



TOWN OF MELBOURNE BEACH

SPECIAL TOWN COMMISSION MEETING

August 5, 2026

6:00 PM

AGENDA PACKET

Town of Melbourne Beach

SPECIAL TOWN COMMISSION MEETING

Wednesday, August 5, 2026 at 6:00 p.m.

COMMUNITY CENTER – 509 OCEAN AVENUE

PUBLIC NOTICE AGENDA

Commission Members:

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

Staff Members:

Town Manager A. Marie Smith
Town Attorney Ryan Knight
Interim Town Clerk Cyd Jones

1. Call to Order

2. Roll Call

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

The Commission and Staff of The Town of Melbourne Beach pledge to conduct all public discourse in a civil manner. The Mayor and all members of the Commission will treat one another with courtesy and respect, and ask the public to do the same toward the Commission, each other, and toward staff. We will be respectful of one another even when we disagree. We will direct all comments toward the issues. We will avoid personal attacks.

4. Public Comment

After being acknowledged by the Mayor, members of the public should state their name and address for the record. The Commission encourages citizens to prepare their comments in advance. Each individual will have three (3) minutes to address the Commission on any topic(s) related to Town business, not on the Agenda. Please remember to sign the sign-in sheet provided if you will be speaking at the meeting.

5. New Business

- A. Approval of the General Obligation Bond Resolution that will be on the November 3, 2026 ballot for voter approval – Town Manager A. Marie Smith

6. Adjournment

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, THE TOWN HEREBY ADVISES THE PUBLIC THAT: In order to appeal any decision made at this meeting, you will need a verbatim transcript of the proceedings. It will be your responsibility to ensure such a record is made. Such person must provide a method for recording the proceedings verbatim as the Town does not do so. In accordance with the Americans with Disability Act and Section 286.26, Florida Statutes, persons needing special accommodations for this meeting shall, at least 5 days prior to the meeting, contact the Office of the Town Clerk at (321) 724-5860 or Florida Relay System at 711.

Town Commission Meeting

Section: New Business

Meeting Date: August 5, 2026

From: Town Manager

RE: Approval of the General Obligation Bond Resolution that will be on the November 3, 2026, ballot for voter approval.

Background Information:

In 2009 the Town of Melbourne Beach went forward with a \$3.5 million General Obligation Bond to fund various stormwater projects at an interest rate of 4.23%. Over the past seventeen years, payment for that bond has shown up on resident's tax bill as a line item for Melbourne Beach Stormwater Debt Payment (DBTP). That bond will be paid off this year and a request for a new General Obligation Bond to continue funding stormwater and transportation project needs in the town is being requested.

There are several areas of the town where stormwater projects and road improvements/repair can no longer be deferred. As an example, in Basin 1 there is about \$178K of stormwater pipe work that needs to be completed/ready for construction and about \$380K of engineering and stormwater pipe work that needs to be undertaken in Basin 10. (A list of other projects based on the last master stormwater plan and road condition review, can be found in Attachment A of the draft resolution.)

In order for the town to address these pressing needs, the Commission agreed at its June 17, 2026, Regular Town Commission Meeting to move forward with a \$5 million General Obligation Bond, hiring PFM (PFM.com) as a bond financial advisor/ fiduciary for the town and bond counsel (Nabors, Giblin & Nickerson, P.A.) to draft the resolution/ handle legal issues as they relate to the bond financing. Both will be compensated through the proceeds of the bond, only if it is successful.

Why the Town uses debt instruments for major capital projects:

Responsible borrowing allows the Town to undertake larger, longer-term projects without draining cash reserves or delaying improvements that will increase in cost each year due to inflation and other economic pressures. It is like a homeowner who finances the purchase of a home with a mortgage instead of paying cash. Other considerations include:

- Protecting Financial Reserves is extremely important as it gives the town financial security amid uncertainties such as:
 - Hurricanes/Storms – preparedness and recovery
 - Emergency Infrastructure repairs – (ex: Town Hall Complex roof)
 - Unforeseen operational needs – (ex: COVID response)
 - Economic uncertainty – (ex: Homestead Amendment vote)
- Earning a return on town reserves (as invested) while securing lower-cost financing (as available) can increase liquidity for emergencies:
 - The Town earns interest on its reserves (the more cash in reserves, the higher dollar the return).
 - The Town finances necessary stormwater and infrastructure projects at 2026 costs instead of higher costs in the future that will rise due to inflation and other economic pressures.
- Spreading the costs to all those who benefit instead of those living in the town now is a more equitable solution.
 - The life span of many of these capital projects is 15-25 years.
 - Financing the projects over time with a bond allows costs to be shared across all those who utilize that infrastructure, instead of placing the entire burden on just the taxpayers today.

Recommendation:

For the General Obligation Bond to move forward, the Commission must vote in favor of the resolution language and ballot language (attached). The process moving forward is also spelled out in the resolution and will be handled by town staff in conjunction with PFM and bond counsel.

Town Attorney, Ryan Knight, has also reviewed the resolution and ballot language for legal sufficiency.

Recommend voting in favor of the Resolution and Ballot language.

RESOLUTION NO. 2026-03

A RESOLUTION ORDERING AND CALLING FOR A BOND REFERENDUM ELECTION TO BE HELD ON NOVEMBER 3, 2026, IN THE TOWN OF MELBOURNE BEACH, FLORIDA TO DETERMINE IF THE QUALIFIED ELECTORS RESIDING IN THE TOWN APPROVE THE ISSUANCE BY THE TOWN OF GENERAL OBLIGATION BONDS PAYABLE FROM AD VALOREM TAXES LEVIED IN AMOUNTS SUFFICIENT TO PAY DEBT SERVICE ON SUCH BONDS ON ALL TAXABLE PROPERTY WITHIN THE TOWN TO FINANCE CERTAIN STORMWATER AND TRANSPORTATION CAPITAL IMPROVEMENTS; AND PROVIDING SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, it is necessary and desirable and in the best interests of the Town of Melbourne Beach, Florida (the "Town") to develop, construct and install certain stormwater and transportation capital improvements as generally described on Exhibit A attached hereto and as more particularly described in the plans and specifications on file with the Town (collectively, the "Project").

WHEREAS, the most efficient and fair method of financing costs of the Project is through the issuance of general obligation bonds (the "Bonds") secured by and payable from the proceeds of ad valorem taxes levied without limit on all taxable property within the Town (the "Ad Valorem Taxes").

WHEREAS, in accordance with the Constitution of the State of Florida, the question as to whether or not such Bonds should be issued to finance costs of the Project must be submitted to the qualified electors of the Town at a primary, general or special election.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF MELBOURNE BEACH, BREVARD COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Legislative Findings and Intent. The above recitals are true and correct and incorporated herein.

Section 2. Referendum Election Called. A bond referendum election of the qualified electors in the Town is hereby ordered and called to be held on November 3, 2026 (the "Referendum Election"), to determine whether or not the Town shall issue the Bonds to finance costs of the Project. Such Bonds shall mature not later than twenty (20) years from their date of issuance, shall be issued in an aggregate principal amount of not exceeding \$5,000,000, shall bear interest at a rate not in excess of the maximum lawful rate and shall be secured by and payable from the Ad Valorem Taxes. If the issuance of the Bonds is approved by the qualified electors voting at such Referendum Election, the specific provisions of the Bonds shall be set forth in a resolution or ordinance subsequently adopted by the Town Commission.

Section 3. Conduct of Referendum Election. The Referendum Election shall be conducted in accordance with applicable law at the same time and places as the general election to be held on November 3, 2026, coordinated by the Supervisor of Elections of Brevard County (the "Supervisor of Elections") and, to the extent required, the Town Clerk.

The polling places, election officials, and hours of election for the Referendum Election will be as determined by the Supervisor of Elections in accordance with applicable Florida law.

Early voting and voting by mail will be utilized to the extent allowable by, and in accordance with, applicable law, and as determined and conducted by the Supervisor of Elections.

Section 4. Form of Ballot. The form of ballot to be used shall be in substantially the form attached hereto as Exhibit B. The ballots to be used in the Referendum Election, including any required sample ballots, shall be prepared and distributed by the Supervisor of Elections in accordance with applicable law. Electronic balloting may be utilized to the extent allowable by, and in accordance with, applicable law.

Section 5. Notice of Referendum Election. The Town Clerk is directed to make this Resolution available for inspection at the office of the Town Clerk and available on the Town's official website.

The Town Clerk is directed to publish a notice of the Referendum Election in a newspaper of general circulation within the Town at least thirty (30) days prior to the date of the election. The notice must be published at least twice, once in the fifth week and once in the third week prior to the week in which the Referendum Election is to be held, all in the manner and to the extent provided in Section 100.342, Florida Statutes. The notice shall be in substantially the form attached hereto as Exhibit C.

Section 6. Filing with Supervisor of Elections. Upon this Resolution becoming effective, the Town Clerk is directed to file a certified copy of this Resolution with the Supervisor of Elections and is authorized and directed to coordinate with and through the Supervisor of Elections in carrying out the Referendum Election and the purposes of this Resolution.

Section 7. Referendum Election Results. Returns of the votes cast at the Referendum Election shall be made as required by law.

If a majority of the votes cast for the referendum question is "YES – For Bonds," then the referendum question will be approved and the Bonds may be issued by the Town following the certification of the Referendum Election results.

If less than a majority of the votes cast for the referendum question is "YES – For Bonds," then the referendum question will be defeated and will not be effective or operative, and the Bonds may not be issued by the Town.

Section 8. General Authority. The members of the Town Commission and the officers, attorneys and other agents or employees of the Town are hereby authorized to do all acts and things required of them by this Resolution, or desirable or consistent with the requirements

hereof for the full punctual and complete performance of all the terms, covenants and agreements contained herein.

Section 9. Conflicts. In the event of any conflict between the provisions of this Resolution and any other resolution or ordinance, in whole or in part, the provisions of this Resolution will prevail to the extent of the conflict.

Section 10. Severability. In the event that any portion or section of this Resolution is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, such decision shall in no manner affect the remaining portions or sections of this Resolution which shall remain in full force and effect.

Section 11. Effective Date. This Resolution shall become effective immediately upon its enactment.

PASSED AND ADOPTED by the Town Commission of the Town of Melbourne Beach, Brevard County, Florida this ____ day of August 2026.

ATTEST:

TOWN OF MELBOURNE BEACH,
FLORIDA, a Florida Municipal Corporation

Cyd Jones
Interim Town Clerk

By: _____
Alison Dennington, Mayor

(TOWN SEAL)

EXHIBIT A

General Description of the Project

The Project generally includes the following capital improvements, as more particularly described in the plans and specifications on file with the Town:

Stormwater Capital Improvements

- Basin 5. This project will replace aging, undersized underground drainage pipes and failing infrastructure throughout the Basin 5 watershed, which services the Ocean Avenue commercial corridor and Ocean Park area. Upgrades include excavating and installing high-capacity green infrastructure, specifically roadside vegetative swales. These natural drainage channels will capture, slow, and naturally filter stormwater runoff right where it falls.
- Basin 8. This project replaces the failing, undersized underground drainage system within Basin 8, focusing heavily on the critical residential and commuter corridors of First Avenue and Second Avenue. The old legacy pipes will be replaced with modern, high-capacity drainage systems. Additionally, the project will install roadside vegetative swales to naturally capture, absorb, and redirect heavy rainfall.
- Basin 1. This project will overhaul and replace the aging, corroded drainage network within Basin 1, which services the residential and coastal areas surrounding South Palm. Upgrades include removing collapsed underground pipes, expanding localized drainage capacity.
- Basin 9. This project will install modern, high-capacity underground exfiltration systems (perforated pipes wrapped in stone) beneath the 5th Avenue beach parking area and the surrounding vicinity of 5th Avenue and Oak Street. Also replaces failing and aged pipes.
- Basin 10. This project will systematically replace the severely aged, undersized, corroded, and failing underground drainage pipes within Basin 10. Upgrades will replace collapsing legacy stormwater lines with modern, high-capacity infrastructure. The project will also integrate localized roadside vegetative swales to alleviate pressure on the pipe network by capturing and absorbing rainfall at the surface.
- Basin 12. This project will install an advanced stormwater baffle box in the Riverview Lane area to trap heavy pollutants, trash, and sediment before they can discharge directly into the adjacent river.
- Stormwater Outfall Wildlife Safeguards & Manatee Protection Devices. This project includes the fabrication and structural installation of specialized, heavy-duty marine wildlife exclusion barriers—commonly known as manatee grates—over submerged and semi-submerged stormwater outfalls.

- Related Roadwork. Each of the basin projects above will include related roadwork.
- Stormwater Master Plan. The Town will update its Stormwater Master Plan and additional projects determined to be required or desired under such plan may be included within that approved Stormwater Capital Improvements.

A map showing the Basins in which capital improvements are intended to be made is attached to this Exhibit A.

Roadwork Capital Improvements

Roadwork capital improvements include comprehensive milling, resurfacing, and structural stabilization of vital roadways across the Town. Target areas include heavy-use corridors like Ocean Avenue and Atlantic Street (North), key neighborhood paths such as Fourth Avenue and Ash Avenue, and coastal drives including Pelican Key, Anchor Key, Sandy Key, Redwood Drive (North), and Riverview Lane.



EXHIBIT B

**Official Ballot
Town of Melbourne Beach, Florida
Bond Referendum Election
November 3, 2026**

General Obligation Bonds for Stormwater and Roadwork Projects

To develop, construct and install various stormwater and roadwork transportation projects within the Town of Melbourne Beach shall the Town issue general obligation bonds in one or more series not exceeding \$5,000,000 total principal amount, maturing within 20 years of each issuance, with interest not exceeding the maximum legal rate, and payable from ad valorem property taxes levied in amounts sufficient to pay debt service on such Bonds?

INSTRUCTIONS TO VOTERS:

☐ **YES - FOR BONDS**

☐ **NO - AGAINST BONDS**

EXHIBIT C

Notice to Electors of the Town of Melbourne Beach of a Bond Referendum Election to be held on November 3, 2026 Regarding Certain Stormwater and Roadwork Projects

Notice is hereby given that a bond referendum election will be held on November 3, 2026, to determine whether the Town of Melbourne Beach may finance the development, construction and installation of various stormwater and roadwork transportation projects within the Town of Melbourne Beach by issuing general obligation bonds in one or more series not exceeding \$5,000,000 total amount, maturing within 20 years of each issuance, with interest not exceeding the maximum legal rate, and payable from ad valorem property taxes levied in amounts sufficient to pay debt service on such Bonds on all taxable property within the Town?

As required by Resolution No. _____, this Notice is given by publishing said Resolution No. _____ in full as follows:

[copy Resolution]