

CITY OF PALM BAY, FLORIDA
REGULAR COUNCIL MEETING 2025-24

Held on Thursday, the 2nd day of October 2025, at the City Hall Council Chambers, 120 Malabar Road, SE, Palm Bay, Florida.

This meeting was properly noticed pursuant to law; the minutes are on file in the Office of the City Clerk, City Hall, Palm Bay, Florida.

The meeting was called to order at the hour of 6:00 P.M.

Pastor Jerry Klemm, Covenant Church, Palm Bay, gave the invocation which was followed by the Pledge of Allegiance to the Flag.

ROLL CALL:

MAYOR:	Rob Medina	Present
DEPUTY MAYOR:	Mike Jaffe	Present
COUNCILMEMBER:	Kenny Johnson	Present
COUNCILMEMBER:	Mike Hammer	Present
COUNCILMEMBER:	Chandler Langevin	Present
CITY MANAGER:	Matthew Morton	Present
CITY ATTORNEY:	Patricia Smith	Present
DEPUTY CITY CLERK:	Terri Lefler	Present

CITY STAFF: Dr. Brian Robinson, Deputy City Manager; Jason DeLorenzo, Acting Deputy City Manager; Althea Jefferson, Acting Growth Management Director; Gabriel Bowden, Utilities Director; George Barber, Chief Procurement Officer.

AGENDA REVISIONS:

1. Mr. Morton announced the following:

A. Staff requested to table Items 1 and 2, under Presentations, to a future Council meeting.

Motion by Deputy Mayor Jaffe, seconded by Mr. Johnson, to table Items 1 and 2, under Presentations, to a future meeting. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

B. At the request of Mayor Medina, discussion of conduct and decorum of City Council was added as Item 3, under New Business.

C. At the request of Councilman Johnson, discussion of directing the City Attorney to draft a letter to the Office of the Governor requesting the suspension of Councilman Chandler Langevin pursuant to Section 112.51, Florida Statutes, was added as Item 4, under New Business.

Motion by Deputy Mayor Jaffe, seconded by Mr. Johnson, to combine Items 3 and 4, under New Business. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

Motion by Deputy Mayor Jaffe, seconded by Mr. Johnson, to consider Public Hearings prior to Public Comments. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

PROCLAMATIONS AND RECOGNITIONS:

The proclamations were read.

- 1. Proclamation: Mayor's Business Spotlight recipient – GEI Works, Inc.**
- 2. Proclamation: Hispanic Heritage Month – September 15, 2025 – October 15, 2025; Annual Puerto Rican Day Parade and Multicultural Festival – October 4, 2025. (Mayor Medina)**
- 3. Proclamation: National Manufacturing Day – October 3, 2025.**

PRESENTATIONS:

- 1. Matthew Morton, City Manager, and Larry Wojciechowski, Finance Director – Department of Government Efficiency (DOGE) Funding Request Tracker.**

This item, considered under Agenda Revisions, was continued to a future Council meeting.

- 2. Gabriel Bowden, Utilities Director – update.**

This item, considered under Agenda Revisions, was continued to a future Council meeting.

Public Hearings were considered at this time.

PUBLIC HEARINGS:

1. Ordinance 2025-39, vacating a portion of the rear public utility and drainage easement located within Lot 18, Block 2014, Port Malabar Unit 46 (Case VE-5-2025, Chandra Lee and George Henry Jacques Jr.), final reading.

The City Attorney read the ordinance in caption only. The public hearing was opened. The applicant presented the request to Council. The public hearing was closed.

Motion by Mr. Johnson, seconded by Deputy Mayor Jaffe, to adopt Ordinance 2025-39. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

2. Ordinance 2025-40, vacating a portion of the rear public utility and drainage easement located within Lot 38, Block 479, Port Malabar Unit 12 (Case VE-9-2025, Joseph John Ernano, Geannine Cruz, and Gregory Scott Ernano), final reading.

The City Attorney read the ordinance in caption only. The public hearing was opened. The applicant presented the request to Council. The public hearing was closed.

Motion by Deputy Mayor Jaffe, seconded by Mr. Hammer, to adopt Ordinance 2025-40. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

3. Ordinance 2025-45, vacating a portion of the rear public utility and drainage easement located within Lot 8, Block 470, Port Malabar Unit 11 (Case VE-7- 2025, David and Donna Mattson), first reading.

The City Attorney read the ordinance in caption only. The public hearing was opened. The applicant presented the request to Council. The public hearing was closed.

Motion by Deputy Mayor Jaffe, seconded by Mr. Hammer, to approve Ordinance 2025-45. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

4. Ordinance 2025-46, vacating a portion of the side public utility and drainage easement located within Lot 14, Block 2642, Port Malabar Unit 50 (Case VE-10-2025, Walfrido Enrique Prieto Negron), first reading.

The City Attorney read the ordinance in caption only. The public hearing was opened. The applicant presented the request to Council. The public hearing was closed.

Motion by Mr. Johnson, seconded by Deputy Mayor Jaffe, to approve Ordinance 2025-46. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

5. Ordinance 2025-28, providing for the annexation of certain real property located north of Willowbrook Street, in the vicinity southwest of the intersection of St. Johns Heritage Parkway and Mara Loma Boulevard, into the City (32.97 acres) (Case A25-00001, Guy E. Boroff and Doris M. Boroff Revocable Trust), final reading.

The Planning and Zoning Board recommended approval of the request.

The City Attorney read the ordinance in caption only. The public hearing was opened. Ms. Jefferson provided an overview of the request. Jake Wise, CEG Engineering and representative for the applicant, presented the request to Council.

Bill Battin, resident, spoke in favor of the annexation due to the builder extending utilities at their own expense.

The public hearing was closed.

Motion by Mr. Johnson, seconded by Deputy Mayor Jaffe, to adopt Ordinance 2025-28. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

6. Ordinance 2025-47, amending the City's Comprehensive Plan Future Land Use Map to change the designed use of property, located north of Willowbrook Street, in the vicinity southwest of the intersection of St. Johns Heritage Parkway and Mara Loma Boulevard, from RES 1:2.5, Residential 1 unit per 2.5 acres (Brevard County) to Low Density Residential (LDR) (32.97 acres) (Case CP25-00001, Guy E. Boroff and Doris M. Boroff Revocable Trust), only one reading required.

The Planning and Zoning Board recommended approval of the request.

The City Attorney read the ordinance in caption only. The public hearing was opened. Ms. Jefferson provided an overview of the request. Jake Wise, CEG Engineering and representative for the applicant, presented the request to Council. The public hearing was closed.

Motion by Deputy Mayor Jaffe, seconded by Mr. Johnson, to adopt Ordinance 2025-47. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

7. Ordinance 2025-48, rezoning property, located north of Willowbrook Street, in the vicinity southwest of the intersection of St. Johns Heritage Parkway and Mara Loma Boulevard, from GU (General Use Holding District) and AU (Agricultural Residential) (Brevard County) to RS-3 (Single-Family Residential District) (32.97 acres) (Case CPZ25-00001, Guy E. Boroff and Doris M. Boroff Revocable Trust), first reading. (Quasi-Judicial Proceeding)

The Planning and Zoning Board recommended approval of the request, subject to the following conditions: a) access to the proposed subdivision shall be provided through a dedicated, approved right-of-way; and b) a stabilized emergency access point shall be established through the right-of-way to serve as a secondary egress for residents until a permanent connection is constructed when St. John's Heritage Parkway is extended further west.

The City Attorney read the ordinance in caption only. The public hearing was opened and closed as there were no comments.

Motion by Deputy Mayor Jaffe, seconded by Mr. Johnson, to approve Ordinance 2025-48. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

Council resumed the consideration of items in order as shown on the agenda.

PUBLIC COMMENT(S)/RESPONSE(S): (Non-agenda Issues and Items Listed Under 'Approval of Consent Agenda' Only)

Numerous individuals made general comments.

APPROVAL OF CONSENT AGENDA:

All items of business under the 'Consent Agenda' heading were enacted by the following motion:

Motion by Deputy Mayor Jaffe, seconded by Mr. Johnson, to approve the Consent Agenda as presented. Motion carried with members voting as follows: Mayor Medina,

Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

1. Adoption of Minutes: Regular Meeting 2025-20; September 4, 2025.

The minutes, considered under Consent Agenda, were approved as presented.

2. Adoption of Minutes: Special Meeting 2025-21; September 8, 2025.

The minutes, considered under Consent Agenda, were approved as presented.

3. Adoption of Minutes: Special Meeting 2025-23; September 24, 2025.

The minutes, considered under Consent Agenda, were approved as presented.

4. Miscellaneous: ‘Other Agency’ term contracts utilized for Fiscal Year 2025-2026 ‘as needed’ purchases of equipment, services, materials, and supplies – multiple city departments.

Staff Recommendation: Approve the Fiscal Year 2026 annual purchases of the equipment, services, materials, and supplies on an “as needed” basis through utilization of the other agency term contracts listed, to include renewals, re-solicitations, and replacement contracts when a contract expires, and only if funds are appropriated by Council.

The item, considered under Consent Agenda, was approved as recommended by City staff.

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This item was considered earlier in the meeting, prior to Public Comments.

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This item was considered earlier in the meeting, prior to Public Comments.

CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA:

No items were removed from Consent Agenda.

PROCUREMENTS:

1. Award of Bid: South Regional Water Treatment Plant Expansion Production Well SRO-5 (Re-Bid) - 69-ITB-25 - Utilities Department (Parsons Drilling Corporation, \$1,040,450); approve fund appropriation on the next scheduled Budget Amendment (\$1,144,495).

Staff Recommendation: Approve the award for the South Regional Water Treatment Plant expansion production well (re-bid) with Parsons Drilling Corporation, in the amount of \$1,040,450; and approve fund appropriation on the next scheduled budget amendment, in the amount of \$1,144,495.

Mr. Morton presented the item to Council.

Motion by Mr. Hammer, seconded by Deputy Mayor Jaffe, to approve the award. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

2. Miscellaneous: Preconstruction Services, North Regional Water Treatment Plant Reverse Osmosis, Phase I - Utilities Department (Wharton-Smith, Inc. - \$432,779).

Staff Recommendation: Authorize the execution of Wharton Smith, Inc.'s proposal for Palm Bay Reverse Osmosis Phase I CMAR Preconstruction Services, against master agreement 14-RFQ-25.

Mr. Bowden presented the item to Council.

Nathan Hillard, Vice President of Wharton-Smith, Inc., provided a brief presentation on the Construction Manager at Risk (CMAR).

Mayor Medina asked for the qualifications that were built into the current Request for Qualifications (RFQ) bidding process. Specifically, work history and if past performance measures had been met. Mr. Barber responded to same.

Motion by Mr. Johnson, seconded by Deputy Mayor Jaffe, to approve the proposal as requested. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

NEW BUSINESS:

1. Ordinance 2025-49, amending the Code of Ordinances, Chapter 99, Maintenance of Abandoned Foreclosing Residential Properties, by modifying language related to foreclosing residential properties, first reading. (Deputy Mayor Jaffe)

Staff Recommendation: Approve the proposed amendment to the Palm Bay Code of Ordinances.

The City Attorney read the ordinance in caption only. Deputy Mayor Jaffe presented the item to Council.

CJ Johnson, of Hera Property Registry, explained how the City could benefit from a change to the Foreclosure Registry by allowing all foreclosures to be registered, regardless of vacancy status. He said this was best practice in the industry. Mr. Johnson also recommended raising the filing fee from \$100 to \$300 to coincide with other municipalities.

Motion by Deputy Mayor Jaffe, seconded by Mr. Hammer, to approve Ordinance 2025-49, with staff bringing back the rate change at a future meeting. Mr. Morton asked that the motion be amended in case the fee did not need to come back to Council. Mr. Hammer withdrew his second to the motion.

Motion by Deputy Mayor Jaffe, seconded by Mayor Medina, to approve Ordinance 2025-49, with an increase to the user fee of \$300 to be incorporated into the ordinance, if possible. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

2. Discussion of State Legislative Policy.

Staff Recommendation: Discussion of State Legislative Policies.

Motion by Deputy Mayor Jaffe, seconded by Mr. Johnson, to table the item to the October 16, 2025, regular Council meeting. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

**3. Discussion of conduct and decorum of City Council. (Mayor Medina)
(AGENDA REVISION)**

This item, discussed under Agenda Revisions, was combined with Item 4, under New Business.

4. Discussion of directing the City Attorney to draft a letter to the Office of the Governor requesting the Governor suspend Councilman Chandler Langevin pursuant to Section 112.51, Florida Statutes. (Councilman Johnson) (AGENDA REVISION)

Numerous individuals spoke in favor of and against Councilman Langevin's recent comments on social media related to the Indian American community.

Councilman Johnson presented Item 4, under New Business.

Motion by Mr. Johnson, seconded by Deputy Mayor Jaffe, to direct the City Attorney to draft a letter to the Office of the Governor requesting the Governor suspend Councilman Chandler Langevin pursuant to Section 112.51, Florida Statutes.

Mr. Langevin responded to comments from City Council and the community. He noted that he would not be resigning and that the proposed letter, if approved, would not mean anything. He said he was willing to have a Town Hall meeting specifically with the members of the Indian Heritage Community, but noted that there were going to be tough conversations about issues such as illegal immigration, Visa abuse, etc. Mr. Langevin said he was not breaking any laws and could say what he wanted.

Deputy Mayor Jaffe mentioned other codes of conduct that were violated by Councilman Langevin and asked him to resign from office. He said the City could not submit an ethics complaint against Councilman Langevin, but a complaint could be done by a representative, a resident or State Legislator. Deputy Mayor Jaffe asked that Council consider having the City Attorney draft a letter of complaint to be submitted to Senator Debbie Mayfield for filing with the Florida Commission on Ethics. He asked that Councilman Langevin resign from office.

Mayor Medina asked that the censure include removing Councilman Langevin from any boards on which he currently served and represented the City of Palm Bay.

Mr. Hammer said he was not against free speech in any way, but he supported sending a letter to Governor. He said it was Council's responsibility not only to uphold rights, but to uphold the dignity, safety and the trust of the people Council represented.

Motion by Mr. Johnson, seconded by Deputy Mayor Jaffe, to amend the motion to include the following: a) direct the City Attorney to draft a letter to the Office of the Governor

requesting the Governor suspend Councilman Chandler Langevin pursuant to Section 112.51, Florida Statutes; b) direct the City Attorney to draft a letter to submit to Senator Debbie Mayfield for any violations of Florida Statutes 112, Part III; and c) censure Councilman Langevin and remove him from all boards on which he currently served.

Motion carried with members voting as follows:

Mayor Medina	Yea
Deputy Mayor Jaffe	Yea
Councilman Johnson	Yea
Councilman Hammer	Yea
Councilman Langevin	Nay

COUNCIL REPORTS:

Councilmembers addressed various subject matters.

1. Mr. Johnson asked for consensus from Council if they would consider another Joint Legislative Auditing Committee (JLAC) audit. Mr. Morton stated that he would not support that due to it recently being done and asked that Council allow staff to do their jobs and not go through another audit. Council concurred to not have an audit.

ADMINISTRATIVE AND LEGAL REPORTS:

1. Mr. Morton announced potential trip to Tallahassee which may involve members of Council. Council concurred.

ADJOURNMENT:

There being no further business, the meeting adjourned at the hour of 10:43 P.M.

Rob Medina, MAYOR

ATTEST:

Terri J. Lefler, DEPUTY CITY CLERK