

CITY OF PALM BAY, FLORIDA

REGULAR COUNCIL MEETING 2026-11

Held on Thursday, the 2nd day of April 2026, 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 Mark Miller of Victory in Christ Jesus Ministries, Palm Bay, was not in attendance. Pastor Ken Delgado, The House Church, Palm Bay, gave the invocation which was followed by the Pledge of Allegiance to the Flag.

ROLL CALL:

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|---------------------------|-------------------|---------|
| 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, Deputy City Manager; James 'Nick' Canjar, Procurement Manager; Larry Wojciechowski, Finance Director; Rob Beach, Information Technology Director; Kevin Brinkley, Public Works Director.

ANNOUNCEMENTS:

Deputy Mayor Jaffe announced the following terms expiring and solicited applications for same:

- 1. Two (2) terms expiring on the Sustainability Advisory Board (represents 'at-large' positions).++**

AGENDA REVISIONS:

- Mr. Morton announced the following revisions:

- A travel and training request from the Information Technology Department was added as Item 3, under New Business.

B. A request for Council discussion of a Business Collaboration Center within City Hall Annex was added as Item 1, under Administrative and Legal Reports.

PROCLAMATIONS AND RECOGNITIONS:

The proclamations were presented and the individuals were recognized.

- 1. Proclamation: Month of the Military Child – April 2026.**
- 2. Proclamation: Water Conservation Month – April 2026; recognizing winners of the “Drop Savers” Water Conservation Poster contest.**

PUBLIC COMMENTS/RESPONSES:

Individuals made general comments.

1. Debbie Bracaloni, resident, complained about Space Coast Area Transit (SCAT). She said there were unnecessary waiting times, routes were skipped and for individuals that had to travel for medical appointments, it was unacceptable.

Mr. Johnson said her comments were not going unnoticed and he planned to address her complaint. Mr. Hammer said he did bring up this issue at the last Transportation Planning Organization (TPO) meeting and would include Ms. Bracaloni's questions at the next TPO meeting.

2. Robert Stise, resident, requested a future agenda item to address electric bikes (Ebikes). He said there was no ability to enforce those riding Ebikes.

3. Connie McCleary, resident, said there was illegal dumping in the area around Florida Avenue and requested 'No Dumping' signs. She also asked about an abandoned home at the corner of Florida Avenue and Northview Street.

Mr. Morton said he would advise about the dumping and investigate the abandoned home.

4. Shane Downing, resident, said he had purchased property on Elliott Street approximately four (4) years ago under the provision that he would be allowed to access the property from unimproved Elliott Street without having to improve the roadway. He had a letter from city staff confirming this information. He said the City was now stating that he had to build a road for \$175,000 or he would be unable to secure a building permit.

Mr. DeLorenzo said he communicated with the City Attorney's Office to review staff's findings. He said that staff understood Mr. Downing's concerns, but there was a policy which defined a paper road as a platted right-of-way that was not an improved roadway.

Deputy Mayor Jaffe said if there no way to move forward with Mr. Downing's request, he suggested creating a Palm Bay Land Trust and authorize the City Manager negotiate the purchase of the property and link it to the conservation of Turkey Creek and expansion of Ais Park. Mr. Langevin was willing to create a solution to give Mr. Downing access to his property as prior Council had authorized another property owner in the past. Mayor Medina wanted to be an advocate of property rights. Council concurred to direct staff to work on a solution. Mr. Hammer thought there was City property in the northwest sector that could potentially be a land swap. Staff would investigate and present options to Council in the future.

APPROVAL OF CONSENT AGENDA:

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

1. Mr. Hammer commented on Item 6 and asked if surplus was still going through GovDeals for sixty (60) days prior to Gideon. Mr. Canjar explained that the City no longer utilized GovDeals and Gideon would pick up the property.

Motion by Deputy Mayor Jaffe, seconded by Mr. Hammer, that the Consent Agenda be approved 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 2026-08; March 5, 2026.

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

2. Adoption of Minutes: Special Meeting 2026-09; March 12, 2026.

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

3. Ordinance 2026-09, amending the Fiscal Year 2025-2026 budget by appropriating and allocating certain monies (second budget amendment), first reading.

The City Attorney read the ordinance in caption only.

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

4. Consideration of amending and uniting the scope of work for building hardening improvements at the Police Department Headquarters.

Staff Recommendation: Formally amend and unite the scope of work under both the HMGP Grant Agreement and the CDBG-MIT Grant Agreement, and to replace or supplement existing scope language with the operational flexibility required to address new conditions with code-compliant equivalent measures, such as impact-resistance windows; and authorize the City Manager to sign amendment requests needing to be filed.

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

5. Consideration of re-allocating contingency in the General Fund to capital funding in the Police Department for the purchase of six (6) Symphony consoles in the Communications Center (\$115,000).

Staff Recommendation: Approve allocating identified savings from budgetary requests within the General Fund towards the urgent public safety need on the next available budget amendment.

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

6. Consideration of the disposal of City capital surplus property.

Staff Recommendation: Approve the disposal of the capital surplus property as specified. All items are inoperable, outdated, or have costs which are beyond the feasibility of repair.

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

7. Consideration of travel and training for specified City employees (Fire Rescue Department).

Staff Recommendation: Approve the travel and training as specified.

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

8. Consideration of travel and training for specified City employees (Fire Rescue Department).

Staff Recommendation: Approve the travel and training as specified.

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

9. Consideration of travel and training for specified City employees (Fire Rescue Department).

Staff Recommendation: Approve the travel and training as specified.

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

PUBLIC HEARINGS:

1. Ordinance 2026-06, amending the Code of Ordinances, Chapter 31, City Departments, by modifying the departments which report to the City Manager, final reading.

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

Motion by Mr. Johnson, seconded by Deputy Mayor Jaffe, to adopt Ordinance 2026-06. 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 2026-07, amending the Code of Ordinances, Chapter 37, Growth Management Department, by modifying the department's composition and divisions, final reading.

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

Motion by Mr. Johnson, seconded by Deputy Mayor Jaffe, to adopt Ordinance 2026-07. 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 2026-08, amending the Code of Ordinances, Chapter 39, Community and Economic Development, by renaming the department to ‘Economic Development’ and modifying provisions contained therein, final reading.

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

Motion by Mr. Johnson, seconded by Mr. Hammer, to adopt Ordinance 2026-08. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA:

There were no items of business removed under ‘Approval of Consent Agenda’.

PROCUREMENTS:

1. Miscellaneous: ‘Piggyback Purchase’, Purchasing Card Services (Pasco County contract) – Finance Department (JPMorgan Chase Bank, N.A.).

Staff Recommendation: Approve the award for Purchasing Card Services with JPMorgan Chase Bank, N.A., through the Pasco County contract; and authorize the Chief Procurement Officer or designee to execute all necessary program agreements and related documents to implement the City’s purchasing card program under this contract. Council approval is requested to utilize the remainder of the initial five-year contract ending August 7, 2028, renewable by the Procurement Department for three additional 12-month terms.

Mr. Wojciechowski presented the item to Council. He noted that a new purchasing card policy would be implemented with more stringent provisions. He responded to questions posed by councilmembers.

Motion by Mr. Hammer, seconded by Mr. Johnson, 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.

NEW BUSINESS:

1. Consideration of scheduling budget workshop meetings for May, July and August 2026.

Council concurred to schedule budget workshop meetings for Wednesday, May 13, 2026, at 6:00 p.m., for a Fiscal Year 2027 budget request discussion; Tuesday, July 7, 2026, at 6:00 p.m., for the Fiscal Year 2026 mid-year review and Fiscal Year 2027 proposed budget data; and Tuesday, August 4, 2026, at 6:00 p.m., for the tentative Fiscal Year 2027 proposed budget data.

2. Consideration of an arbitrage rebate payment to the Internal Revenue Service (IRS) from bond-related investment earnings (\$2,054,398).

Staff Recommendation: Authorize the City to make an arbitrage rebate payment to the Internal Revenue Service in the amount of \$2,054,397.93; and authorize the Finance Director to execute all required documentation and submit the payment.

Mr. Wojciechowski presented the item to Council.

Motion by Deputy Mayor Jaffe, seconded by Mr. Johnson, to authorize an arbitrage rebate payment to the Internal Revenue Service (IRS) from bond-related investment earnings in the amount of \$2,054,397.93. Motion carried with members voting as follows: Mayor Medina, Yea; Deputy Mayor Jaffe, Yea; Councilman Johnson, Yea; Councilman Hammer, Yea; Councilman Langevin, Yea.

3. Consideration of travel and training for specified City employees (Information Technology Department). (AGENDA REVISION)

Staff Recommendation: Approve the travel and training as specified.

Mr. Morton presented the item to Council. Mr. Beach provided details on the travel request and said he would be participating as a panelist at the Forum. Mayor Medina advised that he may be able to attend. Council concurred.

Motion by Mr. Johnson, seconded by Deputy Mayor Jaffe, to approve the travel and training 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.

COUNCIL REPORTS:

Council members addressed various subject matters.

1. Mr. Johnson made the following reports:

A. Requested consensus to direct staff to explore signal timing and the possibility of roundabouts along key corridors. Council concurred. Deputy Mayor Jaffe felt there should be public input as he understood that the residents did not like roundabouts. Mayor Medina agreed. Mr. Hammer said that roundabouts were eighty percent (80%) safer than a traffic light.

Mr. Brinkley provided a summary of Intelligent Traffic Signals (ITS), traffic signaling and reprogramming of cabinets. He said that roundabouts would be considered during the project, design and engineering (PD&E) study.

B. Requested that a minimum parking reform be included in the future amendments to the Land Development Code (LDC), i.e. commercial sites with large parking lots with minimal commercial usage. This issue contributed to less commercial structures and less greenspace.

Deputy Mayor Jaffe said that large commercial businesses, such as Lowe's and Home Depot, typically have those outparcels for future development. He felt the bigger issue in the LDC was the open space requirements, especially for commercial and industrial sites.

Council concurred with Mr. Johnson's and Deputy Mayor Jaffe's suggestions.

C. Commented that a reduction in setbacks needed to be addressed for commercial properties. Deputy Mayor Jaffe agreed if it was related to commercial adjacent to commercial, and not commercial to residential. He added that maximum heights should be considered as well. Council concurred.

D. Requested staff have discussions with Brevard County to revitalize the public libraries for families, possibly through innovative hubs. Council concurred.

2. Deputy Mayor Jaffe made the following reports:

A. Announced that he would be attending the Florida League of Cities Leadership Academy from May 14-15, 2026, in Orlando.

B. Reiterated his comments regarding the creation of Palm Bay Conservation Land Trust. He proposed that proceeds from the sale of surplus city-owned real estate, particularly parcels identified as having limited value or no higher and better use, could be allocated to fund the trust for permanent conservation purposes. Additional concepts included designating certain city lands, including areas within the Compound, for stormwater retention, parks, trails, and long-term planning, as well as exploring mechanisms within the Land Development Code that would allow developers to purchase

credits from the trust to offset open space requirements, thereby creating a sustainable funding source. The item was presented for initial feedback, with further ideas and analysis anticipated from staff and future discussion dependent on Council interest. Council concurred.

C. Suggested modifying the regular meeting schedule to include one morning meeting (9:00 a.m.) and one evening meeting per month, similar to practices used by other local governing bodies. It would be a potential way to improve efficiency, reduce late-night meetings, and better align staff work hours. Council members expressed concerns about reduced public accessibility for residents who work during the day, as well as the impact on Council members who maintain outside employment and family obligations. While some members were open to considering the idea or exploring public feedback, others preferred to maintain evening meetings unless there was strong community support. Council concurred that any such change would require unanimous consensus and significant public input before implementation, with suggestions to gather feedback through community outreach and revisit the discussion at a future meeting.

ADMINISTRATIVE AND LEGAL REPORTS:

Mr. Morton advised that discussion related to solid waste collection, as well as housing programs would be forthcoming.

1. Request for Council discussion of a Business Collaboration Center within City Hall. (AGENDA REVISION)

Staff Recommendation: Council discussion and feedback.

Mr. Morton presented a concept to create a Business Collaboration Center within City Hall Annex to further distinguish Palm Bay as a business-friendly, forward-thinking and innovative city. Staff would explore a shared office and meeting space model where Chambers of Commerce, small business support organizations, resource partners, and other aligned entities could maintain a part-time or rotating presence with a business collaboration hub. Rather than functioning as a traditional lease agreement, it would operate more as a professional shared workspace to be driven by clients and prospective clients. There would be no fee to use the space, and no City services would be provided other than use of the space. Council supported the request.

Go Road Program Update: Mr. Brinkley said the City began evaluating its road network in 2017 with the first Pavement Condition Index (PCI). In 2025, during a pause, a decision was made to update the PCI data. The team collected new data starting in January 2026,

which was finalized after two months. A significant advancement was the new *Inform Dashboard*, a tool that allowed remote analysis of any road segment which was color-coded based on PCI scores. Approximately fourteen percent (14%) of the city's roads were still rated at or below the previous average from 2017, indicating marked improvement due to the Go Roads Program.

Mr. Brinkley said there would be a continued pause in activity while preparing for the next phase. Kimley-Horn (third-party vendor) was tasked with creating a master plan to prioritize road work based on Average Daily Traffic (ADT), considering roads with high traffic but unpaved surfaces, and ensuring funds were not wasted on roads that might need to be torn up soon for future expansions. The overall goal was to present the updated strategy by fall 2026, showing the roads to be repaired and the priorities for future paving.

Deputy Mayor Jaffe suggested bypassing Kimley-Horn's planning process and issue a bid directly to larger paving contractors. This approach could potentially reduce costs while achieving similar outcomes. Mr. Hammer proposed using millings from the area known as the Compound as those roadways were not being used.

Council members raised concerns about roads that were recently paved and were showing signs of failure. They stressed the importance of reviewing the longevity of treatments used and ensuring that roads did not deteriorate prematurely.

ADJOURNMENT:

There being no further business, the meeting adjourned at the hour of 8:46 P.M.

Rob Medina, MAYOR

ATTEST:

Terri J. Lefler, DEPUTY CITY CLERK