

MAYOR
Hal J. Rose

DEPUTY MAYOR
Stephen Phrampus

COUNCIL MEMBERS
Diana Adams
Pat Bentley
John Dittmore
Daniel McDow
Andrea Young



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CITY COUNCIL WORKSHOP

MINUTES

April 18, 2023

1. CALL TO ORDER

Mayor Rose called the workshop to order at 5:00 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

Attending: Mayor Hal Rose, Deputy Mayor Stephen Phrampus, and Council Members Diana Adams, Pat Bentley, John Dittmore, Daniel McDow, and Andrea Young.

Also present: City Manager Tim Rhode, City Attorney John Cary, Assistant City Manager Tom Bradford, Police Chief Gregory Vesta, Finance Director Candice Blake, Human Resources Director Jennifer Curran, Systems Administrator Christian Arsenault, City Clerk Cynthia Hanscom, and members of the public.

4. RECESS TO CLOSED SESSION

Council recessed to a closed session in accordance with Florida Statutes Section 447.605 (1) to provide authority to the employer negotiator in labor negotiations with employees represented by the Coastal Florida Police Benevolent Association.

5. RECESS

Council reconvened to the Regular City Council meeting at approximately 6:30 p.m.

CITY COUNCIL REGULAR MEETING

MINUTES

April 18, 2023

6. CALL TO ORDER

Mayor Rose called the regular meeting to order at 6:33 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

Attending: Mayor Hal Rose, Deputy Mayor Stephen Phrampus, and Council Members Diana Adams, Pat Bentley, John Dittmore, Daniel McDow, and Andrea Young.

Also present: City Manager Tim Rhode, City Attorney John Cary, Assistant City Manager Tom Bradford, Police Chief Gregory Vesta, Finance Director Candice Blake, Human Resources Director Jennifer Curran, Planning Director Christy Fischer, Systems Administrator Christian Arsenault, City Clerk Cynthia Hanscom, and members of the public.

9. PRESENTATIONS/PROCLAMATIONS/INTRODUCTIONS

Employee Introductions. Assistant City Manager Tom Bradford introduced Landscape Maintenance Worker Tommy Stephens, who started with the City on March 30, 2023.

IEMO Certification of Completion. Mayor Rose presented a Certificate of Completion to Council Member Diana Adams for completing the first level of training for the Institute for Elected Municipal Officials (IEMO).

Presentation by Economic Development Commission. Angela Neal, Director of Special Projects with the Economic Development Commission of Florida's Space Coast, presented an update on the unified branding for Brevard County and the phases of the process. She encouraged the public to get involved throughout the process.

10. PUBLIC HEARINGS

Code Amendment to C-NH and C-W for Automotive Repair Facilities. Planning Director Fischer presented the second reading of Ordinance No. 2023-07 to revise the language in the Commercial New Haven and Commercial Wickham zoning districts for

automotive repair facilities. She noted a discrepancy was only recently found in relation to automotive repair facilities. She presented the table of uses showing that the duplication would be removed. The Planning and Zoning Board, acting as the planning agency, had recommended approval of the change at their meeting of March 14, 2023.

City Attorney Cary read Ordinance No. 2023-07 in title only:

ORDINANCE NO. 2023-07

AN ORDINANCE OF THE CITY OF WEST MELBOURNE, BREVARD COUNTY, FLORIDA, AMENDING CHAPTER 98, ZONING, ARTICLE III. DISTRICTS, OF THE CODE OF ORDINANCES TO AMEND DIVISION 21, COMMUNITY REDEVELOPMENT AREA DISTRICTS (C-NH AND C-W) ELIMINATING AUTOMOTIVE REPAIR FACILITIES, MINOR AND MAJOR; AMENDING VEHICLE REPAIR, MINOR AND MAJOR FOR CONSISTENCY; ELIMINATING REFERENCE TO AUTOMOTIVE REPAIR FACILITIES AND REFERENCING VEHICLE REPAIR FACILITIES; AMENDING CHAPTER 63, ARTICLE I, INCORPORATING A DEFINITION FOR VEHICLE REPAIR; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

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

Council Member Bentley moved to approve the second reading of Ordinance No. 2023-07, revising the Commercial New Haven and Commercial Wickham zoning districts. Council Member Adams seconded the motion, which passed unanimously.

Revision to Chapter 74, Off-Street Parking and Loading Areas. Planning Director Fischer presented the second reading of Ordinance No. 2023-02, amending the parking standards to require more parking for shopping centers under 70,000 square feet and criteria for mixed use developments. She reviewed the changes and provided drawings showing how the change would require slightly more parking. She reported the Business Advisory Board had reviewed the ordinance on February 27, 2023, and recommended approval. The Planning and Zoning Board, acting as the planning agency, reviewed the ordinance at their meeting of January 10, 2023, and recommended approval.

City Attorney Cary read Ordinance No. 2023-02, in title only:

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE CITY OF WEST MELBOURNE, BREVARD COUNTY, FLORIDA, AMENDING CHAPTER 74, DEVELOPMENT STANDARDS, ARTICLE II, OFF-STREET PARKING AND LOADING AREAS AND ACCESS, DIVISION 2. – OFF-STREET PARKING AND LOADING AREA, SECTION 74-53. – GENERAL STANDARDS; SECTION 74-55 – NUMBER OF PARKING SPACES REQUIRED; AND CREATING NEW SECTION 74-56. – PARKING

SPACES FOR MIXED USE PROJECTS; UPDATING THE PARKING STANDARDS; PROVIDING FOR INCLUSION IN THE CODE, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

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

Deputy Mayor Phrampus moved to approve the second reading of Ordinance No. 2023-02, amending the parking standards to require more parking for shopping centers under 70,000 square feet and criteria for mixed use developments. Council Member Young seconded the motion.

Council Member Adams asked about non-conforming shopping centers. Planning Director Fischer indicated the non-conforming status could be retained except if square footage is added to the shopping center.

Council then voted on the motion to approve Ordinance No. 2023-02, which passed unanimously.

Rezoning Request for Property on Campbell Drive. Planning Director Fischer informed Council that the rezoning request for the 8.9 acre property located at 165 and 225 Campbell Drive was withdrawn by the applicant. No action is required by Council.

11. PUBLIC FORUM

There were no speakers for the public

12. CONSENT AGENDA

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

- Regular City Council minutes for Tuesday, April 4, 2023.

13. ACTION AGENDA

Water Rate Increase. City Manager Rhode presented the first reading of Ordinance No. 2023-10, increasing water consumption rates. He reported on the notice received from the City of Melbourne on a possible rate increase. He noted that a rate study had been conducted by Melbourne and the document had been made available through the agenda.

City Manager Rhode indicated the water consumption rate was proposed to increase by 14 percent this year and 8 percent the following year. He reminded Council that the water costs billed to users was a two-part bill with half based on a fixed rate to capture the costs for the infrastructure and the second part was a variable cost based on

consumption. The average increase for the customer would be \$3.63 a month, which is an 8.9 percent difference.

Council Member Bentley moved to approve the first reading of Ordinance No. 2023-10, effective August 1, 2023, increasing water consumption rates, and set a public hearing to consider adoption (second reading) of the ordinance for May 2, 2023. Council Member McDow seconded the motion.

Council Member Bentley referenced a letter received from Charles Settgest which asked the utility tax be applied to consumption only; however, he expressed opposition to that proposal.

Council Member McDow reaffirmed that the rate increase had nothing to do with the City's proposed water plant. City Manager Rhode responded that the rate was reflective of the imposed costs of water from the City of Melbourne.

Council asked several questions about the future costs for water when the water plant for the City was completed. City Manager Rhode indicated a third party would be hired to produce a rate study. Council Member Bentley noted that the rate study from the City of Melbourne on the current proposed increases was very thorough.

City Attorney Cary read, in title only, Ordinance No. 2023-10:

ORDINANCE NO. 2023-10

AN ORDINANCE OF THE CITY OF WEST MELBOURNE, BREVARD COUNTY, FLORIDA, AMENDING SECTION 58-98(a), MONTHLY POTABLE WATER RATES; PROVIDING FOR SEVERABILITY AND INTERPRETATION; PROVIDING FOR THE REPEAL OF ORDINANCES AND RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR INCORPORATION INTO THE CODE OF ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE.

Council then voted on the motion to approve the first reading of Ordinance No. 2023-10, which passed unanimously.

14. CITY COUNCIL REPORTS

Council Member Adams reported she had participated in a ride-along with both the Police Department and Brevard County Fire Rescue. She also complimented staff on the Appreciation Social held to thank the board members who serve the City. She reported she had attended the Space Coast League of Cities and announced the increases in the scholarships program. Council Member Adams also reported attending the Eastern Florida State College young municipal officials' forum where she talked with students on the importance of municipal engagement and getting involved.

Deputy Mayor Phrampus reported his attendance at the Palm Bay Chamber luncheon and the Melbourne Chamber Good Morning Space Coast. He also complimented staff on the event held to express appreciation to the board members.

Council Member Dittmore reported he had attended similar events. He reported on an event held at the causeway to restore the shores and replenish oysters in the lagoon area.

Council Member Bentley reported he had attended the Space Coast League of Cities dinner. He also reported on proposed legislation that would require City officials to complete the Florida Commission on Ethics Form 6. Council Member Bentley also announced a Farm Share event on May 5 at the West Melbourne Community Park.

Council Member Young reported on her attendance at the same events and complimented staff on the appreciation event. She reported on the Transportation Planning Organization and the Metropolitan Planning Organization meetings providing expected costs for upcoming projects.

Council Member McDow reported on his attendance at several meetings and events, including the Space Coast League of Cities and the Appreciation Social. He also spoke on recent legislation for affordable housing. He also reported on a sustainability fair held in Palm Bay and an event for 'gospel in the park,' which he would like to bring to West Melbourne – it was amazing and uplifting.

Mayor Rose reported on the Spring into Fitness challenge and noted his attendance at several events. He reported the Cops on the Coop event would be on Friday. He also noted that the money may be available for workforce development which may be valuable to West Melbourne.

Mayor Rose asked for an update from the City Attorney on pending legislation. Council Member Young asked for an update on the crime prevention efforts at America's Best Value Inn.

15. ADJOURNMENT

There being no further business, the meeting adjourned at 8:06 p.m.