

MAYOR  
Hal J. Rose

DEPUTY MAYOR  
John Dittmore

COUNCIL MEMBERS  
Daniel Batcheldor  
Pat Bentley  
Adam Gaffney  
Barbara A. Smith  
Andrea Young



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## CITY COUNCIL REGULAR MEETING

### MINUTES

February 18, 2020

#### 1. CALL TO ORDER

Mayor Rose called the meeting to order at 6:30 p.m.

#### 2. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENT MEDITATION

Mayor Rose led the Pledge of Allegiance followed by a moment of silence.

#### 3. ROLL CALL

Present: Mayor Hal Rose, Deputy Mayor John Dittmore, Council Members Pat Bentley, Barbara Smith, Andrea Young, and Daniel Batcheldor.

Absent: Council Member Adam Gaffney

*Council Member Young moved to excuse Council Member Gaffney. Deputy Mayor Dittmore seconded the motion, which passed 6-0.*

Also present: City Manager Scott Morgan, City Attorney Morris Richardson, Deputy City Manager Keith Mills, Information Technology Director Tom Bradford, Building Official Tom Forbes, Police Chief Rick Wiley, Deputy Chief Rich Cordeau; Planning Director Christy Fischer, Jacobs Project Manager Brian Mascher, Jacobs VP of Maintenance and Operations Elliot Wheeler, Maintenance Supervisor Mike DeBerry, City Clerk Cynthia Hanscom, and other members of the public.

#### 4. PRESENTATIONS/PROCLAMATIONS/INTRODUCTIONS

**2020 Wastewater System Condition and Risk Assessment.** Representatives from Jacobs presented the 2020 Wastewater System Condition and Risk Assessment report which showed the improvement in the condition of the City's wastewater assets as well as the reduced level of risk.

Council Member Bentley asked about the asset condition detail. Mr. Wheeler noted that the higher number means that condition has gone down, which is usually because of age. He noted that according to the condition score, anything below 2 (good-minor wear) is a fairly good number. Jacobs Project Manager Mascher stated that they had plans to address the issues that are shown on the condition detail for the lift stations, which were budgeted and awarded. He stated the condition assessment would never reach a score of 5 (very poor – requires replacement or complete rehabilitation).

Council Member Young asked about the risk score increasing for the lift stations at Saddlebrooke and Hampton Inn. Jacobs Project Manager Mascher explained that the overall score may have gone up because of population increases, which increases the consequences of a failure of a lift station, thereby increasing the risk score. He reminded Council that they had consistently budgeted for the rehabilitation of four lift stations each year, which has allowed the scores to remain low.

Council Member Batcheldor asked if the weighing of the factors could be arbitrary. Mr. Wheeler stated that they try to keep judgment at a minimum. Staff members are assigned to complete the report and it is all that they do; however, there is the potential for arbitrary weighing of the factors. Council Member Batcheldor agreed that weighing of the consequences was fluid and may change. Mr. Wheeler stated that they could revisit if changes are needed for the weighing of factors.

Council Member Batcheldor asked if Jacobs also provided risk projections. Mr. Wheeler stated that was not done for this level of study. He believed that the City had done a good job of keeping up with equipment in a slow and measured way which allows for lower numbers in risk.

Mayor Rose asked if there would be any value in conducting the assessment more often than 10 years. Mr. Wheeler stated that they continue to do ongoing condition assessment but could provide a report more often if that is desired. The 10-year study is standardized to provide for maintenance practice and procedures. Maintenance Supervisor Mike DeBerry stated that he and his staff maintain a database record for maintenance of all equipment.

## **5. PUBLIC FORUM**

Jonathan Holton, 2203 Merlin Drive, spoke about the flag for the City. He explained the City's flag did not represent the city's mission, which talks about civic pride and involvement. The flag should mean something when people see it. For example, there is no wording on the U.S. flag but you know it is the flag for the U.S. He encouraged Council to redesign the flag and suggested that this could be done as a competition among residents or the schools. He encouraged the flag to be simple and relevant to the community.

Council Member Dittmore asked if there was a procedure for adopting a city flag. City Attorney Richardson stated he was not aware of any regulations for a city flag; however, the City had formally adopted the City logo, which is on the flag.

## **6. CONSENT AGENDA**

*Council Member Young moved to approve the City Council meeting minutes for Tuesday, February 4, 2020. Mayor Rose seconded the motion, which passed with a vote of 6-0.*

## **7. ACTION AGENDA**

**Council Appointments to Police Officers' Retirement Board.** City Clerk Hanscom asked Council to consider reappointing members to the Police Officers' Retirement Board. She noted that members Scott Morgan and Pat Bentley had indicated their willingness to serve another 4-year term.

*Council Member Young moved to reappoint Scott Morgan and Pat Bentley to the Police Officers' Retirement Board of Trustees for another 4-year term, ending February 21, 2024. Mayor Rose seconded the motion, which passed 6-0.*

**Purchase of Three New Vehicles for the Building Department.** Building Official Forbes presented a request to purchase three new vehicles – one Ford Explorer and two Ford F-150 pick-up trucks. He explained that two of the vehicles were being replaced due to age and the third was for the new inspector position that was approved at the previous meeting.

Council Member Bentley asked why safety kits were not being purchased for all three vehicles. Building Official Forbes indicated that the safety kit was not available from the supplier. The Department would be purchasing the kits through the regular budget. Council Member Bentley also asked about the key fobs for the vehicle. Building Official Forbes stated that two would come from the vehicle purchase and they were ordering four additional fobs for each vehicle, which would total six keys.

*Council Member Young moved to approve the purchase of three new vehicles – one Ford Explorer and two Ford F-150 pick-up trucks, for the Building Department. Deputy Mayor Dittmore seconded the motion, which passed 6-0.*

**Authority to Make Property Purchase Offer.** City Manager Morgan reminded Council that more than three years ago, the City had considered attempting to purchase a 3.39-acre property to the immediate north of the City's reuse tank off of Park Hill Boulevard. At that time, the property was listed on the market for \$399,900 while the appraised value of the property was \$224,000. Recently, realtors representing the property owner had contacted the City indicating that the property owners had reduced the asking price to \$345,000. City Manager Morgan asked Council to make an offer of \$278,000, which is based on market increases since the 2016 appraisal. The property could be used for

the water plant and/or expanding the retention pond that is now fully designed. He noted that the City's offer and the asking price would still be far apart but it would open the door for negotiation. Any counter offer would come back to Council for approval. He noted that the land would have value to the City but it was not imperative that the land be purchased.

Deputy Mayor Dittmore stated he had driven by the location and spoke to staff. He did not feel that spending the money at this time would be a good use of City funds and did not believe that an offer should be made for any more than the appraised value from 2016. He stated there was no pressing reason to purchase this property.

Council Member Bentley asked how the proposed water plant affected the value of the property. City Manager Morgan stated that the land was proposed in 2016 for a retention basin. However, the basin had been designed to fit on the existing property that was previously lined for reuse water and did not include this property. If purchased, the retention pond could be enlarged to increase the flood risk reduction. He noted the water plant had not yet been designed but believed purchasing the property would provide for additional flexibility in design of the plant. He believed the City was the best purchaser for the property but did not want to overpay for the land. This property would square up the City's holdings.

Council Member Bentley asked the use currently permitted on the property should it be developed. City Manager Morgan explained that it was zoned residential and could be developed into a small subdivision.

Mayor Rose asked the proposed location of the water plant if this property would not be available. City Manager Morgan stated, conceptually, the water plant would be located on the west side of Park Hill Boulevard.

Council discussed the property and the original intentions of the property owner when it was purchased.

Council Member Smith asked if it were possible to get another appraisal. City Manager Morgan stated that the cost did not seem to warrant an additional appraisal at this time. Council Member Smith commented that the City should not discount purchasing this property; vacant properties in the City were valuable.

Council Member Young stated that the City may not need the property now but may need the land in future. She believed that purchasing the property now would be advantageous.

*Council Member Young moved to authorize the City Manager to make a purchase offer in the amount of \$224,000, which was the 2016 appraised value, for the vacant 3.39-acre property on Park Hill Boulevard owned by GTD Enterprises, LLC of Satellite Beach. There was no second to the motion. The motion failed.*

Mayor Rose asked if the City had turned down a proposal for a housing development for this property. Planning Director Fischer stated that it had been reviewed at the conceptual level but the developer had failed to get the final plat. She noted that there had been issues with the roadway at the time in that Park Hill Boulevard had never been dedicated as a City street.

*Council Member Smith moved to authorize the City Manager to make a purchase offer in the range of \$250,000 to \$275,000 for the vacant 3.39-acre property on Park Hill Boulevard owned by GTD Enterprises, LLC of Satellite Beach. Council Member Young seconded the motion.*

Mayor Rose spoke on the fact that this was a public meeting and the property owner would know that the City was willing to go up to \$275,000. Therefore, there was no room for negotiation.

*Council Member Smith agreed to amend the motion authorizing the City Manager to make a purchase offer of \$250,000. Council Member Young agreed to the amendment to the motion.*

*Council then voted in a roll call vote to authorize the City Manager to make a purchase offer of \$250,000 for the vacant 3.39-acre property. The motion failed in a 3-3 vote with Deputy Mayor Dittmore, Council Member Batchelor, and Mayor Rose opposed.*

**Ascend Hammock Landing Apartments Gated Community and Recreation Fee Agreement.** Planning Director Fischer presented a request for Ascend Hammock Landing to be a gated community and asked Council to approve the recreation fee agreement. She reviewed the recreation fee agreement and how the amount was determined. She noted that the fee would be \$195,000. Planning Director Fischer then reviewed criteria required for approval of a gated community and provided drawings and maps showing the gate locations.

Mayor Rose asked about the connection to Hield Road. Planning Director Fischer noted that the connection to Hield Road is across Minton Road and is within the County's jurisdiction. She noted that vehicles would not line up at Hield Road; the gates would be further in on the property. Jake Wise, project engineer, stated the plans show a conservative approach with four vehicles, but believed that this could actually queue up to eight vehicles. Vehicles will be able to exit even if there are vehicles in the queue. All walkways and crosswalks outside of the gates are public.

Mayor Rose asked if this would connect to Ascend 95. Planning Director Fischer stated there would be a gate on the eastern property line that would be for emergencies. Also, there is a pedestrian entrance on the southeast corner. Mayor Rose asked if there would be an access to the Hammock Landing shopping center. Planning Director Fischer stated there would not be vehicle access to the shopping center.

*Council Member Young moved to allow the Ascend Hammock Landing apartment complex to be a gated community. Council Member Bentley seconded the motion, which passed 6-0.*

*Council Member Bentley moved to approve the Ascend Hammock Landing recreation fee agreement. Deputy Mayor Dittmore seconded the motion, which passed 6-0.*

## **8. CITY COUNCIL REPORTS**

Council Members Bentley and Young had no report.

Council Member Smith spoke on the signage at the under-construction Police Station. First, she noted that the “training facility” signage was very prominent. Also, the signage for West Melbourne Police Department showed “West Melbourne” as very small, when it should be prominent. Chief Wiley indicated the sizing had been changed by the architect when the awning was added. He also noted that the training facility signage looked good with the drawings but others were questioning the size and the location as well. City Manager Morgan stated he would come back to Council at the next meeting with suggested changes.

Council Member Batcheldor and Deputy Mayor Dittmore had no report.

Mayor Rose reported on several meetings he had attended with the Palm Bay and Melbourne Chambers. He also stated the 4<sup>th</sup> annual Mayor’s Walk was this past Saturday. He reminded the public that walks would be held on Tuesday and Thursdays at 12:00 noon at the West Melbourne Community Park. He reminded those participating to add their minutes. He also reminded the public that there would be only one meeting of Council in March as the Presidential Preference Primary would be on March 17, 2020.

## **9. ADJOURNMENT**

There being no further business, the meeting adjourned at 8:22 p.m.