City of Melbourne, Florida
Minutes – Regular Meeting Before City Council
October 14, 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 6:32 p.m. by Mayor Paul Alfrey.

A. OPENING

1. The invocation was given by Pastor Aaron Heinly, Church on the Rock Melbourne.

2. Pledge of Allegiance

3. Roll Call

   Present:

Paul Alfrey	Mayor
David Neuman	Vice Mayor, District 3
Marcus Smith	Council Member, District 1
Mark LaRusso	Council Member, District 2 (arrived at 6:42 p.m.)
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

   Mayor Alfrey presented the following proclamations:

   October 2025 – Cybersecurity Awareness Month; accepted by Chief Information Officer Kevin Burns and staff of the Information Technology Department.

   October 2025 – Domestic Violence Awareness Month; requested by Courtney Malfatti and others representing Serene Harbor (not present at the meeting).

   Additionally, Mayor Alfrey presented the Exceptional Citizen Award to Victor Rosales, who was selected at Council's September 24, 2025 regular meeting.

5. Approval of Minutes – September 24, 2025 Budget Special Meeting and Regular Meeting

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

6. City Manager's Report

City Manager Jenni Lamb reported that at the July 22, 2025 regular Council meeting, Council provided direction to staff to obtain a quote for consulting services related to land development regulations accommodating a large-scale, public/semi-public gathering facilities such as fairgrounds, music halls, event/convention centers, and similar uses. The Community Development Department has obtained a quote from Inspire Placemaking Collective, Inc. providing for data collection, review of the city's Code and best practices and drafting regulations. The total value of these tasks is $26,010. There is an optional task related to Council's adoption of such regulation, totaling $8,800; however, staff does not anticipate needing that service at this time.

Additionally, she reported that on July 22, 2025, City Council directed staff to proceed with a feasibility study for the Melbourne Auditorium as priority over the fairgrounds/event space feasibility study. The Finance Department has confirmed that the city has budgeted $75,000 for a feasibility study. Staff is requesting additional direction on Council's expectations related to the feasibility study. Staff would like to confirm whether Council's expectation is to obtain an update to the 2007 Melbourne Civic Center Market Study and constructability of a civic center, or a fresh feasibility study for the continued purpose of an auditorium, but on a greater scale meeting today's current standards for an auditorium space. City staff is unable to obtain clear and consistent proposals without a narrow scope. A discussion item will appear on the October 28 agenda.

Continuing, Mrs. Lamb stated that a design alternative for the E New Haven railroad crossing has been proposed to the city as part of the Rail Crossing Elimination Program (RCEP) grant in partnership with the Space Coast Transportation Planning Organization (TPO). The alternative simplifies the crossing by only having one eastbound and one westbound railway crossing. In other words, westbound traffic would be prohibited onto Melbourne Court and eastbound traffic on E. New Haven would not be allowed to cross the railroad tracks and be routed onto Melbourne Court. Staff does not recommend supporting the RCEP design request due to the adverse impact this could have on the downtown community and residents that live along Melbourne Avenue. A letter rejecting the alternative design will be sent unless there are objections from City Council. There were no objections from City Council.

In closing, Mrs. Lamb stated that the city's last submission for a Firehouse Subs Public Safety Foundation grant was unsuccessful; however, the city will be re-submitting the same grant application again.

Council Member Marcus Smith asked if the city has a list of all the grants that are submitted or if they are discussed with City Council. Mrs. Lamb replied that as grants become available and before the city submits the grant application, typically, the recommendation is brough forward to City Council in the form of a resolution. Assistant to the City Manager Rebecca Thibert added that this grant in particular seems to have more money available for distribution at the end of the calendar year, which is why the city is planning to resubmit the application at this time.

7. Public Comments

Mayor Alfrey announced that due to multiple litigation actions that he is a part of, he will be handing the gavel to the Vice Mayor for the public comment period.

(The Mayor stepped out of the chamber at 6:53 p.m.)

Sean Paul Reyes, Long Island Audit, Inc., expressed his opinion that the city's rules regarding public speaking are unconstitutional and noted that prior to the meeting, Mayor Alfrey was served with a lawsuit for defamation. Mr. Reyes made several allegations regarding the Mayor's conduct both in his capacity with the city and in his personal capacity.

Kai Harrelson, Rockledge, stated that because the city did not cancel the Space Coast Pride event, she attended the event herself to record what she saw. She displayed pictures of individuals dressed as drag queens "licking their fingers and grabbing their breasts" and individuals dressed "provocatively."

Michael O'Haire, 3170 Calgary Street, stated that his street continues to deteriorate and asked for an update on his previously discussed concerns with regard to the paving of his street. Mrs. Lamb replied that to her recollection, Calgary Street was in the last batch of pipe lining projects, which needs to occur before paving. She stated that with regard to the timing of that, she will have the City Engineer provide that information tomorrow.

Brady Flanders, Palm Bay, stated that the "extremely vocal minority fringe" in the room at the last meeting is not an accurate representation of Council's constituency. He stated that the Council needs to "find a spine" and "do what a Republican is supposed to do."

Rachel Simmons, 2760 Madrigal Lane, stated that the Space Coast Pride Parade and Festival went well and commented on the concerns of sexual expression and the reality of these events' suicide prevention.

Steven Borgman, no address given, discussed issues he has had with the Melbourne Police Department.

Tyler White, 220 E. University Boulevard, expressed his opposition to the Space Coast Pride Parade and Festival and stated that children should not be exposed to that sort of activity.

Sally Beaux, representing Food Not Bombs, stated that at the last Council meeting, the organization was the explicit topic of conversation and again, no one from the city reached out to advise that the conversation would be taking place. She noted that the city also has not invited the individuals who attend their food share events to come and comment on the importance of this activity.

John Emery, 552 Magnolia Avenue, discussed his history in the area and his support of the pride events in Downtown Melbourne.

Zachary Beckmann, Cocoa, expressed his disappointment that the city could not rename a road in honor of Charlie Kirk but noted that this led to the county being approached and ultimately adopting a resolution for Charlie Kirk Rembrance Day.

B. UNFINISHED BUSINESS

8. **Ordinance No. 2025-41 (AV2025-0002):** (First Reading/Public Hearing) An ordinance vacating a bike path easement between 2465 Wild Wood Drive and 2455 Wild Wood Drive. (Postponed - 9/11/2025)

(The Mayor returned to the chamber at 7:24 p.m.)

Attorney Conley read the ordinance by its title. City Engineer James Ennis stated that the Engineering Department has not yet received the documents from the Wickham Forest Homeowners' Association (HOA) conveying a public utility easement over the existing public access easement for which the HOA has requested to be vacated. Receipt of this conveyance is necessary to ensure that existing public utilities are accommodated in the current locations. Staff is recommending that the public hearing for vacating the easement be postponed until the December 9, 2025 Regular Council Meeting to allow the Wickham Forest HOA additional time to provide their approval on the necessary public utility easement documents.

Moved by Kennedy/Alfrey to postpone this item to the December 9 regular City Council meeting at 6:30 p.m. in the Council Chamber. Motion carried unanimously.

9. **Ordinance No. 2025-47, Comprehensive Plan Text Amendment (CPA-2018-07) Platt Ranch Community Activity Center:** (Second Reading/Public Hearing) An ordinance amending Future Land Use Element Policy 1.11.6 of the Comprehensive Plan, providing for the exclusion of a 300+/- acre portion of the Platt Ranch Community Activity Center from conceptual master plan and utility provision agreement requirements. (Owner - F. Carlyle Platt Partnership, LLLP)

(Applicant/Representative - Ana Saunders, P.E., LJA Engineering, Inc.)(P&Z Board - 11/15/18) (First Reading - 9/24/2025)

Attorney Conley read the ordinance by its title. There were no disclosures by Council and no comments during the public hearing.

(Vice Mayor Neuman stepped out of the chamber at 7:26 p.m.)

Moved by Hanley/Bassett for approval of Ordinance No. 2025-47, based upon the findings contained in the Planning and Zoning Board memorandum. The roll call vote was:

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

Motion carried unanimously. Vice Mayor Neuman was not present for the vote.

10. Fire Inspections & Fee Schedule

a. **Ordinance No. 2025-48, Fire Inspections:** (Second Reading/Public Hearing) An ordinance amending the fee schedule for periodic fire inspections as described in Section 28-46, revising the language in Section 28-49, and clarifying the timeframe for submitting electronic reports for the fire protection systems. (First Reading - 9/24/2025)

b. **Resolution No. 4383:** A resolution providing for the adoption of a new fee schedule as authorized by Section 28-46 of the City Code.

(Vice Mayor Neuman returned to the chamber at 7:28 p.m.)

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

Moved by Bassett/Alfrey for approval of Ordinance No. 2025-48. The roll call vote was:

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

Motion carried unanimously.

Moved by Hanley/Bassett for approval of Resolution No. 4383. Motion carried unanimously.

C. NEW BUSINESS

11. Change Order No. 4 to the contract for Biosolids Improvements at D.B. Lee and Grant Street Water Reclamation Facilities for digester area yard piping, Project No. 33519, L7 Construction, Inc., Longwood, FL -$277,207.35.

Public Works and Utilities Director Jennifer Spagnoli reported that the Biosolids Improvements Project was awarded to L7 Construction, Inc., at the February 27, 2024 City Council meeting. The amount awarded was $28,247,000. Change Order No. 4 is needed for the furnishing/installation of digester area yard piping and associated appurtenances, including site restoration at the Grant Street Water Reclamation Facility (WRF) for the functionality of the Project. This yard piping was originally included in a previously bid, but not awarded, Grant Street WRF Improvements Project, which is currently being redesigned.

<u>Moved by Hanley/Bassett to approve Change Order No. 4 to the contract with L7 Construction, Inc., Longwood, FL, for the Biosolids Improvements at D.B. Lee and Grant Street Water Reclamation Facilities for digester area yard piping, Project No. 33519, in the amount of $277,207.35.</u> <u>Motion carried unanimously.</u>

12. Amendment No. 2 to Task Order No. JEG 014 to the Continuing Contract for Surface Water Treatment Plant Filter Expansion Improvements for Water Production Facility Improvements, Project No. 31320, Jacobs Engineering Group, Inc., Orlando, FL - $69,016.

    Ms. Spagnoli reported that the scope of services consists of performing communications network design to relocate fiber-optic cabling, conduits, and junction boxes in conflict with the subject project improvements to a permanent location beyond the project impact area. Elements which will be proposed in the design are four new hand holes, five new pull boxes, new conduits and cabling connections between the new boxes to reconnect the fiber ring, conduits, and cabling to reconnect to control panels located within the reverse osmosis building, the actiflo building, the south operations building, the south administration building, the filter gallery, and the lab building. The intent is to furnish the design deliverable network modification diagram and then obtain a proposal for the construction from the project contractor as a change order addition.

    <u>Moved by Bassett/Neuman to approve Amendment No. 2 to Task Order No. JEG 014 to Jacobs Engineering Group, Inc., Orlando, FL for Water Production Facility Improvements, Project No. 31320, in the amount of $69,016.</u> <u>Motion carried unanimously.</u>

13. Task Order No. CDM-05 to the Professional Services Agreement for Hydrogeologic and Engineering Services contract for the Water Production Wellfield Improvements, Project No. 31323, CDM Smith, Inc., Maitland, FL - $456,695.

    Ms. Spagnoli reported that the city is designing the expansion of the Reverse Osmosis Water Treatment Plant (ROWTP). The existing ROWTP currently utilizes four existing Upper Floridan Aquifer (UFA) production wells, with two additional production wells under construction. To meet future demands and to provide for efficient operational needs, construction of six additional wells is recommended. CDM Smith, Inc. completed a modeling analysis for the proposed locations of the additional wells.

To reliably meet capacity supply and provide for operational flexibility, the city desires to construct an additional UFA well. This additional UFA well will be designated as Well No. 7 and will be designed for an anticipated nominal capacity of 3.1 MGD (2,150 gpm). Well No. 7 will be located along the same corridor as Wells No. 1, 2 and 4 and will be completed first since the piping to the plant is already in place.

The scope includes the design of the below grade and above grade facilities, permitting and bidding assistance for Production Well No. 7. The project is expected to take approximately 335 calendar days from Notice to Proceed. Construction of Well No. 7 will be bid separately.

<u>Moved by Hanley/Bassett to approve Task Order No. CDM-05 to CDM Smith, Inc., Maitland, FL for the Water Production Wellfield Improvements, Project No. 31323, in the amount of $456,695. Motion carried unanimously.</u>

14. Work Order No. 9 to the Storm Drain Cleaning, Repairs and Maintenance contract for Cured-in-Place Pipe Lining Rehabilitation for the Fountainhead Subdivision Storm Pipe, Project No. 14221, Shenandoah General Construction, LLC, Pompano Beach, FL - $94,772.50.

City Engineer James Enis reported that the Fountainhead Subdivision Stormwater Pipe Project, No 14221, identified that the stormwater conveyance system within the Fountainhead Subdivision required inspection and remediation efforts prior to resurfacing. Once these repairs are completed resurfacing will be scheduled.

Work Order No. 9 provides for the rehabilitation of approximately 874-linear feet of drainage pipes ranging in size, between 15-inches to 24-inches, within the Fountainhead Subdivision, located in the approximate area of Corbusier Drive, Chartres Avenue West, and Dijon Drive, both under the roadway and between homes, see exhibit provided. The Cured-In-Place Pipe (CIPP) rehabilitation is a cost-effective and non-intrusive method of pipe repair. The CIPP will restore the structural integrity of stormwater piping, reduce infiltration and eliminate leaking joints. This method is used in areas where major site restoration would be required if the stormwater pipe had to be replaced. The CIPP is a proven system that has been in use for more than 30 years with a 50-year design life.

<u>Moved by Hanley/Alfrey to approve Work Order No. 9 to the Storm Drain Cleaning, Repairs and Maintenance contract with Shenandoah General Construction, LLC, Pompano Beach, FL, for Cured-in-Place Pipe Lining in the amount not to exceed $94,772.50. Motion carried unanimously.</u>

15. CONSENT AGENDA:

a. Renewal of Group Medicare Advantage Plan, UnitedHealthcare Insurance Company, Hartford, CT - estimated annual cost $830,394.96.

b. Authorization to Waive Formal Bidding Requirements to Retain Construction Services for the D.B. Lee Ditch Stabilization and Piping, Project No. 33522.

c. Purchase of polymer Praestol DW22S for the Water Production Division, George S. Coyne Chemical Co., Croydon, PA - estimated annual cost of $120,300.

d. Contract award for the purchase of liquid sodium hypochlorite for the Water Production Division, Allied Universal Corporation, Miami, FL - estimated annual cost of $864,000 and estimated contract cost of $5,184,000.

e. Contract award for Manhole & Structures Rehabilitation for the Wastewater Collections Division, Project No. 32026, Engineered Spray Solutions, LLC, Lakeland, FL - estimated annual cost of $1,000,000.

f. Purchase of a Vactor 2100i Plus hydro excavator vacuum truck for the Water Distribution Division, Environmental Products Group, Inc., Deerfield Beach, FL - $580,791.33.

g. Purchase of scheduled replacement of 16 pursuit-rated vehicles for the Police Department (Machinery & Equipment Replacement Fund), Alan Jay Ford, Sebring, FL - $719,840.

h. Purchase of SolarWinds Monitoring and Observability Dashboard for the Information Technology Department, Insight Public Sector, Inc., Chandler, AZ - first year cost of $49,167.33 and a total three-year contract cost of $148,426.84.

i. Purchase of NeoGov software renewal, Governmentjobs.com, Inc. DBA NeoGov, El Segundo, CA - $92,528.53.

j. Renewal of and First Amendment to the Lease Agreement with Brevard County for the City of Melbourne to operate the Wickham Park Community Center located at 2815 Leisure Way.

k. Contract award for consulting services for an Information Technology Master Plan, Project No. 18424, Berry, Dunn, McNeil & Parker, LLC, Portland, ME - $106,100.

l. Purchase of 31 sets of Globe personal protective clothing (structural firefighting gear) for the Fire Department, Bennett Fire Products Co., Inc., Woodstock, GA - $114,956.99.

m. First Amendment to the Continuing Contract for Professional Traffic Signal Retiming Consulting Services, Iteris, Inc., Tampa, FL.

n. Continuing Contract for Professional Engineering Services for Geotechnical Laboratory services, Ardaman & Associates, Cocoa, FL.

o. Continuing Contract for Professional Engineering Services for Surveying Services, Haley Ward, Inc., Melbourne, FL.

p. Continuing Contract for Professional Engineering Services for Surveying Services, DRMP, Inc., Merritt Island, FL.

q. Continuing Contract for Professional Engineering Services for Site/Civil Services, DRMP, Inc., Merritt Island, FL.

r. Continuing Contract for Professional Engineering Services for Utility Services, DRMP, Inc., Merritt Island, FL.

s. Continuing Contract for Professional Engineering Services for Infrastructure Services, DRMP, Inc., Merritt Island, FL.

t. Contract award for continuous services related to water, wastewater and stormwater repairs for emergency work, Hinterland Group, Inc., Riviera Beach, FL.

u. **Resolution No. 4384:** A resolution providing for solid waste service rates as authorized by Section 48-53 of the City Code.

v. **Resolution No. 4385:** A resolution providing for a budget amendment to the Airport Capital Improvement Fund for the Taxiway ‘A’ Rehabilitation Project.

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

16. ITEMS REMOVED FROM THE CONSENT AGENDA

17. Council Remote Broadcast System, Project No.11525.

a. **Resolution No. 4386:** A budget resolution appropriating funds into the project budget.

b. Purchase of Avior™ 25 Fully-Managed Meeting and Video Management streaming services for City Council meeting streaming, Granicus, LLC, Washington, D.C. - first year cost $99,969.67 and a total contract cost of $180,004.71.

Mrs. Thibert reported that the city has been live-streaming City Council meetings utilizing a module of the existing agenda and meeting management software. The city has also been utilizing an outside vendor, IM Solutions, to run the production equipment in the Council Chamber during City Council meetings, with oversight from a city staff member. Staff has experienced issues with the current software, including delays in the video stream, incorrect closed-captioning, and interruptions in the video feed. Staff from the City Manager's Office and City Clerk's Office have researched other viable options for meeting video streaming and recommend switching the service to Swagit. Swagit is a well-known meeting video streaming service used by many cities across the country.

The Avior™ 25 package includes 25 fully-managed remote video productions per year with live closed captioning of meeting content and indexing of the video. The video production will now be handled remotely with a live director to oversee the production of the video. This will eliminate the need for city staff to manage recording and the use of a vendor to operate the video production equipment. Additional meetings can be added at any time for an additional cost. The new service also includes "non-indexed video hosting" which will be used to create on-demand video recordings for all other board meetings that utilize the Council Chamber. This will eliminate the current need for other boards to rely on handheld recording devices to create recordings of board meetings.

A one-time setup includes installation of four remote-controlled high-definition cameras, an encoder/decoder, captioning software and an extended warranty.

Vice Mayor Neuman expressed his desire to retain the ability to have meetings re-watched shortly after their conclusion. He noted that in other municipalities, it is at least several hours before the video can be viewed. Mrs. Thibert replied that she will pass that along to the vendor and noted that the delay is usually due to the bookmarking feature, which allows the viewer to go right to an item on the agenda rather than watch the entire video.

<u>Moved by Hanley/Bassett for approval of Resolution No. 4386.</u> <u>Motion carried unanimously.</u>

(Council Member Mark LaRusso stepped out of the chamber at 7:47 p.m.)

<u>Moved by Hanley/Bassett for approval of purchase of Avior™ 25 Fully-Managed Meeting and Video Management streaming services for City Council meeting streaming, Project No. 11525, Granicus, LLC, Washington, D.C. – first year cost $99,969.67 and a total contract cost of $180,004.71.</u> <u>Motion carried unanimously.</u> Mr. LaRusso was not present for the vote.

18. **Preliminary Plat Approval Request (PPLAT2025-0001) TorrenceTownhome Subdivision:** (Public Hearing) A request for preliminary plat approval for a townhome subdivision on 0.545± acres zoned R-2 (One-,Two- and Multiple-Family Dwelling Medium Density District) located on the south side of Torrence Lane, west of North Harbor City Boulevard and east of the FEC Railway. (Owner - Torrence Lane LLC, Mike Grogan) (Applicant/Representative - Vaheed Teimouri, P.E.) (P&Z Board-9/18/2025)

Community Development Director Cindy Dittmer reported that the applicant proposes to develop eight townhome lots and one community tract on the undeveloped property. All lots will front Torrence Lane along the north property line. The proposed lots will exceed the minimum requirements for a townhome lot in the R-2 zoning district. The overall density for the project is 14.68± units per acre, which is below the maximum permitted 15 units per acre. The surrounding properties are either commercial, or multi-family, or single family in nature and compatible with the proposed project.

After preliminary plat approval, the project will go through the construction plan review process and will return to City Council once the infrastructure and legal documents are completed for a final plat approval.

At the September 18, 2025 meeting, following review and discussion, the Planning and Zoning Board voted unanimously to recommend approval of this request.

There were no disclosures by Council and no comments during the public hearing.

<u>Moved by Hanley/Bassett for approval of PPLAT2025-0001, based on the findings and conditions contained in the Planning and Zoning Board memorandum.</u> <u>Motion carried unanimously.</u> Mr. LaRusso was not present for the vote.

(Mr. LaRusso returned to the chamber at 7:51 p.m.)

At this point, Mayor Alfrey recommended moving to Item 21 on the agenda before proceeding with the regular order. There were no objections by City Council.

19. **Ordinance No. 2025-49: (**First Reading) An ordinance amending Chapter 6 of the City Code relating to permissible hours of sale, service, and consumption of alcoholic beverages on January 1.

Attorney Conley read the ordinance by its title. Assistant City Attorney Kellen Simmons reported that Chapter 6, City Code, titled "Alcoholic Beverages," currently limits the sale, service, and consumption of alcoholic beverages at licensed premises from 7:00 a.m. to 2:00 a.m. the following day. At the February 25, 2025 meeting, City Council directed the City Attorney's Office to draft a proposed amendment to Chapter 6, City Code to extend the hours of sale, service, and on-premises consumption of alcoholic beverages for New Year's Eve/Day from 2:00 a.m. to 3:00 a.m.

The proposed ordinance in the agenda package amends Section 6-2, City Code to add a new Section 6-2(c), which sets forth the extended hours for on-premises consumption of alcoholic beverages on January 1 of each year from 2:00 a.m. to 3:00 a.m. The proposed ordinance also creates a new Section 6-2(d), which acknowledges that licensed premises may have more specific permissible hours of operation as a condition of a conditional use ordinance, and that the conditional use ordinance terms supersede the general terms of Chapter 6, City Code.

Moved by Hanley/Neuman for approval of Ordinance No. 2025-49. Motion carried unanimously.

20. Discussion regarding the site assessment report for Fire Station No. 72 replacement.

Deputy City Manager Joan Junkala reported that at the July 8, 2025 Regular Council Meeting, as part of a Future Land Use Map Amendment, city staff proposed an area of Jimmy Moore Park as the future location for the replacement of Fire Station No. 72 (FS 72). Following public input from adjacent residents regarding the relocation, building size and height, and perceived loss of green space within Jimmy Moore Park, Council denied the FLU Map Amendment, rendering the proposed project site moot. Since that time, city staff have met to discuss all possible potential locations for the replacement of FS 72, specifically identifying sites that have frontage on or access to Sarno Road, are generally available, and within a reasonable distance from the current location of FS 72 to ensure the city can maintain adequate fire response times.

The City Manager’s Office, Fire Department, Engineering Department, and Community Development Department have collectively identified five potential sites for Council discussion and direction. A site assessment report has been prepared providing a summary of the site location, environmental conditions of the site, an evaluation of traffic and response times for each location, and additional site-specific considerations. The report also takes into consideration all entitled development projects within FS 72's response area west of Wickham Road. Finally, staff evaluated all sites and made a recommendation of three sites for final consideration; however, staff remains open to discussion and direction from Council.

Mrs. Junkala-Brown noted that FS 72 was built in 1966 and no longer meets the minimum standards set by the Nation Fire Protection Association. The station was originally built to support a much smaller community and to house only three fire personnel. The structure is aging and has been remodeled multiple times over several decades; however, the footprint has not changed. Additionally, call volumes and projected development have proven that the current site and configuration is no longer suitable for the level of service that is warranted. For instance, today's standards require that the station house at least eight personnel and two fire apparatus. Mrs. Junkala-Brown reviewed further NFPA minimum site standards for facilities that are built today along with emergency response time standards. For information, the NFPA's average response time should be six minutes and the current respond time for FS 72 is less than five minutes.

Mrs. Junkala-Brown displayed a map of each of the sites (listed below), along with site information such as ownership, acreage, zoning, increase/decrease in potential response times, and fiscal impact.

Site 1: city property located south of Sarno Road near the landfill.

Site 2: the "Boozer" site between Club52 and Wal-Mart north of Sarno Road.

Site 3: the current FS 72 site (an expanded/different footprint).

Site 4: the two "Don Bell" properties (east of Wickham Road and north of Sarno Road).

Site 5: the previously discussed location at the east end of Jimmy Moore Park.

Ultimately, staff's recommendations are for Sites 5, 2 and 1 to be considered.

Vice Mayor Neuman stated that he was not present for the last discussion on this topic; however, in his opinion, Site 5 appears to be the best on paper. He asked if the city moves forward with Site 5 that additional options be considered to alleviate the concerns of the neighboring public. Mrs. Junkala-Brown replied yes and if staff is given direction to move forward with this site, staff will involve the community to get the appropriate feedback.

Ms. Hanley referenced property further south that could be considered. Mr. LaRusso noted that to his understanding, the property being referenced is owned by the Melbourne Airport Authority and that Federal Aviation Administration approval would take years to even consider that recommendation.

Mrs. Kennedy stated that Site 5 is completely out of the question for her. She referenced trees that were planted and dedicated in that space that she would not be comfortable moving.

The Mayor asked for the Acting Fire Chief to step forward and asked what his opinion of the options would be. Acting Fire Chief Shane Leech stated that if Site

5 is not going to be considered by Council, he would recommend Site 2 as the second option.

Mayor Alfrey expressed his recommendation to move forward with Site 2.

Discussion continued regarding response times and the preferred sites according to each Council Member.

Following discussion, Council Members expressed their preferences to narrow down potential sites to Sites 2 (the “Boozer property”) and 5 (Jimmy Moore Park). Council expressed consensus to authorize staff to obtain appraisals and start relevant conversations regarding these two sites along with geotechnical investigation.

21. Discussion regarding the City's property located at 2265 N. Harbor City Boulevard currently leased by the Disabled American Veterans. Inc. (Requested by Council Member Mark LaRusso)

Mrs. Lamb reported that Mr. LaRusso has requested a discussion item for City Council to consider the Disabled American Veterans, Inc's (DAV's) request regarding 2265 N. Harbor City Boulevard (Parcel ID 27-37-09-52-E).

The DAV has leased the city-owned property at 2265 N. Harbor City Boulevard since 1978 and is requesting that the city either donate or sell the property to their nonprofit organization. The DAV is also seeking legislative appropriations for state funding to construct a new veterans service center in Melbourne. Attached are the DAV's letters to the city and Representative Tyler Sirois along with the draft funding request to Senator Debbie Mayfield.

Section 2-645 of the City Code provides a procedure to convey ownership of the city's title of ownership to real property. A copy of this section of City Code is included within the agenda package. Additionally, Section 12.09 – Real Property of the city’s Procurement Manual, requires surplus property to be offered for sale by competitive bid (formal solicitation) if over $5,000. The policy also requires an appraisal, survey and title search. City Council has the ability to approve a waiver of the competitive bid requirement.

Mr. LaRusso discussed the history of the DAV, it’s relationship with the Melbourne Orlando International Airport, and the organization’s difficult in securing additional grant funding. He noted that his ask of the City Council is to sell the property to the DAV for $300 – the same dollar amount the city purchased the property for in 1963.

Mayor Alfrey asked for clarification on the least amount of money the property can be sold for. Attorney Conley replied that the property could be sold for nothing or for a single dollar; either way, he recommended that it be as low as possible for any tax-related purposes. Mayor Alfrey stated that his recommendation would be to sell the property for $7, one dollar for each Council Member, and that he would donate the money.

Council Member Mimi Hanley stated that her parents were some of the original members of the DAV. She stated that the building was historically kept in good working order; however, during a recent visit, she was extremely disappointed to see the shape of the building. In her opinion, she stated that the DAV is taking care of their people but not their building.

Commander Rodney Deflumeri, representing the DAV, expressed his desire to see Council follow through this with request and listed several achievements and improvements that have been completed since his tenure with the DAV began.

Tim Thomas, 2602 Englewood Drive, stated that this is a great opportunity for the City Council to help the DAV as selling the property to them would allow them to request more grant funding to help keep up the facilities.

Council Member Rachael Bassett asked if the city can donate the property. Attorney Conely explained the overall process but noted that the action needed for tonight's item is Council's direction to have the City Manager and City Attorney bring back a resolution for the disposition of the property to the DAV as well as a waiver of the formal bidding requirements.

Council Member Julie Kennedy asked what would happen if the DAV sells the property. Attorney Conley noted that as long as the use and mission is still being fulfilled, that is the underlying intent of the sale. Mrs. Lamb added that she received an appraisal late this afternoon and noted the importance of following City Code as it relates to determining if this is in the best interests of the city.

Following discussion, the Mayor stated his intent to make a motion.

Moved by Alfrey/LaRusso to waive the competitive bidding requirements and to direct the City Manager and City Attorney to bring back a resolution proposing the donation of the property with a proposed deed. Motion carried unanimously.

At this point, Council returned to the normal order of the agenda, starting with Item 19.

22. Board Appointments

a. Code Enforcement Board

Moved by Hanley/Neuman to reappoint John Greaves as a regular member. Motion carried unanimously. (Term of Greaves: October 15, 2025 through October 14, 2028 – three-year term.)

The floor was opened to nominations to fill the remaining two vacancies. Vice Mayor Neuman nominated Hunter Benninger and Terry Fulton. Ms. Hanley nominated Christopher Tencati.

The roll call vote was (Council voted for two):

Benninger: Neuman and Alfrey

Fulton: Smith, LaRusso, Bassett, Hanley, Kennedy, Neuman and Alfrey

Tencati: Smith, LaRusso, Bassett, Hanley, Kennedy

Appointed: Terri Fulton and Christopher Tencati (Terms: October 14, 2025 through October 14, 2026; unexpired three-year terms.)

b. General Employees' Pension Plan Board of Trustees

Moved by Hanley/Alfrey to reappoint Robert Johnson and Lisa Solina as resident members. Motion carried unanimously. (Term of Johnson and Solina: October 22, 2025 through October 21, 2027 – two-year term.)

D. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS

Council Members discussed events that they attended in the community and scheduled events they plan to attend in the coming weeks.

Mr. Smith discussed his previous recommendation to amend Council's travel and per diem policy by adding additional organizations to the list of pre-approved events (including one new organization, CivMil). Following discussion, he expressed his desire to bring back another discussion item on the topic. Mr. Smith further discussed an idea of his to rename Hickory Street to Patriot Way.

Mr. LaRusso stated that he would not support the Greater Palm Bay Chamber of Commerce being added to the list as the organization is committed to Palm Bay. Mrs. Kennedy stated that when it is brought back for further discussion, Mr. Smith should include bullet points on the benefits available to the City of Melbourne by attending events sponsored by his recommended organizations.

Vice Mayor Neuman recalled the conversation regarding honorary street names and Mrs. Lamb replied that the topic is set to appear on the October 28 or November 13 agenda. Vice Mayor Neuman recommended that Mr. Smith bring up that conversation during that agenda item.

Vice Mayor Neuman expressed his intent to bring back two discussion items for Council's consideration: an item to adopt a code of conduct for volunteer advisory board members and an item discussing the special activity permitting process. Mrs. Lamb stated that staff will provide Council with the agenda item materials from the last conversation regarding revisions to the special activity ordinance.

Mr. LaRusso added that he would be piggybacking off the discussion of special events, including how they are set up and how permits are issued.

Attorney Conely advised that the city's special activity ordinance is written with First Amendment considerations and that there are obstacles to reducing the number of permitted street events based on the size of the closure or the estimated attendance. He stated that further research is required on the topic.

E. ADJOURNMENT

The meeting adjourned at 9:30 p.m.

/s/ Kevin McKeown, City Clerk – October 20, 2025

Approved by Council: October 28, 2025