

City of Melbourne, Florida
Minutes – Regular Meeting Before City Council
July 14, 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 Council Member Marcus Smith.
2. Pledge of Allegiance
3. Roll Call

Present:

Paul Alfrey	Mayor
Marcus Smith	Council Member, District 1
Mark LaRusso	Council Member, District 2 (arrived at 6:33 p.m.)
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

Present:

Julie Kennedy	Vice Mayor (out of town)
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4. Proclamations and Presentations

The Mayor presented one proclamation declaring July 26, 2026 as “Mangrove Day” to Brooke Blosser and Environmental Outreach Manager Megan Ruben; one proclamation recognizing the 100th anniversary of St. John’s Missionary Baptist Church to Vanessa Bailey and Yvonne Minus; and one declaring July 2026 as “Parks and Recreation Month” to Director of Parks and Recreation Nikki Caldwell and other city staff.

5. Approval of Minutes – June 9, 2026 Regular Meeting

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

6. City Manager’s Report

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City Manager Jenni Lamb stated that staff is requesting to move Item No. 13 to immediately after Item No. 20 on the agenda. There were no objections from City Council.

Additionally, Mrs. Lamb reminded Council that the budget special meeting will be held on Wednesday, July 29, at 5:30 p.m. She also noted that it is at this special meeting where the tentative millage rate is adopted for inclusion in the Property Appraiser's Truth-in-Millage notices that will be mailed to property owners in August.

Finally, Mrs. Lamb asked Council Member Mimi Hanley to comment on a request for a signed letter to Rep. Mike Haridopolos. Ms. Hanley stated that she spoke with Rep. Haridopolos while traveling in Washington D.C. and stated that he requested that the city put its federal priorities into a letter signed by all of City Council. Mrs. Lamb stated that she would get with Vice Mayor Kennedy to obtain her signature another time. There were no objections from City Council for anyone to sign the letter.

7. Public Comments

Peter Wasilousky, Indian Harbour Beach, stated that he was speaking on behalf of individuals who live by a booster pump station and brought up previous requests for noise abatement. He asked that the city address the residents' concerns.

Dr. Ray Shackelford, Melbourne, discussed the founders of the City of Melbourne.

Alberta Clinkscales, representing the Evans Center, discussed four neighborhoods in the south Melbourne area that are being looked at for a "neighborhood concept plan" and asked the Council for \$40,000 to help with moving this project plan along.

Mark Holshoe, Melbourne, requested that Council consider re-installing benches throughout Downtown Melbourne.

Mayor Alfrey requested that the city will look into this. He stated with improvements that have taken place downtown, now is a good time to revisit this. There were no objections. Council Member David Neuman stated that he strongly supported revisiting this topic.

Kim Meriedeth, City Bistro at the Melbourne Auditorium, thanked Mr. Smith for inviting her to the meeting to discuss her history with the city and spoke on her successful efforts to provide services to over 1,800 events over the course of her tenure in the auditorium.

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Stefan Hartman, 2196 Colony Drive, stated that the homeless are still in Downtown Melbourne and that the freight train coming through Downtown Melbourne can sometimes spray gravel, which he believes is an accident waiting to happen. Additionally, he discussed a Facebook post that discussed common perceived issues with the downtown area, including vacant buildings. He stated that he recommended that the Downtown Melbourne CRA Advisory Committee (of which he is a member) recommend that Council consider removing permitting fees or otherwise incentivizing businesses.

Kevin Maby II, 805 Camellia Drive, requested that the city cancel its contract for Flock cameras and discussed the elements of responsible data security.

Mayor Alfrey stated that in his mind, there have been instances of misuse of these cameras throughout the country. He stated that he intended to bring back a discussion item on the topic for the community. Mrs. Lamb asked if Mayor Alfrey intended this to be discussed at an August meeting and stated that she would speak with him after the meeting to discuss this further.

B. UNFINISHED BUSINESS

8. **Ordinance No. 2026-26, Zoning Text Amendment CB-OZ Extension Request:** (Second Reading/Public Hearing) An ordinance amending City Code, Appendix B, Article V, Section 3(B) Central Business Overlay Zone, extending the zone for 4.25 acres. (Applicant - Kelly Delmonico, Land Development Strategies) (P&Z Board - 5/21/2026) (First Reading - 6/9/2026)

(Council Member Mark LaRusso stepped out of the chamber at 7:25 p.m.)

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

Moved by Neuman/Smith for approval of Ordinance No. 2026-26, based upon the findings contained in the Planning & Zoning memorandum. The roll call vote was:

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

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

C. NEW BUSINESS

9. Task Order No. DRMP-U-2025-003 to the Continuing Contract for Professional Consulting Services for the Croton Road Reclaimed Water Main Extension, Project No. 34122, DRMP, Inc., Merritt Island, FL - \$179,625.

Public Works and Utilities Assistant Director Thomas Baker reported that the existing reclaimed water main on Croton Road will be extended approximately 2,600 LF north along Croton Road from Parkway Drive to the entrance of the Wickham Park soccer fields. This section would be the first segment to extend

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reclaimed water service to Eastern Florida State College. This will help the city meet our Consumptive Use Permit goals. The original design was to extend west down Parkway Drive, but due to the number of gopher tortoises that would need to be relocated, and the fact that the soccer fields on Croton Road are currently irrigated with well water, extending north on Croton Road is the more feasible option.

(Mr. LaRusso returned to the chamber at 7:27 p.m.)

The scope of services includes boundary and topographic survey of the Croton Road right-of-way from Parkway Drive to Post Road, and ecological services, preliminary engineering services, and final engineering services for the first segment up to the soccer fields. The project is expected to take approximately 320 days from Notice to Proceed.

Moved by Neuman/Bassett for approval of Task Order No. DRMP-U-2025-003 to DRMP, Inc., Merritt Island, FL for professional engineering services for the Croton Road Reclaimed Water Main Extension, Project No. 34122, in the amount of \$179,625. Motion carried unanimously.

10. Task Order No. DRMP-U-2025-004 to the Continuing Contract for Professional Consulting Services for the Lift Station No. 12 Force Main Replacement, Project No. 32324, DRMP, Inc., Merritt Island, FL - \$197,075.

Mr. Baker reported that the existing six-inch asbestos cement (AC) wastewater force main from Lift Station No. 12 to an existing manhole at the intersection of Post Road and Robinhood Drive has deteriorated, reaching the end of useful life and needs to be replaced.

The scope of services includes right-of-way control survey and topographic services, preliminary engineering services, and final engineering and permitting services for the replacement of the existing wastewater force main. The project is expected to take approximately 365 days from Notice to Proceed.

Moved by Neuman/LaRusso for approval of Task Order No. DRMP-U-2025-004 to DRMP, Inc., Merritt Island, FL for the Lift Station No. 12 Force Main Replacement Project, Project No. 32324, in the amount of \$197,075. Motion carried unanimously.

11. Task Order No. CDM-09 to the Professional Services Agreement for the Hydrogeologic and Engineering Services for Water Production Wellfield Improvements for the Design of Production Well No. 8, Project No. 31323, CDM Smith, Inc., Maitland, FL - \$437,235.

Mr. Baker reported that the city is in the process of expanding the Reverse Osmosis Water Treatment Plant (ROWTP). The ROWTP utilizes four existing upper Floridan Aquifer (UFA) production wells along with two additional production

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wells (Nos. 5 and 6) that were recently drilled and for which the above-grade services are currently out for bid. The next three production wells to be constructed are Nos. 7, 8, and 9. Production Well No. 7 is currently under design along McGraw Avenue east of Well No. 4. Production Well No. 8 is sited to go on the west side of the ROWTP. Production Well No. 9 will be located on the city's Surface Water Treatment Plant property along with future wells Nos. 10 through 12. Six additional production wells are needed (including No. 7 and No. 8) to meet the current permitted annual average Consumptive Use Permit (CUP) groundwater withdrawal rate of 12.5 million gallons and to provide operational flexibility. Up to 12 production wells are included in the CUP. The project is expected to take approximately 336 days from Notice to Proceed.

The scope may include, but not be limited to, design, permitting and bidding services to construct Production Well No. 8.

Discussion continued.

Moved by Neuman/Bassett for approval of Task Order No. CDM-09 to CDM Smith, Inc., Maitland, FL for the Hydrogeologic and Engineering Services for Water Production Wellfield Improvements, Project No. 31323, in the amount of \$437,235. Motion carried unanimously.

12. Task Order No. IEG-U-2025-001 to the Continuing Contract for Professional Consulting Services for the Inflow and Infiltration Study for the Grant Street Water Reclamation Facility Collection System, Project No. 37026, Infrastructure Engineering Group, LLC, Indian Harbour Beach, FL - \$500,000.

Mr. Baker reported that the Grant Street Water Reclamation Facility service area includes more than 135 miles of gravity sewer main and approximately 3,000 manholes. Excessive inflow and infiltration have been identified, including rainfall-derived inflow and infiltration (RDII), which is a significant concern affecting available treatment capacity, energy and operational costs, risk of sanitary sewer overflow, and regulatory compliance.

The scope of work includes project management services, data collection, flow monitoring, field investigations, data management, engineering evaluation, and a draft and final Inflow & Infiltration evaluation report. The project is expected to take approximately 540 days from Notice to Proceed.

Moved by Neuman/Bassett for approval of Task Order No. IEG-U-2025-001 to Infrastructure Engineering Group, LLC, Indian Harbour Beach, FL for professional engineering services for the Inflow & Infiltration Study for the Grant Street Water Reclamation Facility Collection System, Project No. 37026 for an amount not to exceed \$500,000. Motion carried unanimously.

(At this point on the agenda, Council moved to Item No. 14.)

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13. Amendment No. 1 to the professional engineering services contract with PGAL, Inc. for the Fire Department Needs Analysis and Station Design, Project No. 10321, PGAL, Inc., Houston, TX - \$183,000.

Mr. Ennis reported that in the summer of 2025, PGAL presented final conceptual design plans for Fire Station No. 72. Over the last year, staff has conducted further due diligence on multiple sites for the relocation of Fire Station No. 72. While originally designed for the previously proposed location at Jimmy Moore Park, the city desires to see roughly the same design and layout for the future site on Sarno Road, west of Wickham Road — otherwise known as the Boozer site, Parcel ID 27-36-24-00-11 / Tax Account 2703576.

Following Council's approval of a purchase agreement for the Boozer site, the attached amendment seeks to authorize additional professional services from PGAL to confirm whether the Boozer site can accommodate the previously proposed Fire Station No. 72 floor plan and site design, in a potentially modified layout. The amendment includes performing additional geotechnical work, wetland delineation, conceptual building and site design, and wetland mitigation — a portion of which must be substantially complete within the 90-day Inspection Period contained within the Purchase Agreement. At a minimum, the geotechnical work, preliminary wetland delineation, and 30% design documents will be completed approximately 60 days from Council approval of the amendment.

Moved by Neuman/Bassett for approval of Amendment No. 1 to the professional engineering services contract with PGAL, Inc. for the Fire Department Needs Analysis and Station Design, Project No. 10321, PGAL, Inc. in the amount of \$183,000 and authorization for the City Manager to execute the amendment substantially in the form (included in the agenda package). Motion carried unanimously.

(Council then returned to the normal order of the agenda, considering Item No. 21.)

14. **CONSENT AGENDA:**

- a. Purchase of roof replacement for the Water Production Actiflo Building, Project No. 31124, Hamilton Roofing, Inc., Malabar, FL - estimated amount of \$111,731.33.
- b. Purchase of LED streetlight heads for the Facilities Division, Graybar Electric Company, Inc., Melbourne, FL — estimated annual cost of \$175,000.
- c. Purchase of two Class 8 dump trucks for the Streets Division, Cumberland International, Orlando, FL - total amount of \$349,881.36.

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- d. Continuing Contract for Professional Engineering Services for the Stormwater Master Plan, Project No. 20026, Geosyntec Consultants, Inc., Titusville, FL.
- e. Purchase of Professional Services to implement ESRI Utility Network and data migration, True North Geographic Technologies, LLC, Murfreesboro, TN - \$241,500.
- f. Interlocal Agreement with Brevard County for the Save Our Indian River Lagoon Local Infrastructure Surtax.
- g. Professional Engineering Services selection for the Downtown Core Streetscape Project and authorization to negotiate a contract with Kimley-Horn & Associates, Inc., Melbourne, FL.
- h. Agreement for medical physicals and scans for the Fire Department, Life Scan Wellness Centers, Tampa, FL - \$120,254.
- i. Agreement for Legal Services regarding non-party discovery matter with Dean, Ringers, Morgan & Lawton, P.A. of Orlando, FL.
- j. **Resolution No. 4421:** A resolution authorizing the City Manager to submit a grant application to the Florida Department of Transportation, High Visibility Enforcement Program.
- k. **Resolution No. 4422:** A resolution providing for a change in the September 2026 City Council regular meeting schedule.

Mayor Alfrey announced that Ms. Hanley removed Item g. for further discussion.

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

15. **ITEMS REMOVED FROM THE CONSENT AGENDA**

- g. Professional Engineering Services selection for the Downtown Core Streetscape Project and authorization to negotiate a contract with Kimley-Horn & Associates, Inc., Melbourne, FL.

City Engineer James Ennis reported that on March 10, 2026, City Council provided direction to proceed with the consultant selection for the design of the Downtown Core Streetscape project. The project scope includes a complete design retrofit of historic downtown, utilizing an urban-style streetscape and roadway design for E. New Haven Avenue, from Livingston Street to just E. of Front Street, Municipal Lane, between US 192 and E. New Haven Avenue and Melbourne Court, from FECR to Henley Court, consistent with the concept study "New Haven Avenue Conceptual Design" created by Inspire Placemaking, Inc., dated December 2023. Design elements include conversion of angled parking to parallel parking along E.

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New Haven Avenue to accommodate wider sidewalks and additional storefront width in compliance with the American with Disabilities Act (ADA); storm water collection system design, utility relocation design including laterals, fire hydrants, water services, sewer services; landscape, irrigation, hardscape designs, including decorative crosswalks, tree wells, seating benches, trash receptacles; pedestrian and roadway decorative lighting design, electronic wayfinding signs, design space for public art, removable bollards for street festival closures, security cameras, smart parking systems and traffic calming. Public involvement and permitting services are included.

On June 4, 2026, five applicant firms submitted their qualifications. All five consulting firm responses were deemed responsive as meeting the minimum qualifications to provide the services needed for the project. The five responsive firms were as follows: EXP US Services, Inc., Orlando, FL; DRMP, Inc., Merritt Island, FL; Kimley Horn & Associates, Inc., Melbourne, FL; GFT Infrastructure, Inc., Melbourne, FL; and LJA Engineering, Inc., Melbourne, FL.

Since the ordinal scoring resulted in a tie between DRMP, Inc. and Kimley Horn & Associates, the tie breaker as described in the RFQ requires that the firm with the highest numeral score in the presentation is ranked higher. In the case of DRMP, Inc. received a numeral score of 459 points and Kimley-Horn & Associates received a score of 464 points. Therefore, Kimley Horn was ranked as the first-place firm recommended by the selection committee to proceed with negotiations for a contract award.

Ms. Hanley suggested that with the proposed property tax referendum on the ballot in November, the city should hold off on moving forward with this item. She addressed her concerns about how moving forward with this could impact businesses.

Mr. Neuman stated that businesses are begging the city to do something about Downtown Melbourne.

Discussion continued.

Mr. Neuman stated that this is not just a “look” and “feel” of Downtown Melbourne; it is about working on critical infrastructure underneath that potentially new, beautiful layer. He stated that this project is critical.

Moved by Neuman/Alfrey to recommend authorization for staff to negotiate a professional engineering services contract with Kimley-Horn & Associates, Inc. to provide professional engineering Services for the Downtown Core Streetscape Project, Project No. 17123. Motion carried unanimously.

16. **Lien Rescission No. CE#2023-0112:** (Public Hearing) Recommendation from the Code Enforcement Board that the lien balance amount of \$1,250 not be reduced

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for the cited respondents and property located at 2442 Empire Avenue. (Cited Respondent(s)/Current Owner(s): James & Sheila Teele) (Applicant: James Teele)

Code Enforcement Official Mark Herold reported that on November 17, 2023, a complaint was received concerning a residentially zoned (R1AA) property with excessive open storage in the backyard area along with several inoperable vehicles. Initial observations were taken from the front yard area and then from the Homeowners Association's (HOA) retention area located to the rear of the subject property. Through the rear yard chain-link fence, initial inspections revealed various items including, but not limited to, equipment from the property owner's "Icehouse" business (Mimsco Ice Company), tires, appliances, fencing, piping, metal, rusted inoperable bicycles, two utility trailers and a boat with accumulations of miscellaneous items of debris. Additionally, observed were five vehicles dispersed in the front and backyard areas with parts falling from them, debris surrounding them and on their windshields.

The property owner received a notice to comply on December 11, 2023. While the case was originally scheduled to come before the Code Enforcement Board on May 1, 2024, the case was postponed to the July 31, 2024 board meeting at which point the Board found the property owner in violation and the property owner was to bring the property into compliance by September 4, 2024. Despite the July 2024 Code Board's findings, seven Board delays and extensions, progress towards compliance was unhurried and did not become significant until a year later and after fines were ordered in July 2025. Progress then became more significant and at the next Code Enforcement Board hearing in August 2025, the Board ordered a "Stay" of fine (\$1,250). The property was later found to be in compliance in October 2025. In summary, this complaint was open for a total of 690 days (approximately one year, ten months and 20 days) and received an incurred fine for 50 days (1.5 months), totaling \$1,250 dollars.

The property owner submitted to the city an application for Code Enforcement Fine Rescission / Reduction on March 11, 2026. The request was heard by the Code Enforcement Board at its June 3, 2026 meeting. Staff recommended denial of the request based on the property owner's failure to provide documentation, substantial information or reasoning required by City Council criteria, Resolution No. 1858. After reviewing the case facts and respondent's testimony, the Code Enforcement Board concurred with staff, and recommends Council support denial of the respondents request.

The Mayor opened the public hearing.

James Teele, applicant, discussed his reasons for submitting a lien rescission, which included various hardships. He stated that he is now in compliance and thus, he requested the lien rescission.

Mr. LaRusso asked for confirmation of whether Mr. Teele is in compliance. Mr. Herold stated that he is in compliance as of October 2025.

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Council reviewed the property's code enforcement summary, including the compliance time period of one year, ten months and 20 days, as well as staff's reason for having the balance remain \$1,250. Mr. Herold stated that the \$1,250 represents the original fine amount.

Mr. LaRusso expressed his desire to keep the fine at \$1,250 and support the lien rescission request.

Ms. Bassett asked for clarification on how the city's costs are determined. Mr. Herold discussed elements such as administrative time, travel to the property, etc.

Mayor Alfrey asked Mr. Teele, as a member of the Code Enforcement Board himself, how he would respond to a case like this if he were considering it.

Discussion continued.

Moved by Neuman/LaRusso for approval of the Code Enforcement Board's recommendation to deny the reduction of Lien No. CE#2023-01122 with the fine remaining at the current balance amount of \$1,250 against the subject property and cited respondent(s), until paid. Motion carried unanimously.

17. **Ordinance No. 2026-27 (AV2026-0003):** (First Reading/Public Hearing) An ordinance to abandon and vacate a public alley right-of-way located at 1710 Stockton Street.

(Mr. Neuman stepped out of the chamber at 8:33 p.m.)

Attorney Conely read the ordinance by its title. Mr. Ennis reported that the applicant, Dwight Clark, has requested the vacation of the unimproved ten-foot-wide public alley right-of-way that abuts the west lot line of the applicant's property. The applicant is making this request to increase the size of the applicant's property and to prevent trespassing along the west lot line of the property. There are no known utilities located within the alley right-of-way and staff received no objections to this request.

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

Harry Clark, applicant, was available for questions.

Moved by Bassett/Alfrey for approval of Ordinance No. 2026-27. Motion carried unanimously. Mr. Neuman was not present for the vote.

18. **Ordinance No. 2026-28 (AV2026-0005):** (First Reading/Public Hearing) An ordinance to abandon and vacate a 12-foot-wide unimproved public alley right-of-way that runs through the applicant's property located at 22 E. New Haven Avenue.

(Mr. Neuman returned to the chamber at 8:34 p.m.)

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Attorney Conely read the ordinance by its title. Mr. Ennis reported that the applicant, 30 E New Haven LLC, has requested the vacation of an approximately 121-foot-long portion of the 12-foot-wide unimproved public alley right-of-way that runs through the applicant's property. The applicant is making this request as part of the proposed development of the property. Staff received no objections to this request.

This abandon and vacate is being pursued in order to replace Ordinance 2018–37 that was approved and recorded as part of AV 384. Ordinance 2018-37 contained conditional language requiring the applicant to grant and record a gas line easement within 180 days of recording of the ordinance for a gas line that was within the alley. This condition was not met within the 180 timeframe, rendering Ordinance 2018-37 void.

The Florida City Gas line that was within the alley has since been relocated as part of the development of the property, eliminating the need for the condition. The proposed Ordinance does not contain similar conditional language requiring a gas line utility easement to be recorded prior to the abandon and vacate becoming effective.

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

Moved by Bassett/Alfrey for approval of Ordinance No. 2026-28. Motion carried unanimously.

19. **Ordinance No. 2026-29 (AV2025-0007):** (First Reading/Public Hearing) An ordinance vacating a portion of the 15-foot-wide public utility easement that encompasses the building on the parcel with conditions at 1000 N. Wickham Road.

Attorney Conley read the ordinance by its title. Mr. Ennis reported that the applicant, Wal-Mart Stores East LP, has requested the vacation of a portion of the 15-foot-wide public utility easement that encompasses the Walmart building on the parcel. The applicant is making this request as part of proposed building renovations. The portion of the easement in question obstructs the renovations.

Staff initially received one objection to this request: The Water/Sewer Division objected due to the water located within the easement. The line is owned and maintained by the city. The Water/Sewer Division stated the objection would be withdrawn if the new easement was centered over the water line.

The applicant has agreed to redraft the location of the new easement and is prepared to sign and grant the new easement thus resolving the objection.

Due to the need to preserve access to the waterline in the existing easement, the City Attorney's Office recommends that the vacation of the portion of the existing 15-foot-wide public utility easement be conditioned upon a new 15-foot-wide public utility easement over the center of the water line being granted in place of the

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existing easement. Conditions to the abandonment and vacation to this effect are included in the proposed ordinance for Council's review and approval.

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

Moved by Hanley/Bassett for approval of Ordinance No. 2026-29. Motion carried unanimously.

20. **Resolution No. 4423:** A resolution authorizing an Agreement of Purchase and Sale between the City of Melbourne and Otto S. Boozer, as Trustee of the Otto S. Boozer Restated Revocable Trust Agreement, for property located on Sarno Road and west of Wickham Road, Melbourne, FL for Fire Station No. 72, Project No. 10321 - \$1,000,000 plus closing costs.

Deputy City Manager Joan Junkala-Brown reported that at the May 26, 2026 Council meeting, City Council authorized staff to negotiate the purchase of a 2.6-acre parcel located on Sarno Road and west of Wickham Road, specifically Parcel ID 27-36-24-00-11 / Tax Account 2703576, owned by Otto S Boozer Revocable Trust. This purchase is intended to serve as a new site for the relocation of Fire Station No. 72 (FS 72) currently located on the north-west corner of Jimmy Moore Park.

As presented to City Council on July 8, 2025 and again on October 14, 2025, FS 72 was built in 1966 and no longer meets the minimum standards set by the National Fire Protection Association (NFPA). The structure is aging and has been remodeled multiple times over several decades; however, the footprint has not changed. Current call volumes and projected development have proven the current site and configuration is no longer suitable for the level of services warranted.

On November 19, 2025, the city received an appraised value of \$1 million for the parcel, which does not include soil removal, replacement, and engineering costs. Further, the appraisal acknowledges existing wetlands on site. On December 12, 2025, the city received a preliminary subsurface exploration report which confirms approximately 1.25 acres of organic muck and shallow groundwater levels. It is estimated that site remediation will cost approximately \$1 million.

The Agreement of Purchase and Sale was fully executed on June 13, 2026 with a purchase price of \$1,000,000 and providing for an Investigation Period of 90 days from the effective date. On June 16, 2026, the city wired a deposit of \$25,000 to the escrow agent. Per the Agreement, closing shall be 30 days following the Investigation Period.

Ms. Hanley stated that she still has an issue with this location. She discussed her concerns with the new fire station being built here.

Discussion continued.

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Mr. Neuman asked about this project's impact on the budget, considering an additional \$1 million needed for site work on the property. Mrs. Lamb stated that the burden is still shifting from one fire station to the next fire station.

Moved by Neuman/Bassett for approval of Resolution No. 4423. Motion carried.
Mr. Smith and Ms. Hanley voted nay.

(Following this item, Council considered Item No. 13 on the agenda.)

21. **Resolution No. 4424:** A resolution amending Building Division fees (as part of the schedule of miscellaneous development fees adopted by Resolution No. 4356).

(Mr. Smith stepped out of the chamber at 9:00 p.m.)

Building Official Steve Innes reported that House Bill 803 signed by the Governor and effective on July 1, 2026 introduces new legislation related to building inspection fees. The Laws of Florida 2026.63 / Section 553.791, Florida Statutes, require building inspection fees to be calculated based on actual costs incurred by the city to provide such services. The Building Division is proposing this resolution to provide for a revised fee schedule to meet these new requirements.

Moved by Bassett/Neuman for approval of Resolution No. 4424. Motion carried unanimously. Mr. Smith was not present for the vote.

D. PETITIONS, REMONSTRANCES, AND COMMUNICATIONS

Mr. Neuman stated that he took a tour of the South Melbourne area and talked to some concerned citizens on ideas to elevate that area. He also discussed his recent meeting with Downtown Melbourne business owners.

(Mr. Smith returned to the chamber at 9:02 p.m.)

Ms. Bassett commented on the success of the city's fireworks show on July 4.

Ms. Hanley discussed a last-minute invitation she received to attend an event on June 11 at "Capernaum Place." She stated that at this event, the City Council was thrown under the bus by the Mayor of Palm Bay who commented on the Council's lack of attendance at the event. She also talked about her attendance at a Habitat for Humanity event and received a plaque on behalf of the city. She commented on her attendance at the FAST Fly-In in Washington D.C. and her receipt of an invitation to be on a League of Cities "aviation board."

Mr. Smith discussed his attendance at the FAST Fly-In and displayed photos of his attendance. He commented on how he was asked to discuss the matter of PFAS and asked the City Attorney for further information on the status of the city's litigation regarding PFAS. Attorney Conley commented on the active litigation and stated that he would reach out to outside counsel for a status update.

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Mr. Smith added that he will not be in attendance for the July 28 regular meeting or the July 29 special meeting due to a medical procedure. Continuing, he commented on the East Central Florida Diamond Awards and recommended the city take a look at some of these awards. Mrs. Lamb stated that she would review these awards and report back to Council on what the city could be eligible to apply for. Finally, Mr. Smith discussed a meeting he attendance at Project Response on Babcock Street related to asset mapping.

Mr. LaRusso asked if the update on the city's Chamber membership will come back before Council. Mrs. Lamb replied that an item will appear on the next agenda.

Mrs. Lamb stated that Vice Mayor Kennedy requested that an update be shared regarding the county's meeting regarding the project on Turtle Mound Road and that the developer has changed the parameters of the project. Mayor Alfrey stated that Vice Mayor Kennedy did an amazing job speaking at the meeting.

E. ADJOURNMENT

The meeting adjourned at 9:25 p.m.

/s/ Kevin McKeown, City Clerk – July 22, 2026

Approved by Council: July 28, 2026