

City of Melbourne, Florida
Minutes – Regular Meeting Before City Council
November 25, 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 6:30 p.m. by Mayor Paul Alfrey.

A. OPENING

1. The invocation was given by Rev. David Young, St. Paul Lutheran Church.
2. Pledge of Allegiance
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

4. Proclamations and Presentations

Mayor Alfrey presented James Teele with a volunteer service pin recognizing his 20 years of volunteer service on the city's Code Enforcement Board.

(Note: the presentation for Charles Jackson was postponed to the December 9 meeting.)

Employees who reached a milestone of service during the month of November 2025 were invited to the Council meeting to accept their service pin and gift card. Richard Smith, Traffic Engineering (25 years) and Elizabeth Rich, Fleet Management (30 years) attended the meeting and was recognized by the Mayor and City Council and City Manager.

5. Approval of Minutes – November 13, 2025 Workshop and Regular Meeting.

Moved by Smith/Kennedy for approval. Motion carried unanimously.

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

6. City Manager's Report

City Manager Jenni Lamb noted that there are a lot of events going on around this time of year and reminded Council to review their calendars and various invitations that they have received.

Additionally, during Florida Department of Transportation's routine bridge inspection process on November 19, the city was notified that the Apollo Bridge crossing of the Eau Gallie River has damage caused by fires being set under the northernmost bridge that spans on the north side of the river. Engineering is working with HR's risk management team to make an insurance claim and with the Police and Fire Departments to investigate the fires. While the damage does not impose imminent danger, plans for repairs will be developed and implemented as soon as possible.

Vice Mayor David Neuman noted that the City Attorney had sent an e-mail that needed to be discussed at this meeting. City Attorney Adam Conley stated that during the last regular City Council meeting, Council had requested that he look into the City Code and statutory procedures for the suspension/removal of an appointed board member (Yvonne Minus). Following that meeting and after research, Attorney Conley stated that he sent an e-mail to Council with his ultimate recommendation not to move forward with that process. He noted that in that correspondence, he provided additional options to Council, which included providing him direction (via resolution) to seek an opinion from the Florida Attorney General's Office on the matter or to censure Mrs. Minus.

Attorney Conley continued by stating that a resolution directing him to seek an opinion from the Attorney General has been prepared and is attached to a blue memorandum in the event Council would like to consider adding it to the end of the agenda for discussion and consideration.

Vice Mayor Neuman stated that he is trying to find a way for the city to move forward from this topic, and that in his opinion, a verbal censure is a good middle ground. He reiterated his comments that were filed with the Melbourne Police Department and after talking to the State Attorney's Office, his understanding is that in the absence of video or audio evidence, it would be unlikely for such a case to move forward. He stated that the State Attorney's Office believes the allegations did occur, that the witnesses present can confirm this did occur, and that the Melbourne Police Department's findings were that this did occur. However, to move the city forward, Vice Mayor Neuman stated that a verbal censure would be appropriate.

Moved by Neuman/Alfrey to censure Yvonne Minus.

Mayor Alfrey stated that this is a bridge to get the city to move on from the topic.

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

Council Member Julie Kennedy asked what a censure really means. Attorney Conley replied that to the extent the conduct occurred, a censure means that Council does not condone such conduct.

Vice Mayor Neuman added that it means that Council does not condone its volunteer advisory board members telling other elected officials that, "I will kill you." He reiterated that this would not remove Mrs. Minus from either of her boards; it simply puts on the record that Council does not condone political threats.

Council Member Mimi Hanley stated that she is having a hard time understanding this because, in her eyes, one of the witnesses to the comments stated that it was said as a joke. Mayor Alfrey stated that everyone can agree that this kind of conduct is not acceptable; however, it's time to move forward. Ms. Hanley stated that she believes that Mrs. Minus should not be censured.

Attorney Conley stated that a censure can be considered a form of verbal punishment.

Council Member Marcus Smith stated that in the military, letters of reprimand would be issued. When it comes to decorum of elected officials and volunteer advisory board members, he stated that "it goes both ways." He commented on his support of de-escalating the situation.

Council Member Mark LaRusso asked if there is any chance that Mrs. Minus makes a public apology and Vice Mayor Neuman publicly accepts it. Vice Mayor Neuman replied that he would be more than happy to speak with Mrs. Minus. Mr. LaRusso stated that if there is any opportunity to take down the temperature, it should be taken.

Discussion continued.

The question was called. The roll call vote was:

Aye: Bassett, Kennedy, Smith, Neuman and Alfrey

Nay: Hanley and Smith

Motion carried.

7. Public Comments

Mayor Alfrey stated that due to active and pending litigation involving one of the speakers who has signed up under public comments, and at the advice of his legal counsel, he will step out of the chamber and ask the Vice Mayor to lead the Council through public comments.

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

(Mayor Alfrey stepped out of the chamber at 7:02 p.m.)

Mark Holeshoe, Melbourne, referenced speeding problems throughout the city, especially near the Wawa in Downtown Melbourne. He also stated that the city has an issue with e-bikes.

Gerald Paradis, 1640 Sarno Road, stated that for 21 months, he has been dealing with a broken manhole in front of his home and that his understanding is that the city broke the manhole. He asked for this to be resolved as soon as possible.

Steven Borgman, no address given, discussed his previous complaints regarding the Melbourne Police Department.

Peter Gudelunas, 1497 Holland Street, discussed his previous comments regarding speeding along his street and his attempt to draw more attention to this issue.

The following individuals came forward to express their support for Yvonne Minus: Gary Sulski, unincorporated Brevard County; Rachelle Jolley, unincorporated Brevard County; Goldwyn Daniels, Melbourne; Bishop Jackie Gordon, 3900 Sarno Road; and James Minus, 3111 Swift Street.

Kendra Thompson, 2900 Colbert Circle, asked for a moment of silence for victims of gun violence and expressed her thoughts on the matter involving Yvonne Minus, asking for transparency and honesty.

Dr. Ray Shackelford, 2750 Carlson Circle, asked if there will be a public hearing regarding the allegations involving the Mayor and discussed his desire to see the city embrace love and not hate.

SeanPaul Reyes, Long Island Audit, Inc., discussed his previous comments regarding the Mayor and the fact that the City Council has not had a conversation about the information he has provided and has made no effort to at least censure the Mayor.

Bonnie Ida, 1615 Breeze Lane, provided a handout regarding an American teenager currently held in an Israeli prison.

B. UNFINISHED BUSINESS

8. **Ordinance No. 2025-51:** (Second Reading/Public Hearing) An ordinance amending Chapter 52 of the City Code, entitled "Streets, Sidewalks and Other Public Places"; amending Section 52-6, "Procedure to initiate street, facility or park name changes; application fee"; providing for revised procedures for street renaming and adding procedure for honorary street naming. (Applicant - Melbourne City Council)

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

Attorney Conley read the ordinance by its title. City Engineer James Ennis reported that at the last meeting, he was asked to speak with the Supervisor of Elections (SoE) about the impacts of this ordinance. Mr. Ennis reported that the SoE did comment on issues that have occurred with road name changes and the voter registration process. He noted that in some instances, a person's driver's license does not use the person's official address; rather, the "honorary" street name is used.

Continuing, Mr. Ennis reported that during his conversation with the SoE, it was recommended that upon going through the process of an honorary street renaming, the city would provide notice to affected individuals along that corridor and that the honorary naming does not change their official address for the purposes of voting and should not be used to change their driver's license.

(Mayor Alfrey returned to the chamber at 7:39 p.m.)

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

Moved by Hanley/Bassett for approval of Ordinance No. 2025-51. The roll call vote was:

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

Motion carried unanimously.

C. NEW BUSINESS

9. Pineda Causeway Booster Pump Station Chemical Storage and Feed Improvements, Project No. 31023.
 - a. Contract award for the Pineda Causeway Booster Pump Station Chemical Storage and Feed Improvements, Project No. 31023, L7 Construction, Inc., Longwood, FL - \$1,423,700.
 - b. Task Order No. CDM 04 to the Continuing Services Contract for Professional Consulting Services for Services During Construction for the Pineda Booster Pump Station Storage Chemical and Feed Improvements, Project No. 31023, CDM Smith, Inc., Maitland, FL - \$135,195.

Public Works and Utilities Director Jennifer Spagnoli reported that the Pineda Causeway Booster Pump Station constructed in 2011 and located on Pineda Causeway just east of Wickham Road, consists of a two-million-gallon ground storage tank and three 60-horsepower vertical turbine pumps. The station provides storage, boosting, and re-pumping of treated drinking water into the city's water distribution system. The station does not currently provide chloramine chemical injection for the potable water distribution system. In response to

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

growth and recent distribution system transmission improvements, the addition of a chloramine chemical storage and feed system at the station is necessary to improve water quality in the northern mainland and beachside water service areas.

The scope of work consists of constructing a chemical storage and feed canopy structure housing a 1,050-gallon liquid sodium hypochlorite bulk tank, a 405-gallon liquid ammonium sulfate bulk storage tanks, and chemical feed pumps. Piping, electrical, instrumentation, and control improvements will be constructed to serve the chemical injection system addition.

On October 21, 2025, the city received three bids for the project. The apparent low bidder is L7 Construction, Inc., of Longwood, FL, who submitted a bid in the amount of \$1,423,700. The bids were reviewed by the engineer of record, CDM Smith, Inc., along with city staff. A recommendation was made to award the contract to the lowest responsive and responsible bidder.

Additionally, Task Order No. CDM-04 in the amount of \$135,195 provides for engineering services during construction. Tasks consist of preparing conformed construction documents, performing contractor submittal reviews, reviewing pay requests, responding to requests for information, conducting monthly site visits, witnessing start-up and performance testing, preparing record drawings based upon contractor as-built drawings, and performing permit closeout.

Moved by LaRusso/Kennedy for approval of a contract award to L7 Construction, Inc., Longwood, FL for the Pineda Causeway Booster Pump Station Chemical Storage and Feed Improvements, Project No. 31023 in the amount of \$1,423,700.00. Motion carried unanimously.

Moved by LaRusso/Smith for approval Task Order No. CDM-04 to CDM Smith Inc., Maitland, FL for engineering services during construction in the amount of \$135,195.00. Motion carried unanimously.

10. CONSENT AGENDA:

- a. Continuing Contract for Professional Engineering Services for Infrastructure Services, AtkinsRéalis USA, Inc., Melbourne, FL.
- b. Continuing Contract for Professional Engineering Services for Site/Civil Services, Kimley-Horn and Associates, Inc., Melbourne, FL.
- c. Continuing Contract for Professional Engineering Services for Utilities Services, Wade Trim, Inc., Palm Bay, FL.
- d. Continuing Contract for Professional Engineering Services for Utilities Services, Infrastructure Engineering Group, Inc., Indian Harbour Beach, FL.

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

- e. Increase to existing blanket purchase orders by \$55,000 each for Crane Creek Reserve Golf Course and Harbor City Golf Course for chemicals and fertilizers, SiteOne Landscape Supply, LLC, Palm Bay, FL - total increase of \$110,000.
- f. Increase to existing blanket purchase orders by \$55,000 each for Crane Creek Reserve Golf Course and Harbor City Golf Course for chemicals and fertilizers, Howard Fertilizer and Chemical Co, Inc., Dallas, TX - total increase of \$110,000.
- g. Purchase of two (2) replacement sand pumps for the Water Production Division, Carter VerPlanck, Tampa, FL - estimated cost of \$77,920.
- h. Purchase of a high service pump for the Water Production Division, Barney's Pumps Inc., Lakeland, FL - estimated cost of \$94,601.
- i. Contract award for security guard services for the Water Production Division, Security Operations & Solutions, Inc., Cocoa, FL - estimated annual cost of \$227,146.80 and estimated total contract cost of \$1,362,880.80.
- j. Renewal of Pure Storage Evergreen Gold plus Pure Storage Chassis annual support and maintenance, Presidio Networked Solutions, Orlando, FL - \$124,869.88.
- k. Purchase of Beacon Mobile Hosting Fees, Badger Meter, Inc., Milwaukee, WI - estimated annual cost of \$600,000.
- l. **Resolution No. 4389:** A resolution adopting fourth quarter budget recommendations for the City's 2024-2025 budget.
- m. **Resolution No. 4390:** A resolution appropriating \$27,878 from the Law Enforcement Trust Fund (LETF) for legal costs related to property forfeiture proceedings.

Mayor Alfrey announced that Item l. was removed from the consent agenda by Vice Mayor Neuman.

Moved by Neuman/Smith for approval of the consent agenda, less Item l. Motion carried unanimously.

11. ITEMS REMOVED FROM THE CONSENT AGENDA

- l. **Resolution No. 4389:** A resolution adopting fourth quarter budget recommendations for the City's 2024-2025 budget.

Mr. McGinn reported that the changes to the FY2025 budget include a decrease

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

of \$1,905,646 to the General Fund as well as some increases to the SHIP Fund, Workers' Compensation fund, Risk Management Fund and Capital Improvement Fund. Mr. McGinn stated that the largest budget variances related to electric utility taxes and electric franchise fees, as well as the Lake Washington Mitigation Bank and the sale of surplus property which are considered one-time revenues.

Vice Mayor Neuman stated his belief that these quarterly budget adjustments should be regular agenda items and not consent agenda items. He stated that if it remains on the consent agenda, he intends to pull the item from the consent agenda every time.

Moved by Neuman/Bassett for approval of consent agenda Item I. Motion carried unanimously.

Council expressed consensus to have these quarterly budget adjustments as regular items on the agenda. Ms. Hanley stated that in her belief, these items could remain on the consent agenda.

Mayor Alfrey stated that Mr. Smith asked if there were any objections from City Council to consider moving up Item 20 on the agenda to be heard next. There were no objections from Council.

(At this point in the agenda, Council considered Item 20.)

12. **Ordinance No. 2025-52, EI Car Wash:** (First Reading/Public Hearing) An ordinance granting a conditional use (CU2025-0002) to allow a car wash establishment in a C-2 (General Commercial) zoning district with site plan approval (PLAN2025-0006) on an overall 2.54±-acre property located on the east side of North Wickham Road, north of Sarno Road, and south of West Eau Gallie Boulevard. (Owner - 925 WICKHAM LLC) (Applicant/Representative - Jordan Draper, P.E.) (P&Z Board - 11/6/2025)

Attorney Conley read the ordinance by its title. Community Development Director Cindy Dittmer reported that the applicant is proposing to demolish the existing retail store (Verizon) and construct a new, 3,670±-square foot, freestanding, automatic car wash with three drive-up pay lanes and a parking area that includes 26 accessory vacuum stations and an accessory air compressor. The EI Car Wash is proposed to be open seven days a week and will operate between the hours of 7 a.m. to 9 p.m. No outdoor music is played at the car wash, and the facility will typically have three to five employees on site at any given time to monitor and help patrons.

A car wash requires conditional use approval in the C-2 zoning district and specific use standards are contained within City Code for car wash facilities. All the use standards will be met, especially as it relates to noise. The noise study identified the City Code required sound levels of 60 decibels would be exceeded

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

along the south property line at the entrance and exit of the car wash. To attenuate the noise, additional measures have been taken to provide a 12-foot-tall wing wall extending approximately 20 feet at the entry and exit side of the main car wash building. Staff added the wing wall requirement as a condition to the recommendation. Additionally, 7'8"-foot-tall, concrete block walls (unroofed) will be required on three sides of the vacuum producers and a galvanized gate on the fourth side. In addition, the applicant will provide air gates and sound absorbing panels within the car wash building to adhere to the City Code required sound levels of 60 decibels at the property line.

The area surrounding the subject property is developed for commercial uses and designated as General Commercial on the Future Land Use Map. Commercial uses include multiple shopping plazas, restaurants, and office buildings. The adjacent properties are also zoned for commercial uses (C-2 or C-P). There are multifamily residential properties located within 500 feet of the subject property; the closest multifamily residential property is located to the north, approximately 379 feet from the proposed car wash building. There are no single-family residential uses/zoning within 500 feet of the subject property.

On November 6, 2025, the Planning and Zoning Board voted unanimously to recommend approval of the request.

Council discussed the increased number of car washes going up in the city, the conversion of car wash establishments into other developments, and the amount of employees a car wash brings into the city.

There were no disclosures by Council. The Mayor opened the public hearing.

Alejandro Quintana, applicant/representative, answered some of Council's general questions about operation of a car wash and the employees that will be hired.

Jordan Draper, applicant/representative, was available for questions.

Moved by Hanley/Bassett for approval of Ordinance No. 2025-52 with PLAN2025-0006, based upon the findings and conditions contained in the Planning and Zoning Board memorandum. Motion carried. Mr. Smith and Vice Mayor Neuman voted nay.

13. **Ordinance No. 2025-53 and Ordinance No. 2025-54, Lansing RV Storage:** (First Reading/Public Hearing) Ordinances providing for a Comprehensive Plan amendment and zoning designation, with site plan approval for an outdoor RV storage area on 6.25± acres, located on the north side of Lansing Street, east of North Wickham Road, and south of Lake Washington Road. (Owner - LAWS HALL PARTNERSHIP LLP) (Applicant/Representative: Justin Archey) (P&Z Board - 11/6/2025)

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

- a. **Ordinance No. 2025-53/MAP2024-0013:** (First Reading/Public Hearing)
An ordinance amending the future land use map classification from General Commercial to Heavy Commercial Future Land Use on 6.25± acres.
- b. **Ordinance No. 2025-54/MAP2024-0012:** (First Reading/Public Hearing)
An ordinance amending the zoning map from C-2 (General Commercial District) to M-1 (Light Industrial District) zoning on 6.25± acres.
- c. **Site Plan Approval (PLAN2024-0019):** A request for site plan approval on 6.25± acres. (To be considered by City Council during the second reading of the ordinance.)

Attorney Conley read the ordinances by their titles and noted that the applicant for this item requested that the ordinances be postponed since he was unavailable to attend tonight's meeting.

Mr. LaRusso noted that the item report says that the property is in both District 5 and District 6. He asked for staff to make the necessary correction.

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

14. **Ordinance No. 2025-55, Redtail Four Brewery:** (First Reading/Public Hearing)
An ordinance granting a conditional use (CU2025-0007) to allow a microbrewery use in conjunction with a second conditional use to allow for the consumption of alcohol (beer and wine) on premises in conjunction with a proposed microbrewery and pizzeria on a 1±-acre developed property zoned C-2 (General Commercial District) located on the west side of South Harbor City Boulevard, the east side of Irwin Street and south of Powell Avenue. (Owner - Wid T. Bell) (Applicant/Representative - Chelsea Woodard) (P&Z Board - 11/6/2025)

Attorney Conley read the ordinance by its title. Mrs. Dittmer reported that the applicant plans to clear the 1.0±-acre site, including the demolition of all structures (totaling 12,423± square feet), and construct a 7,650±-square foot restaurant building, which will require staff level approval of engineering construction plans and building permits. The site is currently blighted and under code enforcement action. The proposed use of the property is for a locally owned and operated pizza restaurant and craft brewery, offering brick oven pizza, on-site brewed beer, and curated wine selections. The establishment will be open from 11:00 a.m. – 10:00 p.m. Sunday through Wednesday; 11:00 a.m. – 12:00 a.m. Thursday through Saturday, and any change to these hours will require reconsideration of the conditional use. The applicant will provide security on-site during the weekends and during events.

The project will feature a 4,950±-square foot interior area with a full kitchen and

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

brewery area, containing a 98-seat, indoor dining area. Additional seating will be provided in two outdoor, covered patio spaces with a total of 84 seats. According to the applicant, the request is for a family-oriented restaurant and small-batch brewery with live entertainment indoors only on select nights.

Within a 500-foot radius of the subject property, there are a mixture of highway commercial uses, such as vehicle service (tires, body shops, etc.), offices, retail, a funeral home, private club (American Legion), a roofing company, and a barber shop. The nearest residential use to the west is located approximately 333 feet northwest of the subject site, across the FEC Railway on the west side of Main Street. The nearest residential use to the east is located approximately 420±-feet from the subject site, across the South Harbor City Boulevard right-of-way on Powell Avenue.

Staff has added multiple conditions to the ordinance to ensure that the on-premises consumption of alcoholic beverages (beer and wine) will not affect the surrounding area. These conditions include but are not limited to: a maximum occupancy of 200 persons; consumption of alcohol will be entirely within the interior of the building or covered outdoor patio areas; and two or more violations of the city's noise regulations or occupancy is a breach of the conditional use.

At the November 6, 2025 meeting, following review and discussion, the Planning and Zoning Board members were divided in their consideration of the motion, based upon staff's recommendation. The motion to consider approval (staff's recommendation) resulted in a 2-2 vote. The Planning and Zoning Board failed to achieve a majority vote for approval of the conditional use and no further motions were made by the board.

(Mayor Alfrey stepped out of the chamber at 8:43 p.m.)

Vice Mayor Neuman called for disclosures and noted that Lisa Herendeen reached out to him about this item. Ms. Hanley noted that Mark Herendeen reached out to her as well. Mr. Smith stated that he attended the Melbourne Downtown CRA Advisory Committee meeting where this item was discussed. Mrs. Kennedy disclosed that she received a phone call on November 7 at 11:29 a.m. from Mark Herendeen and she returned the call, discussing the events of the Planning and Zoning Board meeting. Mr. LaRusso noted that he believes the applicant sent an e-mail to all of Council.

(Note: after the Mayor returned to the chamber, he disclosed that Mark Herendeen also called him after the Planning and Zoning Board meeting.)

The Vice Mayor opened the public hearing.

(Mayor Alfrey returned to the chamber at 8:48 p.m.)

Timothy Fowler, applicant, discussed his military service, his connection to the

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

Tuskegee Airmen, and his concerns following the discussion at the Planning and Zoning Board meeting. He discussed his plans for operating the business and the significant investment that he has already made into this effort.

Chelsea Woodard, applicant, discussed her experience in the restaurant business and answered general questions about the proposed business, such as the number of employees that would be hired.

Bill Davis, 2808 S. Harbor City Boulevard, stated that he and his wife have been a part of the effort to get this area of Melbourne to grow. He noted that this business is going out on a limb to reinvigorate this area. He expressed his full support for the project.

Mark Herendeen, 233 E. New Haven Avenue, stated that he represents the seller of the property and asked for Council's full support of this project.

Lisa Herendeen, 233 E. New Haven Avenue, discussed her support for this project and the efforts to revitalize this area of Melbourne. She discussed her opinion on the zoning challenges that make it hard to develop and redevelop in this area.

Joseph McNeil, 804 Poplar Lane, expressed his support for this project.

Moved by Neuman/Bassett for approval of Ordinance No. 2025-55, based on the findings and conditions contained in the staff memorandum. Motion carried unanimously.

15. **Ordinance No. 2025-56, The Office Cigar Lounge:** (First Reading/Public Hearing) An ordinance granting a conditional use (CU2025-0008) to allow the sale and consumption of alcoholic beverages on-premises, accessory to cigar sales, in a unit located on 0.20±-acre developed acres, zoned C-3 (Central Business District), located on the south side of West Eau Gallie Boulevard, east of Guava Avenue, and west of Highland Avenue (587 West Eau Gallie, Unit 103). (Owner - LJ Real Estate Holdings, LLC) (Applicant/Representative - Micah Rose) (P&Z Board - 11/6/2025)

Attorney Conley read the ordinance by its title. Mrs. Dittmer reported that the request is located in a 670±-square-foot unit within a multi-tenant building. The applicant proposes selling alcoholic beverages, accessory to cigar sales. The on-premise consumption of alcohol, when not in conjunction with a restaurant, requires conditional use approval in the C-3 zoning district. The applicant's business plan indicates the establishment will be open from 12:00 p.m. to 11:00 p.m. Sunday through Thursday and 12:00 p.m. to 1:00 a.m. on Friday and Saturday, and these hours are a condition of approval.

The applicant's business plan states they will cater to "cigar aficionados", local professionals, and tourists looking for a premium smoking experience. The

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

establishment will sell a selection of cigars from around the world and cigar accessories, and will also offer memberships and cigar lockers. The business plan also indicates that the establishment will serve "a selection of whiskeys." The floor plan includes a bar, multiple seating areas (totaling 13 seats), a humidor area to store cigars, and one unisex bathroom. Since the site only has one unisex bathroom, total occupancy will be limited to no more than 48 people.

The subject site is located in the urban downtown Eau Gallie area. Within a 500-foot radius of the subject property there is a mixture of uses such as retail, office, restaurant, and residential. A private parking lot area is located to the west and commercial uses are located to the north, south, and east of the subject site. The nearest residential use (a two-unit residential building) is located approximately 200 feet to the north at 1445 Guava Street.

Staff has added multiple conditions to the ordinance to ensure that the on-premises consumption of alcoholic beverages will not affect the surrounding area. These conditions include but are not limited to: a maximum seating allowance of 13, with a maximum occupancy of 48 persons; consumption of alcohol will be entirely within the interior of the building; and two or more violations of the city's noise regulations or occupancy is a breach of the conditional use.

During the November 6, 2025 meeting, the Planning and Zoning Board voted unanimously to recommend approval of the request.

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

Moved by LaRusso/Neuman for approval of Ordinance No. 2025-56, based on the findings and conditions contained in the Planning and Zoning Board memorandum. Motion carried unanimously.

16. **Ordinance No. 2025-57, The Collection:** (First Reading/Public Hearing) An ordinance granting a conditional use (CU2025-0009) to allow the sale and consumption of alcoholic beverages (beer and wine) on-premises, accessory to a retail food and wine market, in a multi-tenant building zoned C-3 (Central Business District), located on the east side of Cypress Avenue, west of North Harbor City Boulevard and north of West Eau Gallie Boulevard (1385 Cypress Ave, units 101 and 103). (Owner - Michael Spetko) (Applicant/Representative - Michael Hernandez) (P&Z Board - 11/6/2025)

Attorney Conley read the ordinance by its title. Mrs. Dittmer reported that the request is located in a 1,500±-square foot area (Units 101 and 103) located within a multi-tenant plaza. The applicant proposes to serve beer and wine, accessory to a retail food and wine market. The on-premise consumption of alcohol (beer and wine), when not in conjunction with a restaurant, requires conditional use approval in the C-3 zoning district.

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

The applicant specializes in selling food and wine products from a product lounge, which will contain items for retail sale, such as oils, pasta, spices, and hot sauces available to both the public and area restaurants. The establishment will also have a wine room with different wines from Italy, France, and California. For restaurant clients, the applicant will offer custom branding for those looking to have their own products and would like to allow customers to taste/consume the wine that is being sold at this market and to host and serve wine at occasional special events. The applicant's business plan indicates the establishment will be open from 5:00 p.m. to 10:00 Thursday through Friday, 12:00 p.m. to 10:00 p.m. on Saturday, and 12:00 p.m. to 4:00 p.m. on Sunday, and these hours are a condition of approval.

The floor plan identifies a layout that can accommodate 15 persons (per the applicant's business plan), an office, one unisex bathroom, and a dry storage area. Seating includes three, two-seat tables and a sofa. Based on a mercantile use, total occupancy will be limited to no more than 19 persons. This figure could increase if the applicant submits a detailed architectural plan to the Building Department. In any case, the occupancy shall not exceed 50 persons.

The subject site is located in the urban downtown Eau Gallie area. Within a 500-foot radius of the subject property, there is a mixture of uses such as retail, office, restaurant, residential, and institutional (a fire station). A commercial building (tattoo) is located across Cypress Avenue, and commercial uses are located to the north, south, and east of the subject site. The nearest residential use (a single-family home) is located approximately 450 feet to the northwest at 844 St. Clair Street.

Staff has added multiple conditions to the ordinance to ensure that the on-premises consumption of alcoholic beverages (beer and wine) will not affect the surrounding area. These conditions include but are not limited to: a seating allowance of 19 persons with the potential for up to 50 persons; consumption of alcohol will be entirely within the interior of the building; and two or more violations of the City's noise regulations or occupancy is a breach of the conditional use.

During the November 6, 2025 meeting, the Planning and Zoning Board voted unanimously to recommend approval of the request.

There were no disclosures by Council. The Mayor opened the public hearing.

Michael Herendez, applicant, answered general questions about the layout of the proposed business.

Moved by LaRusso/Neuman for approval of Ordinance No. 2025-57, based on the findings and conditions contained in the Planning and Zoning Board memorandum. Motion carried unanimously.

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

17. **Ordinance No. 2025-58, Affordable Housing Updates:** (First Reading/Public Hearing) An ordinance amending City Code, Appendix B, Article 5, Section 4, Affordable Housing Development, for compliance with recent Florida Statute changes. (Applicant - City of Melbourne) (P&Z Board - 11/6/2025)

Attorney Conley read the ordinance by its title. Mrs. Dittmer reported that in 2023, new and existing affordable housing standards were moved into one centralized location under the Use and Dimensional Standards in City Code (located in Appendix B, Article V, Section 4). Incentive options currently in City Code include reduced zoning and land development regulation standards, deferral/waiver of impact fees, and density bonus/Live Local Act allowances. To be affordable, code language identifies that at least 30% of the dwelling units must be occupied by households with annual incomes at or below 120 percent of the median annual income for the Metropolitan Statistical Areas (MSA). City Code maintains the minimum 30% requirement for residential zoning districts; a minimum of 40% for affordable housing development under the Live Local Act, and an allowance for developments below 10% with reduced incentive options.

Since 2023, the Florida Legislature has made additional revisions to Chapter 166, F.S. The proposed ordinance incorporates the additional changes, required and optional, made in 2024 and 2025. All changes will be located within Section 4, Affordable Housing.

Permitting affordable housing development on property owned by a religious institution: In 2025, modifications were made to Chapter 166, F.S., which permits local governments to allow affordable housing on parcels that are owned by a religious institution that contain a house of public worship. The proposed revision will permit affordable housing development on I-1 (Institutional District) zoned properties that have an active house of worship on the property. I-1 zoned parcels are typically larger and not located within predominantly single-family residential areas whereas some houses of worship are located in single-family residential zoned districts with a conditional use.

Limiting affordable housing (Live Local Act projects) in the vicinity of the Melbourne Orlando International Airport: In 2024, Chapter 166 F.S. and Chapter 333 F.S. were amended to limit affordable housing development (Live Local Act projects) near airports and in certain areas extending from the end of runways for a distance of 10,000 feet. Language to not allow Live Local Act housing in these areas is proposed under this text amendment.

Parking space requirements for two-bedroom units and larger: In 2025, revisions were made to Chapter 166 F.S., changing the percentage that could be requested by a developer (15%) in regard to reducing parking requirements for proposed affordable housing projects. Accordingly, parking requirements will be modified for two-bedroom units and larger to meet the 15% threshold, allowing a parking ratio of 1.7 spaces per unit. A reduction in parking spaces is currently

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

provided for studio and one-bedroom units.

Removing the density bonus provision in regard to the maximum density permitted for Live Local Act projects: In 2024, Chapter 166 F.S. was modified such that allowable density means the density prescribed for the property without additional requirements. Accordingly, language granting a 30% bonus for the maximum density permitted in the C-3 District is proposed to be deleted from Code. This change will denote the maximum density allowed in the C-3 District is strictly 100 units per acre and does not include any density bonus implemented for non-Live Local Act projects.

Limiting the maximum height in circumstances where the proposed development is adjacent to single-family homes: In 2024, Chapter 166 F.S. was modified so that the maximum height for an affordable housing development could be limited if the proposed development is adjacent, on two sides, to a parcel zoned for single-family residential use that is within a single-family residential development with at least 25 contiguous single-family homes. Language is proposed that will limit affordable housing development to the maximum height allowed within a zoning district, as noted in Table 1B of the Zoning Code when such development is adjacent to single family neighborhoods (typically 36 feet). A Conditional Use request for additional height is only permitted within the C-3 (Central Business District) zoning classification.

Adding a maximum FAR for mixed-use projects: In 2024, Chapter 166 F.S. was modified so that the city must allow a floor area ratio (FAR) of 150% of the highest currently allowed floor area ratio. Language identifying this FAR percentage is proposed to be incorporated with this text amendment.

Additional Revisions: A revision is proposed to add language regarding expediting permits for affordable housing developments. This is currently an administrative policy in effect since 2004 and is being codified for clarity. In addition, minor formatting changes were also made to Sections (A) and (C).

On November 6, 2025, the Planning and Zoning Board voted unanimously to recommend approval of the proposed ordinance.

The Affordable Housing Advisory Committee will meet on December 2, 2025, to consider the impact of the code changes to affordable housing.

(Mr. Smith stepped out of the chamber at 9:39 p.m.)

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

Moved by Hanley/Bassett for approval of Ordinance No. 2025-58, based upon the findings contained in the Planning and Zoning Board memorandum. Motion carried unanimously. Mr. Smith was not present for the vote.

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

18. **Ordinance No. 2025-59, Water and Sewer Impact Fees:** (First Reading/Public Hearing) An ordinance amending water and sewer impact fees; amending City Code, Chapter 58, Utilities; amending Section 58-131, Water Impact Fees; and amending Section 58-242, Sewer Impact Fees; Cost of Extension.

(Mr. Smith returned to the chamber at 9:41 p.m.)

Attorney Conley read the ordinance by its title. Financial Services Director Ross McGinn reported that At the September 25, 2025 City Council meeting, City Council approved five consecutive annual increases of 10.5% to water rates and 7% to wastewater rates, effective October 1, 2025 and each October 1 through 2029. Adopting rates at these amounts was critical to meeting revenue requirements for bond covenants and avoiding negatively impacting the city's Water and Sewer Fund's operating reserves. During this meeting and the preceding meetings prior to adoption, City staff and the city's rate consultant, Raftelis Financial Consultants, Inc. (Raftelis), announced that a similar recommendation for water and sewer impact fees was forthcoming to update the impact fee rates last updated in 2012. The 2025 Water and Sewer Impact Fee Report prepared by Raftelis is attached.

As noted on Page 10 of the attached 2025 Water and Sewer Impact Fee Report, the City's water impact fee is recommended to be increased from \$1,540 per equivalent residential unit (ERU) to \$2,755, an increase of 79%, and the city's sewer impact fee is recommended to be increased from \$2,210 per ERU to \$4,165, an 88% increase. During the 2025 Florida Legislative Session, House Bill (HB) 579 was approved and signed into law with an effective date of January 1, 2026, which amends the process in which "extraordinary circumstances" may be used, both increasing the requirement of the approval of the enacting ordinance from a two-thirds majority of the legislative body to a unanimous vote of the legislative body, and preventing those jurisdictions that have not previously approved an increase in the previous four-year period from using "extraordinary circumstances" after January 1, 2026. Based upon the last review of the city's impact fee ordinances, these changes would effectively limit the city's recommended increases to both impact fees to 12.5% annually over a four-year period as required under 163.31801.

It became apparent during the finalization of the Impact Fee Report that the recommended increases exceeded those allowable under current State law without the use of the "extraordinary circumstances" provision of the Florida Impact Fee Act, which allows for the full increase to be placed in effect with a two-thirds vote of the legislative body on the enacting ordinance, two publicly-noticed workshops, and justification of the "extraordinary circumstances" requiring increases than those allowable under the statute. City Council held the first of the two required workshops at 5:30 PM on November 13, 2025, and will hold the second of such workshops at 5:30 PM on November 25, 2025, prior to the beginning of the regularly scheduled council meeting in which the first

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

reading of this ordinance is considered.

In developing the ordinance enacting the recommended impact fee increases, the city's rate consultant provided four factors to consider in exercising the "extraordinary circumstances" provision of the existing language: (1) Population growth in excess of the State of Florida average population growth. (2) Development growth in excess of the State of Florida average growth. (3) Expansion of the utility's service area. (4) Cost of capital improvement cost increases and the impact on utility rates.

While the 2025 Water and Wastewater Rate Study included a conservative estimate of development growth, the city's Community Development Department provided an updated 2025 Local Government Request Form provided to the local school board for growth estimates that assumed an increase in the number of units in the City of Melbourne over the five-year study period of 9,041 ERUs. Based upon this magnitude of development, far exceeding historical development averages for the city, the amount of lost impact fee revenues is forecast to be approximately \$10 million, or 2.6% of utility rate revenues over that period of time.

Additionally, recent capital improvement projects (CIP) have grossly exceeded initial estimates. For example, the Reverse Osmosis Water Treatment Plant Expansion project, initially forecast for approximately \$40 million in cost in the FY 2022-2023 Adopted Budget CIP, but more recently forecast to be \$95 million based upon design estimates as provided by the city's engineering consultant. As this experience has been felt across most of the city's forecast capital expenses, it comes as no surprise as the CIP has grown from \$300 million during the FY 2022-2023 budget preparation process to over \$500 million in the most recent 2026 Fiscal Year budget preparation process.

The attached ordinance requires two readings. This is the first of two readings. In accordance with 163.31801, the new water and sewer impact fees would not go into effect until 90 days following the adoption of the ordinance. Impact fees are paid at the time of building permit issuance. Applicants receiving a building permit prior to the effective date will not be impacted. Applicants who have received some level of entitlement (i.e. zoning or land use amendment, site plan approval, conditional use approval) but have not been issued a permit by the City prior to the effective date will be subject to the revised water and sewer impact fees.

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

Moved by Hanley/Alfrey for approval of Ordinance No. 2025-59. Motion carried unanimously.

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

19. Discussion of continued negotiations of an Amendment to the Interlocal Agreement between the City of Melbourne, Olde Eau Gallie Riverfront Community Redevelopment Agency, and Brevard County as it relates to the Eau Gallie Parking Garage Project.

Mrs. Lamb reported that on November 18, 2025, the Brevard County Board of County Commissioners held a discussion regarding the proposed amendments to the Interlocal Agreement (ILA). She noted that she, the City Attorney, and the Mayor spoke on the agenda item. During the Commission meeting, the Board discussed how county staff should proceed with the City of Melbourne on the terms of the proposed amendments to the ILA. Following deliberation, the Board voted to table the item for further discussion at its next regular meeting, scheduled for December 2, 2025.

Mrs. Lamb noted that during the conversation, there were a few points touched on by the Commission, the first being the number of parking spaces. She noted that the ILA originally referenced a 300-space parking garage, with 90% of those spaces being for public parking. With the inclusion of the public-private partnership, and the need for hotel parking, the 90% threshold could not be met with the amount of spaces needed for the hotel, as that was not contemplated in the original ILA. Mrs. Lamb noted that the draft agreement already included 250 spaces, and as far as staff is concerned, that number can be increased to 270 spaces.

Additionally, Mrs. Lamb noted that during her comments, she stated that the city most likely can pay off the debt early; therefore, the city could agree to advancing the sunset date of the CRA to 2033 (a reduction of five years). She added that during that five-year time frame, the county stands to gain approximately \$2 million in tax revenue.

Continuing, Mrs. Lamb noted that the Commission brought up low-impact development and that following the discussion, city staff spoke with county staff about the potential for "green infrastructure" which would be more appropriate for a redevelopment site. Ultimately, the county is seeking additional nutrient removal for the lagoon. Mrs. Lamb noted her concern about locking the city into low-impact development.

Finally, Mrs. Lamb noted that the biggest concern of the Commission relates to free parking. She noted that the existing agreement states that there will be free parking for 50 years. In the revised and restated agreement, the city proposed a five-year period until a parking management study could be done. The differential between those years seemed to be too much of a difference for the Commission. Mrs. Lamb discussed the reasons behind this proposal and the need for fees that simply cover the maintenance of the garage.

Attorney Conley added that from Council's direction in July, a draft revised and restated ILA was created to address these issues in relation to the construction

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

of the garage along with a public-private partnership. He asked if there are further revisions Council desires in the revised and restated ILA or if there is any other direction from Council before city staff present this item to the Commission again on December 2.

Council discussed that, based on their understanding of the Commission meeting, the biggest sticking point is the amount of time that free parking exists. Additionally, discussion took place regarding users of the garage paying versus a tax on all residents; the potential for on-street premium parking after the sunset of the CRA; low-impact development versus green infrastructure; and Council's belief regarding a period of free parking that would be reasonable.

Following discussion, Council expressed direction to proceed with negotiations with Brevard County regarding proposed amendments to the ILA, including recommending revising the proposal to say that there will be free parking for a period longer than just five years. Council expressed consensus to give the City Manager negotiating power to get the best deal possible for the city.

Attorney Conley noted that city staff will once again appear at the December 2 County Commission meeting to hear the Commission's thoughts and that based on that conversation, there may be an item returning to City Council for its consideration.

20. Discussion regarding a revision to Council Policy #36 — Travel and Per Diem. (Requested by Council Member Marcus Smith) (Postponed - 10/28/2025)

Mr. Smith stated that the purpose of the revision is to add the Greater Palm Bay Chamber of Commerce, LEAD Brevard and weVENTURE to the list of pre-approved organizations referenced in the policy. He stated that he invited these organizations to speak tonight and asked for their representatives to come forward.

Corey Skates and Nancy Pelotonen, Greater Palm Bay Chamber of Commerce, noted that their organization's work extends well beyond Palm Bay and that one-third of the organization's membership is Melbourne-based businesses. Mr. Skates noted that Melbourne's 32901 zip code area is an area of focus for the chamber and further described the events and activities hosted by the chamber that support the City of Melbourne.

Kristin Bakke, LEAD Brevard, came forward to discuss the organization's membership, which includes members of City Council and city staff members. She noted that the organization is intended to work together to inspire the community to lead one another. Ms. Bakke discussed the membership and non-membership pricing levels and the organization's community engagement activity.

Additionally, Mr. Smtih noted that representatives from weVENTURE have

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

already spoken before Council to discuss that program's benefits to the community. He noted that his ultimate recommendation is to add these three organizations to the current Council Policy.

Mr. LaRusso asked the City Clerk what the total would be if all three organizations were added to the policy as Mr. Smith has suggested. City Clerk Kevin McKeown replied that it would be hard to tell, as it depends on the number of events attended by the individual City Council members. However, he noted that the current list of organizations is three, and if three more were added, Council could reasonably assume that the budget for this line item would need to be doubled. He noted that the current line item in the FY26 budget is just under \$8,000.

Ms. Hanley stated that Council Members have a hard enough time attending all of the events in Melbourne already. She stated that Melbourne is a very different economy than Palm Bay.

Mrs. Kennedy noted that Council removed a portion of their training and education budget already during the budget development process. Vice Mayor Neuman stated that he is not going to support the request at this time.

Mr. Smith stated that he is seeking Council's consensus to spend time with staff and see if additional funds can be found. Mrs. Kennedy suggested exploring what the cost would be to be members of these organizations versus going to events as non-members.

(At this point in the meeting, Council returned to the normal order of agenda, starting with Item 12.)

21. Council Appointments for 2025-2026

a. Vice Mayor

Ms. Bassett nominated Mrs. Kennedy. Ms. Hanley nominated Mr. LaRusso. There were no further nominations.

The roll call vote was:

Kennedy: Bassett, Kennedy, Smith, Neuman and Alfrey

LaRusso: Hanley, LaRusso

Mrs. Kennedy was appointed Vice Mayor for the 2025-2026 year.

b. Airport Authority

Vice Mayor Kennedy recommended that the three current members be nominated/reappointed; there were no further nominations.

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

Moved by Kennedy/Neuman to reappoint Mayor Alfrey, Council Member Neuman and Council Member LaRusso to the Melbourne Airport Authority. Motion carried unanimously.

c. Space Coast League of Cities

Ms. Bassett nominated herself to remain as the voting delegate. There were no further nominations.

Moved by Bassett/Kennedy to reappoint Rachael Bassett as the voting delegate to the Space Coast League of Cities for calendar year 2026. Motion carried unanimously.

Mr. Smith nominated himself to remain as the alternate.

Moved by Bassett/Kennedy to reappoint Marcus Smith as the alternate voting delegate to the Space Coast League of Cities for calendar year 2026. Motion carried unanimously.

22. Board Appointments

a. Melbourne Housing Authority

(Mr. Neuman stepped out of the chamber at 10:33 p.m.)

Moved by Kennedy/Bassett to approve the Mayor's reappointment Judith Doyle and Alan Parenteau and his appointment of Felicia Smith. Motion carried unanimously. Mr. Neuman was not present for the vote. (Terms of Doyle and Parenteau: December 9, 2025 through December 8, 2029 – four-year terms; term of Smith: November 25, 2025 through December 8, 2026 – unexpired four-year term.)

b. Zoning Board of Adjustment

(Mr. Neuman returned to the chamber at 10:34 p.m.)

Moved by Kennedy/Bassett to reappoint Thomas Herbert and Linda Cass as a regular members, appoint Dave Bregard as a regular member, reappoint Diane Maynard as an alternate member and appoint Jared Moyles as an alternate member. Motion carried unanimously. (Terms of Herbert and Cass: December 3, 2025 through December 2, 2028 – three-year terms; term of Bregard: December 27, 2025 through December 2, 2026 – unexpired three-year term; terms of Maynard and Moyles: December 27, 2025 through December 26, 2028 – three-year terms.)

D. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

Mr. Neuman stated that in his opinion, the vote for Vice Mayor is a divisive process and more of a popularity contest. He expressed his opinion that the selection of Vice Mayor would be more appropriate on the general election ballot and asked if Council has a desire to explore that option. Following discussion, there was no consensus of Council to amend the current process for selecting the Vice Mayor.

Ms. Bassett stated that in the interest of transparency, she asked what the City Manager and City Attorney are doing about the allegations that keep coming up under public comments regarding the Mayor and Habitat for Humanity. She stated that right now, "the silence is doing a lot more harm than good."

Mayor Alfrey stated that to his understanding, a complaint has been filed with the Commission on Ethics.

Mrs. Lamb stated that in May 2025 when Habitat for Humanity's original request for payment came in, city staff did a review of that process and acknowledged that there were no violations of any ARPA regulations, so the payment was sent to Habitat for Humanity. When the topic came up again later in the year, staff once again did a thorough review and came to the same conclusion that the city met all the federal and ARPA requirements. Mrs. Lamb stated that she took it even farther to look at what the city's agreement with Habitat for Humanity said. She reminded Council that when the requests for applications were sent out, they included certain criteria because at the time, the final ARPA rules were not issued yet. That criteria was similar to what the city does with CDBG or HUD projects.

Continuing, Mrs. Lamb stated that during that additional review, staff determined that there existed the possibility of a default of the contract with Habitat for Humanity. Following the city's standard procedures, the city issued a letter to Habitat for Humanity, noting the potential conflicts and providing them an opportunity to cure the situation. As of yesterday, Habitat for Humanity has cured the default and have met the terms of the agreement.

Attorney Conley noted that in his initial review of the allegations of unethical conduct by the Mayor, he reviewed a chain of Commission on Ethics opinions that suggest that the nature of the relationship between the Mayor, his roofing company, Habitat for Humanity and the city is not necessarily a conflicting contractual relationship. He noted that there have been demands for the city to lodge complaints or investigate the matter further; however, based on his understanding on how the Commission on Ethics looks at those ethical standards, it would not be definitive that a violation would be found. He described the process for filing a complaint with the Commission on Ethics and said that based on the information he has, he would not be ready to swear under oath how an ethical violation occurred.

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

Attorney Conley commented on the previous public speaker (Mr. Colombo) who stated that there was a voting conflict of interest in this matter and stated that he is not aware of any of the facts surrounding that matter and therefore, if the public has other information about an ethical violation, they would be in a better position to submit a complaint to the Commission on Ethics.

In closing, Attorney Conely stated that from the city's perspective, the additional review addresses and corrected the issue with Habitat for Humanity. With regard to the allegations of unethical behavior, those allegations would be better evaluated by the Commission on Ethics. Attorney Conely stated that as he understands the facts, it is not crystal clear to him that there has been an ethical violation; therefore, he stated that he is reluctant to file something with the Commission on Ethics himself.

Mayor Alfrey added that there is more pending litigation coming on this matter and that a "paid agitator" has been working with his sister-in-law, who he is currently in litigation with. He stated that on October 23, 2025, a bookkeeper from his business pulled checks from the business account and unredacted versions of those checks were sent to him within the hour by this paid agitator. He noted that his sister-in-law must have sent him that information and immediately called for him to resign. Mayor Alfrey referenced text messages that confirm he was not involved in the day-to-day operation of the business at that time and was not even aware that this issue occurred.

Ultimately, Mayor Alfrey stated his attorney will be handling this matter and that, in his opinion, all of this revolves around the fact that he will not give half of his company up to his sister-in-law. Mayor Alfrey said that he refuses to be extorted. With regard to the accusations of him being absent from Council meetings, Mayor Alfrey discussed a scheduled vacation and other business he works on, including the Airport Authority, which all of Council should understand. He closed by stating that he would be glad to send any of this information to City Council to review.

Ms. Hanley referenced her visit to Riverview Park during a large group feeding and stated that many of the individuals who are present to get food are older individuals, which she found surprising. She discussed her attendance at the Marine Resources Council meeting and her participation in reviewing requests for applications regarding opioid funds.

Mr. Smith discussed Ms. Dot's Thanksgiving food drive and the Florida League of Cities Legislative Conference that he will be attending next week.

Mayor Alfrey stated that city staff did a great job welcoming Parkhurst Academy to city hall last week.

E. ADJOURNMENT

City of Melbourne, Florida
Minutes - Regular Meeting of the City Council
November 25, 2025

The meeting adjourned at 10:59 p.m.

/s/ Kevin McKeown, City Clerk – December 3, 2025

Approved by Council: December 9, 2025