

MAYOR
Hal J. Rose

DEPUTY MAYOR
Pat Bentley

COUNCIL MEMBERS
Daniel Batcheldor
John Dittmore
Adam Gaffney
Barbara A. Smith
Andrea Young



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CITY COUNCIL WORKSHOP

MINUTES

June 4, 2019

1. CALL TO ORDER

Mayor Rose called the meeting to order at 5:30 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 Pat Bentley, Council Members Andrea Young, Barbara Smith, Adam Gaffney, John Dittmore, and Daniel Batcheldor.

Also present: City Manager Scott Morgan, City Attorney Morris Richardson, Deputy City Manager Keith Mills, Finance Director Margi Starkey, Information Technology Director Tom Bradford, Police Chief Rick Wiley, Deputy Chief Rich Cordeau, Planning Director Christy Fischer, Public Works Director Mark Piccirillo, Jacobs Project Manager Brian Mascher, Parks and Recreation Director Rich Boprey, City Clerk Cynthia Hanscom, and other members of the public.

4. BUDGET WORKSHOP – PROPOSED CAPITAL IMPROVEMENT PROJECTS

City Manager Morgan presented the proposed capital improvement projects for the 2019-2020 budget. He stated 19 projects were proposed, 10 of which were continuing projects. The total cost for all the projects would be \$12.65 million. He commented that this was a robust capital projects budget for a city the size of West Melbourne.

City Manager Morgan first reviewed the continuing projects:

Police Department Building Expansion. City Manager Morgan stated that this project would be near completion by the end of the budget year but a small portion would fall in the 2019-2020 budget.

Mayor Rose asked about the overage for this project. City Manager Morgan stated that the amount over budget was less than 5 percent of the total project costs. He believed the City has been diligent with the contractor to limit change orders that resulted in an increased cost.

Extension of Heritage Oaks and Doherty. City Manager Morgan stated that this item was on the agenda for approval for engineering services. If approved, the project would go out to bid in the next budget year. He expected that the cost for construction may continue through the 2020-2021 budget year.

Landscaping at Veterans Memorial Complex Lift Station. City Manager Morgan reminded Council that the construction of the wall and fence portion of this project was approved at the last meeting and the next phase would include the irrigation and landscaping.

Engineering for new C1E drainage area storm drain basin at the wastewater treatment plant. City Manager Morgan explained this project would improve drainage and reduce the flood risk in some of the older neighborhoods as well as take advantage of land assets that are owned by the City. He expected external funding sources would be available and construction would occur in the 2020-2021 budget year.

M-1 Canal Water Main. City Manager Morgan stated that the design was 60 percent complete. He expected the project to cost \$2.1 million and would be paid from the water fund. This would construct a new water main through the middle of West Melbourne and will help with the distribution system regardless of whether a water plant is approved.

Columbia Lane/Brandywine Water Main. City Manager Morgan noted that this project would support the new development west of I-95. It would be a 16-inch water main from the existing crossing under I-95. The project would be funded with connection fees and was proposed to cost \$1.4 million. The plans for this project were 90 percent complete.

Mayor Rose asked if new development would pay for these connections. City Manager Morgan explained this project would provide for the public main which allowed service to extend beyond the current service area.

Melbourne Estates Area Water Systems Improvements. City Manager Morgan explained engineering was awarded in April. The project may be suitable for competitive CDBG funding. The total cost of the project was \$1.8 million and would be paid from the water fund.

Mayor Rose asked if there were still pipes in the system that were transite. City Manager Morgan indicated there were several locations but this project would get to the majority of the area and would include replacing older pipes along Henry Avenue.

Greenboro Force Main Replacement. City Manager Morgan stated that this was fully designed and ready to go to bid. The project would replace the sewer force main from

Wickham Road along Greenboro Drive that serves the northwest portion of West Melbourne and was expected to cost \$700,000.

Sylvan Drive Septic-to-Sewer Conversion. City Manager Morgan stated that there were 59 homes that were proposed to be converted from septic systems to City sewer. The project would include three pieces of external funding with very little local funds. He expected the project to go to bid before the end of the fiscal year but most of the work will be accomplished in the next fiscal year and may trail into 2020-2021.

Mayor Rose asked what would happen if a temporary easement was not obtained. City Manager Morgan stated that property owners would be required to connect to the public main. If not done as part of this project, it would have to be done at the property owner's expense. Staff has met with the property owners to explain how it would be beneficial to complete the temporary easement at this time.

Deputy Mayor Bentley asked about removing the old tanks. City Manager Morgan explained the tanks are typically filled with sand so they do not create a void. Some of the properties have multiple tanks and all of the old septic systems would be abandoned.

Engineering for Wastewater Treatment Plant Process Improvement. City Manager Morgan stated that, because the reuse water quality would be improved by the added treatment process, there would be an opportunity for external funding. Design work has started for this project.

Next, City Manager Morgan reviewed the following new projects:

New Water Treatment Plant Preliminary Design Engineering, Geotechnical, Environmental and Permitting. City Manager Morgan noted that, if Council decides to move forward with the water plant, the first year of engineering would be included in next year's budget. He stated that the water plant feasibility study would be brought before Council in August with a decision in September.

Sewer Upsize to Support Future Development and Annexations. City Manager Morgan stated Council would be asked to approve engineering for several areas that would need to be improved because of development.

Mayor Rose asked how firms were selected to complete the engineering. City Manager Morgan stated that the City currently maintains continuing services contracts with Infrastructure Solutions Services (ISS) and Dyer Riddle Mills & Precourt, Inc. (DRMP).

2019-2020 Sewer Manhole Repairs, 2019-2020 Sewer lift station rehabilitations, and 2019-2020 Gravity Sewer U-linings. City Manager Morgan stated that these three projects were part of the continuing effort to reduce inflow and infiltration.

Meadowlane Avenue Sewer Force Main Replacement. City Manager Morgan stated this would be the third reach of the system from the property owned by Bank of

American to the lift station at the Veterans Memorial Complex and will complete service for northwest West Melbourne with a new force main.

Sewer Headworks Chamber Concrete Wall Repair. This project would complete the repair to the concrete wall at the headworks, which was a critical junction at the treatment plant.

Install New Odor Control System at Wastewater Treatment Plant. City Manager Morgan stated that the odor control system in place at the lift station at the Veterans Memorial Complex functions well. Because is it leased equipment, the maintenance was the responsibility of the owner. He noted that the City had recently been provided with reduced monthly rates. The proposal was to use the same model and leased equipment to reduce the odor at the plant. This is more cost effective then installing our own system. The cost for one year would be \$32,000.

Additional Access Controls and Security Cameras at Wastewater Treatment Plant. City Manager Morgan stated the proposal was to expand the existing access control system and cameras at the treatment plant and was expected to cost \$62,000.

City Manager Morgan concluded that they were all good projects and believed they could be completed with local and external funding. He reviewed the budget schedule over the next few months.

Deputy Mayor Bentley asked if these projects would assume a constant millage rate. City Manager Morgan stated the proposed rate would not change. Deputy Mayor Bentley asked if the roll back rate was being considered. City Manager Morgan stated that an estimate had been provided from the County but it was not the final assessment. He would provide that information at the July 16 City Council meeting.

Council Member Batcheldor asked about a calendar on the scheduling of the projects when funds would be encumbered and a prioritization. City Manager Morgan stated that several projects would go beyond the fiscal year. In addition, the engineering for a project could take as long as the construction phase. He stated that an estimated timeframe could be provided but many projects have not begun the design phase.

Council Member Batcheldor asked if the construction of the water plant should be a ballot item. City Manager Morgan stated he would not recommend that it be placed on the ballot. City Council would be provided with a great deal of information in order to make a decision.

5. RECESS

Council recessed the workshop at 6:25 p.m. and reconvened to the Regular City Council meeting at 6:35 p.m.

CITY COUNCIL REGULAR MEETING

MINUTES

June 4, 2019

6. CALL TO ORDER

Mayor Rose called the meeting to order at 6:35 p.m.

7. PLEDGE OF ALLEGIANCE AND MOMENT OF SILENT MEDITATION

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

8. ROLL CALL

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

Also present: City Manager Scott Morgan, City Attorney Morris Richardson, Deputy City Manager Keith Mills, Finance Director Margi Starkey, Information Technology Director Tom Bradford, Police Chief Rick Wiley, Deputy Chief Rich Cordeau, Planning Director Christy Fischer, Public Works Director Mark Piccirillo, Human Resources Director Kimberly Gale, Jacobs Project Manager Brian Mascher, City Clerk Cynthia Hanscom, and other members of the public.

9. PRESENTATIONS/PROCLAMATIONS/INTRODUCTIONS

Introduction of New Employee. Police Chief Wiley introduced Police Officer William Paz, who started with the City on May 31.

Special Presentation from St. Johns Water Management District. Abby Johnson, Intergovernmental Coordinator for Government Affairs with the St. Johns River Water Management District, presented an award to the City of West Melbourne for the Sylvan Drive Septic-to-Sewer Project for \$674,629.

10. PUBLIC HEARINGS

Amend the Future Land Use Map for 5.04 Acres Recently Annexed at 2840 Fellwood Lane and Rezoning for 5.04 acres of Residential Property located at 2840 Fellwood Lane. Planning Director Fischer presented the second reading of ordinances for the small scale amendment and rezoning for 2840 Fellwood Lane, which was recently annexed into the City. She stated this would assign the City of West Melbourne Low Density Residential (LD-RES) future land use designation for 5.04 acres of property located at 2840 Fellwood Lane. The second ordinance would rezone the property to Single-Family Residential (R-1AAA) instead of Brevard County's Agricultural Residential (AU).

City Attorney Richardson read, in title only, Ordinance Nos. 2019-12 and 2019-13:

ORDINANCE NO. 2019-12

AN ORDINANCE OF THE CITY OF WEST MELBOURNE, BREVARD COUNTY, FLORIDA, AMENDING THE COMPREHENSIVE PLAN TO PROVIDE FOR LD-RES (LOW-DENSITY RESIDENTIAL) LAND USE FOR A NEWLY ANNEXED PARCEL OF LAND LOCATED AT 2840 FELLWOOD LANE, AND AS MORE FULLY DESCRIBED HEREIN; ESTABLISHING AN APPROPRIATE LAND USE FOR THE PROPERTY; EXTENDING THE GOALS, OBJECTIVES, AND POLICIES AND OTHER LAND USE PLANNING REQUIREMENTS TO THE PROPERTY; PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 2019-13

AN ORDINANCE OF THE CITY OF WEST MELBOURNE, BREVARD COUNTY, FLORIDA, REZONING A NEWLY ANNEXED PARCEL OF LAND LOCATED AT 2840 FELLWOOD LANE, AND AS MORE FULLY DESCRIBED HEREIN FROM BREVARD COUNTY AU (AGRICULTURAL RESIDENTIAL) TO CITY OF WEST MELBOURNE R-1AAA (SINGLE-FAMILY RESIDENTIAL); PROVIDING AN EFFECTIVE DATE.

Mayor Rose opened the public hearing. There being no comments, he closed the public hearing.

Deputy Mayor Bentley moved to approve the second reading of Ordinance No. 2019-12 adopting small-scale comprehensive plan map amendment (SSA 2019-01) assigning the City of West Melbourne Low Density Residential (LD-RES) future land use designation for 5.04 acres of property located at 2840 Fellwood Lane. Council Member Young seconded the motion, which passed unanimously.

Council Member Young moved to approve the second reading of Ordinance No. 2019-13 applying a City zoning for the home located at 2840 Fellwood Lane (on 5.04 acres) of Single-Family Residential (R-1AAA) instead of Brevard County's Agricultural Residential (AU).. Mayor Rose seconded the motion, which passed unanimously.

Amend the Future Land Use Map Designation for 3.49 Acres Owned by OM Hospitality LLC and Rezoning for a 3.49-acre Property Owned by OM Hospitality. Planning Director Fischer presented the second readings of ordinances for a small scale amendment and rezoning for a property located on the southeast corner of Circle Drive and West New Haven Avenue, which was recently annexed. The property is currently vacant. Future land use would be designated as Commercial (COM). The property would be rezoned from Brevard County Retail Commercial (BU-1) to City of West Melbourne Commercial Parkway (C-P) located in the Interchange Commercial Overlay (ICO). Planning Director Fischer noted that the land use was compatible with the area use.

City Attorney Richardson read Ordinance Nos. 2019-14 and 2019-15, in title only:

ORDINANCE NO. 2019-14

AN ORDINANCE OF THE CITY OF WEST MELBOURNE, BREVARD COUNTY, FLORIDA, AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN TO PROVIDE FOR COM (COMMERCIAL) LAND USE FOR A NEWLY ANNEXED 3.49 ACRE PARCEL OF LAND GENERALLY LOCATED ON THE SOUTHWEST CORNER OF CIRCLE DRIVE AND WEST NEW HAVEN AVENUE, AND AS MORE FULLY DESCRIBED HEREIN; ESTABLISHING AN APPROPRIATE LAND USE FOR THE PROPERTY; EXTENDING THE GOALS, OBJECTIVES, AND POLICIES AND OTHER LAND USE PLANNING REQUIREMENTS TO THE PROPERTY; PROVIDING AN EFFECTIVE DATE.

ORDINANCE NO. 2019-15

AN ORDINANCE OF THE CITY OF WEST MELBOURNE, BREVARD COUNTY, FLORIDA, REZONING A NEWLY ANNEXED 3.49 ACRE PARCEL OF LAND GENERALLY LOCATED ON THE SOUTHEAST CORNER OF CIRCLE DRIVE AND WEST NEW HAVEN AVENUE, AND AS MORE FULLY DESCRIBED HEREIN, FROM BREVARD COUNTY BU-1 (GENERAL RETAIL COMMERCIAL) TO CITY OF WEST MELBOURNE C-P (COMMERCIAL PARKWAY); PROVIDING AN EFFECTIVE DATE.

Mayor Rose opened the public hearing. There being no comments, he closed the public hearing.

Deputy Mayor Bentley moved to approve the second reading of Ordinance No. 2019-14 adopting small scale comprehensive plan map amendment (SSA 2019-02) to change the future land use for 3.49 acres located at the southeast corner of Circle Drive and West New Haven Avenue from Brevard County Community Commercial (CC) to City of West Melbourne Commercial (COM). Council Member Batchelor seconded the motion, which passed unanimously.

Council Member Batchelor moved to approve the second reading of Ordinance No. 2019-15 rezoning for a 3.49-acre property located at the southeast corner of Circle Drive and West New Haven Avenue from Brevard County Retail Commercial (BU-1) to City of West Melbourne Commercial Parkway (C-P) located in the Interchange Commercial Overlay (ICO). Mayor Rose seconded the motion, which passed unanimously.

Revise the Use Thresholds in the Future Land Use Designation “Parkway Interchange” in the Horizon 2030 Comprehensive Plan. Planning Director Fischer explained this was a large scale amendment to the parkway interchange future land use designation which would revise the maximum thresholds for mixed use combinations. She reminded Council this had been approved as a transmittal to the State. The response from the State indicated that there would be no adverse impact. The change in the future land use designation for Parkway Interchange would allow for a maximum land use of 65 percent for multi-family. She noted that the hotel density was removed and replaced with a floor area ratio of 2.0.

City Attorney Richardson read Ordinance No. 2019-16, in title only:

ORDINANCE NO. 2019-16

AN ORDINANCE OF THE CITY OF WEST MELBOURNE, BREVARD COUNTY, FLORIDA ADOPTING LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSA-2019-02); AMENDING THE FUTURE LAND USE ELEMENT TO REVISE POLICIES AND GUIDELINES FOR THE "PARKWAY INTERCHANGE" FUTURE LAND USE DESIGNATION, AS MORE FULLY DESCRIBED HEREIN; PROVIDING FOR INCORPORATION INTO THE COMPREHENSIVE PLAN; AND, PROVIDING AN EFFECTIVE DATE.

Mayor Rose opened the public hearing. There being no comments, he closed the public hearing.

Deputy Mayor Bentley moved to approve the first reading of Ordinance No. 2019-16, revising the mixed use thresholds in the Parkway Interchange future land use designation. Council Member Smith seconded the motion.

Council Member Batcheldor stated there was no statistical evidence that aerospace millennials exist. He did not think people are looking for high-end apartments. He stated that the market would be saturated with apartments and would impact other areas. He felt that more data should be prepared. He stated he would be opposed to this project.

Deputy Mayor Bentley confirmed that the threshold was the maximum and the developer could build apartments at any percentage up to 65 percent. Planning Director Fischer confirmed that that it was the developer's preliminary proposal to construct apartments at a lower percentage than 65 percent.

Mayor Rose asked if commercial businesses had been signed. He stated he would want assurance that there would be commercial uses for this property. Bob Gorlow, RMGA, LLC, and developer for the site, stated that the location next to the freeway would be a natural location for aerospace and defense companies because of the volume of traffic. He stated the market would determine the amount of commercial. He stated there had been strong interest from grocery stores, hotels, furniture stores, cafes and apartment development. He believed this was a strategic location and would be of interest to many commercial uses.

Council Member Dittmore asked how long Mr. Gorlow had been doing this type of project. Mr. Gorlow stated he was currently working on a project in Miami and had completed seven or eight projects in the past. Council Member Dittmore asked if any of those projects had failed. Mr. Gorlow stated the projects are generally well-conceived and accepted by the community. He noted that large land development in strong markets usually does well.

Council Member Batcheldor stated the Space Coast is a unique community and is not Miami. Therefore, a marketing plan that works in Miami may not work here. He believed the various aerospace campuses had been established and it was too premature to make a change to the vision of the City. He believed that making the

threshold for multi-family at 65 percent removes something that could be done for the community.

Tuck Ferrell, 1300 Pine Tree Drive, Indian Harbour Beach, believed it was time for things to happen in West Melbourne and believed this was a great opportunity.

Deputy Mayor Bentley stated the technology industries were looking to expand the workforce. Council Member Batchelor agreed and noted that these new employees would be looking for support services. He stated that there was not enough data to determine what will happen with the market. He believed this proposal was premature.

Mayor Rose stated the developers would not invest in something unless there was demand.

Council then voted on the motion to approve the first reading of Ordinance No. 2019-16, which passed 6-1, with Council Member Batchelor opposed.

11. PUBLIC FORUM

Abby Johnson, St Johns River Water Management District, spoke about the Blue Schools grant program, which would be open from May 31 through September 6. She encouraged teachers to submit applications for funds that would meet the core mission of the District.

Lisa Steele, 2215 Botanica Circle, stated he loved the area because it was quiet and loved the trees. She said that she did read her covenants and it did say that the road “may” be built but did not indicate that it “should” be built. The road was originally proposed to provide a connection to Fell Road. The residents have changed and she did not believe the residents wanted the road. She also expressed concerns with the cost of the project. The road would bring issues with crime, speed, through traffic, and, most importantly, the safety of their children. She did not see a need for a second exit. She believed that the tax dollars could better serve the citizens of West Melbourne.

Justin Lauer, 2205 Botanica Circle, expressed his appreciation that City Council has listened to their concerns on the Heritage Oaks Boulevard/Doherty Drive extension project and hoped for a similar result as that which occurred in December where Council turned down the proposal. He believed there was a conflict because the engineering firm that completed the stormwater study would benefit by being awarded the task order for the engineering of the roadway. He explained that Ed Hines had assembled information that was neutral and did not include this conflict. He stated that safety, total cost of the project, and flooding risk was not known. He preferred that green space be maintained in the community. He stated that further information was located at www.delaydoherty.com.

12. CONSENT AGENDA

Council Member Young moved to approve the following consent items. Council Member Gaffney seconded the motion, which passed unanimously.

- Approve the Regular City Council meeting minutes for Tuesday, May 21, 2019.
- Approve the Sylvan Drive Septic-to-Sewer Project Cost-Share Agreement Between the St. Johns River Water Management District and the City of West Melbourne, Florida, providing construction support funding in the amount of \$674,529, and authorize the City Manager to execute the professional engineering task order with Infrastructure Solution Services for bidding and construction services for the Sylvan Drive Septic-to-Sewer Design Project in the not-to-exceed amount of \$87,960.
- Approve Resolution No. 2019-12 accepting the dedication of water distribution system and sanitary sewer system for the Palm Garden Lakes subdivision, and authorize the City Manager to sign the Bill of Sale.
- Approve Resolution No. 2019-13 accepting the dedication of water distribution system for the Audi of Melbourne dealership, and authorize the City Manager to sign the Bill of Sale and Public Utility Easement.
- Approve City Council travel to Orlando, Florida, for the 93rd Annual Florida League of Cities Conference and designate Mayor Hal Rose to be the voting delegate at the business meeting.

13. ACTION AGENDA

Property Lease to United Way of Brevard County. City Manager Morgan presented a proposal for one-year lease to United Way of Brevard County to allow United Way to use the building located at 3125 Fell Road, previously known as the PAL house, to provide elderly and youth programs. The lease would be at no cost to the United Way and would be staffed by volunteers. The City's cost would be limited to the existing monthly costs which totals about \$850 month. United Way has agreed to provide neighborhood services and would be responsible for manning the facility. The terms of the lease would be the same as that for the PAL organization. United Way would be liable for insurance and maintenance.

Deputy Mayor Bentley questioned the City continuing to pay the monthly expenses. City Manager Morgan stated it allowed the non-profit to provide more resources for direct services. Deputy Mayor Bentley also asked if the home would be returned to the current status if modifications were made. City Manager Morgan stated the renovation had been complete and there were no plans for modifications. If they are needed, it would require City approval.

Questions were raised about the lease term and City Manager Morgan confirmed that it would be a one-year lease.

Council Member Smith noted that when the lease was under the PAL program, the staffing was provided by City employees, which would not be the case for the United Way program. She stated the facility was brand new and should be returned to the

same condition. City Attorney Richardson reassured Council that the facility would need to be returned to its current condition according to the lease.

Council discussed the monthly cost for electricity. City Manager Morgan noted that power costs could be transferred to the user, but the goal was to provide the facility for community programs. Mayor Rose stated there would be some savings for the City because they would no longer be funding the PAL program.

Rob Rains, President of United Way, stated that the City Manager had contacted his organization to find a not-for-profit that could provide a youth program. The United Way organization will provide for the staff and equipment. He believed this would be a partnership with the community. Initially, they would like to provide a "feed and read" program for children over the summer months.

Mayor Rose asked if there was a proposal to operate a program during the school year to interact with the students. Mr. Rains stated it was not clear but they hoped to continue the work of the City. He stated he would also like to see opportunities to continue to work with law enforcement.

Mayor Rose asked if there could be meetings held at the facility, such as HOA organizations. City Attorney Richardson stated the City may make occasional use of the property, which is reasonable.

Council Member Young asked about employee training and background screening of the employees and volunteers with United Way. Mr. Rains stated that it would depend on the program being offered. There were additional levels of screening that were required if working with children.

Council Member Young asked who would be doing the maintenance of the facility. City Manager Morgan stated that it would be the responsibility of United Way.

Council Member Batcheldor commented this was an excellent opportunity to bring services into the City and provide a good program. He believed the School Resource Officers could be involved as well. Mr. Rains agreed and stated that there may be some coordination with the Parks and Recreation Department as well.

Council Member Dittmore asked how many other locations partner with the United Way. Mr. Rains stated that this was a new type of partnership. He stated the agency runs several programs through their offices in Titusville and Melbourne. He stated that United Way would coordinate and delivery the programs.

City Manager Morgan reminded Council that the City had approached the United Way agency asking if they could provide youth programs at the City's facility. The monthly costs that would be incurred by the City would be more than offset by program savings from no longer staffing a PAL program.

Council Member Dittmore stated he had some concerns and wanted the programs to be managed properly. Mr. Rains stated he believed the programs would be monitored and

managed properly. He stated that he believed this would be a positive thing for the community.

Council Member Bentley thanked Mr. Rains for responding to the City's request and believed it would be a good project. The monthly costs were small compared to the benefits the residents would receive. He suggested the City look at the programs in six months to determine the utilization and determine if there is something else the City can do.

Deputy Mayor Bentley moved to approve a one-year lease of the City-owned property at 3125 Fell Road to the United Way of Brevard County to provide neighborhood youth and elderly programs, with a review in six months to check the utilization of the facility and any improvements that may be needed. Council Member Batchelder seconded the motion, which passed with a 7-0 vote.

City Council took a short recess at 8:07 p.m. and reconvened the meeting at 8:12 p.m.

Doherty Drive/Heritage Oaks Boulevard Extension. City Manager Morgan stated the stormwater and traffic studies for the proposed extension of Doherty Drive/Heritage Oaks Boulevard were included with the agenda. He reminded Council that the City had been planning for the roadway extension for several years. The roadway was dedicated in 2005 and was included in the City's comprehensive plan. The roadway was also shown on the plats as a future roadway. Council was being asked to approve the task order for the engineering design for construction. He added that the stormwater study provided data that the project would not increase the flood risk. City Manager Morgan stated that staff was recommending this be approved as it would benefit residents, provide a second means of access, and reduce the number of vehicle miles traveled for the neighborhood.

David Wilkison, DRMP, reviewed the permitting of the Heritage Oaks development, which was where this roadway was included. He stated that based on a pre-application meeting with the St. Johns Water Management District, they were told that it would be permitted to discharge into the canal along Doherty Drive. He provided a cross section of the area showing the changes that would occur with the construction of the road. He believed this would improve the drainage for the properties along the Doherty Drive extension.

Council Member Young asked where the water would flow from the Doherty canal. City Manager Morgan stated that it flows behind Hollywood Estates to Crane Creek.

Mayor Rose asked if there would be any construction or widening of the canal. Mr. Wilkison stated it would not be part of this project.

Deputy Mayor Bentley asked if residents along the Doherty Drive extension were dependent on the berm for drainage. Mr. Wilkison stated the design of the subdivision required that drainage occur from back to the front and then into the street which feed to the ponds belonging to the subdivision. City Manager Morgan noted that the road was

originally designed to flow into the homeowner association ponds and will now not do so; this would reduce the flood risk for that development.

Chris Walsh, Traffic Engineering Data Solutions, Inc., Debary, Florida, stated his firm was retained to look at the effect on traffic for the extension. He explained there were three areas of focus: trips to and from the existing Heritage Oaks development, trips to and from future development along Minton Road and Heritage Oaks Boulevard, and trips to and from Minton Road south of Heritage Oaks Boulevard. He explained that most of the Heritage Oaks traffic traveling from the east was reassigned to the extension. He commented that the actual travel time would not be significantly different. He recommended the Doherty Drive/Henry Avenue intersection would work well with a 4-way stop control. He did not believe the warrants would be met for a signal at this intersection. Mr. Walsh also recommended that Heritage Oaks approaching Minton Road include extended turning lanes to assist in the traffic movements.

Mayor Rose asked about the Heritage Boulevard/Doherty Drive intersection. Mr. Walsh indicated there could be a stop sign in both directions. Council Member Dittmore asked about street lights and City Manager Morgan stated that a streetlight at that intersection could be added to the plan.

Mike Diaz, 2075 Botanica Circle, stated that the cost was proposed to be \$1.2 million, which he believed was high. The safety issues on Doherty Drive and Henry Avenue had not been addressed. He stated there was no logic to the proposal. Mr. Diaz also stated that he was in Houston and New Orleans when hurricanes hit and did not believe that this secondary egress would provide an appropriate emergency exit for residents.

Kate Philpot, 2102 Lune Court, thanked Council for working with the community. She stated that many of her questions about the road extension had been answered, but had concerns about the wildlife that would be disturbed and the mitigation. She said the larger trees are good for water absorption and, if disturbed, there could be unforeseen runoff issues. In addition, there was not enough room to make the turn at the proposed Heritage Oaks/Doherty Drive intersection for large vehicles.

Scott Smith, West Melbourne, appreciated the reports but believed the traffic study was confusing. He stated the real problem is that a right-turn lane is needed from Minton Road to Henry Avenue. He believed the intersection at Doherty and Henry would be too busy to alleviate any traffic. Henry Avenue needed to be wider. He also spoke on the wildlife in the right-of-way. He felt that this would put a burden on the Heritage Oaks residents.

Philip Livengood, 2174 Botanica Circle, stated he had been a resident for seven years and was one of the residents with the most to gain and the most to lose. He stated that the road construction would affect the property values. He knew of one potential buyer who had decided not to make an offer based on the possibility that the road would be constructed. He stated that had he heard about the possibility of a road being constructed, he may not have bought the home. He stated that the beauty of the neighborhood would be lost. The reason for the road was no longer needed and any benefit to the greater community is negligible. His preference was to keep the trees and

the quiet neighborhood. He believed frustrated drivers on Minton Road and Henry Avenue would end up using this road.

Justin Lauer, 2205 Botanica Circle, appreciated Council taking the time to conduct the studies. He did not believe that the roadway would solve a problem as there was no problem defined. He stated that traffic on Minton Road could be solved by six-laning the roadway. He reminded Council that a number of people had spoken in opposition to the road. Residents had suggested the money be used for an alternate walking or bike path. He was concerned that the Council was not providing any other options. He believed Council should proceed with a proposal that would benefit most residents. In addition, he questioned if there was a conflict of interest by certain Council Members that reside in Heritage Oaks because they would personally save on mileage because of the construction of the road.

Mayor Rose asked about the issue of property values declining and any conflict of interest by Council. City Attorney Richardson stated he would caution on addressing speculative property values; he noted that property owners were noticed on the construction of the roadway when their homes were purchased. He also stated that a conflict of interest would occur if Council would benefit because they were in a special class. With this impacting 700 homes in the development, this would not meet the criteria for a conflict of interest.

Council Member Gaffney expressed concern with several items discussed that could affect the overall budget of the project. City Manager Morgan stated the engineer's estimate would provide unit costs based on current rates. If there is a budget shortfall, it would have to come before Council to ask for additional dollars.

Council Member Gaffney asked if a vote could be delayed until information provided from Mr. Hines could be reviewed. Mayor Rose noted that the information placed on the dais prior to the meeting had also been sent to members several days ago.

Mayor Rose asked about cut-through traffic. City Attorney Richardson stated the traffic would not be classified as cut-through because this would be a collector road and there are no homes that front on the extension. The extension would accommodate re-routed trips.

Council Member Dittmore recommended that a traffic signal be placed at Doherty Drive and Henry Avenue. He did not believe it would be less expensive in the future. He noted that it could be placed on flash mode until warrants are met.

Council Member Batcheldor addressed several comments made by citizens.

Council Member Dittmore moved to authorize the City Manager to execute a professional engineering task order with DRMP, Inc., for the Doherty Drive/Heritage Oaks Boulevard Extension Project in the not-to-exceed amount of \$122,535. Council Member Young seconded the motion.

Ed Hines stated he had provided Council with a combination of materials that included presentations made to Council over the last year. Most of the information pertains to traffic measurements and addresses that Minton Road was at 86 percent of capacity in 2017 with a capacity that grows by 2 percent per year. He stated that the flooding concerns appeared to have been addressed, but was concerned with what would have happened if the road had been in place for the last hurricane. He explained that he was not concerned with the flooding in the yards, but where the water would go that would have been absorbed in the ground previously. Mr. Wilkison stated the water that would have been absorbed would be redirected. He noted that meetings with the St. Johns River Water Management District provided direction to allow for discharge to the canal, which was beneficial.

Council Member Batchelder asked about the diversion of the water to the Doherty canal and measurements further upstream. City Manager Morgan stated that there were two projects proposed that would benefit the C1E canal. One project upstream at the headwaters of the basin would divert some water away from canal and into the Melbourne-Tillman drainage district for properties in the Bossieux and U.S. 192 area. Another project downstream would construct a stormwater retention pond at the wastewater plant which would improve downstream capacity.

Council then voted on the motion to authorize the City Manager to execute the task order for the Doherty Drive/Heritage Oaks Boulevard Extension Project, which passed 6-1, with Deputy Mayor Bentley opposed.

14. MANAGEMENT REPORTS

2019-2020 School Resource Officer Budget. City Manager Morgan provided an analysis of the proposed costs to provide School Resource Officers at the schools. He explained the proposal by staff was to have five SROs. There would be also be an off-duty officer paid by the Educational Horizons and a Sheriff's Deputy at the West Melbourne School of Science. The cost for the school year would be \$571,000. If the City decided to retain the SRO at the West Melbourne School for Science, the budget would gain the revenues from the contract. However, if an additional officer was needed for patrol, which means the number of sworn officers would go to 53, the additional cost would be about \$130,000.

City Manager Morgan stated this would be on Council's agenda for approval with the School Board at the June 18 meeting. City Attorney Richardson stated that they had requested two versions of the contract with the School Board; one version would include three officers and the second version would include four officers.

Council Members discussed the officers approved as part of the Five Year Plan, school district boundaries and how that affects the SRO program, and the differences between armed security specialists and SROs.

Mayor Rose noted that the five year plan does not address the SRO program. He stated at a previous meeting that he would be interested in seeing a presentation on the difference between SROs and armed security specialist. Mayor Rose stated that he

wanted to have the students protected and did not want to do something that put the children at risk. The school board members are saying that the security specialists are as good as the SRO; he wanted to be proactive about the issue and wanted to be able to tell parents.

15. CITY COUNCIL REPORTS

Council Member Gaffney reported he had attended the Memorial Day ceremony at Hollywood Estates and thanked them for the program.

Council Member Dittmore, Deputy Mayor Bentley, Council Member Young and Council Member Smith had no report.

Council Member Batchelder reported it was Gun Violence Awareness month and expressed his condolences to those affected by the Virginia Beach shooting. He stated he had attended the movies in the park and it was a good event; he thanked the Parks and Recreation Department for scheduling the event.

Mayor Rose reminded everyone that school was out and to be careful. He stated he had noticed that there was some illegal drug activity at the Field of Dreams and asked that foot patrols be increased in the park.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 10:24 p.m.