

**City of Melbourne, Florida**  
**Minutes – Regular Meeting Before City Council**  
**January 13, 2026**

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 Pastor Tony Hauk, Church on the Rock.
2. Pledge of Allegiance
3. Roll Call

Present:

Paul Alfrey	Mayor
Julie Kennedy	Vice Mayor
Marcus Smith	Council Member, District 1
Mark LaRusso	Council Member, District 2
David Neuman	Council Member, District 3
Rachael Bassett	Council Member, District 4
Mimi Hanley	Council Member, District 5
Jenni Lamb	City Manager
Joan Junkala-Brown	Deputy City Manager
Adam Conley	City Attorney
Kevin McKeown	City Clerk
Justice Stevens	Assistant City Clerk
Rebecca Thibert	Assistant to the City Manager

4. Proclamations and Presentations
5. Approval of Minutes – December 9, 2025 Regular Meeting.

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

6. City Manager's Report

City Manager Jenni Lamb reported that the following discussion items are planned for future meeting agendas: code of conduct for volunteer advisory board members (scheduled for January 27); development review process discussion (scheduled for one of the February regular meetings); a discussion on the city's code enforcement process (scheduled for the end of March or April).

Additionally, Mrs. Lamb notified Council of the Downtown Melbourne Small Business Workshop scheduled for Tuesday, February 10 at 8:30 a.m. and that a

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public meeting is being planned regarding Fire Station 72, tentatively scheduled for Monday, February 16 from 5:30 p.m. until 7:30 p.m.

Council Member Marcus Smith referenced his desire to have a workshop on “doing business with the city.” Mayor Alfrey replied that Council did not give consensus for that item; however, it could be rolled into the small business workshop that was referenced. Mrs. Lamb stated that before any new information is pushed out, the city is looking at changing where contracts will be advertised and that needs to be resolved first. Additionally, the city can enhance what’s already available on the website.

Vice Mayor Julie Kennedy stated that February 16 is President’s Day which may be an issue regarding the scheduling of the meeting regarding the fire station. Mrs. Lamb stated that staff will take that into consideration.

7. Public Comments

There were no public speaking forms submitted.

**B. UNFINISHED BUSINESS**

8. **Ordinance No. 2025-41 (AV2025-0002):** (Second Reading/Public Hearing) An ordinance vacating a bike path easement between 2465 Wild Wood Drive and 2455 Wild Wood Drive. (Postponed - 9/11/2025, 10/14/2025) (First Reading - 12/9/2025)

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

Moved by Bassett/Kennedy for approval of Ordinance No. 2025-41. The roll call vote was:

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

Motion carried unanimously.

9. **Ordinance No. 2025-53 and Ordinance No. 2025-54, Lansing RV Storage:** (Second 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) (First Reading - 12/9/2025)
- a. **Ordinance No. 2025-53/MAP2024-0013:** (Second 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.

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- b. **Ordinance No. 2025-54/MAP2024-0012:** (Second 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.

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

Moved by Kennedy/Bassett for approval of Ordinance No. 2025-53, based upon the findings and conditions contained in the Planning and Zoning Board memorandum. The roll call vote was:

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

Motion carried unanimously.

Moved by Kennedy/Bassett for approval of Ordinance No. 2025-54, based upon the findings in the Planning and Zoning Board memorandum and the conditions contained in the staff memorandum. The roll call vote was:

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

Motion carried unanimously.

Moved by Kennedy/Bassett for approval of PLAN2024-0019, based upon the findings in the Planning and Zoning Board memorandum and the conditions contained in the staff memorandum. Motion carried unanimously.

- 10. **Ordinance No. 2025-60 (AV2025-0004):** (Second Reading/Public Hearing) An ordinance vacating a three-foot-wide by 40-foot-long portion of the 10-foot-wide public utility and drainage easement that runs along the east lot line of Lot 68 of the Rio Villa Unit III plat (3093 Rio Bonita Street). (First Reading - 12/9/2025)

Attorney Conley read the ordinance by its title. City Engineer James Ennis noted that previously, Council requested information on the cost of this process, which is approximately \$780 plus the legal advertisement cost of the item.

Council Member Mark LaRusso stated that he would still like to see a pathway to how the city can ensure that residents are not burdened by the financial cost of this process. Mrs. Lamb replied that this could be an administrative review process, which would avoid the costs of coming before City Council. She stated that this would be a City Code change, so if Council expresses consensus to move forward, staff can start that process. (Note: Council did not express consensus to move forward in that direction.)

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

Moved by LaRusso/Alfrey for approval of Ordinance No. 2025-60. The roll call vote was:

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

Motion carried unanimously.

11. **Ordinance No. 2025-61, Ordinance No. 2025-62, and Ordinance No. 2025-63, The Preserve Multi-Family Residential:** (Second Reading/Public Hearing) Ordinances providing for an annexation, comprehensive plan amendment, zoning amendment, with site plan approval on an overall 17.65±-acre property, located on the west side of North Wickham Road, north of Post Road, at Preserve Drive/Pebble Creek Street. (Owner – Shannash Properties, Inc. Stephen Novacki) (Applicant- Kimley Horn; Tyler Enright, P.E.) (Representative - Land Development Strategies, LLC; Kelly Delmonico) (P&Z Board – 11/20/2025) (First Reading - 12/9/2025)
- a. **Ordinance No. 2025-61/ANNX2024-0009:** (Second Reading/Public Hearing) Annexation of 17.65± acres of undeveloped property into the City of Melbourne Corporate City limits.
  - b. **Ordinance No. 2025-62/MAP2024-0030:** (Second Reading/Public Hearing) An ordinance establishing Mixed Use Future Land Use on a 17.65±-acre undeveloped property.
  - c. **Ordinance No. 2025-63/MAP2024-0031:** (Second Reading/Public Hearing) An ordinance establishing R-2 (One-, Two-, and Multiple-Family Dwelling Medium Density District) zoning on a 17.65±-acre undeveloped property.
  - d. **Site Plan Approval (PLAN2024-0026):** A request for site plan approval on 17.65± acres.

Attorney Conley read the ordinances by their titles. Community Development Director Cindy Dittmer discussed the calculation of the petition and displayed a map of the properties that were in opposition to the requests.

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

Cliff Repperger, representing the applicant, was available for questions.

Council Member Mimi Hanley expressed concern with the development of additional residential property rather than commercial services for the existing residents in the area.

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Moved by Kennedy/Neuman for approval of Ordinance No. 2025-61, based upon the findings contained in the Planning and Zoning Board memorandum. The roll call vote was:

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

Motion carried unanimously.

Moved by Smith/Neuman for approval of Ordinance No. 2025-62, based upon the findings contained in the staff memorandum. The roll call vote was:

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

Nay: Hanley

Motion carried.

Moved by Kennedy/Neuman for approval of Ordinance No. 2025-63, based upon the findings contained in the Planning and Zoning Board memorandum. The roll call vote was:

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

Nay: Hanley

Motion carried.

Moved by Kennedy/Neuman for approval of PLAN2024-0026, based upon the findings and conditions contained in the Planning and Zoning Board memorandum. Motion carried. Council Member Hanley voted nay.

12. **Ordinance No. 2025-64, Reasonable Accommodation – Certified Recovery Residences:** (Second Reading/Public Hearing) An ordinance amending City Code Appendix D, Chapter 1, Article I, by creating Section 1.02, entitled “Reasonable Accommodation - Certified Recovery Residences,” as it relates to new Florida Statute requirements. (Applicant - City of Melbourne) (P&Z Board - 11/20/2025) (First Reading - 12/9/2025)

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

Moved by Hanley/Neuman for approval of Ordinance No. 2025-64, based upon the findings contained in the Planning and Zoning Board memorandum. The roll call vote was:

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

Motion carried unanimously.

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**C. NEW BUSINESS**

13. **Resolution No. 4394:** A resolution authorizing the approval of a Locally Funded Agreement between the Florida Department of Transportation and the City of Melbourne for the Ellis Road Widening Project and authorization for the City Manager to execute the agreement.

City Engineer James Ennis reported that the city has consistently supported the Ellis Road Widening Project as a priority project through the Space Coast Transportation Planning Organization (SCTPO) and considers the project to be a vital connection between the I-95 Interchange and the Melbourne-Orlando International Airport. On July 11, 2023, City Council committed \$1,100,000 in Transportation Impact Fees for County Roadways in support of this regionally significant roadway. The Ellis Road Widening Project crosses multi-jurisdictional boundaries, namely Brevard County, West Melbourne, and Melbourne.

On December 16, 2024, the project team, consisting primarily of the SCTPO, the Florida Department of Transportation (FDOT) and Brevard County, announced that it had secured additional funding for construction of the Ellis Road Widening Project through a State Infrastructure Bank Loan. On February 25, 2025, City Council approved an "Off-system Construction and Maintenance Agreement" allowing FDOT to act on behalf of local governments whereby the local government rights-of-way are impacted by the project. The final phase of design is expected to be advertised for construction in June 2026. At this time, FDOT is requesting that the city enter into a Locally Funded Agreement providing for the city's funding commitment in anticipation of the construction project.

Ms. Hanley asked what West Melbourne's contribution to this project was. Mr. Ennis replied that West Melbourne contributed \$500,000 and added that Brevard County contributed \$7.4 million and FDOT made up the balance (. Ms. Hanley expressed her belief that Melbourne is picking up the tab for West Melbourne.

Mr. LaRusso stated that this project is a collaboration of multiple agencies along with the benefit to the community of direct access to the Melbourne Orlando International Airport.

Discussion continued.

Moved by Neuman/Smith for approval of Resolution No. 4394. Motion carried unanimously.

14. **Resolution No. 4395:** A resolution authorizing a Contract for Sale and Purchase between the City of Melbourne and L3 Harris Technologies, Inc., for property located at 1025 W. Hibiscus Boulevard, Melbourne, FL for the Hibiscus Boulevard Booster Pump Station, Project No. 31319 - \$376,000 plus closing costs.

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Public Works and Utilities Director Jennifer Spagnoli reported that the existing Hibiscus Boulevard Booster Pump Station, located at 966 W. Hibiscus Boulevard, is approximately 40 years old and requires replacement. The Hibiscus Boulevard Booster Pump Station Replacement project, identified in the Water Production Facilities Master Plan, provides for a proposed replacement pump station consisting of a new two-million-gallon ground storage tank, a new pump station utilizing vertical turbine pumps for increased accessibility and reliability, a new electrical building, a new standby generator, new yard piping connections, a new driveway, and required stormwater management system. The increase in size of the proposed storage tank will allow for the station to sustain optimal system pressures within the water distribution system over a longer duration during peak demand hours.

In order to provide the necessary space to place the two-million-gallon ground storage tank and new pump station, 1.71 acres of property must be acquired to enlarge the site from its current size of 0.59 acres to the necessary size of 2.30 acres. Because Federal funding may be used for the design and construction of the Hibiscus Boulevard Booster Pump Station Replacement project, acquisition of the subject property requires compliance with the Federal Uniform Relocation and Real Property Acquisition Policies Act of 1970.

Mr. Smith asked what the timeline would be upon approval of the purchase. Ms. Spagnoli replied that there would be approximately 60 days for closing and that staff would like to get a task order done for design this year.

Moved by Smith/Neuman for approval of Resolution No. 4395. Motion carried unanimously.

15. CONSENT AGENDA:

- a. Purchase of two (2) vehicles for the Police Department and one (1) vehicle for the Fire Department, Stingray Chevrolet, LLC, Plant City, FL - \$136,481.45.
- b. Purchase of three (3) new vehicles for the Police Department, Seminole Toyota, Sanford, FL - \$105,623.
- c. Purchase of a replacement asphalt truck for the Streets & Stormwater Management Division, Cumberland International Trucks, Orlando, FL - \$232,489.08.
- d. Purchase of 19 vehicles for various divisions, Duval Ford, Jacksonville, FL - \$1,176,151.
- e. Purchase of a bucket truck for the Facilities Management Division, Altec Industries, Inc., Birmingham, AL - \$297,781.

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- f. Purchase of various equipment for Crane Creek and Harbor City Golf Courses, Wesco Turf, Jacksonville, FL - \$149,883.53.
- g. Purchase of fuel card services for the Police and Fire Departments, WEX Bank, dba WEX Inc., Portland, ME - estimated annual cost of \$560,000, total cost of contract \$1,120,000.
- h. Fourth Amendment for on-site automotive and truck parts supply store operation for the Fleet Management Division, Genuine Parts Company, dba NAPA Auto Parts, Atlanta, GA - estimated annual total of \$1,400,000 and estimated total contract term of \$8,400,000.
- i. Purchase of 115 MSA G1 Self-Contained Breathing Apparatuses and Accessories, Ten-8 Fire & Safety, LLC, Bradenton, FL - \$1,482,181.33.
- j. Purchase of SUNCOM Communication Services for internet and voice services using contract pricing, CenturyLink Communications, LLC, Tallahassee, FL - estimated annual cost of \$108,000.
- k. Renewal of Cisco SmartNet Maintenance Agreement, Presidio Networked Solutions Group, LLC, Orlando, FL - \$114,848.06.
- l. Youth sports league ball field and facilities use agreements between the City of Melbourne and five (5) organizations, Lipscomb Street Regional Park Association of Melbourne, Florida, Inc., Greater Melbourne Police Athletic League, Inc., Melbourne Mercenaries, Inc., Eau Gallie Little League, Inc., and Brevard Soccer Alliance, Inc., granting each entity a license to utilize ball fields located in City parks, and authorization for the City Manager, or designee, to execute such agreements.
- m. Laydown Area License Agreement between the City of Melbourne and BlueTerra LLC, Winter Garden, FL for temporary use of a portion of the City's property located at 2205 Front Street.
- n. Lease Agreement for mailing system equipment and software, Quadiant, Lehi, UT - annual amount of \$55,773.24 and total contract amount of \$278,866.20.
- o. **Resolution No. 4396:** A resolution appropriating \$9,665 from the U.S. Department of Treasury's Federal Asset Sharing Fund for the purchase of a hydraulic breaching tool for the Police Department.
- p. **Resolution No. 4397:** A resolution to execute a Memorandum of Agreement between the City of Melbourne and Brevard County Emergency Management for use of the Everbridge statewide alerts and mass notification services.

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Moved by Hanley/Alfrey for approval of the consent agenda. Motion carried unanimously.

16. ITEMS REMOVED FROM THE CONSENT AGENDA

17. Contract Award for Group Medical and Ancillary Coverage to United Healthcare Insurance Company, Inc.

Human Resources Manager Ruth Lovejoy reported that as discussed during the December 9, 2025, regular council meeting, the ranking selection and recommendation to negotiate with United Healthcare (UHC) was primarily based on their multiple plan offerings as well as the premium credit and first year rate cap.

The agreement between the City of Melbourne and United Healthcare has a term of April 1, 2026, through March 31, 2027, unless extended or terminated, and may be extended for two consecutive one-year terms after March 31, 2027. The agreement includes health insurance and pharmacy under five plan options, vision coverage under two plans, basic and supplemental life and AD&D coverages, short- and long-term disability, accident, critical illness, and hospital indemnity coverages. The premiums for Vision, Basic Life and AD&D, Supplemental Life and AD&D, Short Term Disability, Long Term Disability, Accident, and Hospital Indemnity shall be guaranteed for three years ending March 31, 2029. The premiums for critical illness shall be guaranteed for two years ending March 31, 2028.

In addition, the agreement includes an annual administrative credit of \$125,000 to be applied at the city's discretion. The agreement also includes a 14.9% rate cap for April 1, 2027, health and pharmacy insurance renewal, after which renewal rates may be increased by UHC based upon a reasonable underwriting assessment. Other employee benefits in the agreement include a concierge service, wellness rewards up to \$600 annually for each enrolled employee and spouse combined, and a dedicated on-site UHC representative to assist members with claims, authorizations, and wellness initiatives.

Daneille Boyle, Brown & Brown, provided an overview of the recommended employee plans for 2026 and provided a brief description of the benefits/differences in each plan. She also provided a brief overview of the annual savings based on an employee's plan selection versus what is currently offered to the city.

Ms. Boyle stated that assuming approval at this meeting, she will be presenting at various educational sessions next week to provide a more detailed review of the plan options, examples of who may be a good fit for each of the plans, and will review the website, apps and various tools associated with the plan. She also stated that open enrollment would be set for February 16 through 27.

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Ms. Hanley asked what happens to an employee that does not sign up for benefits. Mrs. Lamb replied that they would not receive health insurance.

Mr. LaRusso described his experience with a third-party who would deny requests before they even reached Aetna for a review. He asked if UHC has a similar process. Ms. Boyle replied that it is common for carriers to have that additional review; however, UHC handles that in-house as opposed to outsourcing that responsibility to a third party.

Discussion continued.

Moved by Hanley/Alfrey for approval of the contract award for the Group Medical and Ancillary Coverage to United Healthcare Insurance Company and authorize the City Manager to execute the agreement between the City of Melbourne and United Healthcare Insurance Company. Motion carried unanimously.

18. **Ordinance No. 2026-01, Administrative Final Plat Approval:** (First Reading/Public Hearing) An ordinance amending City Code, Chapter 2, Administration; Appendix B, Section 4, Planned Unit Development (PUD); and Appendix D, Chapter 8, Subdivision Code, to address recent State of Florida legislative changes (F.S.177.073) to provide administrative approval of final plats. (Applicant - City of Melbourne)

Attorney Conley read the ordinance by its title. Planning Manager Cheryl Dean reported that Senate Bill (SB) 784, identified as the "Pro-Housing Development Law," was signed by Governor Ron DeSantis on June 20, 2025, and is provided in F.S. Section 177.071. Effective July 1, 2025, this legislation requires certain local governments to provide for the administrative approval of plats/re-plats ready for recording. The purpose of the legislation is to eliminate the public hearing process as a way to expedite the approval process for code-compliant plats. The mandatory changes required by the new legislation require a governing body to establish an administrative approval process, and require the City of Melbourne to designate an administrative official who is responsible for approving or denying a proposed plat or re-plat.

Staff has proposed changes to City Code eliminating the approval of all final plats by City Council, specifically noting City Council approval of preliminary plats only. Staff has also made changes to Appendix B, Article IX, Section 4, regarding the submittal, review, and approval process for a Planned Unit Development (PUD). Proposed changes include: clarifying that a Preliminary Development Plan (PDP) is considered to be a master site plan; updates to the city's PUD development process; clarifying the existing construction plan submittal requirements; and referring platted Preliminary Development Plans to the procedures identified in the Subdivision Code (Appendix D, Chapter 8).

Amendments to Appendix D, Chapter 8, Subdivision Code include the following: new section referring to 'substantial changes' has been added to the preliminary

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plat process, providing criteria to determine when a change to a preliminary plat is required to go back to City Council for consideration; revision to subdivision construction plan language clarifying the technical provisions associated with site construction; and revision to final plat approval references, eliminating approval reference by the “governing body”.

On December 18, 2025, the Planning and Zoning Board voted unanimously to recommend approval of the proposed amendments.

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

Attorney Conley added that one slight revision will be made to the ordinance prior to second reading referencing the City Manager being the administrative official to review and approve these final plats and providing expanding authority from Council for the City Manager to approve ancillary documents.

Moved by Smith/Neuman for approval of Ordinance No. 2026-01, based upon the findings contained in the Planning and Zoning Board memorandum. Motion carried unanimously.

19. **Ordinance No. 2026-02:** (First Reading) An ordinance amending Chapter 2, Article II, Melbourne Code of Ordinances regarding public participation and standards of decorum at City Council meetings.

Attorney Conley read the ordinance by its title and reported that at its November 13, 2025 regular council meeting, City Council gave the City Attorney direction to draft and propose an ordinance amending Chapter 2, Article II of the City Code relating to public participation procedures and standards of decorum at City Council meetings. This direction came as a result of legal guidance provided by the City Attorney in October 2025.

As set forth in more detail in the memorandum within the agenda package, the proposed ordinance revises Sec. 2-29 to clarify the time limits for general public comment at Council meetings, revises Sec. 2-32 to clarify to whom the public should direct their comments, and amends Sec. 2-36 to define certain terms and delete other terms.

Moved by LaRusso/Alfrey for approval of Ordinance No. 2026-02. Motion carried unanimously.

20. Discussion regarding parking management and enforcement in Downtown Melbourne.

Mrs. Dittmer reviewed the history of parking issues in Downtown Melbourne, noting that on-street and three-hour parking limits over the last 30+ years have not been enforced in recent years. This lack of enforcement resulted in low

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parking turnover by long-term parkers on New Haven Avenue, which in turn, provides only limited convenient, short-term parking in the core downtown area. She further reviewed the findings of the parking management plan workshops in 2022 and 2025, which resulted in the confirmation that there is an adequate supply of existing parking in the area but the low turnover of convenient on-street parking is causing issues.

Continuing, Mrs. Dittmer stated that Phase I of the Plan proposes implementing parking enforcement based on the existing three-hour time restriction in the core area of downtown. In addition, the first floor of the City Hall parking garage and its adjacent surface lot would have one-hour and three-hour restrictions, while all other parking lots and on-street areas would remain unrestricted. Vehicles in violation of posted time limits or parking regulations would be subject to citation.

Staff initially considered contracting a third-party vendor to manage parking enforcement services. However, after further review, it was determined that Section 316.640, Florida Statutes limits the issuance of parking citations within the right of way to individuals directly employed by the municipality. As a result, third-party parking enforcement was deemed infeasible for on-street parking enforcement. In light of this limitation, staff is now exploring the creation of in-house parking enforcement. Phase I of the Downtown Parking Management Plan will be carried out using city-employed parking enforcement specialists.

Although Phase I is not designed to generate revenue, staff has assessed the potential citation revenue resulting from parking enforcement activities. According to the Parking Management Plan, annual revenue from citations is estimated to be approximately \$167,000 based on five days of parking enforcement per week. However, staff estimates this number to be much lower (closer to \$100,000) based upon research on the number of tickets issued in other municipalities. Furthermore, staff anticipates that revenue will decline in subsequent years as downtown patrons become more familiar with parking enforcement and adjust their parking behavior. Based on this, any shortfall in revenue offsetting the costs for parking enforcement will need to be supplemented with CRA funding.

In closing, staff is requesting additional guidance from City Council on moving forward with Phase I utilizing internal parking enforcement. Following Council's direction, staff would return with appropriate amendments to the City Code, adoption of a parking management plan, public outreach, and necessary budget amendments for the purchase of equipment, staffing, and associated costs to carry out enforcement.

Mr. Neuman stated that during previous discussions, he recommended engaging public residents in the downtown area beyond the core downtown area. He asked if that engagement will still occur. Mrs. Dittmer replied that the real question is where those long-term employees will park and how that will affect the surrounding area. Mrs. Lamb added that when enforcement begins, the city would reach out to see how the process is going.

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Mr. Neuman asked if a fee structure is already in place once enforcement begins. Mrs. Dittmer stated that there would be an ordinance that would come before Council to adjust fees based on the consultant's recommendations, as well as a written plan that will explain where on-street enforcement will occur, what lots will have what limitations, etc.

Mr. Neuman also asked if a different process would be utilized for the city hall surface lot or first floor of the garage (as opposed to on-street public parking spaces). Attorney Conley explained the difference between a parking ticket (as a violation of City Code) versus a "bill" as part of a fee-based parking structure. If the city moves in the direction of alleging a code violation based on parking rules, in his opinion, the issuance of that citation must be given by a city employee.

Discussion continued.

Mr. LaRusso stated that he was contacted by John Englad with Ameristar (the entity that manages parking during special events) who is doing the same sort of enforcement for the City of Delray Beach. However, it appears that the City Attorney is not comfortable with that direction. He asked for clarification.

Attorney Conley stated that he respectfully disagrees with how the City of Delray Beach is interpreting the statute and implementing their parking management program. Mr. LaRusso asked if there are any other third-party contractors that perform services for the city. Ultimately, he believes that the city is just throwing this contractor out the door and not exploring that option. Mr. LaRusso stated that he is not clear on why the city can't move forward in that direction when other cities are doing it successfully now. He closed by stating that he sees this as an easy "plug and play" option.

Vice Mayor Kennedy asked for clarification about the financials with regard to keeping the enforcement to city employees or having a third-party handle enforcement. Mrs. Dittmer stated that the analysis has not gotten to that point yet. Mr. LaRusso discussed the uniforms, equipment and training that would be needed, and how that process would need to be repeated if one person leaves and another person comes onboard. However, in the situation where a third-party handles the process, this is no longer a concern.

Mr. LaRusso stated that for him to feel comfortable, he would like to hear the opinion of the City Attorney of the City of Delray Beach as well as an opinion from Tallahassee. Attorney Conley replied that he would need Council consensus to make that formal request to Tallahassee and the Attorney General's Office. He added that there is an existing opinion on the interpretation of this statute in which the Attorney General ultimately states that this type of parking enforcement is police power, and it is not recommended to delegate that power to a third-party.

Discussion continued.

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Mr. Neuman recommended providing staff with direction to move forward with their plan as well as approving Mr. LaRusso's request to seek an opinion from the Attorney General's Office. The Mayor asked for consensus for this direction. There were no objections from City Council with this direction.

21. Discussion regarding pickleball hours of operations at Jimmy Moore Park.  
(Requested by Council Member Mimi Hanley)

Parks and Recreation Director Nikki Caldwell reported that at the December 9, 2025 regular meeting, Ms. Hanley requested to have a discussion item regarding additional hours of operations for the pickleball courts at Jimmy Moore Park on Saturday evenings.

Jimmy Moore Park, located at 2810 Sarno Road, currently has 12 pickleball courts and four tennis courts. Due to the increased popularity of pickleball, the four remaining tennis courts are being converted into an additional 12 pickleball courts, for a total of 24 pickleball courts. With the current budget, the pickleball courts are staffed from 7:00 a.m. to 12:00 p.m. daily with additional evening hours from 4:00 p.m. to 9:00 p.m. on Monday through Friday. The Parks and Recreation Department will require additional staff hours to operate the court lighting during any additional hours.

Ms. Hanley discussed the increasing number of people using pickleball courts and following discussion, asked if the city could add hours on Saturday and Sunday through April 2026. Ms. Caldwell stated that staff can add these hours and then monitor the use of the courts in this expanded timeframe.

22. Council appointments to the Space Coast Transportation Planning Organization.

City Clerk Kevin McKeown reported that the City of Melbourne participates in the Space Coast Transportation Planning Organization (TPO) through an interlocal agreement. The TPO is a regional, multi-jurisdictional agency tasked with the transportation planning and programming for the expenditure of state and federal transportation funds in Brevard County. Membership is based on population; therefore, the City of Melbourne has three seats who serve as regular members and one alternate member. Members serve four-year terms. A member's term automatically terminates when he/she no longer holds public office.

In accordance with the interlocal agreement between the TPO and the city, one Council member appointed to the TPO must also serve on the Melbourne Airport Authority. In December, TPO staff informed the city that past practice of allowing this requirement to be fulfilled by the alternate member is no longer permissible; the representative from the Melbourne Airport Authority must be a regular member of the TPO. Representatives of Melbourne City Council serving on the Melbourne Airport Authority Board include Mayor Paul Alfrey and Council Members David Neuman and Mark LaRusso.

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Vice Mayor Kennedy stated that with her work schedule, it is difficult to attend meetings. She stated that she would be happy to transition to an alternate member. Mr. LaRusso added that his work schedule is difficult as well; however, he would be willing to transition to the regular member position. Additionally, Mr. Neuman noted that there is a vacant second alternate member position and that he would be interested in filling that position.

Moved by Kennedy/Bassett to appoint Mark LaRusso as a regular member and to appoint Julie Kennedy and David Neuman as alternate members. Motion carried unanimously.

23. Appointment of one resident member to the Firefighters' Pension Plan Board of Trustees.

Moved by Kennedy/Bassett to appoint John Reisert as a resident member. Motion carried unanimously. (Term: January 13, 2026 through September 30, 2028; unexpired four-year term.)

**D. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS**

Mr. Neuman asked for an update on the Downtown Melbourne streetscape project. Mrs. Lamb replied that in February, the design of Holmes Park should be coming before City Council for approval, and the city will be going out for a request for qualifications in March/April for the streetscape consultant selection.

Mr. Smith asked for an update on the FDOT US1 streetscape project. Mrs. Lamb stated that she will contact FDOT for an update.

Ms. Hanley stated that she was invited to attend the TPO's Safety Visions meeting where information was provided regarding how the city can implement certain things to earn points that can be put towards various safety equipment. She also discussed a local city that purchased property around city hall for the purpose of art exhibits.

Additionally, she asked for Council approval to attend the TPO meeting in Tallahassee, which takes place soon after the FLC Legislative Action Days. There were no objections from City Council, although Ms. Hanley stated that based on her schedule, she may not be able to attend.

Mr. Smith stated that he met with the Brevard Homeless Coalition regarding asset mapping and discussed the dedicated outdoor homeless shelter. Mr. Neuman stated that in his last discussions, he was told that if the facility isn't in Downtown Melbourne, there is not interest. Mr. Smith stated that Mr. Neuman should re-start his conversations with Jeff Njus. Continuing, Mr. Smith discussed his upcoming birthday party and a visit from the mayor from Atlanta.

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Continuing, Mr. Smith stated that he was asked to be a part of the TPO Executive Board and displayed a map/photo that is published by the TPO to show the members and who they represent. He recommended that Council implement something similar for the city's volunteer advisory boards. Following discussion, Council did not provide consensus to move forward with that idea.

Mr. LaRusso discussed the annual quasi-judicial memo sent by the City Clerk; the upcoming St. Patrick's Day special events and the need to have proper insurance submitted; and his desire to have a conversation about e-bikes in the city. Council expressed consensus to have staff research the provisions of an ordinance relating to e-bikes.

Additionally, at the request of Council Member LaRusso, Council expressed consensus to direct staff to return with an ordinance amending the City Manager's purchasing threshold.

In closing, Mr. LaRusso discussed the pinning of "Riggs" – the Melbourne Fire Department's therapy dog – as well as the renaming of Airport Boulevard to Dr. Martin Luther King, Jr. Boulevard several years ago.

Mayor Alfrey commended city staff for executing bond paperwork for the city's water infrastructure.

**E. ADJOURNMENT**

The meeting adjourned at 9:11 p.m.

/s/ Kevin McKeown, City Clerk – January 21, 2026

Approved by Council: February 10, 2026