

Town of Melbourne Beach

SPECIAL TOWN COMMISSION MEETING

January 7, 2026 at 8:00 p.m.

COMMUNITY CENTER – 509 OCEAN AVENUE

MINUTES

Commission Members:

Mayor Alison Dennington
Vice Mayor Terry Cronin
Commissioner Anna Butler
Commissioner Tim Reed
Commissioner Sherri Quarrie

Staff Members:

Interim Town Manager Lisa Frazier
Town Clerk Amber Brown

1. Call to Order

Mayor Alison Dennington called the meeting to order at 8:08 p.m.

2. Roll Call

Town Clerk Amber Brown conducted roll call.

Commission Members Present

Mayor Alison Dennington
Vice Mayor Terry Cronin
Commissioner Anna Butler
Commissioner Tim Reed
Commissioner Sherri Quarrie

Staff Members Present

Interim Town Manager Lisa Frazier
Fire Chief Gavin Brown
Town Clerk Amber Brown

3. Pledge of Allegiance, Moment of Silence, and Civility Pledge

Mayor Alison Dennington led the Pledge of Allegiance, a moment of silence, and read the Civility Pledge.

4. Public Comments

5. New Business

- A. Consideration of the three (3) proposals by licensed contractors for Town Hall second-floor shower stalls replacement – Interim Town Manager Lisa Frazier

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Interim Town Manager Lisa Frazier spoke about the 2 men's showers and 1 women's shower on the second floor of Town Hall having been gutted due to an ongoing leak. There are 3 proposals, and there are differences. Sun Plumbing is a plumber, so they would need us or others to do the general contracting work. They're using prefab acrylic or fiberglass showers. Expedition Roofing is a general contractor, and they quoted prefab showers and are also looking at the overall building. LH Tanner Construction is a general contractor, and their proposal is for tile in lieu of prefab showers. They are also looking at the overall building. Prefabricated showers have a shorter life, but have a lower maintenance cost than tile.

Commissioner Tim Reed spoke about the Sun Plumbing quote is an incomplete quote because they would not be finishing everything, so there are unknown costs for that. Expedition Roofing does not have work comp insurance. Both would require core drilling. LH Tanner did not involve the drilling. The funding is coming from contingency, but if additional funds are needed, Public Works has \$10,000 for building maintenance and repair. Has a hard time with the Sun Plumbing quote, concerned about the licensing for Expedition Roofing, while LH Tanner is higher is easier to accept. A company came in to do leak prevention, and was unsuccessful, so the three showers were gutted, and need to be completely redone.

Mayor Alison Dennington spoke about there being roof leaks near the cupola and not wanting to keep throwing money at something. Spoke with the insurance company about a claim being denied because they had already paid out for leaks in the same area. Confused why we are paying to have something done again, and the showers were ripped out. We need to fix the leak. Since Sun Plumbing's quote is incomplete, we do not have the 3 required bids. Is against the tile because of the lower maintenance.

Town Manager Lisa Frazier spoke about how there are three quotes in front of you, but one is not doing the furring. Our Public Works said they can do it. They are all licensed and insured. Asked if the insurance claim was for the showers or for the roof.

Town Clerk Amber Brown spoke about exposing the leaks through the ceiling tiles, and the leaks are coming from the pipes that are directly connected to the three showers. The leaks have been mitigated.

Interim Town Manager Lisa Frazier spoke about the work that had already done was to mitigate the leaks and gut the showers.

Commissioner Sherri Quarrie spoke about how fiberglass inserts would not be the standard that we would want. They are only suitable for up to 300 lbs. and only if they have the correct reinforcement. Tile might be more expensive, but it would support the weight of the staff on a regular basis. Having a shower surround crack would be more extensive than doing grout work. Although it is more expensive, is in favor of the LH Tanner quote.

Commissioner Sherri Quarri made a motion to accept the bid from LH Tanner Construction Corporation in the amount of \$25,527.00; Commissioner Tim Reed seconded;

Vice Mayor Terry Cronin spoke about the tile quote, noting it can last 40 years, which would explain the higher price.

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Interim Town Manager Lisa Frazier spoke about the LH Tanner quote, also including more of the general contracting work.

Commissioner Tim Reed spoke about this is an opportunity to build a relationship with a general contractor.

Motion carried 5-0.

Mayor Alison Dennington spoke about keeping all of the paperwork in case of any warranty needs.

6. Adjournment

Commissioner Sherri Quarrie moved to adjourn; Commissioner Anna Butler seconded; Motion carried 5-0.

Meeting adjourned at 8:27 pm.



Alison Dennington
Mayor

ATTEST:



Amber Brown, CMC
Town Clerk

