

CITY OF MELBOURNE, FLORIDA
MINUTES – REGULAR MEETING BEFORE CITY COUNCIL
JUNE 5, 2001

A special meeting of the City Council was held in the City Council Chamber, 900 East Strawbridge Avenue, and was called to order at 7:30 p.m. by Mayor John A. Buckley.

1. All present gave the Pledge of Allegiance to the Flag of the United States of America.
2. Roll Call.

Present:	John A. Buckley	Mayor
	Cheryl Palmer	Vice Mayor, District 5
	Richard Contreras	Council Member, District 1
	Ed Palmer	Council Member, District 2
	Pat Poole	Council Member, District 3
	Grace Walker	Council Member, District 4
	Loretta Isenberg-Hand	Council Member, District 6
	Henry J. Hill	City Manager
	Paul R. Gougelman	City Attorney
	Cathleen A. Wysor	City Clerk
	Bud Emerson	Assistant City Manager
	Bill McCord	Assistant Planning and Zoning Administrator

Mayor Buckley referenced the following information distributed to Council and recommended two items relating to Council travel authorization be added to the agenda: Florida League of Cities 75th Annual Conference, August 23-25, 2001, Lake Buena Vista, Florida, and invitation from Amtrak to participate in the Amtrak/Florida East Coast Railway train trip on June 18, 2001.

Moved by E. Palmer/Contreras to add these two items to the agenda. Motion carried unanimously.

3. PRESENTATION OF REPORTS

FIRE STATION FEASIBILITY AND LOCATION STUDY

For information: At the September 26, 2000 meeting, Council directed staff (along with representatives from the International Association of Fire Fighters) to develop a plan regarding an eighth fire station. A committee was formed consisting of Walt Chamberlin, Fire Chief; Tom Flamm, Assistant Fire Chief; Lt. Jim Tolley, union, Lt. Mike Gilbert, union; Bud Emerson, Assistant City Manager; and Bill McCord, Assistant Planning and Zoning Administrator.

The following excerpts are from the study: *The Fire Station Feasibility Study addresses issues necessary for determining whether the city should pursue development of an additional fire station on the beachside portion of the city and in the southwestern portion of the city. The areas of consideration include current and future population, land acquisition, future annexations, number of calls in each area, and response times of units.*

CITY OF MELBOURNE, FLORIDA
MINUTES – REGULAR MEETING BEFORE CITY COUNCIL
JUNE 5, 2001

Of great importance is the city's desire to maintain an ISO rating of 4 and provide an average response time to incidents no greater than four minutes. This goal has been identified for many years in the adopted city budgets.

City Council expressed concern about fire response and service to the beachside area of the city. This area encompasses 1.7 square miles and is served through an interlocal agreement with the county. The county maintains Station 63 and the personnel from this station serve the city portion of the beachside along with a sizeable unincorporated area. The county also serves other unincorporated areas from this station on a second response basis. This sometimes results in the area being left without immediate or short term response.

The southwestern portion of the city has been slower to develop and still contains significant undeveloped areas; however, this is beginning to change. This area is served by Station 75 located on University Boulevard. The City of Palm Bay also serves portions of this area through a mutual aid interlocal agreement, particularly along the Palm Bay Road corridor. The city has the potential to expand further to the west of Dairy Road and has done so along the extreme southwest portion of the city adjacent to the intersection of Palm Bay Road and Dairy Road.

A station in the southwest area of the city will eventually serve a population equal to or greater than the average service population per station in the city as a whole. Without significant annexation, a beachside station would serve in its primary service area only about one-third of the residences that the other stations in the city serve.

Bill McCord provided an overview of the study and responded to general questions about the report.

Mrs. Hand asked about the possibility of future annexations on the beachside. Mr. McCord said there could be opportunities; however, currently we would only be able to acquire additional properties through voluntary annexation or referendum. Most of the property is developed. The city population on the beachside is estimated at 2,800. Once built out, that will rise to 3,800.

Mr. Contreras referenced the possible Rio Villa site for a beachside station and asked if any attempts have been made to contact the owner about the reverter clause. Mr. McCord said Beville Outlaw is the owner. At this point, staff is not sure whether he would be willing to work with the city. Mr. Hill added that the property is considered one of the assets of the Outlaw firm. Mr. Outlaw is in the process of splitting the firm and dividing the assets. Mr. John Rice will eventually be the owner of the Rio Villa property. Mr. Hill said that Mr. Rice indicated he would be willing to work with the city, but he (Mr. Rice) has indicated the property has value.

Mr. Palmer said he discussed this with Beville Outlaw. He said Mr. Outlaw indicated that he wrote a letter to the city asking that the reverter clause be installed; however, a response has not yet been received. Mr. Palmer pointed out that the property is still in the hands of the city. Mr. Hill stated that the reverter seems to be an absolute reverter.

CITY OF MELBOURNE, FLORIDA
MINUTES – REGULAR MEETING BEFORE CITY COUNCIL
JUNE 5, 2001

Attorney Gougelman said Mr. Outlaw may have requested a Quit Claim Deed from the city in order to clear up any future title questions. We have not provided that deed because it is staff's desire to bring the matter before Council. Mr. Hill commented that we are also trying to preserve our options. If it is Council's direction to pursue a beachside station on this site, the first step would be to obtain the property on the best grounds possible.

Mrs. Palmer asked how the decision was made to limit the possible beachside locations to four. Mr. McCord said the committee focused on properties located in the city limits with good access, location, and reasonable cost.

Mr. Palmer referenced the coverage area of the city's seven mainland stations. He noted that each has overlapping coverage; however, there is no overlap on the beach. He stated that the beachside residents are paying city taxes, yet the county provides primary fire coverage. Additionally, the average response times on the mainland are three to four plus minutes. The beachside response is over five minutes.

Mr. Palmer asked if the Airport Fire Station (#73) is the only station that does not have Advanced Life Support. Lt. Jim Tolley, from the audience, said that is true. Mr. Palmer recalled previous discussion about moving the City Hall station to the vicinity of the hospital. This would improve the Airport Fire Station by providing ALS and improve the overlapping capability of other stations. Additionally, Mr. Palmer pointed out that most of the calls handled by the station on University Boulevard are for medical service. He understands that the southern portion of the city is half built out; however, it is supposition that we will continue to annex. He stressed that right now the beachside area doesn't have the city as its primary fire service and there is no overlapping service.

Mr. McCord clarified that Station 71 on Eau Gallie Boulevard provides secondary coverage for the beachside.

Mr. Palmer referenced the recent fire in the Rio Villa Subdivision. He reported that he drove to the scene, at an excessive speed, from the City Hall Fire Station and the Eau Gallie Boulevard Station. The travel time was 10 minutes and 12 minutes, respectively. He noted that maybe a truck has the capability of a higher speed and the ability to run red lights; however, if a truck travels at an average of 20 mph, he's having difficulty (with the response times indicated in the report about the fire).

Lt. Jim Tolley, President of the International Association of Fire Fighters, stated that he is not endorsing the report. He added that in October – December, the committee moved rapidly and minutes were taken at meetings; however, the pace slowed and minutes were not kept. The report contains items that the committee never discussed.

Continuing, Mr. Tolley said he feels the county is doing a good job, but it does not provide the same level of service as the Melbourne Fire Department. The report repeatedly indicates that it is the city's desire to maintain an ISO rating of 4 and right now the city is not providing that level on the beachside. He added that we still need interlocal

CITY OF MELBOURNE, FLORIDA
MINUTES – REGULAR MEETING BEFORE CITY COUNCIL
JUNE 5, 2001

agreements; they work well. Regarding Southwest Melbourne, it has been slower to develop and has underdeveloped areas. The beachside has 1.7 square miles of residents who pay taxes and reside in the area now.

Mr. Tolley commented that he found many disturbing items in the report. He discussed some of the data and the size of service areas. He added that the Airport Fire Station is located on the runway to meet FAA requirements. Because of its location, the city is not able to run ALS from that station because of the response time.

Regarding Mr. Palmer's comment about the fire in Rio Villa, Mr. Tolley said the average speed of a firetruck is 25 mph. Additionally, trucks do not run red lights.

Mr. Tolley pointed out that the majority of runs from the University Boulevard station were to nursing homes in order to place patients (who have fallen) back in bed.

Mr. Tolley elaborated on the need for a beachside station and noted that it could also provide space for law enforcement. He referenced the cost of the newest Station #77 and read the cost of several items from the bid sheet. He listed deficiencies with the building and said it is troubling to think that the city would pay \$500,000 again for a similar station.

Mr. Tolley stated that the beachside station would not need to be a storm shelter because staff would leave the barrier island in the event of a hurricane. Continuing, he noted that the staffing and equipment costs listed in the report in excess of \$900,000 are not true. The city currently has an eighth squad. There is a provision in the labor agreement, which would allow the eighth crew to staff a future beachside station.

Regarding the costs listed in the report for a temporary structure on the beach, Mr. Tolley said those are excessive. The city's emergency preparedness plan indicates that a trailer could be leased for \$300 on a month to month basis. This could be done for 12 – 14 months while a permanent structure was being addressed.

Mr. Tolley stated that the committee decided to recommend placement of a temporary facility on the beach as soon as possible utilizing current employees. The other recommendation was to proceed as quickly as possible with a site for a permanent station on the beach. He agreed that a station will eventually be needed in Southwest Melbourne, but not today. Also, if there are more annexations west of I-95, a station will be needed there.

Mrs. Poole asked if a new truck would be needed for a beach station. Mr. Tolley said they could use the Freightliner from Station 3. It is not the most desirable, but it would be a very good ALS engine. He continued and noted that the figures in the report are severely inflated and that is one of the reasons he is not supporting it.

Mrs. Walker said she would like to hear equal time given to the need for an additional mainland station. She asked if the people who are on the mainland should have to pay taxes and support people on the beachside. She added that there are more people on

CITY OF MELBOURNE, FLORIDA
MINUTES – REGULAR MEETING BEFORE CITY COUNCIL
JUNE 5, 2001

the mainland than on the beachside paying taxes. City Council needs to think about the entire city, not just the beachside.

Mr. Tolley replied that the Fire Department should provide Council with a long range plan, 10 – 15 years, for fire and emergency services. In conclusion, Mr. Tolley said the report was supposed to simply state the facts, not make recommendations. It is slanted, hard to read, and hard to follow.

A brief discussion followed regarding the city responding to nursing homes to pick up patients.

Frank Louisell, 612 Palmetto Avenue, stated that the response time to the beachside is lengthy. He added that the city needs adequate life support and equipment on the beach. The city should proceed with a permanent facility.

Chief Chamberlin addressed Council and stated that without long range planning, Station #77 would not be in existence and the eighth fire station would not have been in the budget for several years. Regarding response times, he clarified that much of that relates to traffic congestion as opposed to size of service area.

Regarding the fire in Rio Villa, Chief Chamberlin said the first engine arrived in 4 minutes and 44 seconds and our second engine arrived in 5 minutes and 7 seconds. Station 63 arrived in 4 minutes. He agreed the response times seem fast; however, his driver indicated that that he was traveling at 65 mph. There was no traffic across the causeway and when the crew saw the flames from the mainland, they picked up the speed. The Chief stressed that the information from dispatch backs up this information.

The Chief referenced Mr. Tolley's criticism of the cost of some of the items related to the construction of Station 77. He agreed there were some problems; however, the station was put out for competitive bid.

Mr. Palmer referenced the assessed value of Station 77 (\$100,000) versus the construction costs of \$500,000. Mr. Hill said the assessed value is a number selected by the Brevard County Property Appraiser. The Chief added that some of the construction costs related to site preparation; the area had to be de-mucked.

Mrs. Palmer asked if the committee was ready to recommend placement of a beachside station in January. Chief Chamberlin said at one point, a recommendation was to put a temporary station on the beach.

Mrs. Palmer said she would like information regarding the number of times Station 71 had to respond to the beach. Additionally, she is looking for justification for a beachside station. She noted that one possible reason would be that Station 71 would be able to shift its area.

Mrs. Palmer asked if we would have to purchase a new truck if we proceeded with a beachside station. The Chief responded not at this time. He added that the cost of

CITY OF MELBOURNE, FLORIDA
MINUTES – REGULAR MEETING BEFORE CITY COUNCIL
JUNE 5, 2001

operation in the report is based on a worst case scenario. He has provided figures on all costs to build the station, staff it, and buy equipment.

Mrs. Palmer asked the Chief if he saw a crucial need for a beachside station at this time. Chief Chamberlin replied that he does not see the call volume at this time. He agreed that the county has a large response area; Station 63 is considered a pivotal station. He added that it is all in what Council wants to do with the money. He added that he is not even saying that the Southwest Melbourne station is needed at this time. And, in 2003-04, we may realize that the population is still not there. He concluded by stating that he does not believe the service is inadequate enough to address a beachside station.

Mrs. Palmer acknowledged the city's five year plan and stated that the Chief is forward thinking. She asked staff to consider a longer range vision of where the Fire Department needs to be based on population growth.

Mr. Palmer asked the Chief's opinion of the City Hall station moving near the vicinity of the hospital. Chief Chamberlin said years ago he suggested that a two engine station be constructed near the water tower on Hibiscus Boulevard. At that time, the Airport was rumbling about contracting out its fire service. If the city lost the Airport, that station could move to the Hibiscus facility. This would improve the response time to the western portion covered by Station 3.

Mr. Hill commented that over the years, the Airport has suggested that it could do better by contracting out fire service for the airfield. The city has always resisted because we believe the Airport would be better served by the Melbourne Fire Department.

Continuing, Mr. Hill said Council has the ability in the long range effort to continually look at population, growth, and development. The question before Council is whether it is satisfactory to have the county be the primary responder on the beachside area of Melbourne. If that is the highest priority, there are a number of different solutions that can be pursued, including a temporary station that will ultimately result in a permanent station. If the ultimate goal is to balance service needs, then a different conclusion is reached. The committee was charged with looking at alternatives and essentially, it comes down to dollars and cents. Beyond that, it is a political decision.

Mr. Hill concluded by saying the purpose of the report was to derive facts and not present them in a manner that recommends or skews. However, different people could read the report and arrive at a different conclusion. Every effort was taken to provide relevant information. It now comes back to Council for further direction.

Mrs. Hand said Council needs input from the Airport Authority regarding the contracting of fire service before making a decision.

A brief discussion followed regarding the daily flux experienced by the various stations in order to handle calls.

CITY OF MELBOURNE, FLORIDA
MINUTES – REGULAR MEETING BEFORE CITY COUNCIL
JUNE 5, 2001

In response to Mr. Contreras, Chief Chamberlin said he would look into the charge of one of the stations responding to a nursing home simply to lift patients back into their beds. He added that it is probably a situation where a patient has fallen and could be injured. He added that lift assists are done throughout the city, not just from the University Boulevard station. It is a common service provided for all citizens.

Bob Stier, 547 Rio Pino North, President of the Rio Villa Homeowners' Association, thanked the Fire Department for doing a wonderful job during the recent fire. He expressed concern about having enough backup or overlap to stop a potential disaster. He added that the consensus of opinion from the homeowners is that the beachside residents are being treated as step children. They pay taxes and pay dearly, yet receive very little in the way of police support and fire response. He expressed support for a combined fire/police station located on the beach.

Recessed: 9:33 p.m.
Reconvened: 9:44 p.m.

Mr. Palmer stated that the issue is not how many stations respond, rather how quickly and efficiently we can respond. If an ALS unit cannot reach a patient within six minutes, it could result in the person being brain dead. It is crucial that we meet the four minute limit. He added that the other issue is why the city should expect the citizens of the beach to receive fire support from the county when they pay taxes to the city. They are just as important and the city should be responsible for police and fire protection for all our citizens regardless of where they live. Continuing, he stated that we need to move as soon as possible to place a temporary station on the beach to provide fire and police until a permanent facility can be constructed. He concluded his comments and said that he is not implying that the county is not doing its job.

Mrs. Poole referenced the proposed donation of the Courtelis property for a fire station. She said that this is an incentive for the developer which results in lower insurance premiums. But, many of the proposed subdivisions have not been built nor has the proposed annexation outlined in the report taken place. The beachside citizens have been paying taxes for fire protection for over 30 years. With the mutual aid agreement the county has provided the services; however, the beachside citizens have not been afforded the expert fire protection that the Melbourne Fire Department provides on the mainland.

Continuing, Mrs. Poole stated that our number one priority needs to be a fire station on the beach, whether it is a temporary facility or a permanent facility. Costs can be proposed in different ways as the figures for future population, annexation, and development in the study have been. She noted that after reading the first two pages of the report, it was obvious what the subliminal message was.

Mrs. Poole agreed that both stations will be needed (beachside and Southwest Melbourne); however, the southwest facility can be done later to coincide with development.

CITY OF MELBOURNE, FLORIDA
MINUTES – REGULAR MEETING BEFORE CITY COUNCIL
JUNE 5, 2001

Mrs. Poole asked whether the committee voted to approve the study. Additionally, she asked to hear from the individual members of the committee in order to determine if they have further suggestions.

Mr. Contreras asked how police service on the beachside would be coordinated. Mr. Hill said police services could be incorporated into whatever facility is provided. However, he noted that it comes down to the number of calls, level of patrol, response time, and whether a staffed substation is needed. The effort has been towards equipping the police vehicles as “rolling substations” with computers, etc.

Mrs. Hand said she feels every citizen of Melbourne should have fire protection and emergency care and she would hate to see this issue become political. She agreed that if a station is placed on the beach, it should be a permanent facility. Equipment will deteriorate if it is not stored and housed in a decent facility. She noted that she needs additional information regarding the Airport contracting out services before she can make a decision.

Mrs. Palmer stated that a temporary facility on the beachside would be a tremendous waste of money. If a facility is needed, the funds should be put into a permanent facility. She asked staff to continue its research and provide a more accurate prediction for staffing, building, and equipping a “Rockledge type” station; possible donation of the Rio Villa property by Mr. Outlaw; the need for a (police) substation and how that would impact the costs; the impact of moving the Airport station to a dual facility on Hibiscus Boulevard; the potential for shifting service areas west, south, or north after a beachside station is built; and the need for future staffing based on any one of these changes.

Mrs. Walker said she is not prepared to make a decision on this issue until she has more information. She agreed that we need fire protection for all the residents of the city; however, more time is needed to study the issue.

Mayor Buckley said he cannot support use of the Wallace Avenue site for a temporary station. His concern is that if County Station 63 cannot respond in time, this location would increase the response time.

Regarding discussion about the Airport station, Mr. Hill said it has been our premise all along that the best service is provided by Melbourne Firefighters; we select and we train. We have battled with the Airport on a number of occasions because they want to contract out. If they did, we would lose a substantial amount of revenue - \$450,000 a year. Therefore, this issue should be reviewed carefully.

Chief Chamberlin added that he brought this up in the context of showing the history of planning; he stressed that he is not in favor of the Airport contracting out.

Mr. Hill said the committee will meet to review Council’s questions, and the members will determine when they will be able to respond.

CITY OF MELBOURNE, FLORIDA
MINUTES – REGULAR MEETING BEFORE CITY COUNCIL
JUNE 5, 2001

CITY HALL SITE STUDY

For information: Architect Herb Sands completed his evaluation of alternative sites for a new City Hall and has compiled the information in a report. The report addresses a number of sites and a variety of alternatives for those locations. A brief summary of each alternative is:

1. Renovated City Hall at present City Hall site

All identified services would remain in the renovated and expanded 40,408 square foot City Hall building. \$4,619,955

The Fire Station would have to be relocated to another site to provide needed space. \$ 750,000

Renovation would necessitate moving some services out of the building for at least part of the estimated two-year construction period and possibly leasing space, then moving back, all at significant cost. \$ 900,000

Total cost. \$6,269,955

2. Renovated City Hall Service Center at Present City Hall site

This alternative consists of two buildings, one for service departments and one for administrative departments. See new City Hall administration at Auditorium site.

A renovated 33,355 square foot building at the present City Hall site would house the service departments including Building Department, Planning & Zoning, Management Services, Engineering, and Finance. \$3,757,670

Renovation of the main building and demolition of Annex 2 would necessitate leasing space for most departments, then moving back into the building at significant cost. \$ 750,000

The Fire Station would have to be relocated to another site. \$ 750,000

Total cost this building only. \$3,757,670

3. New City Hall administration at Auditorium site

A new 12,657 square foot building near the Auditorium would house The Council Chamber and offices for the City Manager, City Attorney and City Clerk Departments. \$2,570,099

As above, existing City Hall would be renovated for the services that \$3,757,670

CITY OF MELBOURNE, FLORIDA
MINUTES – REGULAR MEETING BEFORE CITY COUNCIL
JUNE 5, 2001

remain there.

Cost this building. \$2,570,099

Combined cost – service and administration buildings. \$6,327,769

4. New City Hall at Auditorium site

All identified services would be located in a new 40,408 square foot City Hall near the Auditorium. \$5,361,523

Vacating the existing building would make it marketable – Est. value. -1,200,000

The Fire Station would have to be relocated. \$ 750,000

Net cost. \$4,911,523

5. New City Hall at North Babcock Street site

All identified services would be located in a new 40,408 square foot facility. \$5,460,523

The General Fund would have to repay the value of the acreage needed for this building. \$ 285,700

Vacating the existing building would make it marketable. -\$1,200,000

The Fire Station would have to be relocated. \$ 750,000

Net cost. \$5,296,223

Herb Sands, Architect, reviewed the study and provided an overview on each alternative.

Site 1:

Mayor Buckley noted that parking has been taken away across the railroad tracks. Mr. Sands said it has been labeled staff parking because staff parks there now. Mr. Hill said the area is filled by city staff and used by a number of businesses. The concept Mr. Sands is presenting will encourage parking in those locations so the public can have spaces closer to the City Hall structure.

Mayor Buckley asked if the proposed addition would be in place of the fire station. Mr. Sands said everything east of the Council Chamber windows would be replaced with a new structure.

CITY OF MELBOURNE, FLORIDA
MINUTES – REGULAR MEETING BEFORE CITY COUNCIL
JUNE 5, 2001

Mr. Hill added that with Site 1, the Council Chamber would be located on the first floor. The second floor is not the best way to go with a meeting facility, especially with regard to access, etc. That would allow the existing Council Chamber to be used as office space.

Mr. Palmer asked if the elevator takes care of the access issues. Mr. Hill said yes and added that in most new or retrofitted spaces, meeting rooms are moved to the first floor so you are not reliant on elevators, stairwells, etc.

Mr. Contreras asked if the proposed addition would wipe out an oak tree. Mr. Sands said yes, the tree west of the fire station driveway. Mr. Contreras asked if any thought has been given to temporarily relocating city services to the Melbourne Auditorium while this site is being renovated. Mr. Sands said no.

Mrs. Palmer asked if all sites include moving the fire station from this location. Mr. Sands said yes and added that the current location functions poorly and he assumed the station would be moved under all scenarios.

Mrs. Walker asked if any consideration was given to expanding west. Mr. Sands said in his first report he suggested that additional property would be necessary if City Hall remained at this location; however, he has backed off of that. The biggest downfall to redoing this site would be the relocation of everyone.

Mrs. Hand asked the size of the parking spaces. Mr. Sands said they were drawn at 10' for this site.

Site 2:

Mayor Buckley asked the purpose of a service center. Mr. Sands said moving the fire station would give the flexibility of moving only certain offices to the Auditorium site. Options 2 and 3 are tied together.

Mr. Palmer said this would split the forces and Mrs. Poole added that it would not be good.

Mr. Hill said offices and facilities that interact would remain; it is not completely by accident that certain operations remain at this site. Planning and Zoning, Building and Engineering would stay and we could probably move the meeting facilities, Mayor & Council, City Attorney, City Manager, and City Clerk. There are disadvantages, but at least we would be able to maintain a presence on this site. However, when priced, that option ended up being more.

Site 4:

Mr. Sands confirmed for the Mayor that this option would move everything to the Auditorium site and the current facility would be vacant.

Site 5:

CITY OF MELBOURNE, FLORIDA
MINUTES – REGULAR MEETING BEFORE CITY COUNCIL
JUNE 5, 2001

Mr. Sands confirmed the same on this site.

That concluded questions about the various alternatives.

Mr. Palmer asked for comments about the reverter clause on the Wells Park property. Mr. Ralls said the City Clerk did a tremendous amount of research, which included reviewing deeds and Council minutes dating back to 1915. He noted that he also read through the information and there are no reverter clauses in the actual deeds that transferred the property.

Mr. Hill said we would have to obtain a bonafide title opinion. Clearly the effort has been to maintain the property for recreation purposes.

Mrs. Poole said she recalls clearly that her mother spoke with Mrs. Wells and the Wells Park area was donated to the city for recreation only. There are living heirs and if the property is used for anything else, it will revert. Additionally, when the Auditorium was constructed, the city had to prove that it would be used for recreation.

Mrs. Hand asked Mr. Sands his opinion on the theater site. Mr. Sands said the site speaks for itself and personally, he likes the idea. The parcel is large and there would be six acres available for development after City Hall is constructed.

Mr. Sands added that he tried to show off the very best parts of each site in the study.

Mrs. Poole pointed out that the estimated costs have escalated from \$3 million to approximately \$6 million. She cautioned that Council must make the wisest and most economical decision for our citizens since many are on limited incomes.

Continuing, Mrs. Poole asked for an accounting of everything that has been spent in the last five years on the City Attorney's Office, doors and security curtain for the entrance, and the cleaning/disinfecting for Annex I. Costs should include roofing, computer system, new furnishings, office renovations, and office accessories. Additionally, she asked for the costs associated with the Police Communications Facility property, equipment, and furnishings. She noted that the latter is important because this enabled the first floor of Annex I to be occupied by Engineering. She also asked for the cost of rent and other costs associated with rental of property across from City Hall on Strawbridge Avenue.

Mrs. Poole questioned why the Auditorium site was considered in the study since the property cannot be used (because of the reverter clause). She also expressed concern with use of the theater property since the sale of it, after the roadway is realigned, was to be used to pay for a portion of the purchase price.

Regarding the total costs, Mrs. Poole asked how long \$6 million would have to be financed, how much the property taxes would have to be increased, and what the debt service on the bonds would be. She added that the city would probably never realize

CITY OF MELBOURNE, FLORIDA
MINUTES – REGULAR MEETING BEFORE CITY COUNCIL
JUNE 5, 2001

\$1.2 million for the sale of City Hall and pointed out how long the county's property remained vacant on Sarno Road.

Mrs. Poole commented that it is apparent that Mr. Sands has been given direction in favor of other sites rather than the present City Hall site. The figures and recommendations can be skewed in any direction with subliminal messages to influence the unsuspecting person. She pointed out that the second floor of City Hall was designed to expand. This would be a lot less costly and funds could be accumulated for a parking garage where the fire station currently is. However, we have time because nothing needs to be done immediately.

Mrs. Poole concluded by asking staff to provide City Council with a list of the 10 most important capital improvement items before the budget is finalized. She would like Council to review and prioritize the list.

Mrs. Palmer said the sale of the Babcock Street property was discussed during the purchase; the sale would help offset the costs of the road realignment. She added that she does not think it is a good idea to move City Hall that far away from the Downtown area. She commented that the Wells Park site is the least expensive way to go; the area is attractive, accessible, has parking, and would make a centerpiece with City Hall, Fire Station and the Library. Additionally, the sale of the present City Hall would help offset the costs.

Continuing, Mrs. Palmer said we need a long range view. We need to look at the money we are putting into our older facilities and determine if the dollars are being spent wisely. A lot of money has been put into the Auditorium and City Hall – money that may have been spent on obsolete and inadequate facilities. If it is legal, she concluded by saying Wells Park is the best site.

Mayor Buckley stated that the Babcock Street site is the most attractive site. It is located between the former cities. He added that he would like to see the city move into the 21st Century with our City Hall.

Frank Louisell, 612 Palmetto Avenue, stated that the current location of City Hall is in the heart of the city. Council's decision will affect the future. He noted that all of the choices clearly indicate that the best choice is to stay with the current facility. It is a good building and a beautiful location.

Mrs. Walker said that Strawbridge Avenue is not the center of Melbourne.

Mr. Hill stated that this issue was not brought forward by staff. It has been generated by various members of Council. The consultant's study shows that we have adequate facilities in terms of space; however, the question is how far into the future will this take us and what is the best way to serve the public. Some members like the existing site, some want us to move, and some want an alternative site. At some point, Council needs to reach a consensus. Herb Sands did a substantial amount of work, so at some point we need more direction from Council if any one of these things is going to be pursued.

CITY OF MELBOURNE, FLORIDA
MINUTES – REGULAR MEETING BEFORE CITY COUNCIL
JUNE 5, 2001

Added to the agenda:

- 3.1 Council Action Re: Authorization for Council Members to attend the Florida League of Cities 75th Annual Conference, August 23 – 25, 2001, Lake Buena Vista, Florida.

Mayor Buckley, Vice Mayor Cheryl Palmer, and Council Members E. Palmer, Poole, and Hand expressed interest in attending.

Moved by E. Palmer/Hand for travel approval for five members to attend the Florida League of Cities Annual Conference. Motion carried unanimously.

Council Members asked the City Clerk to book the reservations this week.

- 3.2 Council Action Re: Travel authorization for Council Members to participate in the Amtrak and Florida East Coast Railway train trip June 18, 2001.

Mayor Buckley referenced the information distributed regarding the Amtrak/Florida East Coast Railway train trip on June 18. The trip will cover the proposed new route serving eight cities along Florida's east coast. The final destination is Miami on June 18. A bus will return on June 18, or members can spend the night and return via Amtrak on June 19. Authorization will be required for members who wish to spend the night.

Mrs. Poole and Mrs. Palmer indicated they would like to spend the night. Mrs. Hand said she is not sure. Mayor Buckley said he will return by bus.

Mr. Hill said Melbourne has been allocated 10 slots for Council and the Airport Authority. If there are extra slots, it would be appropriate to take a guest.

Moved by C. Palmer/Hand for travel approval for the members that wish to spend the night. Motion carried unanimously.

4. ADJOURNMENT

Moved by E. Palmer/Walker to adjourn. Motion carried unanimously.

The meeting adjourned at 11:30 p.m.

City Clerk – 6/12/2001

Approved by Council: _____