

Town of Melbourne Beach

REGULAR TOWN COMMISSION MEETING April 16, 2025 at 6:00 p.m. COMMUNITY CENTER - 509 OCEAN AVENUE

MINUTES

Commission Members:

Mayor Alison Dennington
Vice Mayor Dawn Barlow
Commissioner Robert Baldwin
Commissioner Anna Butler
Commissioner Tim Reed

Staff Members:

Town Manager Elizabeth Mascaro
Town Attorney Ryan Knight
Town Clerk Amber Brown

1. Call to Order

Mayor Alison Dennington called the meeting to order at 6:00 p.m.

2. Roll Call

Town Clerk Amber Brown conducted roll call

Commission Members Present

Mayor Alison Dennington
Vice Mayor Dawn Barlow
Commissioner Robert Baldwin
Commissioner Tim Reed

Commission Members Absent

Commissioner Anna Butler

Staff Members Present

Town Manager Elizabeth Mascaro
Town Attorney Ryan Knight
Building Official Robert Bitgood
Public Works Director Tom Davis
Town Clerk Amber Brown

3. Pledge of Allegiance and Moment of Silence

Mayor Alison Dennington led the Pledge of Allegiance.

4. Meeting Agenda – Additions/Deletions/Changes – 1:55

Mayor Alison Dennington spoke about adding the agenda item from the STCM to Unfinished Business Item A. Also spoke about who cancelled the meeting and said if there is a meeting that does not meet quorum, the members present are still allowed to talk about the topic.

Town Attorney Ryan Knight said they could discuss who has the power to cancel meetings later.

Commissioner Robert Baldwin made a motion to add it to the first item under New Business so it would be A; Vice Mayor Dawn Barlow seconded; Motion carried 3-1 with Mayor Alison Dennington dissenting.

Vice Mayor Dawn Barlow spoke about how 2 agenda items B and C about stormwater are similar.

Mayor Alison Dennington spoke about the two items being different so she does not want to consolidate them.

Vice Mayor Dawn Barlow made a motion that we approve the agenda with the discussion and vote of the next steps necessary to fill the Building Official vacancy to Item A and all subsequent following; Commissioner Robert Baldwin seconded; Motion carried 4-0.

5. Proclamations/Presentations/Awards

A. Proclamation recognizing May 25, 2025 as Family Abduction Awareness Day – 7:00

Mayor Alison Dennington read the proclamation recognizing May 25, 2025 as Family Abduction Awareness Day.

6. Presentations by Special Guests (Maximum of 5 Minutes)

7. Public Comment (Non-Agenda Items) – 10:15

Town Clerk Amber Brown said she received 4 emails for public comment.

Deb Haer – 317 Avenue B – Spoke about being here at 5:48 pm and heard disrespectful comments from the Mayor to the Town Attorney and the Town Clerk. The Mayor was rude and disrespectful.

Marivi Walker – 511 Riverside Dr – Spoke about the Mayor filing lawsuits against the Town and costing over \$154,000. Respectfully asked Alison Dennington to step down as Mayor.

Mayor Alison Dennington said that is untrue but thank you for your comment. Had the police escort a gentleman out who was speaking out of turn.

Jason Judge - 206 Flamingo Ln – Requested the Town Clerk read the public comment provided by Corey Runte for his time.

Town Clerk Amber Brown read a public comment provided by **Corey Runte** – Said he was calling for immediate resignation of Mayor Alison Dennington. Spoke about how she has brought 6

lawsuits against the Town. Spoke about why he believes she is unfit to lead the Town and mentioned the over \$150,000 stolen from Town improvements.

Carol Killingsworth – 901 Atlantic St – *Spoke about her family ties to the Town. Spoke about the acts by Mayor Alison Dennington being unbecoming of an elected public official, and has cost the Town thousands of dollars.*

Mary Weerts – 400 Driftwood – *Spoke about how the Town deserves a Mayor who is focused on progress not personal gain. Asked the Mayor to consider dropping the lawsuits or step down.*

Chuck Cain – 309 Surf Rd – *Spoke about being fed up with watching his hard earned tax dollars being spent due to a neighbor who is also the Mayor. Asked how much the Town had really spent on this, said he had heard \$100,000 or more and said that is a large chunk of the Town's budget. Every resident should be aware of this. - 27:25*

Joyce Barton – 322 Third Ave – *Said the Mayor has cost the Town over \$150,000 and brought the numbers. Said she has turned the office of the Mayor into her own personal playground. This Mayor has not done anything to benefit this Town, and lacks leadership skills. Asked the residents to ask that the Mayor step down. The Town needs integrity and good leadership.*

Mel George - 449 Sandy Key – *Said this was all about key fobs and a shed. Spent the remainder of his time reading the rest of resident Corey Runte's letter, which spoke about Vice Mayor Dawn Barlow's ability to take over the position of Mayor.*

Carol Nicholson – 442 Sandy Ky – *Spoke about a quote from the Florida League of Mayors on government spending. Asked the Mayor how she could explain using \$150,000 plus of the Town's money in lawsuits and when would she repay the funds to the Town that she swore to protect.*

Steve Walters – 416 Sixth Ave – *Spoke about how no one is talking about the \$550,000 contract for the Town Manager or the \$100,000 paving mistake. Asked why this lawsuit wasn't settled in the first place.*

Robert Hankin – 603 Mango – *Spoke about the noise ordinance and him taking his trash bin to the street was over 60 decibels. Building Official Robert Bitgood saved him from unscrupulous contractors when he was doing renovations. The only resolution he sees is that the Mayor resigns, so the Building Official stays. Says he wants to know what will be done about the noise ordinance.*

Town Attorney Ryan Knight said the noise ordinance applies to all properties, not just short-term rentals. Said in the trash can scenario presented, a cop would have to be called out, measure the decibels, so it is unlikely.

Mike Kalajian – 524 Sunset Blvd – *Spoke about how leadership is not about suing people. This is just not right. The Building Official turned in his resignation because the Mayor is fighting against the Town. The Mayor should step down.*

Tina Coppock – 505 Avenue B – Spoke about how bullies come in all forms. That is what the Town is dealing with. Spoke about how costly the Mayor is to the Town. The Mayor is not the Town Manager; stop micromanaging the Town. Drop the lawsuit and resign. - 48:48

Kate Wilborn – 502 Second Ave – Spoke about stormwater issues, and if she had a law degree she would sue the Town too. The Mayor has been excellent regarding the Sunshine Law.

Jan Pence – 200 Riverside Dr – Spoke about being disrespected by the Mayor at a previous meeting. Said the residents deserve better.

Frank LaGrassa – 412 First Ave – Spoke about how of the Town's almost 5 million budget, almost 2 million of that is for employees. Said to consider that the lawsuits the Mayor has brought forward could possibly be advancing the principles of transparency and fiscal responsibility.

Bryan Troy – 509 Hibiscus – Spoke about how this is not personal, it is about performance and when stakes are this high, the residents cannot ignore it. The Town needs a leader not a litigator. The Mayor needs to step aside.

Jim Simmons – 409 Avenue B – Spoke about how the Mayor has been in the position for 19 months and still does not understand the position, such as needing a motion to approve the agenda. The Mayor shows no interest in what anyone is saying. Said she interrupts and talks off topic. Said she makes extensive public records requests such as 11 years of documents about zoning, sheds, land development, P&Z, etc. Learn your job.

Valerie Baldwin – 446 Riverview Lane – Spoke about the lawsuits filed by the Mayor's LLC. Said the mayor cannot be an effective leader when she is causing so much disruption, distraction, and financial drain. Said she brags about not accepting her Mayor's salary, but has cost the Town over six figures. Spoke about the Mayor's ongoing mistreatment of Town employees. Said the honorable thing to do would be to resign. - 1:07:40

Nathen Meloon – Attorney Representing Funoe LLC and is disgusted by the comments in the back of the room. The cases were not reopened. Funoe has the right to sue just like anyone else in the State. What better way to keep the Town in check than through the judicial process?

Jan Futch Guillbeau – 806 Oak St – The Mayor has always been good to her, and she has not sued the Town, but she would bankrupt the Town for as many things that have been done wrong.

Rudy Graf – 506 Riverside - Asked if the Attorney representing Funoe LLC is a resident of the Town.

Mayor Alison Dennington said he is not a resident, but non-residents can speak at meetings.

Town Clerk Amber Brown read a public comment provided by **Toby Daly Engel** - Spoke about the lawsuits Mayor Dennington brought to the Town and said she should be dismissed.

Town Clerk Amber Brown read a public comment provided by **Josh Landon** - Said he is appalled to see tax dollars used on lawsuits by the Town's Mayor. Supports a recall of Mayor Dennington and asks that she resign immediately.

Town Clerk Amber Brown read a public comment provided by **John Butler** - Spoke about how the Mayor bringing these lawsuits presents a conflict of interest. Reading was cut off due to time.

John Jansen – 511 Hibiscus Trail – Continued reading the letter received from John Butler which said that all involved should drop the matter immediately. And if she chooses to proceed with the lawsuit to please recuse herself from any other involvement in her role as Mayor.

Mayor Alison Dennington called for a recess at 7:24 pm to 7:30 pm

Town Clerk Amber Brown conducted roll call

Commission Members Present

Mayor Alison Dennington
Vice Mayor Dawn Barlow
Commissioner Robert Baldwin
Commissioner Tim Reed

Staff Members Present

Town Manager Elizabeth Mascaro
Town Attorney Ryan Knight
Building Official Robert Bitgood
Public Works Director Tom Davis
Town Clerk Amber Brown

Commission Members Absent

Commissioner Anna Butler

8. Consent Agenda – 1:30:52

- A. Approval of the Special Town Commission Meeting minutes March 19, 2025
- B. Approval of the Regular Town Commission Meeting minutes March 19, 2025
- C. Approval of the first Special Town Commission Meeting minutes March 31, 2025
- D. Approval of the second Special Town Commission Meeting minutes March 31, 2025

Mayor Alison Dennington pulled Consent Agenda Items B and C.

Vice Mayor Dawn Barlow made a motion that we approve Items A and D on the Consent Agenda; Commissioner Robert Baldwin seconded; Motion carried 4-0.

9. Public Hearings/Special Orders

10. Unfinished Business - 1:33:10

- A. Approval of the Town Commission Workshop minutes March 5, 2025

Commissioner Tim Reed made a motion to approve Item A in Unfinished Business; Commissioner Robert Baldwin seconded; Motion carried 4-0.

- B. Consideration to approve a quote to replace the Old Town Hall roof and approval letter from Brevard County on the lease extension for the building – Town Manager Elizabeth Mascaro – 1:33:50

Town Manager Elizabeth Mascaro spoke about receiving an approval letter from the Brevard County Parks & Recreation Director. They said they were fine with the contract, fine with the roof being installed, and were preparing a 5-year lease agreement. The lease agreement will

not take place until the end of the current lease. Said it has an automatic renewal, so there is no approval process.

Mayor Alison Dennington said we have nothing that is enforceable. The only thing we have is one year left. Said if they were in support, they could present it now so the Town could get something signed.

Town Manager Elizabeth Mascaro said they would not do that. The current lease does allow for the automatic 5-year extension.

Town Attorney Ryan Knight spoke about how an option would be to do an MOU. It is just a little more formal than what they currently have in writing.

Vice Mayor Dawn Barlow asked the Building Official if G & G said they were going to do both roofs, if they would do them at the same time, and if there would be any discount.

Building Official Robert Bitgood said the contractor advised that they provided the best price.

Commissioner Tim Reed spoke about wanting to request longer than 5 years, maybe 10 years, and the agreement says the Town will provide quarterly reports to the County, and thinks that should be removed.

Mayor Alison Dennington spoke about wanting the Town Manager to go back and ask for a 10-year contract right now, or renew the 5-year contract right now, or do an MOU. - 42:22

Vice Mayor Dawn Barlow asked how long have we had use of that building from a lease perspective.

Town Manager Elizabeth Mascaro said 25 years.

Vice Mayor Dawn Barlow made a motion that we approve the roof replacement with the caveat that we do the memorandum;

Commissioner Robert Baldwin asked what the requirements of the memorandum would be.

Vice Mayor Dawn Barlow said the intent was to authorize the 5-year extension.

Commissioner Robert Baldwin seconded;

Tina Coppock – Avenue B – Spoke about how it is a waste of time and money to have the Mayor argue with the advice given by the Town Attorney.

Jennifer Ottomenelli – 510 Avenue A – Asked why the Town would pay for the roof when we do not own the property, or would they give it to the Town?

Town Manager Elizabeth Mascaro spoke about asking the County if they would give or sell the land or the building to the Town, and they were not interested, and the original contract

stated the Town was responsible for the maintenance of the property. Spoke about how the old Town Hall Board would like to offer up a 25-year lease after the 5-year lease, but that has to go in front of the County Commission for consideration.

Mayor Alison Dennington spoke about wanting to go back to the County for a 25-year agreement.

Motion carried 3-1 with Mayor Alison Dennington dissenting.

Vice Mayor Dawn Barlow made a motion that after that, we put forward before the Brevard County Commission a 25-year lease request; Commissioner Robert Baldwin; Motion carried 4-0.

Town Manager Elizabeth Mascaro clarified that she would get the MOU to cover them for the year until the 5-year lease begins. At the end of the 5-year lease, the Town would ask for a 25-year lease.

- C. Consideration to approve a quote to replace the Town Hall roof – Building Official Robert Bitgood – 1:50:50

Building Official Robert Bitgood spoke about getting 2 estimates to replace the Town Hall Roof. One from DC Roofing and one from G & G Roofing. After speaking with a roofing contractor and a civil engineer, it would be advantageous to remove the copula. However, it could be sealed and install ridge vents to provide proper air flow. The G & G Roofing quote is significantly less at \$84,760 for a peel and stick over the plywood and shingles on top.

Mayor Alison Dennington said he had already answered her questions over email, and what he said made a lot of sense.

Commissioner Tim Reed spoke about the possibility of needing the gutters redone, and to make sure the roofer's dumpsters do not block the fire bays.

Building Official Robert Bitgood spoke about how they would make sure the fire bays were not blocked, they would use the parking lot instead. As far as the gutters, said the roofers will reattach them, and there is 1 downspout that's missing that will need to be rerouted.

Commissioner Tim Reed asked about venting the copula area.

Building Official Robert Bitgood spoke about how you could mount a solar vent, which is typically \$500, which is not included in the bid.

Commissioner Robert Baldwin suggested using a goose neck vent, which the Building Official said could also work.

Mayor Alison Dennington asked about being a 130-mile zone for shingles. Asked some questions about the \$89/sheet, and if there would be a minimum. Asked about the differences between the 2 quotes.

Building Official Robert Bitgood said for shingles that is what they are tested at, they do meet the Florida Building Code. They protect the peel and stick. Said that in climbing through, he would guess they would need a couple of sheets. Said the only differences in the quotes would be the 10 sheets of plywood.

Commissioner Robert Baldwin added that there was a 10-year warranty with G & G.

Commissioner Robert Baldwin made a motion that we accept the G & G bid and allow for an additional budget of \$750 to cover the venting of the copula for the reroofing of the fire station; Commissioner Tim Reed seconded;

Frank Lagrassa – 412 First Ave – Spoke about how a contractor recently told him an insulation problem could be addressed with a solar fan. - 2:00:48

Building Official Robert Bitgood spoke about how that's not typical and that could be an upsell.

Motion carried 4-0.

- D. Resolution 2025-05 Establishing a Technology Advisory Board – Town Attorney Ryan Knight – 2:03:00

A RESOLUTION OF THE TOWN OF MELBOURNE BEACH, BREVARD COUNTY, FLORIDA, ESTABLISHING A TECHNOLOGY ADVISORY BOARD TO MAKE RECOMMENDATIONS TO THE TOWN COMMISSION; PROVIDING FOR ITS DUTIES, RESPONSIBILITIES, MEMBERSHIP, AND MEETINGS; AND PROVIDING FOR AN EFFECTIVE DATE.

Town Attorney Ryan Knight read the preamble for Resolution 2025-05 Establishing a Technology Advisory Board. Said there would be 5 members and 2 alternates. Each member of the Commission would nominate 1 person to the Board. Said you could nominate or have people volunteer.

Commissioner Tim Reed spoke about wanting a voluntary board not an appointed board.

Mayor Alison Dennington spoke about how most boards anyone can apply and then they choose.

Town Attorney Ryan Knight said in order to have a board, they might need to appoint people, but they can try to do it through a voluntary process.

Mayor Alison Dennington spoke about appointing for the first year, and then after that, it would be volunteer.

Commissioner Tim Reed spoke about not wanting to appoint anyone. He would rather allow people that are interested go ahead and volunteer, and if there is no interest, then that's okay.

Town Attorney Ryan Knight spoke about how they can still pass it as long as they are on the same page about the revisions. Take out the language that says each member of the Town

Commission shall nominate one person to the Board, and change that to language that says the Board shall consist of volunteers subject to approval of the Town Commission.

Vice Mayor Dawn Barlow spoke about having consistent language between boards.

Commissioner Tim Reed said in the interest of time, they could table this issue.

Town Attorney Ryan Knight said they could say, the Board shall consist of volunteers, subject to approval of the Town Commission. - 2:08:04

Mayor Alison Dennington wanted to add that it was by application. Suggested inserting that the Board members shall be volunteers of the Town who shall apply for the position, subject to approval of the Commission. Keep the 1-year volunteer time commitment.

Town Attorney Ryan Knight clarified, the Board members shall be volunteers of the Town who apply subject to approval of the Town Commission.

Vice Mayor Dawn Barlow read Charter Section 3.12 Advisory Boards.

Mayor Alison Dennington suggested that the language, the Board shall be composed of qualified members per section 3.11 of the Charter, and by application, subject to approval of the Commission.

Vice Mayor Dawn Barlow suggested tabling this item with the amended language to look at during the next meeting.

Vice Mayor Dawn Barlow made a motion that we table this with the Town Attorney, amending to reflect a volunteer and not an appointed Board; Commissioner Robert Baldwin seconded; Motion carried 4-0.

- E. Resolution 2025-06 Owner Occupied Short Term Rental Fire Inspections – Town Attorney Ryan Knight – 2:13:40

Town Attorney Ryan Knight spoke about how he had drafted an affidavit, and realized the short-term rental ordinance removed all definitions and references for owner-occupied. Spoke about amending the ordinance to provide for a definition.

Mayor Alison Dennington spoke about recalling it differently, said some changes had not been made between past meetings, so she would like to table this to allow for time to research this.

Town Attorney Ryan Knight said they voted to get rid of the owner-occupied definition and provision, so they can have an owner-occupied affidavit for an exception, but that would require having a definition for that.

Mayor Alison Dennington said she remembers it differently and wants time to look into it.

Commissioner Robert Baldwin spoke about how it does not matter because what has been approved is what he is reading from which says it is not in there.

Town Attorney Ryan Knight asked if the Commission would want him to have a draft ordinance with that language or wait a month.

Commissioner Robert Baldwin made a motion that the Town Attorney create a draft ordinance to do as he described, which is to reinsert references to the owner-occupied provisions that would allow us to proceed with the owner-occupied short-term rental fire inspections resolution; Vice Mayor Dawn Barlow seconded;

Mark McBride – 310 Second Ave – Said that his recollection is that owner occupied was removed, and since the fee schedule and the fire inspection for owner occupied is separate, then it seems it does need to be added back in.

Commissioner Tim Reed asked the Town Attorney if he could share the draft of the affidavit already produced and if the Fire Chief had seen it.

Town Attorney Ryan Knight said he had not seen it, but he met with Fire Inspector Dave Micka about the ordinance and spoke about some of the recommendations he suggested to amend other sections of the ordinance.

Mayor Alison Dennington spoke about being in favor of Dave Micka's recommendations.

Town Attorney Ryan Knight said he could wait a month to do that, or he could have a draft ready for the next meeting. If he did do a draft, he would get input from Chief Brown and Dave Micka. Said the next meeting could be the first reading, if there were small revisions, they could be done to have a second reading the following month.

Jim Simmons – 409 Avenue B – Asked for clarification on only referencing State Statute because it might not address things such as battery backup smoke detectors, or carbon monoxide detectors. Make sure those remain somehow in the ordinance.

Motion carried 3-1 with Mayor Alison Dennington dissenting.

- F. Resolution 2025-07 Amending the Vacation Rental Fee Schedule – Town Attorney Ryan Knight – 2:26:08

Mayor Alison Dennington asked if this needed to be tabled.

Town Attorney Ryan Knight said there is no owner-occupied definition, so they could not delineate, so he recommends tabling it.

Vice Mayor Dawn Barlow made a motion that we table this and time it with the second reading of the short-term rental ordinance; Commissioner Tim Reed seconded; Motion carried 4-0.

11. New Business

Mayor Alison Dennington suggested moving the 2 sets of minutes and going straight to C.

- A. Approval of the Regular Town Commission Meeting minutes March 19, 2025
- B. Approval of the first Special Town Commission Meeting minutes March 31, 2025
- C. Discussion and vote on the next steps necessary to fill the Building Official vacancy

Mayor Alison Dennington spoke about requesting a copy of the resignation letter from the Town Manager, and that it has not been provided to her. - 2:28:22

Town Manager Elizabeth Mascaro spoke about how the Commission was notified, and will provide it to the Commission tomorrow. Due to the contents of the letter, she did not want that to be the focus of the meeting.

Vice Mayor Dawn Barlow said they are here to talk about next steps with the Building Official vacancy, not about resignation letters or when they were received.

Mayor Alison Dennington stated that the Town Manager did not say she was not sending the letter; she just did not reply to the email. Asked about the next steps in filling the vacancy, and said they should hire a temporary company while they look to hire an employee.

Town Manager Elizabeth Mascaro said they have advertised for a Building Official. They have also reached out to private providers, none of whom wish to do business in the Town given the litigious climate.

Building Official Robert Bitgood spoke about speaking with Universal Engineering and Veritas, who have declined the request.

Mayor Alison Dennington spoke about how SAFEBuilt previously reached out to her and was interested. Said they should prepare an RFP for this and reach out to SAFEBuilt in the meantime.

Town Manager Elizabeth Mascaro said they also reached out to Brevard County who declined.

Building Official Robert Bitgood said using the County is a failsafe option, and they don't have the capacity to help at the moment.

Commissioner Tim Reed asked what would happen from a legal perspective if the Town does not have a Building Official.

Building Official Robert Bitgood spoke about how if you have a Building Department, you must have a Building Official. Said the Building Department would essentially shut down. There would be no inspections, no plan reviews, and no permits could be issued.

Mayor Alison Dennington said State Statute allows for residents to obtain a private provider even if there is a Building Official.

Building Official Robert Bitgood said private providers can only do part of the permitting process. Part of that process cannot be done without a Building Official. Spoke about how there is a major shortage of Building Officials.

Town Manager Elizabeth Mascaro and the Town Attorney said they could get the RFP out tomorrow or Friday.

Mayor Alison Dennington asked why SAFEBuilt was able to be the Building Official before.

Building Official Robert Bitgood said SAFEBuilt does not hold the licenses, the individual employee holds their Building Official certification.

Commissioner Robert Baldwin asked about automatic things that can happen if there is no Building Official.

Building Official Robert Bitgood spoke about how if you did not have a Building Official, the Building Department would have to stop. If you have a Building Official or a company providing one, plans are dropped off, and if they are not reviewed in a certain time frame, if you don't issue the permit, the permit fees begin to be reduced on a daily basis, and then after a certain time it is considered issued.

Town Attorney Ryan Knight said he could provide the State Statute about this issue and provide bullet points.

Commissioner Tim Reed asked if the Town could do a moratorium on building if there is no Building Official.

Building Official Robert Bitgood said the State Statute says you cannot do that, they protect contractors who are trying to do work and protect people wanting work to be done.

Town Manager Elizabeth Mascaro spoke about how some plan reviews could be sent to the Town Planner to be reviewed, such as zoning. - 2:44:38

Mayor Alison Dennington asked if we could designate the Town Planner as the Building Official for some sections.

Building Official Robert Bitgood said the Town Planner does not have the proper certification.

Mayor Alison Dennington suggested asking if the company had a Building Official.

Town Manager Elizabeth Mascaro said she could ask, but that you cannot hold a BL license in more than one location.

Building Official Robert Bitgood said this is important because the building code is for life safety. Said Building Officials can help in other municipalities if there is a mutual aid.

Mayor Alison Dennington passed the gavel.

Mayor Alison Dennington made a motion that the Town Manager who said she could do the RFQ tomorrow, could go ahead and get that ready and put it out; Commissioner Tim Reed seconded;

Jim Simmons – 409 Avenue – Spoke about being concerned about the Mayor's comment about SAFEBuilt contacting her directly and soliciting work. Asked for clarification.

Mayor Alison Dennington said it was when the Building Official resigned, and the company was contacted about it. They responded and sent an email. Said she forwards emails about work solicitations to the Town Manager and Town Clerk.

Steve Walters – 416 Sixth Ave – Spoke about the Commission shouldn't even be involved with this, as staffing is under the Town Manager. It's always been hard to get Building Officials, and the open position should have been advertised right away.

Motion carried 4-0.

- D. Consideration of the proposals from the RFQ for Town Engineering services – Town Manager Elizabeth Mascaro - 2:54:30

Town Manager Elizabeth Mascaro spoke about receiving 4 responses from the RFQ for Town Engineering services: Construction Engineering Group, B.S.E. Consultants Inc., Bowman Consulting Group Ltd., and EDC. The next step is for the Commission to rank the companies, and could pick more than one to offer a contract to.

Town Attorney Ryan Knight read an email he wrote about the process.

Mayor Alison Dennington confirmed that even if you have 3 contracts, you are not required to pay them unless you use them.

Commissioner Tim Reed asked how long the contracts would normally be.

Town Attorney Ryan Knight said they would typically be 3-5 years, but there is a clause where the Town could terminate the agreement.

Mayor Alison Dennington said she searched the companies for compliance, and all were compliant except BSE was not compliant with W9 forms.

Town Attorney Ryan Knight said if the Town enters into a contract with BSE, one of the requirements is being up to date on any compliance and state laws.

Commissioner Robert Baldwin spoke about tabling this.

Commissioner Tim Reed spoke about doing the ranking process at a special meeting.

Town Manager Elizabeth Mascaro confirmed the Commission would like to ask the companies questions.

Vice Mayor Dawn Barlow asked for the Town Attorney's opinion on the W9 issue.

Town Attorney Ryan Knight said they could contact the company and ask about the W9 issue. Town Manager Elizabeth Mascaro said they had 60 days from April 4th to do something.

The Commission scheduled a Special Town Commission Meeting on Wednesday, April 23rd at 5:30 pm.

E. Discussion on creating a town building maintenance inspection checklist and calendar – Commissioner Tim Reed - 3:14:48

Commissioner Tim Reed spoke a little bit about what this would be, said he does not believe they need to invest in software for this, and would want this reported on to the Commission twice per fiscal year. Spoke about wanting to put this on the task list for the Public Works Department to create and establish a schedule.

Public Works Director Tom Davis spoke about how there are voluminous checklists at the Public Works Department. However, in the past, the Public Works Department has not inspected Town Hall; they do inspect the other structures.

Commissioner Tim Reed spoke about wanting maintenance of the facilities, all buildings, and significant structures.

Vice Mayor Dawn Barlow confirmed the Public Works Department has some daily, weekly, monthly, and quarterly tasks.

Commissioner Robert Baldwin spoke about having someone to head the inspection and schedule whether Public Works does the repairs or subs it out.

Vice Mayor Dawn Barlow asked if some of these things are currently being captured today.

Town Manager Elizabeth Mascaro spoke about how several structures are inspected, including playground equipment, Old Town Hall, Ryckman House, etc.

Vice Mayor Dawn Barlow spoke about how the data is there, but might not be complete or on one document.

Mayor Alison Dennington requested that any forms they currently have be sent to the Commission to know what they have and what they lack.

The Commission agreed to have this come back in 2 months.

Commissioner Tim Reed spoke about formalizing it a little bit and including any missing items.

Vice Mayor Dawn Barlow said she does not need the forms pulled now. She's comfortable with Public Works Director Tom Davis getting the information and reporting back with it in a readable format in 2 months.

Mayor Alison Dennington said she still wants the forms.

Recess 9:27 pm – 9:31 pm

Town Clerk Amber Brown conducted roll call

Commission Members Present

Mayor Alison Dennington
Vice Mayor Dawn Barlow
Commissioner Robert Baldwin
Commissioner Tim Reed

Staff Members Present

Town Manager Elizabeth Mascaro
Town Attorney Ryan Knight
Building Official Robert Bitgood
Public Works Director Tom Davis
Town Clerk Amber Brown

Commission Members Absent

Commissioner Anna Butler

Commissioner Tim Reed made a motion to put this on the task list to come back in June with evidence of the checklist; Commissioner Robert Baldwin seconded; Motion carried 4-0.

- F. Discussion on developing a comprehensive inventory and maintenance schedule for Town property – Mayor Alison Dennington – 3:33:50

Mayor Alison Dennington spoke about how her agenda item is similar to the previous agenda item. She wanted a phased project to gather the current records and report back in a month, then identify the ones they don't have and come back in a month to get all of those in one comprehensive list. Said they are doing a similar thing but in two months, and does want to get the existing list from Public Works Director Tom Davis. Said she will pull her agenda item.

- G. Discussion on annexing the properties immediately south of the Town – Commissioner Tim Reed – 3:36:34

Commissioner Tim Reed spoke about the idea of annexation of the properties immediately south of the Town. These areas already benefit from the Town due to the proximity. There are a few benefits to the residents if they were part of the Town. Believes this would have to go to a referendum for voters to approve going forward with annexation. Could have a workshop where the planner could come in and talk about it. Said it would be a long process, but would have a long-term goal of increasing the Town's tax base.

Mayor Alison Dennington spoke about being in favor of it. Asked if the properties would be subject to the MSTU for a certain period of time, no matter what.

Commissioner Robert Baldwin spoke about reaching out to those HOAs and seeing if they have any feedback.

Commissioner Tim Reed spoke about first seeing if there is interest.

Mayor Alison Dennington spoke about having the Town create a flyer presenting the benefits.

Vice Mayor Dawn Barlow spoke about not being in favor of that. Said the people she knows that live there do not have any interest in this.

Mayor Alison Dennington said the problem is that the Town could not annex the one neighborhood and not both because they cannot have an island.

Vice Mayor Dawn Barlow made a motion to table this until the next fiscal year; Motion fails for a lack of second.

The Commission spoke about being in support of this idea, and if Commissioner Tim Reed wants to talk to HOAs and come back with more information, they would be happy for him to do so.

H. Discussion on updating the stormwater assessments via property taxes – Commissioner Tim Reed - 3:49:15

Commissioner Tim Reed spoke about how there is currently a stormwater assessment debt bond, which will be paid off this fiscal year.

Town Manager Elizabeth Mascaro said it will not be paid off until 2026, however, there is only \$410 left that the Town will just pay as there is no way to assess that equally to the residents.

Commissioner Tim Reed spoke about starting the discussion on adding a non-ad valorem tax assessment for stormwater based on the amount of impervious area for each property. This would require a referendum for the Town to vote on. This would replace the current flat rate of \$36. We would likely have to employ a firm to assess the Town. Wanted to possibly schedule a workshop on this and include the Town Planner.

Mayor Alison Dennington spoke about supporting this, and asked if the \$36.00 is for a debt bond that would be going away.

Town Manager Elizabeth Mascaro spoke about how the \$36.00 is not for a debt bond, it is just a flat rate fee. Asked if an ongoing assessment would need to be done for the amount of impervious surface, such as if a home adds a pool.

Commissioner Tim Reed spoke about the need to have ongoing assessments, and it could be based on building permits pulled.

Mayor Alison Dennington said everything coming in for permits is automatically scanned. Spoke about another community that did this and how she will be going on a tour with them soon. Said she was in agreement about exploring this and what it would require.

Commissioner Tim Reed spoke about wanting this to go to a workshop for the Town Planner to weigh in and include the Town Attorney for the legal aspects.

Town Attorney Ryan Knight said he could provide a memo outlining what they would need to do, the study, the ordinance, the fees, etc.

Town Manager Elizabeth Mascaro suggested having this come to the June workshop, and Commissioner Tim Reed said he would be okay with that.

Commissioner Tim Reed made a motion to have the Town Attorney draft a memo outlining the major bullet points associated with trying to do this stormwater assessment; Commissioner Robert Baldwin seconded; Motion carried 4-0.

Public Works Director Tom Davis spoke about Item F and a stormwater issue.

Mayor Alison Dennington spoke about moving to Department Reports for Public Works and the Building Department, so those employees can leave.

The Commission agreed.

Department Reports – 4:04:50

Public Works

No additions

Building Department

Building Official Robert Bitgood spoke about how they got estimates for the roof, are currently working on getting estimates to replace the doors to be ADA compliant, and making the porch ADA compliant as well. Pulled the permit for all of these things, so there is a record of it. Just got the annual CRS report sent off to FEMA. Value was good for construction, permit values are up. Issued stop work orders, specifically in the tree streets that had the house gutted. Have remedied others by meeting with the homeowners and contractors. Said springtime to summer is the busiest time.

Mayor Alison Dennington said there are two proposals, one eliminates the requirement to require a local permit to put in storm windows/doors, you can put them in without a permit. The other one is that there's no local tax that can be applied to make it more storm-ready. Asked how much they have for permits for windows.

Building Official Robert Bitgood said it is a lot. Gave an example that 14 windows and a door was \$35,000. Said they have the permit proposal pretty much squashed, but not the tax proposal. However, the tax one would not affect the Town as much. They do 2.5 to 3 million a year in value.

Commissioner Robert Baldwin thanked the Building Official for his work over the years, and Vice Mayor Dawn Barlow seconded that.

Mayor Alison Dennington said regardless of the issues he has had with her, she did want to thank him for his time with the Town and that he has gone above and beyond.

Building Official Robert Bitgood said the Town of Melbourne Beach is the greatest place he has worked, but things have gotten in the weeds and micromanaged and have become exhausting.

I. Discussion on developing a stormwater infrastructure inventory and inspection plan – Mayor Alison Dennington - 4:15:30

Mayor Alison Dennington spoke about how the Town lacks a comprehensive inventory and current assessment of its stormwater infrastructure, leading to gaps in effective management. Mentioned issues like the Riverside sinkhole that highlight the need for proactive planning to avoid costly repairs. Bill 810 is pending, and mandates annual inspections by June 1 of 2026. If they start on this inventory now, they would be ahead of that when it becomes due. Said she wanted to task the Town Manager with starting to create something and reporting back each month to get a list started.

Town Manager Elizabeth Mascaro spoke about being able to create a list, but the Town is not qualified to assess them. The Town would need to hire one of the engineering companies to do that work.

Mayor Alison Dennington spoke about having the Town Manager get a list together that included the age or date that things were worked on to the best of her ability. Spoke about the Riverside sinkhole, and getting pictures when it was opened up.

Town Manager Elizabeth Mascaro explained that when they opened it up, they were looking at additional alternatives, but she can send the Mayor/Commission the pictures.

Vice Mayor Dawn Barlow asked the Town Manager how long it would take to get those alternative options and how much it would take to create an inventory.

Town Manager Elizabeth Mascaro said the alternatives might not be an option because they are having trouble finding a company to do the work. Said she had not received an invoice yet.

Mayor Alison Dennington said she would like a monthly report of what the Town Manager is able to update, working towards a comprehensive list of our stormwater.

Vice Mayor Dawn Barlow asked the Town Manager how long it would take to create an inventory.

Town Manager Elizabeth Mascaro spoke about how she can provide information since 2014, but prior to that the records may or may not exist. Would be able to provide a list of the work that has been done in the past 10 years, but as far as the inspection part, she does not know how that would work.

Commissioner Robert Baldwin spoke about putting the list together for the June timeframe.

Commissioner Robert Baldwin made a motion to prepare a list of the stormwater improvements since 2014 to current, nothing extravagant, based on information that the Town has for the June Town

Commission meeting, and then we'll take it from there; Vice Mayor Dawn Barlow seconded; Motion carried 4-0.

- J. Discussion on creating a resolution requesting state assistance, including AI-driven auditing for review and evaluation of current and future budgets and operations – Mayor Alison Dennington - 4:29:15

Mayor Alison Dennington spoke about how the State can provide assistance for AI-driven audit efficiency and requested the Commission to support a resolution for this. Proposed that the Commission would vote to do this and task the Town Attorney to bring back a resolution.

Vice Mayor Dawn Barlow asked the Town Attorney if other municipalities have done a resolution for this.

Town Attorney Ryan Knight spoke about how several municipalities and counties have made a resolution for this, but does not know the results that have come from that.

Vice Mayor Dawn Barlow said if AI tools are used going forward, she would like to understand the scope of what AI tool is being used.

Mayor Alison Dennington said this does not require the use of any particular AI tool, it just says if the AI tools are made available, the Town can use them.

Town Manager Elizabeth Mascaro spoke about receiving an initial letter about this, which asked whether or not the Town had funds to pay short or long-term debt, if they had not made bond payments, if they had not transferred payroll tax, things like that.

Commissioner Robert Baldwin made a motion that the Town Attorney be tasked with preparing a resolution similar to those used by other municipalities to authorize the application of AI technology on the Melbourne Beach budget plan, including support for Executive Order 25-44; Commissioner Tim Reed seconded; Motion carried 4-0.

- K. Discussion on a short term rental report and timeline – Mayor Alison Dennington - 4:40:00

Mayor Alison Dennington spoke about tasking the Town Manager with providing an immediate short term rental report and timeline.

Town Manager Elizabeth Mascaro spoke about receiving the hotline number today, but it is not up and running yet. The Town has access to the system and parts of it are working, but there are still parts that the Town still has to do outside of Deckard.

Mayor Alison Dennington spoke about wanting a weekly email update.

Town Manager Elizabeth Mascaro spoke about how they are currently working on our forms and documents.

Mayor Alison Dennington confirmed the search function is complete, the hotline is in process,

notices of violations are in process, and people doing their permits/applications to get registered are in process.

Vice Mayor Dawn Barlow said she had a meeting with Bruce Larson and shared concerns about the advertisements that are not updated regarding max vehicles and occupancy. Said it looks like the Town Manager is doing a good job of comparing Town data with Bruce Larson's data. Spoke about how there is some confusion around what to do now versus when everything is up and running as far as violations go.

Town Manager Elizabeth Mascaro said they found vacation rentals that were not registered outside of the ones Bruce Larson found and they sent out violation notices and gave them 20-30 days.

Mayor Alison Dennington spoke about how it is irreparable damage, so it should be sent to the Magistrate without the 30 days.

Town Attorney Ryan Knight spoke about how Code Enforcement is to bring something into compliance, so it would be proper to provide a notice of violation and provide them time to come into compliance. - 4:54:05

Vice Mayor Dawn Barlow asked if updated processes are in the works.

Town Attorney Ryan Knight spoke about how they are in process, but it is pending while the software gets up and running.

Commissioner Tim Reed confirmed the software can show the current list of vacation rentals.

Town Manager Elizabeth Mascaro said they are looking at it once a week.

Town Attorney Ryan Knight spoke about although it is irreparable, you do still have to follow Chapter 162, which states you must notice the violation, allow time to come into compliance, then send the notice of hearing.

Mayor Alison Dennington said the Town Attorney gave an example where the notice of violation and hearing can be sent out at the same time. Spoke about correcting giving people 30 days to come into compliance.

Town Manager Elizabeth Mascaro spoke about how the work is being done, it just might not be as fast as you would like.

Vice Mayor Dawn Barlow spoke about how implementing software can take 3-6 months.

Mayor Alison Dennington passed the gavel.

Mayor Alison Dennington made a motion that we just task the Manager with sending us one email per week that updates us on the status of all the four points of functionality of the Deckard software; Commissioner Tim Reed seconded;

Mark McBride – 310 Second Ave – Spoke about the Town has known about the violation since July, and nothing has been done. Why contact a hotline when you can contact the police? Deckard does not matter. How many are out there? Task the Town Manager, otherwise nothing is going to be done. - 5:03:35

Town Manager Elizabeth Mascaro said she does not know how many there are, but knows there were more than were on Bruce Larson's list.

AnneMarie McBride – 310 Second Ave – Spoke about her frustration with how long this is taking. If this is going to take 3-6 months, how many more STRs will you find? Spoke about being over it. Do something and do it now. Asked how the Town Manager cannot know how many new STRs are here.

Town Manager Elizabeth Mascaro said probably less than 20.

Motion carried 4-0.

Mayor Alison Dennington passed the gavel.

Mayor Alison Dennington made a similar motion for a weekly update from the Town Manager on what are the STR numbers and an update on doing the internal policies; Commissioner Tim Reed seconded; Motion carried 4-0.

L. **Approval of the Regular Town Commission Meeting minutes March 19, 2025**

Mayor Alison Dennington spoke about pulling the minutes because Commissioner Anna Butler made edits. She is not a partner of Funoe LLC, she is a member. Would like the part that says she would like to go to the meeting stricken because that is not true. - 5:12:00

Vice Mayor Dawn Barlow said she understands that she is clarifying something now, but she does not recall that level of clarification during the meeting at the time. Asked if the Town Clerk got a chance to listen to that portion of the meeting.

Town Clerk Amber Brown said she had not gotten a chance to listen to that part, however, Commissioner Butler did not provide this language. She said Commissioner Butler wanted more detail, and it was sent to the transcriptionist to review.

Vice Mayor Dawn Barlow made a motion to table this for further review; Commissioner Robert Baldwin seconded;

Valerie Baldwin – 446 Riverview Ln - Spoke about how the Building Official brought up leaving because of micromanaging, and here it is happening again. This is why meetings have gone from 2 and a half hours to 6 hours. Thinks the Mayor needs awareness of poor listening skills and micromanagement.

Frank LaGrassa – 412 First Ave – Spoke about rumors being circulated. Is there a way for rumors to be addressed? Asked about the experience the Mayor had with the BSE contract.

Mayor Alison Dennington said she requested the contract each year over multiple years starting in 2021. Spoke about other contracts she requested that she received, but not BSE. Said that it finally came out that there is no contract.

Steve Walters – 416 Sixth Ave – Spoke about how all recordings need to be kept.

Motion carried 4-0.

Commissioner Robert Baldwin left.

M. Approval of the first Special Town Commission Meeting minutes March 31, 2025

Mayor Alison Dennington spoke about amending her reason for why she voted against it. She voted against it because it was not specific, it was open ended, and not specific.

Vice Mayor Dawn Barlow spoke about it not being a material change.

Commissioner Tim Reed said we are in the same boat again, and said they can table this and give the opportunity to listen to it again.

Commissioner Tim Reed made a motion to table these minutes and ask that the town clerk go back to this time period again for the possible revision of the minutes; Mayor Alison Dennington seconded; Motion failed 2-1 with Vice Mayor Dawn Barlow dissenting.

Town Attorney Ryan Knight spoke about how the motion would fail because it takes 3 affirmative votes to take any action.

12. Finance/Budget Report – 5:37:58

Mayor Alison Dennington spoke about she will be voting against it because of the BSE situation.

Commissioner Tim Reed said this report is through March, so they are halfway through the fiscal year. Spoke about how the Police Department overtime is on average \$1,000 per month. Is anything being done to manage the overtime, or was it not budgeted adequately?

Town Manager Elizabeth Mascaro spoke about how the overtime used to be much higher. With the added officer, it was projected that overtime would be limited. One possibility is that the new officers were on FTO. Does not know why overtime would be so high, but will talk to the Police Chief and email the Commission.

Commissioner Tim Reed spoke about how the Fire Control Stipend does not have anything spent.

Town Manager Elizabeth Mascaro said the first quarter was just processed, so it will show up next month.

Commissioner Tim Reed asked what happened with Fund 172 Ocean Park that we spent 5 times the budget.

Town Manager Elizabeth Mascaro spoke about how one repair that was done was to hire an electrician to replace the box, but will provide more details when she emails about the overtime.

Mayor Alison Dennington confirmed they agreed to the same Lifeguard contract they had before. Asked about how the general fund is at 60%.

Town Manager Elizabeth Mascaro said the general fund is where they pay insurances, utilities, etc, and some of that is paid in advance.

Vice Mayor Dawn Barlow made a motion that we approve the finance report as presented; Commissioner Tim Reed seconded; Motion failed 2-1 with Mayor Alison Dennington dissenting.

Mayor Alison Dennington spoke about voting against it, not because of anything the Finance Manager did, but because the Town has been paying BSE illegally for 8 years.

13. Town Staff/Board Reports

A. ~~Building Department~~ — Done during New Business Item H

B. ~~Public Works Department~~ — Done during New Business Item H

C. Code Enforcement —

No additions

D. Fire Department — 5:48:20

Mayor Alison Dennington asked for the incident report. Spoke about having a timestamp for an alarm at 12:47, then they have a timestamp for the cleared scene. Said she would like clarification on what the cleared scene means. Asked where the numbers come from and if it was possible to add a third column for arrived on scene.

Town Manager Elizabeth Mascaro said she could ask the Fire Chief.

E. Police Department — 5:51:22

Mayor Alison Dennington thanked the Police Chief for his reports, said there were 97 citations and 132 written warnings.

F. Town Clerk — 5:52:08

Mayor Alison Dennington thanked her for saying no updates on the scanning project. Asked if the Deputy Clerk was being trained.

Town Clerk Amber Brown said they are in transition right now. When she is fully transitioned, that is a project she will be taking on, she will be trained on the software. She will go through the boxes, some need to be redone.

Mayor Alison Dennington asked if it can be live without the project being fully completed.

Town Clerk Amber Brown said the records would not make sense if you look at them right now. She did not import them in the way they will look in the future. Said you cannot word search. Said she would be doing training and could let the Mayor know the dates that will occur.

G. Town Attorney – 5:58:26

Commissioner Tim Reed asked why during the Special Magistrate, they were allowed a continuance. Said they had the opportunity to be prepared for the meeting.

Town Attorney Ryan Knight said they requested to present witnesses, and the Town should be provided the opportunity to cross-examine. Ultimately, it is up to the Special Magistrate to grant a continuance.

Mayor Alison Dennington spoke about due process, and it was right to allow a continuance. Asked why the Building Official Robert Bitgood was at the hearing if he was not a witness.

Town Attorney Ryan Knight said he was there because he had to inspect it at one point. He was not there as a witness.

H. Town Manager – 6:04:55

Town Manager Elizabeth Mascaro spoke about how Abby Shepherd finished her Eagle Scout Project at Loggerhead Park. The Planning and Zoning Board met and decided they do not feel the need to regulate pickleball, as the current noise ordinance would be a better solution.

Mayor Alison Dennington said a Commissioner can bring it forward to the Commission instead of it coming from the Planning and Zoning Board. She would be willing to do that.

14. Commission Reports

A. Vice Mayor Dawn Barlow – 6:07:20

Vice Mayor Dawn Barlow spoke about EAB hosting a nature day and wanted to thank the board. The Parks Board is hosting Easter at Ryckman Park on 4/19. Spoke about the Florida League of Cities scholarship. Asked if the Fire Department workshop would be pushed to June.

Town Manager Elizabeth Mascaro spoke about how she had a meeting with the Town of Indialantic and is communicating with Brevard County to schedule a meeting. Because budget meetings are coming up, the discussion needs to start. Spoke about adding a fire tax. Does not think the grant is going to open up, so we should not rely on that. From a budgeting standpoint, we need to at least have something.

Commissioner Tim Reed spoke about wanting to see the numbers. Fire is a service to all of the property owners in Town. It would be proper that this would go to the voters as a referendum

item. It should not be the Commission to make that call. Get the number and give the residents the facts, and let them decide what they would like to do about it.

Town Manager Elizabeth Mascaro spoke about hopefully getting the figures from Indian River and Brevard County soon. Spoke about having 6 employees, 2 employees per shift, an EMS person, and a non-EMS person.

Mayor Alison Dennington spoke about agreeing with Commissioner Tim Reed and would be voting against it no matter what, unless it was a referendum.

B. Mayor Alison Dennington

Said she does have a manager's report but will do it next month - 6:16:56

15. Task List

A. Provide information on implementing the noise and short term rental ordinances – 6:17:30

Vice Mayor Dawn Barlow said the Town Manager will be sending a weekly email update.

Town Manager Elizabeth Mascaro said this item could be closed and open another that is just the weekly email.

B. Obtain quotes to redo the Town Hall roof – 6:19:10

Closed

C. Create a policy for owner occupied short term rentals – 6:19:32

Town Attorney Ryan Knight said that will come back as an ordinance.

D. Explore the feasibility of pursuing the StormReady designation from the National Weather Service – 6:20:25

Town Manager Elizabeth Mascaro spoke about how the last thing they needed for compliance was just confirmed, which was a second messaging system to go out to the residents. They needed the two forms of emergency notification. The next step would be for them to come do an inspection.

E. Develop a plan and proposal for paid parking at the 6th Ave boat ramp – 6:21:50

Town Manager Elizabeth Mascaro spoke about having the sign company do some mock ups, but there ended up being a lot of wording, so looking into similar language, but less words.

Mayor Alison Dennington spoke about having a sign that has the word tow.

Town Manager Elizabeth Mascaro said the tow company that they would use has to have a sign too. Said she would send the Commission the mock ups of that.

Mayor Alison Dennington could still give a ticket, but would not necessarily tow.

Commissioner Tim Reed mentioned a car he saw that had a parking sticker taped down, but they had a Pennsylvania license plate.

Town Manager Elizabeth Mascaro said they do have people who live out of Town but have property in Melbourne Beach. They have to provide registration and a driver's license.

16. Adjournment


Vice Mayor Dawn Barlow made a motion to adjourn; Commissioner Tim Reed seconded; Motion carried 3-0.

Meeting adjourned at 12:24 AM.



Alison Dennington
Mayor

ATTEST:



Rachel Pembrook (Jun 28, 2025 15:59 CDT)
Rachel Pembrook
Transcriptionist

