

City of Melbourne, Florida
Minutes – Regular Meeting Before City Council
August 12, 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 6:36 p.m. by Mayor Paul Alfrey.

A. OPENING

1. The invocation was given by Rev. Val Terry, Macedonia Missionary Baptist Church.
2. Pledge of Allegiance

Following the Pledge of Allegiance, Council Member Rachael Bassett asked for a moment of silence for Reverend White and his wife who were prominent members of the community that were tragically killed recently.

3. Roll Call

Present:

Paul Alfrey	Mayor
David Neuman	Vice Mayor
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
Rebecca Thibert	Assistant to the City Manager

4. Proclamations and Presentations
5. Approval of Minutes – July 22, 2025 Workshop and Regular Meeting and July 29, 2025 Budget Special Meeting

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

6. City Manager's Report

Mrs. Lamb reported that the proposed Resolution No. 4363 (Item No. 10.c) is to amend the date of the first regular City Council meeting in September to

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Thursday, September 11. She added that the first public hearing for the FY26 budget is also being moved to Thursday, September 11. The budget hearing will begin at 5:30pm.

Absent Council objection, staff intends to publish notice seeking proposal to dispose of a small parcel of land (Parcel ID# 28-37-11-FJ-3.501) owned by the city within the Melbourne Downtown CRA along WH Jackson Street. This 0.08-acre parcel has been owned by the city since 1990 but is not developable on its own and does not currently serve a public purpose for city ownership. Additionally, the adjacent property owner has made informal inquiries about acquiring it. As the property is within the Melbourne Downtown CRA, §163.380, Florida Statutes contemplates the city publishing notice seeking proposals for a 30-day period, and then Council considering the proposals. As proposals are received and reviewed, staff will bring the item back to Council for formal consideration and action. There were no objections from City Council.

In closing, Mrs. Lambs stated that the discussion item on the city's land development permitting process was postponed on May 13, May 27, June 10, and July 8. Staff is requesting Council direction on when this discussion item should be rescheduled. Council did not provide any direction on this item.

Mayor Alfrey asked that Item No. 12 be heard next on the agenda to allow airport staff to return to business quickly. There were no objections from City Council.

7. Public Comments

Ben Malik, unincorporated Brevard County, discussed concerns with the lack of a dedicated left turn lane from Pineda Crossing Drive onto Wickham Road.

Mrs. Lamb stated that she will have the Engineering Department look into this matter.

Alfredo Lopez, unincorporated Brevard County, discussed the perceived safety concerns with the intersection and asked for Council to take action to ensure public safety.

Loretta Goggin, unincorporated Brevard County, stated that her main concern is the 151 school children who live in the neighborhood and their interaction with the traffic in the area.

Michael O'Haire, 3170 Calgary Street, discussed the disrepair that he sees along his street and calls to the city to discuss paving plans "have done no good." He stated that when he last appeared before Council, the City Manager stated that the City Engineer would be in touch with him. Once they communicated, he said that he was told the money was allocated for the project but six months later, the problem still exists.

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Mrs. Lamb stated that the City Engineer has been working on the timing of the paving of the street and added that she can provide that information to the City Council.

City Engineer James Ennis added that pipe inspection is currently underway and that Council will recall the Work Order No. 6 with Shenandoah General Construction, LLC that was approved by City Council at its July 22 meeting. That process should take about 4-6 weeks, and if the pipes are in good condition, the city can move on to resurfacing immediately thereafter. If there are issues with the pipes, an additional 4-8 weeks would be needed to allow for repairs.

Marcia Gabbard, West Melbourne, representing Food Not Bombs, stated that her organization's food sharing programs are for everyone and the conversations that have been had by the city about the program about the organization being unsafe for children is false. She stated that many participants of the food share events are children who need these services.

Mayor Alfrey asked when and where the event takes place. Ms. Gabbard replied that the organization uses Riverview Park on Sunday from 3PM to 5PM.

Buddy Morrow, representing CITA Mission, discussed the upcoming "Conversations on a Bench" event that he will be participating in to initiate conversation about homelessness. He stated that he would like to have the blessing of the city on this event and noted that this is a national event with organizations participating across the country.

Lynlee Nesaise, Rockledge, representing Food Not Bombs, discussed her experience as a public school teacher and the students that would come to school hungry, even though the school provided free breakfast and lunch. She discussed ways that she has tried to help these students over the years and referenced a Bible verse about feeding individuals who are hungry.

Chris Bancroft, West Melbourne, representing Food Not Bombs, discussed his affiliation with the organization and stated that the food sharing programs are community events to help feed those that are hungry.

Sally Beaux, unincorporated Brevard County, representing Food Not Bombs, stated that her organization has complied with all the requirements of the city's permit requirements and that the activity is a protected First Amendment activity.

Whitney, 3211 Regina Court, representing Food Not Bombs, expressed her disappointment at comments she heard during the last City Council meeting and discussed her experience being hungry.

B. UNFINISHED BUSINESS

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8. Review of Mayor and Council Salary Survey. (Continued - 7/22/25)

Mayor Alfrey asked that this item be moved to the end of the agenda. There were no objections from City Council. Following Item No. 18, Council returned to the following item.

City Clerk Kevin McKeown reported that this is a continuation of the discussion from the July 22, 2025 regular meeting. In accordance with Section 2-23 of the City Code, Human Resources completed a salary survey for the positions of Mayor and City Council Members using cities of similar population and form of government for the purpose of periodic pay adjustments. Mr. McKeown noted that the survey information provided in this item is the same survey information from the last round of salary review in 2020.

Based on Council's previous discussion at the July 22 meeting, updated agenda materials have been provided within the agenda package for further discussion. A breakdown of this information is provided below:

- According to the salary survey completed by Human Resources of 12 other comparable cities, the average salary for mayors (not including travel allowances) is \$31,835.57 and the average salary for council members is \$24,646.17.
- According to the 2025 Public Employers Personnel Information Exchange (PEPIE) Salary Survey, as of March 2025, the simple average salary for mayors is \$45,450 and the simple average salary for council members is \$40,036. (Note that this survey includes responses from approximately 60 cities throughout the State of Florida and includes cities with various forms of government.)
- Staff reached out to the Florida League of Cities (FLC) for salary information. FLC staff responded with various mayor and council member salaries (as of FY21) for all cities between 60,000 and 150,000 in population. According to the data provided by FLC staff, the average salary for mayors is \$38,997.23 (median = \$32,228.50) and the average salary for council members is \$24,656.82 (median = \$23,941.46).
- Between October 2005 (the date that Mayor/Council salaries were last amended) and June 2025, CPI has increased roughly 62%. Utilizing this percentage would result in an increase to the Mayor's salary by \$6,417 for a new total of \$16,767 and an increase in a Council Member's salary by \$4,634.50 for a new total of \$12,109.50.
- Since October 2005, non-union (general) employees' base pay has increased approximately 65%. Utilizing this percentage would result in an increase to the Mayor's salary by \$6,727.50 for a new total of \$17,077.50

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and an increase in a Council Member's salary by \$4,858.75 for a new total of \$12,333.75.

Should Council approve any modifications to Mayor and Council salaries, in accordance with the City Charter, the changes will not become effective until after the November 2026 elections.

Attorney Conley added that his definition of "reasonable" would be any numerical increase between zero and the averages described by the City Clerk. He referenced the discussion at the last meeting regarding some automatic form of increases based on CPI adjustments or cost-of-living increases and noted that if Council desires to pursue that sort of change, his recommended course of action would be to change the review period of this item from five years to two years.

Vice Mayor Neuman stated that in his opinion, the PEPIE survey information would be too much of an increase and that Council should not consider this information.

Mr. Smith referenced Melbourne's place amongst local cities and asked the City Clerk for comment. Mr. McKeown replied that traditionally, when this item has been discussed by Council in the past, there is conversation about how Melbourne is significantly different than the beachside communities or municipalities in the northern part of the county; therefore, those salaries are often looked at as "not comparable."

Vice Mayor Neuman suggested that while the HR salary survey information appears to be the standard average, the CPI adjustment is more reasonable in his opinion.

Ms. Hanley described her original idea to go with one of the lower adjustments; however, she is shocked by what some of the other cities are paying their elected officials.

Mr. LaRusso stated that as a Council Member who will never see this increase, he expressed his belief that it would be reasonable to increase both salaries by a total of \$2,500.

Mrs. Kennedy asked if the adjustments being considered also include adjustments to the current travel allowance. Mr. McKeown replied no – Council has not provided any direction to adjust those rates, which are set by ordinance and would require an ordinance to change.

Following further discussion, Mr. Smith recommended that Council consider either the CPI adjustment or the adjustment based off of what general employees have received. Vice Mayor Neuman stated that he would recommend the CPI adjustment of 62%.

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Ms. Hanley originally made a motion to set the salaries based on the CPI adjustment of 62%. That motion was later withdrawn by Ms. Hanley as she stated that the adjustment would not be in effect for over a year and in that time, the percentage would likely go up.

Moved by Hanley/Smith to set the salary of Mayor to \$17,077.50 and the salary of Council Members to \$12,333.75 effective following the November 2026 general election. The roll call vote was:

Aye: Smith, Bassett, Hanley and Neuman

Nay: LaRusso, Kennedy and Alfrey

Motion carried.

C. NEW BUSINESS

9. Change Order No. 3 for Biosolids Improvements at D.B. Lee and Grant Street Water Reclamation Facilities, Project 33519, L7 Construction, Inc., Longwood, FL - \$357,783.16.

Public Works and Utilities Director Jennifer Spagnoli reported that the Biosolids Improvements Project was awarded to L7 Construction, Inc., by City Council at the February 27, 2024, meeting. The amount awarded was \$28,247,000. Change order No. 3 is needed for the furnishing/installation of three blower control panels with all required components at both water reclamation facilities (WRFs). In addition, this change includes temporary systems at both WRFs to allow construction to continue while maintaining operations and also preventing an eight-month time extension to the overall contract.

Moved by Bassett/Neuman for approval of Change Order No. 3 to L7 Construction, Inc., Longwood, FL, for the Biosolids Improvements at D.B. Lee and Grant Street Water Reclamation Facilities, Project No. 33519, in the amount of \$357,783.16. Motion carried unanimously.

10. **CONSENT AGENDA:**

- a. Agreement for Professional Services with CHA Consulting, Inc., Winter Springs, FL for Engineering Services for the Western Force Main and Lift Station Improvements.
- b. Agreements between the City of Melbourne and the School Board of Brevard County for use of City pools by public school swim teams.
- c. **Resolution No. 4363:** A resolution amending the date of the first regular City Council meeting in September from September 10 to September 11, 2025.

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

11. ITEMS REMOVED FROM THE CONSENT AGENDA
12. **Ordinance No. 2025-38:** (First Reading) An ordinance expanding the authority of the City of Melbourne Airport Authority; making findings; amending Chapter 12 of the City Code, entitled "Aviation;" amending Article V, "Airport Authority"; amending Section 12-142, "Authority and duties"; creating Section 12-148 "Acquisition of real property"; creating Section 12-149 "Disposition of real property". (Initiated by City Attorney)

Attorney Conley reported that The Melbourne Airport Authority ("MAA") is established by Section 3.25 of the City Charter, which incorporates Ordinance No. 67-7 as to the authority and duties of the MAA, together with language found in Chapter 12, Article V, City Code.

Rather than provide geographical boundaries of the MAA, Ordinance No. 67-7 simply provided that the MAA had jurisdiction over the airport. The original airport deed was granted to the City of Melbourne in 1947 as a conveyance of the former Naval Air Station from the federal government. Over the years, properties were added to the "airport" and, at times, portions were sold. As of July 2025, all real property restricted to airport purposes is titled in the name of the City of Melbourne but, as of 1967, is managed and controlled by the MAA. Boundaries of the airport are determined based upon historical review of deeds and Council agenda items. In 2002, at the direction of City Council, then City Attorney Paul Gougelman presented a comprehensive history of deeds affecting the boundaries of the airport. See Memorandum dated June 24, 2002 from City Attorney to Mayor and City Council regarding Airport Boundaries. The geographical boundaries have not been formalized. Generally speaking, properties dedicated to airport purposes, subject to Federal Aviation Administration (FAA) restrictions, are presumed to be within the jurisdiction of the MAA and properties no longer dedicated to airport purposes are presumed to be removed from the jurisdiction of the MAA.

The proposed ordinance amends Chapter 12 of City Code to grant MAA the authority to acquire and dispose of property subject to city approval, and to hold title to property in the name of the airport authority. This structure better reflects the fact that the city's review is not evaluating the need to acquire or dispose of property from the perspective of the airport. However, the city does have a role regarding such property acquisitions and dispositions, as certain interests of the city must be protected. For example, historically, the city did not obtain utility easements on airport-managed property because, in theory, as the property owners, the city had access rights already. As a practical matter, of course, leases and FAA restrictions limit those access rights. The proposed ordinance will require those easements to be established as property is disposed. Airport-

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managed properties that will be listed for sale could be readied even before a contract with the buyer is executed, allowing for more efficient review and closing. The proposed ordinance also has the added benefit of documenting more clearly the jurisdictional boundaries of the MAA, one step closer to finalizing the boundary survey project that City Council began in 2002 with the help of the MAA.

Attorney Conley noted a change to the language of the ordinance that would be made prior to second reading at the request of the airport. He noted that the change would be to amend the language of Sec. 12-148(a)(1) to "the real property is obligated to be used either as aviation property or for the benefit of the airport."

Representatives from the Melbourne Orlando International Airport were present and available for questions.

Moved by LaRusso/Kennedy for approval of Ordinance No. 2025-38 as revised.
Motion carried unanimously.

At this point, Council returned to the normal order of the agenda, starting with Public Comments (Item No. 7).

13. Law Enforcement Trust Fund (LETf)

- a. **Resolution No. 4364:** A resolution appropriating \$7,000 from the Law Enforcement Trust Fund for safe neighborhood event expenses related to National Night Out.
- b. Grant Funding Agreements with Powell Subdivision Neighborhood Watch, Club Esteem and St. John Baptist Church to host National Night Out events.

Police Chief David Gillespie reported that the LETf may be used to support drug treatment, drug abuse education and prevention, crime prevention, safe neighborhood or school resource officer programs. Law enforcement agencies have the discretion to determine which program will receive the designated proceeds.

This year's National Night Out will take place on Tuesday, October 7, from 5 p.m. to 8 p.m. The Police Department posted a notice on the city's website seeking letters of interest from community organizations requesting LETf donations to support this year's National Night Out initiatives. The department received three eligible requests from the Powell Subdivision Neighborhood Watch, Club Esteem and St John Mission Baptist Church. A review of the requests was conducted, and the organizations have been deemed to serve a public purpose and comply with Florida Statute 932.7055 (f)(c)(3). Chief Gillespie stated that he is proposing

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to disburse \$3,500 to the Powell Subdivision Neighborhood Watch, who has projected 450 participants, \$1,000 to Club Esteem, who has projected 85 participants, and \$2,500 to St. John Missionary Baptist Church, who projected 115 participants, totaling \$7,000.

Vice Mayor David Neuman asked how other non-profits can apply to receive these funds. Chief Gillespie stated that the advertisement is placed on the city's website and additional information is pushed into the community that works the Police Department on a regular basis.

Moved by Bassett/Neuman for approval of Resolution No. 4364. Motion carried unanimously.

Moved by Bassett/Neuman for approval of Grant Funding Agreements with Powell Subdivision Neighborhood Watch, Club Esteem and St. John Baptist Church to host National Night Out events. Motion carried unanimously.

14. Presentation and Acceptance of Downtown Parking Management Plan - THA Consulting, Inc.

Community Development Director Cindy Dittmer reported that as a priority of the Melbourne Downtown CRA, City Council and the CRA Board appropriated fiscal year 2024 funding for a parking management plan in the Downtown CRA Five-Year Capital Improvement Program. A Request for Proposals (RFP) was issued, and City Council approved a professional services contract award in October 2024 with THA Consulting, Inc., to produce a parking management plan for Downtown Melbourne. The goal of the plan is to better utilize the city's public parking assets by improving parking opportunities for patrons of the downtown, which in turn improves the economic climate for the existing downtown businesses and supports future economic growth.

Mrs. Dittmer introduced Jim Zullo from THA to discuss the details of the parking management plan so far. Mr. Zullo stated that THA commenced the development of the plan in January 2025 by holding two stakeholder/public meetings to receive public input regarding parking management for downtown. The workshops were very well attended with over 50 attendees in the morning and evening sessions. Generally, the attendees acknowledged that parking management was necessary to improve parking availability for patrons of downtown. Some concerns were expressed that a paid parking management system would discourage people from coming downtown if there were no free public parking opportunities.

THA also performed a parking inventory and utilization analysis over three days in January 2025. The analysis established public parking locations exhibiting a high percentage of occupancy during peak demand; furthermore, the analysis also established that these same locations have very low turnovers throughout

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the day. Public parking with high occupancy and low turnover was concentrated in the retail core of New Haven Avenue and adjacent side-streets from McQuaid Street to U.S. Highway 1. As such, the long-term parking in the retail core results in very little opportunity available for customer parking in the prime parking areas within Downtown.

The study also established that there is currently a sufficient amount of public parking supply to accommodate both long-term and short-term parking. However, future redevelopment in Downtown may constrain efficient public parking capacity. The plan offers some measures in consideration of adding additional public parking supply.

THA's parking management recommendation is an incremental phased approach. Phase I of the plan recommends that the city initially undertake parking enforcement measures utilizing the current time restrictions with the possible consideration of reviewing and revising time limits in certain locations. Parking would remain entirely free; however, violators of posted time limits and parking restrictions would receive a citation. Parking enforcement without any revenue from a paid system will require the city or the CRA to subsidize this first phase of parking management. The consultant estimates that the annual subsidy for an effective parking management system for enforcement is in the range of \$80,000 to \$118,000 annually over a five-year period. Since there is a substantial annual cost to an enforcement-only system, THA recommends that this is a temporary phase for a period of six to twelve months.

The second phase of implementation is a paid and managed system that would provide revenues to offset the cost of operating an effective parking management program. The goal of the paid system is not to be revenue-driven; rather, the goal is to have a fiscally sustainable self-supporting parking management program. It is important to note that substantial free parking opportunities will remain under the second phase of a paid and managed system. For example, it is recommended that the City Hall Parking Garage remains a free public parking area. The targeted locations for paid parking would be concentrated in the prime locations in the retail core area of Downtown. The implementation of Phase I and/or Phase II will require additional city staff time to manage the overall program, including the parking management company, finances and community relations.

A special meeting of the Melbourne Downtown CRA Advisory Committee was held on June 26, 2025. The special meeting was held in the evening and notifications were sent to property owners, businesses, and stakeholders within the general area of Downtown to encourage public input. There were approximately ten speakers and some of the concerns mentioned are as follows: paid parking may dissuade customers from coming into downtown; restricted overnight parking may encourage intoxicated people to drive; residential parking on Waverley Street may be impacted, and public parking at Hotel Melby is not

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available to the public. The Melbourne Downtown CRA Advisory Committee unanimously recommended that City Council support the general framework of the parking management plan, beginning with Phase I of parking enforcement and to institute a parking advisory committee. Additionally, the Committee recommended that the plan should return to the CRA Advisory Committee after six months of implementation of the first phase.

Mrs. Dittmer stated that based upon the findings in the plan, the recommendations of the CRA Advisory Committee, and public input, staff foresee the following steps:

- Initiate Phase I of the parking management plan by engaging a third-party public management company.
- Utilize the current CRA Advisory Committee as the parking advisory board with downtown stakeholders providing input on parking management, in lieu of creating a new city board.

Mr. LaRusso asked if the 30 public parking spaces at the Hotel Melby are actually being offered and whether downtown had a dedicated police officer. Mrs. Dittmer replied yes and noted that staff have had good conversations with hotel staff regarding parking management, including additional improvements that can be made to that process. Regarding police, Mrs. Dittmer replied that there is an officer dedicated to the CRA during weekdays. In the past, parking enforcement was part of that officer's responsibility. Over time, other matters have arisen that have taken priority. The recommendation from THA is that a third-party vendor perform those parking management duties in the future.

Discussion continued about private parking lots in the area charging for parking as well as residents downtown who may be utilizing city lots for overnight parking.

Mr. Zullo responded to some general questions from City Council about parking management, use of technology, and enforcement.

Lisa Herendeen, 233 E. New Haven Avenue, stated that the advisory committee wants to find the best way to do regular enforcement first. She added that the committee was expecting to see numbers regarding a potential second garage in the downtown area. Finally, Ms. Herendeen stated that this was the first time she's heard that the advisory committee would be tasked as the parking advisory board and expressed concern with the fact that she and other members of the committee are not experts on parking management.

Kim Agee, Executive Director, Melbourne Main Street, stated that the data that has been presented is extremely helpful and is good to have on hand. Ms. Agee

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noted that steps that Council has taken to make downtown safe and stated that this is the next step in the process.

Mr. LaRusso stated his understanding that the main challenge regarding downtown parking are the individuals that own and work at businesses downtown; however, these same individuals are the ones complaining the most that “there is no parking downtown.” He stated that in his opinion, the city is putting a lot of time and money into a problem that is self-inflicted. Ms. Agee discussed the importance of enforcement to combat this problem.

Discussion continued.

Moved by Hanley/Alfrey for approval to accept the Downtown Parking Management Plan; to authorize city staff to begin implementation of Phase I of the Downtown Parking Management Plan and utilize the CRA Advisory Committee for input on parking management from the downtown stakeholders, conditioned upon future approvals by City Council.

Vice Mayor Neuman expressed his concern with Ms. Herendeen’s comments about the advisory committee not wanting to have the duties of the parking advisory board. Attorney Conley replied that as the plan developed, he and the City Clerk discussed their concerns with an additional parking advisory committee and Sunshine Law limitations on those interested stakeholders when discussions turn to parking management. Because of that, the existing CRA Advisory Committee can be used so that members of that committee are not subject to those Sunshine Law limitations in their individual discussions with stakeholders like Ms. Agee or other downtown business owners.

Discussion continued.

Vice Mayor Neuman asked that certain streets be added to the parking management plan process as they are residential streets and he does not want to see residents negatively impacted by enforcement mechanisms. He stated that the streets are: Hallwood Place, Goff Place, Helen Street and Oak Street.

Ms. Herendeen returned to the lectern to clarify that she personally does not want that extra responsibility and that she is not speaking on behalf of the entire committee since, in her belief, this is the first time she has heard this information.

Mrs. Dittmer clarified that CRA Advisory Committee members were notified of this item tonight last week and that there has been no intention by staff to slip items through the cracks.

The maker/seconder of the motion amended the motion to also include looking at Hallwood Place, Goff Place, Helen Street and Oak Street.

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The question was called. Motion carried unanimously.

15. **Ordinance No. 2025-39:** (First Reading/Public Hearing) An ordinance amending City Code, Chapter 20, Community Planning and Development and the Melbourne Downtown Community Redevelopment Agency (CRA) Plan to adopt updated CRA projects and programs. (P & Z Board 7/17/2025)

Mrs. Dittmer reported that the proactive approach in amending the Redevelopment Plan is responsive to the Florida Legislature's 2025 consideration of CRA legislation that would prevent CRAs from taking on new projects that were not already clearly identified and defined in an Agency's redevelopment plan.

The intent of the redevelopment plan amendment is to ensure that the current plan is comprehensive enough to carry out the redevelopment goals of the Melbourne Downtown CRA through its termination date of 2042. In addition, the plan amendment provides more transparency because it is more explicit in detailing program strategies and defining CRA capital projects. The redevelopment plan amendment defines 11 capital improvement projects and six ongoing programs and is attached to the ordinance.

On June 6, 2025, the Melbourne Downtown CRA Advisory Committee provided unanimous consensus that the proposed plan amendment should be moved forward for City Council adoption. In addition, §163.360, Florida Statutes, requires Redevelopment Plans to be consistent with the local government Comprehensive Plan. On July 17, 2025, the Planning and Zoning Board provided a unanimous vote affirming that the proposed 2025 Melbourne Downtown CRA Plan Amendment is consistent with the City of Melbourne Comprehensive Plan.

Mr. Smith asked for clarification about items with the south expansion area related to streetscaping. Mrs. Dittmer replied with information on how projects are set up within that area.

Vice Mayor Neuman stated that there is no signage at the north entrance area to the CRA and requested that be included in the approval of the plan.

The Mayor opened the public hearing.

Mark Herendeen strongly recommended that Council pursue funding for the Crane Creek pedestrian bridge project.

Alberta Clinkscales, representing Community Revitalization Alliance, Inc., discussed her organization's involvement in the community and her desire to see the city become officially designated as a "purpose-built community."

Moved by Neuman/Smith for approval of (Ordinance No. 2025-39, including the addition of gateway welcome signage at the north entrance to the CRA at a

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location to be determined).

Mayor Alfrey expressed his concerns with the cost of the pedestrian bridge; however, at this time, he expressed that he would support the ordinance.

The question was called. Motion carried unanimously.

16. Declaration of Critical Community Need for Daily Bread, Inc./ Providence Connects for Housing Case Manager Assistance for Fiscal Year (FY) 2025-2026.

Mrs. Dittmer reported that City Council adopted Council Policy #10 regarding Grants-in-Aid and Critical Community Needs in June 2021. The Policy adopted a process and guidance for City Council to determine the funding of critical community needs as they are brought before City Council. A critical community need was defined as a social service or other closely related activity, benefiting the Melbourne community, of which Council is desirous of filling. The first step in the process is the declaration of the critical community need. Further steps will be the consideration of the request by the Grants-in-Aid Committee and a Funding Agreement at a future Council meeting.

City Council has had past discussions and taken multiple steps over the years toward supporting the overall homeless concerns of the community. The city has annually provided \$50,000 in funding to Steadytown Inc./Daily Bread, Inc. since FY 2016-2017 to fund a full-time case manager to assist the chronically homeless within the City of Melbourne. In FY 2024-2025, the funding was increased to \$100,000 to assist Daily Bread with additional funding to provide two full-time housing case managers.

As Daily Bread, Inc. has continued to focus on finding housing opportunities for the chronically homeless, the funding of the Housing Case Manager continues to be critical. A total of six case managers currently work for Daily Bread, Inc. and these services will continue as Daily Bread transitions to their new development at Providence Place, which will require additional focus on housing case management services. The primary duties of this position are identifying and contacting homeless persons in their homeless environment, assessing their individual challenges contributing to chronic homelessness, referring them to appropriate services and coordinating and monitoring their ongoing treatment in a coordinated effort to transition the person from homelessness to a stable living environment.

Vice Mayor Neuman asked for clarification that there is currently \$50,000 in the budget for this request but the applicant's request is \$100,000. Mrs. Lamb replied that is correct and depending on Council's decision, the remaining funds would be allocated.

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Jeff Njus, applicant, discussed the seamless closure of the Fee Avenue location and regular but infrequent opportunities to feed the homeless in the area in other ways.

Moved by Hanley/Alfrey to declare a Critical Community Need for the provision of a housing case manager to assist the chronically homeless population within the City of Melbourne by Daily Bread, Inc. / Providence Connects. Motion carried unanimously.

17. Declaration of Critical Community Need for Eau Gallie Arts District (EGAD) Main Street, Inc. to provide redevelopment activities in Fiscal Year (FY) 2025-2026.

Mrs. Dittmer reported that prior to 2022, EGAD Main Street received an annual grant funded through the Olde Eau Gallie Riverfront Community Redevelopment Agency (CRA); however, an Interlocal Agreement between Brevard County and the City of Melbourne discontinued CRA funding availability. Melbourne City Council has approved declarations of Critical Community Need and subsequent grant agreements from FY 2022 through FY 2025, utilizing the city's General Fund Budget. EGAD Main Street is proposing to provide a continuation of services in FY 2026, to fulfill a Critical Community Need for the city, by facilitating redevelopment efforts in Downtown Eau Gallie. This year EGAD is requesting that the city consider funding in the amount of \$85,000. In FY 2025, EGAD Main Street received a grant of \$100,000.

If City Council approves the declaration, EGAD Main Street will need to file an application, including their funding request, for review by the city's Grants-in-Aid Review Committee. A grant funding agreement with the Grants-in-Aid Committee's recommendation will be considered at a future meeting of City Council.

Kathie Elias, Executive Director, EGAD Main Street, thanked Council for its support of the organization.

Vice Mayor Neuman asked for similar clarification as the last item, noting that the request is \$35,000 over what the city currently has allocated. Mr. LaRusso commented that during the last item, there was no concern expressed by Council to allocate those additional funds even though no offers were on the table about where to get that money from. He noted that last year, Council approved the \$100,000 and the applicant kept her promise that the request this year would be less.

Moved by LaRusso/Neuman to declare a Critical Community Need for the redevelopment activities performed by Eau Gallie Arts District Main Street in Downtown Eau Gallie. Motion carried unanimously.

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18. **Resolution No. 4365:** (Public Hearing) A resolution certifying the Stormwater Utility Assessment Roll.

City Engineer James Ennis reported that the city is required by Florida Statute 197.3632 to certify the non-ad valorem assessment roll to the tax collector by September 15 of each year.

The assessment roll lists the calculated Stormwater Utility fee for every parcel in the city and is used by the tax collector to bill property owners on their tax bill. Per the assessment roll, the total amount to be billed for 32,988 parcels is \$3,050,864.24.

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

Moved by Hanley/Alfrey for the approval Resolution No. 4365. Motion carried unanimously.

D. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS

Ms. Bassett discussed her attendance at the retirement ceremony for Colleen Warren after three decades at the Melbourne Police Department.

Ms. Hanley discussed a local shopping center that does not allow the “parabus” onto their property. Additionally, she discussed her intention to nominate an individual for the next Exceptional Citizen Award.

Mr. Smith asked if there was consensus from Council to be a partner in the asset mapping initiative, which was reviewed at the July 22 workshop. Following discussion, Mrs. Lamb stated that she does not have a concern with a partnership; however, should funding requests or extensive staff requests come up, she will report back to City Council.

Continuing, Mr. Smith distributed a proposal to Council regarding the establishment of a culture where the city supports small businesses by issuing various proclamations throughout the year. Mayor Alfrey stated that in his opinion, the city already does this. He added that as Mayor, it is his decision which proclamations are issued. Discussion continued – no action was taken.

Mr. LaRusso discussed a disability resource conference he attended at the Melbourne Auditorium and noted that the organizer did a great job making the event a success.

Vice Mayor Neuman discussed an insurance matter with the City of Titusville and asked if there were any objections from Council for him to share the information with the City Attorney for further review. There was no objection from Council.

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E. ADJOURNMENT

The meeting adjourned at 10:22 p.m.

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

Approved by Council: August 26, 2025