanced sections, including Section III Policy & Procedure, Section VI References and Section VII Resources. These additions help to better align the CPP with the CDBG Program. New guidelines within Section III were added regarding “Complaints and Grievances” and “Application and Review Process”. New tables were also added: 1.0 - CPP History; 2.0 - Public Comment & Meetings; and 3.0 CPP Implementation Steps.

The Citizens’ Advisory Board reviewed and recommended approval of the proposed revised CPP at its May 5, 2025, meeting. A public notice was published in the Florida Today newspaper on May 8, 2025, announcing a 30-day comment period with the final public hearing scheduled for June 10, 2025. No public comments have been received to date.

The Vice Mayor opened the public hearing. There were no comments from the audience.

Moved by Bassett/Smith for approval of the revisions to the City of Melbourne Citizen Participation Plan. Motion carried unanimously.

20. Community Development Block Grant (CDBG) Program FY 2025-2026 Funding and Annual Action Plan.

Ms. Johnson reported that the Action Plan for the program year that begins October 1, 2025, explains the projects and activities the city will undertake with Federal FY2025-2026 CDBG funds. Additionally, the plan provides supporting narratives, geographic description of the distribution of funds, homeless/special needs activities and other actions the city will take to comply with grantor requirements.

11 agencies applied for funding for public services that covered services for many areas of need and populations. Ten agencies passed the threshold review and were considered for the public services funds. The level of need and competition for the grant funds continues to rise, and the ranking of applications based upon completeness, funding need, expansion of previously funded programs, and past performance is a large factor in the funding recommendation.

The four recommended public service programs cover both youth and adult services, ranging from after-school/summer camp programs to assistance with housing and case management. The two recommended public facilities and improvement projects include funding for three parks: lighting for the football field at Carver Park, and sunshades at Brothers and Riverview Park playgrounds. The funding is proposed as follows: four public service activities - $90,458.85; two public facility and improvement projects - $171,000; Administration and Fair Housing costs - $120,611.80; and Housing Activities including Rehabilitation-Activity Delivery - $220,988.35.

The total CDBG funding amount of $603,059 and the Action Plan were advertised on May 8, 2025, for public comment for a period of 30 days. No comments have been received to date.

The Funding Recommendation Committee met on March 12 and 14, 2025, and the Citizens' Advisory Board recommended approval of the CDBG funding recommendations at their April 14, 2025, meeting, with the allowance for staff to make adjustments as needed if the HUD changed the allocation amount.

The Vice Mayor opened the public hearing. There were no comments from the audience.

Moved by Hanley/Kennedy for approval of the projects and activities for Federal FY2025-2026 CDBG funding within the Action Plan, authorization to execute all necessary documents, and authorization to execute the Subrecipient Agreements for four public services activities with the non-profit organizations. Motion carried unanimously.

21. HOME Investment Partnership Program

    a. FY 2025-2026 Home Investment Partnership Program (HOME) Funding and Annual Action Plan

    b. Substantial Amendment to the FY 2022-2023 HOME Annual Action Plan for reallocation of $175,538 to Rental Development.

Ms. Johnson reported that the Annual Action Plan and the Substantial Amendment were advertised on May 8, 2025, for public comment. A public hearing before City Council is the final step in the amendment process. The 30-day public comment period expires on June 9, 2025. No comments have been received to date.

Melbourne's total HOME allocation for FY2025-2026 is $258,165.55. The proposed HOME Annual Action Plan funds: a 111-unit affordable housing development at $193,626.42; the required Community Housing Development Organization (CHDO) set-aside at 15%, in the amount of $38,725.28; and the associated administrative costs for the City of Melbourne at $19,181.92, and Brevard County at $6,634.93. The FBC Affordable project is the first phase of a redevelopment project at the former Florida Marketplace site, located at the corner of Hibiscus Boulevard and Babcock Street. The project is seeking Florida Housing Finance Corporation financial assistance, and it is necessary to provide a Local Government Area of Opportunity Grant totaling $460,000.

The proposed Substantial Amendment reallocates $175,538 in HOME funding from the FY 2022- 2023 CHDO, IDIS Project #6 of the Brevard County HOME Consortium FY 2022-2027 Consolidated Plan to FY 2025-2026 Rental Development for the FBC Affordable project. Funding will be utilized to build the aforementioned apartment complex, providing affordable housing to low- to moderate-income households. The total HOME funds provided for the project will total $369,142.42, with the remaining funds coming from a Funding Agreement between the city and the Melbourne Housing Authority in the amount of $90,857.58.

In the event the FBC Affordable project is not awarded the anticipated Low Income Housing Tax Credits by FHFC, the $175,538 from the 2025-2026 budget will to be awarded to the Homeowner Occupied Rehabilitation Program to assist qualified homeowners to: repair substandard homes; provide emergency repairs to correct substandard components; and provide accessibility improvements/modifications in homes that are otherwise habitable.

The Citizens' Advisory Board approved the proposed amendments at their May 5, 2025, regular meeting.

The Vice Mayor opened the public hearing.

Gavin Morrison, Property Management Group Director, PMG Affordable, answered some general questions posed by Council.

Moved by Hanley/Bassett for approval of the proposed activities for FY 2025-2026 HOME funds and authorization for the City Manager to submit for inclusion in the Brevard County HOME Consortium's Consolidated Action Plan for FY 2025-2026. Motion carried unanimously.

Moved by Hanley/Bassett for approval of a Substantial Amendment to the FY 2022-2023 HOME Action Plan, IDIS Project #6 of the Brevard County HOME Consortium FY 2022-2027 Consolidated Plan to FY 2025-2026 HOME Action Plan and reallocation of $175,538 to Rental Development. Motion carried unanimously.

22. Funding Agreement between the City of Melbourne and the Melbourne Housing Authority for $90,857.58 for the development of affordable housing in partnership with FBC Affordable.

Ms. Johnson reported FBC Affordable proposes to construct 111 units of affordable housing. In February of 2025, FBC Affordable applied for $460,000 in HOME Investment Partnerships Funds (HOME) to meet the requirement for a Local Government Contribution of the FHFC to be considered a competitive applicant for 9% Low Income Housing Tax Credits (LIHTC). Through the HOME FY 2025-2026 Action Plan and the FY 2022-2023 substantial amendment, staff will seek City Council approval to fund this project in the amount of $369,142.42. The remaining $90,857.58 will be contributed by the Melbourne Housing Authority (MHA) to attain the FHFC required $460,000.00.

The MHA's mission is to provide and develop quality affordable housing opportunities for individuals and families while promoting self-sufficiency and neighborhood revitalization for the benefit of the local community. Both the city and the MHA agree there is a significant need for increased housing opportunities for Melbourne residents of low- to moderate-income.

The agreement between the city and MHA shall become null and void in the event FBC Affordable is not awarded and has not closed on 9% LIHTC funds in response to RFA 2025-201 by the award date established by the FHFC.

The Vice Mayor opened the public hearing.

Michael Bean, CEO, Melbourne Housing Authority, was available for questions.

Moved by Bassett/Smith for approval of the Funding Agreement between the City of Melbourne and the Melbourne Housing Authority for $90,857.58. Motion carried unanimously.

23. **Resolution No. 4357:** A resolution to revise the effective date of development f ees for Code Compliance, Engineering and Community Development.

Community Development Director Cindy Dittmer reported that this is a request for approval of a new resolution, amending Resolution No. 4356 which was approved by City Council on May 27, 2025. Resolution No. 4356 approved new development fees for Code Compliance, Engineering and Community Development. The resolution included an effective date of October 1, 2025. However, the staff memo and item summary stated an effective date for the fees of July 1, 2025. It was the intent to provide approximately four weeks to implement the new fee schedule, allowing for the Energov plan and permit software to be updated, along with notifying the development community.

Moved by Bassett/Smith for approval of Resolution No. 4357. Motion carried unanimously.

24. City of Melbourne FY 2025-2026 budget development process.

Financial Services Director Ross McGinn reported that this is a general discussion item about next year's budget. To summarize Mr. McGinn's presentation:

- During the 2024 fiscal year, the General Fund's "net change in fund balances" was an increase of $11,434,469. While this increase is good news, the amount does not factor in commitments and encumbrances at year-end, which total roughly $8,000,000.
- The majority of increases came from revenues that came in above expectations, such as the fair market value adjustment ($4.5 million), the Lake Washington Mitigation Bank, the communications service tax, utility tax, and non-recurring grants.
- The largest culprit of change in the General Fund's fund balance is the change in fair-market value of surplus revenues invested in accordance with the city's Investment Policy.
- The communications service tax has appeared to reverse a downward trend providing an opportunity to appropriate higher levels of revenue in future budgets.
- The city remains competitively positioned amongst its peers for starting base salary for police officers and firefighters.
- Regarding non-union compensation, a compensation and classification study is in the works and is set to be completed for consideration during the September budget public hearings.
- Mr. McGinn reviewed comparison charts related to the gross taxable values, new construction taxable values, and building permit activity as well as the depreciation versus the replacement capital outlay from General Fund resources.

(At approximately 7:50 p.m., Mayor Alfrey left the meeting and Vice Mayor Neuman chaired the remainder of the meeting.)

Mr. McGinn reviewed the next steps that are needed from City Council, which include:

- Direct staff to build a General Fund budget contemplating at least the current millage rate.
- Direct staff to begin developing a Capital Planning Policy and Debt Policy (likely to occur after the budget is formally adopted, sometime during FY 2026).
- Establish a Road Replacement sub-fund in the Transportation Improvement Fund with a dedicated funding source like a percentage of General property tax revenue.
- Establish a new Machinery and Equipment Replacement Fund with a dedicated funding source like a percentage of General Fund property tax revenue.

Staff also recommends the following schedule as it relates to the budget special meeting and budget public hearings, which will require rescheduling Council's regular meetings in September:

Budget Special Meeting – Tuesday, July 29, at 5:30 p.m.

1st Budget Public Hearing – Wednesday, September 10, at 5:30 p.m. (regular City Council meeting to begin immediately following the conclusion of this meeting.)

2nd Budget Public Hearing – Wednesday, September 24, at 5:30 p.m. (regular City Council meeting to begin immediately following the conclusion of this meeting.)

For a full breakdown of this discussion, please refer to the video recording of the meeting.

Discussion continued.

Moved by LaRusso/Hanley to: recommend approval of estimating property tax revenue using a millage rate that will maintain current levels of operating service and provide compensation adjustments for employees, and approval to schedule City Council's FY 2026 Budget Special Meeting and Public Hearings as outlined above; direct staff to build a General Fund budget contemplating at least the current millage rate; direct staff to begin developing a Capital Planning Policy and Debt Policy (likely to occur after the budget is formally adopted, sometime during FY 2026); establish a Road Replacement sub-fund in the Transportation Improvement Fund with a dedicated funding source like a percentage of General property tax revenue; and establish a new Machinery and Equipment Replacement Fund with a dedicated funding source like a percentage of General Fund property tax revenue. Motion carried unanimously.

At this point, Council returned to the normal order of the agenda (Item 9).

25. Board Appointments

a. Historic and Architectural Review Board

Moved by Kennedy/Bassett to: reappoint Sarah Brangan, Elizabeht Huy and Delores Gore as regular members; appoint Roderick Queen and Shane Sullivan as regular members; and appoint Kathryn Broderick as an alternate member. Motion carried unanimously. (Terms: Brangan, Huy, Gore and Queen – July 1, 2025 through June 30, 2028, three-year terms; term of Sullivan – June 10, 2025 through June 30, 2027, unexpired three-year term; term of Broderick: June 10, 2025 through June 30, 2026, unexpired three-year term.)

b. Olde Eau Gallie Riverfront Community Redevelopment Agency Advisory Committee

Moved by Bassett/Kennedy to reappoint George Alexandar, Karen Kissack, David Wickham and H.J. "Buz" Underill as regular members and to reappoint Edilene Johansson as an alternate member. Motion carried unanimously. (Terms: June 12, 2025 through June 11, 2025 – two-year terms.)

D. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS

Ms. Bassett stated that she recently attended the Melbourne Police Department's "spirit of giving" event.

Ms. Hanley discussed her desire to provide information to Council on the Florida Department of Transportation's "advanced air mobility" program in Florida.

Mrs. Kennedy discussed her recent service on the Florida League of Cities' Nominating Committee.

Mr. Smith referenced Council's workshop on homelessness and his assigned task related to asset mapping. He discussed his conversations with LOVE Inc. and their desire to brief Council at the July 22 meeting with an update on that task. Additionally, Mr. Smith stated that the organization weVenture would also like to provide a presentation to City Council on their activities in the city and county as well as Little Growers wishing to provide information on its environmental justice initiatives.

Based on the number of presentations suggested, Mrs. Kennedy recommended having these presentations occur during a workshop at 6:00 p.m. prior to the July 22 regular City Council meeting. Following discussion, Council expressed a desire to hold a workshop to hear these four presentations.

Moved by Bassett/Smith to schedule a workshop at 6:00 p.m. before the July 22 meeting (not to exceed 30 minutes). Motion carried unanimously.

E. ADJOURNMENT

The meeting adjourned at 10:08 p.m.

/s/ Kevin McKeown, City Clerk – June 19, 2025

Approved by Council: July 8, 2025