

The City of Titusville City Council met in regular session on Tuesday, November 11, 2025, at Titusville City Hall, second floor, Council Chamber, 555 South Washington Avenue, Titusville, Florida 32796.

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Mayor Connors called the City Council meeting to order at 6:30 p.m. Those present in the Council Chamber included Mayor Andrew Connors, Vice-Mayor Herman Cole, Jr. Col USAF Retired and City Council Members Megan Moscoso, Jo Lynn Nelson, and Dr. Sarah Stoeckel. Also present were City Manager Tom Abbate, Attorney Andriene Treasure, and City Clerk Wanda Wells. Sr. Administrative Assistant Emily Campbell completed the minutes.

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Pre-recorded procedures for public comment, participation, and orderly conduct were played for all individuals that were in attendance or watching the meeting.

Chaplain Brienne Robertson from the Titusville Fire Department gave the invocation. Mayor Connors led those present in the *Pledge of Allegiance to the Flag*.

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Mayor Connors asked for a motion to table Small Scale Amendment (SSA) Application No. 5-2025 Sunset Development 125 Precision Way with Annexation to the regular City Council meeting on January 13, 2026 at 6:30 p.m.

Motion: Member Nelson moved to table Small Scale Amendment (SSA) Application No. 5-2025 Sunset Development 125 Precision Way with Annexation to the regular City Council meeting on January 13, 2026 at 6:30 p.m. Vice-Mayor Cole seconded the motion. The motion carried unanimously.

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APPROVAL OF MINUTES

City Manager Abbate advised the request was to approve the minutes of the regular City Council meetings on September 23, 2025 (6:30 p.m.) and October 28, 2025 (5:30 p.m. - Presentation Meeting).

Motion: Member Nelson moved to approve the minutes of the regular City Council meetings on September 23, 2025 (6:30 p.m.) and October 28, 2025 (5:30 p.m. - Presentation Meeting). Vice-Mayor Cole seconded the motion. The motion carried unanimously.

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SPECIAL RECOGNITIONS & PRESENTATIONS – None.

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BOARDS AND COMMISSIONS – None.

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PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT (NONAGENDA ITEMS) –

Rose Easley stated that the developer for Sunset Development, located at 125 Precision Way, had discussed using baffle boxes to control the water runoff so that water runoff would not affect the neighboring properties. She also stated that she visited a townhouse development in Texas that used the baffle box system and the system failed after the first heavy rain.

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Michael Myjak stated that most councils and select boards had their City Manager and City Attorney seated on the dais with the City Council. He stated that this arrangement showed a form of respect and he was in support of council considering that change for Titusville.

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Trudy Ledford discussed a Comprehensive Plan Update presentation from the City Council meeting on October 28, 2025 (5:30 p.m. Presentation Meeting). She stated that the anticipated growth and needs chart indicated that, by 2050, Titusville would grow by only 6,000 residents. Ms. Ledford stated that if that projection was accurate, then the City was overbuilding and did not need the level of development that had been proposed. She further stated that she did not support the City clearing additional land or removing more trees for development.

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Laurilee Thompson distributed the *Indian River Lagoon National Estuary Program 2025 Executive Summary* to the City Council. Ms. Thompson stated that an economic impact study completed in 2015 by the East Central Florida Regional Planning Council (ECFRPC) had determined that the total economic value of the Indian River Lagoon was \$7.6 billion. She stated that the Balmoral Group had been hired to complete an updated economic study and determined that the annual economic impact of the Indian River Lagoon was \$28.3 billion. Ms. Thompson also stated that the City of Titusville had received more grants from the Save Our Indian River Lagoon Program than any other community.

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City Manager Abbate advised that Kevin Cook was the new Assistant City Manager and that Sandy Reller was serving as the Interim Public Works Director.

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CONSENT AGENDA

Member Moscoso advised that she wanted to pull Consent Agenda Item 8D - Approve purchase Flock Safety for City Wide Use.

City Manager Abbate read Consent Agenda items A, B, C, D, E and F as followed:

- A. Code Enforcement Lien Reduction Request for 925 Cleveland Street - Approve the Special Magistrate's recommendation for a code enforcement lien reduction to the amount of \$900 plus \$336.08 in City cost for a total of \$1,236.08 and payable to the City of Titusville within 90 days. This action is for the property located at 925 Cleveland Street. The Magistrate has based his findings on the requirements of City Code Section 31-71(g).
- B. Resolution No. 19-2025 - City of Titusville's Investment Policy Update - Approve Resolution No. 19-2025 updating the City of Titusville's Investment Policy.
- C. Water Allocation Permit - Christian Court Townhomes - Authorize the issuance of a water supply capacity allocation permit in the amount of 21,600 gallons per day, which is 2.7% of the excess capacity for the development located at 450 Christian Court, subject to the approval of the Florida Department of Environmental Protection permit.
- D. Approve purchase Flock Safety for City Wide Use - Approve the purchase from Flock Safety in the amount of \$131,055.50 for the initial two-year term with the year one cost being \$68,255.50 to provide additional cameras and the addition of the Flock OS Elite package to support critical public safety operations throughout the City. Additionally, approve the associated budget amendment.
- E. Fiscal Year (FY) 2026 Road Resurfacing Project Contract Award - Approve the award of the FY26 Road Resurfacing Project to VA Paving, Inc. of Cocoa, FL in the amount of \$1,174,339.90 for the construction of paving improvements in various areas within the City of Titusville and authorize the Mayor to execute said contract.
- F. Village Woods of LaCita - Third Amendment to Declaration of Covenants, Conditions and Restrictions - Approve the Village Grove of LaCita Phase One, Unit One and Phase One, Unit Two - Third Amendment to Declaration of Covenants, Conditions and Restrictions.

City Clerk Wanda Wells advised that one speaking card was submitted for Consent Agenda Item 8A.

Robert C. Kirk discussed Consent Agenda Item 8A – Code Enforcement Lien Reduction Request for 925 Cleveland Street. He advised that he was the owner of the property and explained that he had been experiencing personal health issues during the period in which the violations occurred. Mr. Kirk stated that the Code Enforcement Department had been very helpful to him during this time. He requested that the lien be reduced further or that Council allow him additional time to pay because he was on a fixed income.

Code Enforcement Manager Glen Tolleson stated that at the Code Enforcement Special Magistrate meeting on October 13, 2025, Special Magistrate Don Nguyen heard the request for reduction and the owner was present at the hearing. After reviewing the request, Special Magistrate Nguyen recommended a reduction in the fine amount of \$900 plus the City cost of \$336.08.

Motion: Member Nelson moved to approve a code enforcement lien reduction to the amount of \$700 plus \$336.08 in City cost for a total of \$1,036.08 and payable to the City of Titusville within 180 days, as amended. Member Moscoso seconded the motion. The motion carried unanimously.

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Motion: Member Nelson moved to approve Consent Agenda items B, C, E and F in accordance with recommendations. Vice-Mayor Cole seconded the motion. The roll call vote was:

Member Moscoso	Yes
Member Nelson	Yes
Mayor Connors	Yes
Vice-Mayor Cole	Yes
Member Stoeckel	Yes

The motion carried unanimously.

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Approve purchase Flock Safety for City Wide Use – City Manager Abbate advised the request was to approve the purchase from Flock Safety in the amount of \$131,055.50 for the initial two-year term with the year one cost being \$68,255.50 to provide additional cameras and the addition of the Flock OS Elite package to support critical public safety operations throughout the City. Additionally, approve the associated budget amendment.

Titusville Police Chief John Lau advised that he was in support of this item and Commander Tyler Wright would provide additional information on the item.

Commander Tyler Wright stated that Flock Safety provided public safety and crime prevention solutions using advanced cameras and data systems. Flock Safety products were primarily designed for law enforcement agencies, homeowner associations, and businesses to help solve and deter crime through technology such as but not limited to license plate recognition (LPR), live video, gunshot and critical sound detection. In addition to this, Flock Safety had software solutions to include the FLOCK OS platform.

The Flock Safety Network of law enforcement intelligence allowed the Titusville Police Department (TPD) to benefit from and assist all subscribing agencies across the State of Florida and the nation. Flock Safety had previously assisted the TPD in quickly solving crimes in real time and ongoing investigations, as well as locating Amber (endangered child abductions), Silver

(elderly or persons with mental deterioration), and Purple Alerts (missing adults with specific disabilities).

Vice-Mayor Cole stated that he was in support of this item and viewed it as an upgrade to the Titusville Police Department's technology that would help the department operate more efficiently.

Member Stoeckel stated that she was in support of this item and believed it would help assist the Titusville Police Department to solve crimes and keep the community safe.

Member Moscoso stated that she had concerns with the Flock Safety network and whether it respected the freedom of the people it was intended to protect. She stated that the cameras did not only record criminals, but they also recorded everyone.

Kathleen O'Rourke asked why the Flock Safety Network was not brought up at the budget hearings if the Titusville Police Department were in need of them. Ms. O'Rourke stated that she was not in support of this item or its inclusion on the Consent Agenda.

Mayor Connors advised that this item was included in the Titusville Police Department budget.

Motion: Member Nelson moved to approve the purchase from Flock Safety in the amount of \$131,055.50 for the initial two-year term with year one cost being \$68,255.50 to provide additional cameras and the addition of the Flock OS Elite package to support critical public safety operations throughout the City. Additionally, approve the associated budget amendment, as recommended. Vice-Mayor Cole seconded the motion. The motion passed 4-1 with Member Moscoso in objection.

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ORDINANCES – SECOND READING, PUBLIC HEARING AND RELATED ACTION

Ordinance No. 41-2025 - Public (P) Zoning Ordinance – City Manager Abbate advised the request was to conduct the first reading and the first of two public hearings on the Public (P) Zoning Ordinance No. 41-2025.

City Attorney Treasure read Ordinance No. 41-2025 an Ordinance of the City of Titusville, Florida amending the Code of Ordinances to include non-profit and non-governmental organizations working for the public welfare to the purpose in the Public (P) zoning district and to add permitted and limited uses in the Public (P) zoning district, by amending Sections 28-238 "Community Centers", 28-239 "Community Service", 28-240 "Convention Center", 28-256 "Vocational School" and 28-323 "Public (P)"; providing for grandfather provisions, severability, repeal of conflicting ordinances, incorporation into the code and effective date. (This was a legislative item.) (This was the first reading and the first public hearing. The second reading and the final public hearing was scheduled for the regular City Council meeting on November 25, 2025 at 6:30 p.m.)

On November 5, 2025, the Planning and Zoning Commission recommended approval as presented, 7-0.

Community Development Director Brad Parrish stated that the ordinance amended the purpose statement of the Public (P) zoning district by allowing non-profit or other non-governmental organizations and specifically permits the following uses: "Community Centers, Community Service, Convention Center, and Vocational Schools." Staff also identified and corrected existing errors within the code.

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Small Scale Amendment (SSA) Application No. 2-2024 - State Road 405 and Singleton Avenue - PD SOUTH – City Manager Abbate advised the request was to conduct the public hearing and final reading of the ordinances for Small Scale Amendment (SSA) Application No. 2-2024.

City Attorney Treasure read the *Quasi-judicial rules of Procedures*.

City Attorney Treasure read Ordinance No. 38-2025 - An ordinance of the City of Titusville, Florida, amending the Code of Ordinances by amending Ordinance No. 60-1988, which adopted the comprehensive plan of the City of Titusville, by amending the future land use designation on land located at the southeast corner of the intersection of South Singleton Avenue and S.R. 405/South Street from Low Density Residential to Conservation on 11.25+/- acres of property; and from Conservation to Low Density Residential on 0.44+/- acres of property having parcel id nos. 22-35-08-00-1; 22-35-05-00-752; 22-35-05-00-758; 22-35-05-00-759 and 22-35-05-00-760; providing for severability; repeal of conflicting ordinances; and providing for an effective date. (This ordinance was a legislative item.)

And, Ordinance No. 39-2025 - An ordinance amending Ordinance No. 5-1993 of the City of Titusville, Florida, by amending the zoning map made a part of said ordinance by reference by changing the zoning classification on land located at the southeast corner of the intersection of south Singleton Avenue and S.R. 405/South Street from the General Use (GU) zoning district to the Planned Development (PD) zoning district on 27.99+/- acres of property; and from the Open Space Recreational (OR) zoning district to the Planned Development (PD) zoning district on 0.44+/- acres of property having parcel id nos. 22-35-08-00-1; 22-35-05-00-752; 22-35-05-00-758; 22-35-05-00-759 and 22-35-05-00-760; providing for severability; repeal of conflicting ordinances; and providing for an effective date. (This was a quasi-judicial item.)

Community Development Director Brad Parrish stated that the conditions of approval of the master plan were described in the rezoning ordinance: (1) A final recreational plan shall be submitted with the plat that illustrates the proposed recreational amenities, including interconnected stabilized sidewalks and walking trails within the open space areas, and confirms with the minimum required open space [1.6(a)]; (2) Wetland #1, Wetland #2, Wetland #3, and Wetland Buffers shall be preserved with the submittal of the plat [1.11(a)]; (3) The developer shall work with the City to adjust the layout of the master plan to achieve the preservation of upland scrub, pine and oaks where feasible. Heritage trees should, to the extent possible, be preserved with the submittal of the plat [1.11(c)]; (4) Buildings may be relocated or rearranged outside required landscape buffers

within the area identified as the developable acreage as stated in condition 1.7 of the ordinance and as illustrated on the master plan in Exhibit B [1.13(d)]; and (5) Direct Impacts to wetlands ok require an amendment to the Planned Development (PD) ordinance and master plan [1.13(e)].

At their regular meeting on October 22, 2025, the Planning and Zoning Commission, acting as the Local Planning Agency, recommended the following: (1) Amend the Comprehensive Plan Future Land Use Map by changing the future land use designation from the Low Density Residential to Conservation on 11.25+/- acres of property and from Conservation to Low-Density Residential on 0.44+/- acres of property having Parcel ID Nos. 22-35-08-00-1; 22-35-05-00-752; 22-35-05-00-758; 22-35-05-00-759; and 22-35-05-00-760 for SSA#2-2024 – State Road 405 and Singleton Avenue. Approved with a 6 yes, 1 no vote and (2) Amend the rezoning from the General Use (GU) zoning district to the Planned Development (PD) zoning district on 27.99+/- acres of property; and the Open Space Recreational (OR) zoning district to the Planned Development (PD) zoning district on 0.44+/- acres of property having Parcel ID Nos. 22-35-08-00-1; 22-35-05-00-752; 22-35-05-00-758; 22-35-05-00-759 and 22-35-05-00-760 with master plan and conditions of approval as described in the rezoning ordinance (staff conditions one (1) through five (5)). Three additional conditions are as follows: 1. The development must conform to the City's stormwater master plan. 2. The maximum building height allowed was forty (40) feet. 3. Cross-access to the Forest Hills Baptist Church parking lot be provided. Approved with a 6 yes, 1 no vote. One Member voted no because he feels there would be a negative impact on the conservation land and the zoning does not match the area.

Member Moscoso stated that the water from the site would lead to the Indian River Lagoon and straight through Bakers Subdivision, that was recently flooded.

Vice-Mayor Cole stated that many residents were concerned with flooding and asked if the city required the site plans to include topography to show the various elevations.

The applicant, Anna Long, Attorney with Dean Mead, provided a presentation that highlighted as follows:

- SR 405 and Singleton PD - South
- SR 405 and Singleton PD – South Staff Report Summary
- Community Engagement Meeting Summary
- Are you aware? Intersection of Singleton & South St (SR 405) Proposed Development
- Intersection of Singleton & South St (SR 405) Proposed Development
- Small Scale Amendment & Rezoning SSA 2-2024 Planned Development South
- SR405 and Singleton PD – South Project Conditions
- Stormwater
- Stormwater Analysis and Code Requirements
- Traffic
- Transportation Impact Analysis (TIA)
- Project Summary
- Thank you

William Moore read a letter that was signed by sixty-five residents expressing concerns regarding the impacts of existing and proposed developments on flooding, property damage, and the environment. The letter included concerns regarding the negative environmental impacts of new construction on the City of Titusville. Mr. Moore stated that the increased runoff from the proposed development would overwhelm the current stormwater system resulting in significant flooding in County Club Heights, Whispering Hills Estates and Bakers Subdivision causing damage to homes and structures. He also expressed concern about the destruction of natural wetlands, which were vital for absorbing stormwater.

Tom Dobson stated that he had lived in the County Club Heights Subdivision for forty-one years. He stated that he owned the property encompassing some of the most important and sensitive stormwater runoff areas in the City of Titusville. Mr. Dobson explained that the lake on his property received virtually all of the stormwater runoff from west of Park Avenue north to Bell Terrace. He stated that Heritage Canal flows into the lake and the water from this lake drains in a northeasterly direction through connecting wetlands to Lake Morbecca and ultimately to the Indian River Lagoon. Mr. Dobson stated that additional developments within this stormwater system would cause additional flooding regardless of the applicant's contrary statements.

Jill Dobson stated that she had also lived in the County Club Heights Subdivision for forty-one years. She expressed concerns about the negative impacts the proposed development would have on the surrounding environmentally sensitive areas including the destruction of large areas of old growth forest and potential loss of property value due to flooding of existing residential properties. She expressed concern about a 150-foot-wide building located within ten to twenty feet of the lake's edge that would significantly increase runoff and soil erosion directly into the lake. She also stated that the site plan and description of the proposed development was not consistent or compatible with the surrounding areas.

Kay St. Onge stated that the staff report included the Planned Development (PD) review criteria No. 16.b on external compatibility, which provided that "The proposed development shall not negatively impact any adjacent conservation lands." She stated that immediately adjacent to the proposed development was a twenty-five-acre parcel designated as conservation land containing a four-acre lake. Ms. St. Onge stated that the development would negatively impact both the conservation land and lake, as well as the property value of the homes overlooking the lake.

Frank Robb discussed the ecological significance of this property, noting that it included not only wetlands but also diverse wildlife throughout the site. He stated that the gopher tortoise burrow was home not to only the gopher tortoise, but potentially up to four hundred other species. Mr. Robb expressed his support for preserving Titusville's wildlife and natural areas and urged the Council to deny the proposed development. He also emphasized that Titusville's reputation as the gateway to nature and space should be upheld by maintaining its natural environment.

Angelea Falzone expressed concern for SSA Application No. 2-2024 and the potential negative impacts on her property and the surrounding community. Ms. Falzone stated that the homes in the surrounding areas were built over sixty years ago and many of the homeowners in this community were retired, making it difficult for them to recover or relocate in the event of flooding.

Amy Whisenant stated that she agreed with the previous speaker against SSA Application No. 2-2024. She stated that following the flooding and fourteen inches of rain in Titusville on October 26, 2025, her yard was flooded and raw sewage was flowing through her property. It created a hazardous situation. Ms. Whisenant stated that she was not in support of the proposed development and asked council to consider the interests and concerns of the citizens of Titusville.

Trudy Ledford stated that she attended the Resilient Titusville Vulnerability Assessment Public Engagement meeting on November 4, 2025. She discussed the projected areas of flood impacts that were near this development. Ms. Ledford asked the council to deny the rezoning of this property and listen to the citizens of Titusville.

Steve Ledford stated that he had lived in Forest Hills Subdivision for over twenty years. Mr. Ledford stated that many citizens expressed their concerns over the proposed planned developments on both the south and north sides of State Road 405. He stated that he was not in support of clear-cutting acres of land and removing the vegetation and trees that naturally absorbed water for new construction.

Michael Mustard stated that he lived near the subject property and was not in support of the proposed development. He also stated that the intersection at South Singleton Avenue and State Road 405 was one of the scariest roads in Brevard County. Mr. Mustard stated that he did not agree with the traffic study that was submitted by the applicant.

Michael Myjak stated that Titusville had a unique habitat that was different than other Cities in Brevard. Mr. Myjak stated that this was an opportunity for the City to save wetlands and requested the council deny the zoning change.

Toni Shifalo stated that many of the neighborhoods surrounding the subject property were part of the mid-century modern homes that she was presenting to the Historic Preservation Board as part of the space industry coming to Titusville. Ms. Shifalo stated that wetlands prevent flooding and she was not in support of destroying any of them for this development.

Laurilee Thompson reviewed Goal 1 of the Conservation Element in the City's Comprehensive Plan, which states: "To preserve and enhance the quality of the natural environment through preservation, conservation, and appropriate management of the vital natural resources, including air, water (both potable and surface), biotic and factors that affect energy conservation." She also read Objective 1.1: "To ensure the preservation of wildlife, particularly threatened and endangered species and the protection of their habitat, identify and conserve important natural resources and critical habitat where economically and environmentally feasible, to prevent adverse alterations to these areas." Ms. Thompson stated that there was no precedent for forty-foot-tall town homes on one of the City's large and irreplaceable conservation areas.

Mary Sphar stated that subject property had over fifty acres of wetlands and was part of a larger expanse of wetlands identified in the Environmental Consultants Report. She stated that approximately ten acres of the sixty-six-acre property could be developed on this property. Ms. Sphar advised that she was not in support of the proposed development.

Bill Klein stated that the City needed to review and identify areas at risk of flooding during hurricanes or heavy rainfall and take measures to prevent developments from being built in those areas.

Kathleen O'Rourke stated that the City's Stormwater Plan was outdated and needed to be updated. Ms. O'Rourke stated that this development would cause irreputable damage to the surrounding areas and she was not in support of it.

Vickie Conklin requested denial of this application. She stated that there was no reason this property could not be used with the existing zoning of sixteen single-family units. Ms. Conklin stated that the proposed town homes were eight hundred square feet and forty feet tall and they did not blend in with the surrounding homes.

Ralf Brookes advised that he was a board-certified attorney in city, county, and local government law for over twenty years. He stated that he was at this meeting to provide the City Council with legal confidence that they could deny the plan amendment and deny the rezoning without incurring liability. Mr. Brookes stated that the current General Use (GU) zoning allowed one dwelling unit per three acres and Open Space zoning allowed one dwelling unit per five acres; the applicant requested an increase from sixteen units to sixty-two units.

Max Forgey stated that he had been a member of the American Institute of Certified Planners for thirty-two years and that his clients were Mr. and Mrs. Dobson. He stated that the proposed development was incompatible with the neighboring properties and inconsistent with the Future Land Use Element and other portions of the Comprehensive Plan, specifically Policy 1.14.8 and Land Development Code Chapter 33-5 PD zoning standards. He stated that applicant was proposing an intensification of the current allowable use from sixteen units to sixty-two units.

The applicant, Anna Long, stated that they had not been provided with some of the information disclosed by City Council at this meeting. Ms. Long stated that they would like an opportunity to address the comments from the public with more specificity on how much additional stormwater the project would be able to retain. The developer was committed to retaining more stormwater than was required by the City. Ms. Long asked for a continuance to provide the amount of stormwater being retained.

City Attorney Treasure advised that it was up to City Council to determine whether they wanted to grant the continuance request, if there was some legitimacy to the applicants claim that they were not provided ex parte information.

The applicant, Anna Long, stated that they were only provided with three slides from City Staff, which included a vote no on the project, the benefits and detriments, and the flow map. She stated they had also been provided with a link to a YouTube video from City Staff.

Member Stoeckel stated that nothing she had heard prior to the City Council meeting differed from what was presented at the meeting.

Member Nelson stated that she did not have a problem postponing the vote to provide the applicant with the ex parte information and allowing them to present their rebuttal at a future City Council meeting.

Member Nelson stated that she had concerns with the development directing stormwater to the Indian River Lagoon because it dilutes the salinity and kills sea life in the Indian River Lagoon.

Vice-Mayor Cole stated that he did not support continuance because the correspondence emails he received prior to the meeting were not any different from what he heard at the City Council meeting.

The applicant, Anna Long, stated that a continuance would give them the opportunity to provide the percentage of stormwater that would be retained.

Member Stoeckel stated that she did not believe Planned Development (PD) zoning was appropriate at this location, regardless of what project was brought forward.

Member Moscoso stated that she did not believe Planned Development (PD) zoning was compatible for this location.

Motion: Member Stoeckel moved to deny Small Scale Amendment Application No. 2-2024 - State Road 405 and Singleton Avenue - PD SOUTH. This included the denial of Ordinance No. 38-2022. Vice-Mayor Cole seconded the motion. The roll call vote was:

Member Nelson	Yes
Mayor Connors	Yes
Vice-Mayor Cole	Yes
Member Stoeckel	Yes
Member Moscoso	Yes

The motion carried unanimously.

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Motion: Member Stoeckel moved to deny Ordinance No. 39-2025. Member Nelson seconded the motion. The roll call vote was:

Mayor Connors	Yes
Vice-Mayor Cole	Yes
Member Stoeckel	Yes
Member Moscoso	Yes
Member Nelson	Yes

The motion carried unanimously.

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Mayor Connors called for a recess from 9:23 to 9:30.

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ORDINANCES-FIRST READING

Ordinance No. 40-2025 to amend Section 13-109 of the Code of Ordinances to increase reporting on properties holding mortgages in default from annually to biannually – City Manager Abbate advised the request was to conduct the first reading of Ordinance No. 40-2025.

City Attorney Treasure read Ordinance No. 40-2025 amending Chapter 13 of the Code of Ordinances to increase reporting on properties holding mortgages in default from annually to biannually by amending section 13-109 "registrations of real property mortgagee holding mortgages in default"; providing for severability; providing for incorporation into the code; and providing for an effective date the first time by title only. (The public hearing would be held at the regular City Council meeting on November 25, 2025 at 6:30 p.m.)

On August 12, 2025, during a regular meeting, City Council selected a new contractor, HERA Property Registry, to support the registration process and fee collection, in accordance with Sections 13-109 and 13-110 of the City's Code of Ordinances. The total registration fee remained at \$150, split equally between the City and the contractor.

Council also directed staff to prepare a resolution proposing an increase in the registration fee from \$150 to \$300, and to include a comparative list of fees from other municipalities. On September 23, 2025, City Council at its regular scheduled meeting, approved Resolution 17-2025 to raise the registration fee from \$150 to \$300 and directed staff to amend section Chapter 13 Section 13-109 from annual to biannual collection of registration fees.

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Small Scale Amendment (SSA) Application No. 5-2025 Sunset Development 125 Precision Way with Annexation – City Manager Abbate advised this item was tabled to the regular City Council meeting on January 13, 2026 at 6:30 p.m.

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OLD BUSINESS – None.

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NEW BUSINESS

Approve Restricted Donation and Contract - Nanobubbles Pilot Project – City Manager Abbate advised the request was to accept the restricted donation from Laurilee Thompson in the amount of \$150,000 for the nanobubbles pilot project at the City Marina. In addition, approve a contract

with Moleaer Inc., of Hawthorne, California, for an amount not to exceed \$121,800, and authorize the Mayor to execute the contract upon review and approval by the City Attorney and City Manager. Additionally, approve the associated budget amendment.

Ms. Laurilee Thompson desired to donate \$150,000 to the City to fund a pilot project within the City Marina for muck treatment via nanobubbles. Moleaer Inc. was the sole source of the technology being utilized for this pilot project. The restricted donation provided to the City would be utilized to fully fund the pilot with all costs tracked, and any remaining funds returned to the donor.

This pilot project, if successful, could be used as a new technology to assist in muck cleanup within the Indian River Lagoon. The City would provide sampling and monitoring services through a university or professional service not to exceed \$28,200. Any additional agreements for this service would be returned to the City Council as needed.

Vice-Mayor Cole asked if there was any type of warranty or guarantee for Laurilee Thompson or the City if the Nanobubbles Pilot Project did not show any improvement to the Indian River Lagoon.

Chris Stephan, Global Director for Moleaer, Inc., stated that a third party, Dr. Austin Fox from the Florida Institute of Technology (FIT), had been brought into the project because of his extensive study of the Indian River Lagoon and his belief that the core issue was a lack of oxygen. Mr. Stephan explained that nanobubbles guaranteed a set amount of oxygen would be added to the water, enabling natural processes within the waterbody. He stated that Moleaer, Inc. guaranteed that the equipment installed would perform as specified and operate for the designated time frame. The monitoring plan was being developed and would be implemented by Dr. Austin Fox and he would provide the validity of the outcome.

Chris Stephan, Global Director for Moleaer, Inc., stated that installation was likely to occur sometime between December 1, 2025, and January 1, 2026.

Kay St. Onge stated that Laurilee Thompson put her beliefs into action and she was grateful that Ms. Thompson had contributed \$150,000 of her own money toward the Nanobubbles Pilot Project to help remove muck from the Indian River Lagoon and improve water clarity. Ms. St. Onge stated that she was in support of the item and was eager to see the nanobubbles generator in operation at the Titusville Marina.

Laurilee Thompson stated that the funds for the project were not her own, but came from her parents, who owned Dixie Crossroads. She noted that the Titusville community had supported Dixie Crossroads for the past forty-three years, and she could not think of a better tribute to her parents and the community that had supported them. Ms. Thompson stated that it was a risk, but if they did not take the risks, they would never know the outcome.

Motion: Member Nelson moved to accept the restricted donation from Laurilee Thompson in the amount of \$150,000 for the nanobubbles pilot project at the City Marina. In addition, approved a contract with Moleaer Inc., of Hawthorne, California, for an amount not to exceed \$121,800 and

authorized the Mayor to execute the contract upon review and approval by the City Attorney and City Manager. Additionally, approved the associated budget amendment, as recommended. Vice-Mayor Cole seconded the motion. The motion carried unanimously.

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Advisability — Review of 6350 Horizon Drive for Potential Acquisition and Utilization as Titusville Police Department Head Quarters and Emergency Operations Center – City Manager Abbate advised the request was to approve the use of staff time and professional consulting services as needed to complete a feasibility review of this potential acquisition. Any consultant work orders would be brought back to City Council at a future date. Additionally, a presentation of findings and options will be provided to the City Council at a future meeting.

The City was advised that 6350 Horizon Drive may be available for acquisition. The City Manager and staff did a walk-through with the current owners and determined that the building was a good candidate for acquisition and use by the City for the Police Department and Emergency Operations Center. Any consultant work orders would be brought back to City Council at a future date. Additionally, a presentation of findings and options will be provided to the City Council at a future meeting.

Member Moscoso asked how long the process would take and whether the Police Hall of Fame would wait for the City's process or if they had another buyer.

City Manager Abbate advised that staff provide a cost estimate for the consultation services for the feasibility study by the regular City Council meeting on November 25, 2025. He stated that there was a sense of urgency because other entities were interested in the property; however, the preferred customer was the City of Titusville due to the law enforcement connection to the Hall of Fame.

Motion: Member Nelson moved to approve the use of staff time and professional consulting services as needed to complete a feasibility review of this potential acquisition of 6350 Horizon Drive, as recommended. Vice-Mayor Cole seconded the motion. The motion carried unanimously.

xxx

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT (NON-AGENDA ITEMS) – None.

xxx

MAYOR AND COUNCIL REPORTS

Mayor's Report – Mayor Connors provided his individual report.

xxx

Mayor Connors stated that City Council previously gave direction to the City Attorney's Office to explore the Multidistrict Litigation MDL 2724 and MDL 3080 concerning alleged pharmaceutical price fixing.

Motion: Mayor Connors moved to authorize the City Attorney to engage with Kelly and Grossman Law Firm to evaluate the City's eligibility for participation in the Multidistrict Litigation MDL 2724 and MDL 3080 concerning alleged pharmaceutical price fixing by November 30, 2025. If deemed appropriate, the City Attorney was further authorized to take the necessary steps to join the litigation on behalf of the City self-funded health plan with the understanding that legal representation was contingent based and no up-front cost would be incurred as requested by Mayor Connors. Member Stoeckel seconded the motion.

Member Moscoso stated that she was unaware of this litigation. Member Moscoso asked if in the future, Mayor Connors could provide this type of information to the staff/council prior to the meeting so they had time to research it and know what they were voting on.

City Attorney Treasure stated that if there was going to be action requested then she believed it would need to be added to the City Council agenda and notice to the public. City Attorney Treasure stated that she would like time to research it, but if it was already discussed and voted on with direction then she would begin the follow up.

In addition, Council discussed the City Attorney providing an update at the next regular City Council meeting.

The motion carried unanimously.

xxx

Mayor Connors requested Council review the Request for Proposal (RFP) for the benefits consultant prior to moving forward with the bid process. City Manager Abbate advised he would provide each Council Member with an update on the status.

xxx

No additional action items.

xxx

Council Reports –

Vice-Mayor Cole stated that he played in a golf tournament sponsored by the Folds of Honor on November 10, 2025 in Orlando.

xxx

Member Stoeckel state that she was unable to attend the Special City Council meeting on November 13, 2025 and requested that Council to not take any action at this meeting.

xxx

Council discussed holding a joint town hall meeting with the County to provide information to the citizens on the past flooding that occurred in the north part of town on October 26, 2025 that included property in the City and in the County, as requested by Member Moscoso. Discussion included having a presentation with information prior to opening up for discussion, etc.

XXX

Member Moscoso requested a spreadsheet of the schedule for maintaining ditches and culverts in Titusville.

XXX

Member Moscoso stated that the City of Titusville Code Enforcement was hosting a Star Party on November 15, 2025 from 5:00 p.m. to 8:00 p.m. at Space View Park.

XXX

Member Moscoso stated that the Miracle City Market was scheduled for November 16, 2025 in Downtown Titusville from 11:00 a.m. to 3:00 p.m.

XXX

No additional action items.

XXX

City Managers Report – City Manager Abbate submitted his written report. All items were informational only.

XXX

City Attorneys Report – None.

XXX

With no further business to discuss, the meeting adjourned at 10:10 p.m.

Andrew Connors, Mayor

ATTEST:

Wanda F. Wells, City Clerk