

Melbourne-Tillman Water Control District



Board Agenda

Melbourne-Tillman Water Control District

MEETING OF THE BOARD OF DIRECTORS

TUESDAY, OCTOBER 27, 2026

9:00 AM



Call to Order

Philip Weinberg, President

Pledge of Allegiance

Philip Weinberg, President

Roll Call

Lisa Blackett

Board Members:

Donny Felix, (Palm Bay September 30, 2029)

Joseph Hale, Vice President (Palm Bay September 30, 2028)

Brant Hoffman (Brevard County September 30, 2028)

Scott Morgan, (West Melbourne September 30, 2027)

Drew Powshok (Brevard County September 30, 2028)

Philip Weinberg, President (Palm Bay, September 2027)

Jay Woltering (Brevard County September 30, 2028)

District Attorney: Jim Beadle

Secretary/Treasurer: Lisa Blackett

District Manager: Rick Nipper

Recognition of Guests

Mike McCabe, District Engineer

Bo Rainbolt, Assistant Manager/ Operations

Jeff Hawes, Corcoran Partners

Melbourne-Tillman Water Control District

MEETING OF THE BOARD OF DIRECTORS

TUESDAY, OCTOBER 28, 2025

9:00 AM

Announcements

- Welcome Donny Felix to the Board of Directors, he was appointed by the City of Palm Bay and his term will expire on September 30, 2029.
- The Brevard County Commission approved the District's 2026/2027 Budget at the public hearing on September 10, 2026.
- The District's annual inventory was conducted on September 23, 2026 by Board member Scott Morgan and staff member Ken Neff. Attached is the inventory letter, signed by Scott Morgan. (Attachment 1)

Public Comments

Presentations

- Jeff Hawes, Corcoran Group Legislative update and Contract review (Provided at Meeting)

Regular Business

- Approval of the minutes, August 25, 2026, MTWCD Board of Director's Meeting (Attachment 2)
- Approval of the Operating Statement through September 30, 2026 (Attachment 3)

New Business

- The annual election of Board Officers (President, Vice-President, Secretary/Treasurer and District Attorney)

Old Business

Staff Reports

- District Manager's Report, Rick Nipper
- Engineer's Report, Mike McCabe
- Assistant Manager/Operations Report, Bo Rainbolt
- Attorney's Report, Jim Beadle
- Secretary/Treasurer's Report, Lisa Blackett

Melbourne-Tillman Water Control District

MEETING OF THE BOARD OF DIRECTORS

TUESDAY, OCTOBER 28, 2025

9:00 AM

Closing

- Meeting Schedule – The next Board Meeting is scheduled for Tuesday December 1, 2026 at 9:00 am in the City of West Melbourne Council Chambers.
- Board Member Reports
 - Donny Felix*
 - Joe Hale*
 - Brant Hoffman*
 - Scott Morgan*
 - Drew Powshok*
 - Jay Woltering*
 - Phil Weinberg*
- Adjourn

Pursuant to Section 286-0105, FSS, if an individual decides to appeal any decision made by the Melbourne-Tillman Water Control District Board of Directors with respect to any matter considered at this meeting, a verbatim transcript of the proceedings may be required and the individual will need to ensure that a verbatim transcript of the proceedings is made,

In accordance with the Americans with Disabilities Act and Section 286.26, FSS, persons needing special accommodations for this meeting shall within reasonable time, prior to this meeting, contact the Office of the Secretary to the Board of Directors, (321)-723-7233.

Attachment 1

STATE OF FLORIDA
Melbourne-Tillman Water Control District



Scott Morgan
2312 Woodfield Circle
West Melbourne, FL 32904

October 1, 2026

Melbourne Tillman Water Control District
5990 Minton Road NW
Palm Bay, FL 32907

RE: Annual Inventory

On Wednesday, September 23, 2026, on behalf of the Board of Directors, I completed the Melbourne-Tillman Water Control District's Annual Inventory with staff member Ken Neff, Facilities Group Leader. Random items were selected from the inventory listing, and all selected items were identified and located.

One discrepancy was noted: a zero-turn mower, purchased in 2012, remained on the inventory listing even though it had been sold on GovDeals on March 23, 2023. A nearly identical mower was present on-site - but not shown on the inventory listing due to an inadvertent deletion. This mower was confirmed to be the correct remaining asset through verification of the serial number, photographs, and file documentation. The inventory listing was corrected accordingly and now accurately reflects the proper asset number.

Sincerely,

Scott Morgan
Board Member
Melbourne Tillman Water Control District

Attachment 2

MELBOURNE-TILLMAN WATER CONTROL DISTRICT

MINUTES

August 25, 2026

CALL TO ORDER

The regularly scheduled meeting of the Melbourne-Tillman Water Control District (MTWCD) Board of Directors was called to order by President Phil Weinberg on Tuesday, August 25, 2026 at 9:00 AM in the City of West Melbourne Council Chambers, Veterans Memorial Complex, 2285 Minton Road, West Melbourne, Florida.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the Flag was recited by all present.

ROLL CALL

The following Board Members were present:

Joe Hale, Vice President
Brant Hoffman
Scott Morgan
Jay Woltering

Absent: Philip Weinberg, President
Drew Powshok
Vacant Seat
Jim Beadle, District Attorney

Also present:

Rick Nipper, District Manager
Lisa Blackett, Secretary/Treasurer

RECOGNITION OF GUESTS/VISITORS/STAFF

Mike McCabe, District Engineer
Bo Rainbolt, Assistant Manager of Operations
Dean LaCorte, Managing Member, Babcock Self Storage
Daniel Patella, Managing Member, Babcock Self Storage
Clayton Bennett, PE, Bennett Engineering and Consulting, LLC

ANNOUNCEMENTS

The Manager announced that the District's FY 2026/2027 user fees were approved during the public hearing held on August 13, 2026 and remained unchanged at:

Residential:	\$25.00 per acre or portion thereof
Agricultural:	\$ 8.50 per acre or portion thereof
Commercial:	\$52.50 per acre or portion thereof

The Manager stated the District's FY 2026/2027 Budget would be presented at Brevard County's first budget hearing on September 8, 2026 with the final budget hearing scheduled on September 22, 2026.

The Manager asked for a Board Member to conduct the District's Annual Inventory in early October and Scott Morgan volunteered. The Manager updated that the City of Palm Bay had appointed Donny Felix to the Board of Directors.

PUBLIC COMMENTS

None

PRESENTATIONS

Clayton Bennett, PE, Bennett Engineering and Consulting, LLC presented the history of the driveway culvert for Babcock Street Self Storage located on Babcock Street in Palm Bay, FL. He stated the original pipe was installed in 1982 as a permitted 72" x 44" corrugated metal pipe equivalent to a 60" diameter pipe. He continued that in 2013, the pipe had begun to show its age and the owners sought to replace it. The District's Engineer at that time, Matt Soyka issued a letter that a 60" HDPE pipe would be necessary to meet the District's flow requirements. Mr. Bennett added that in 2014 a permit was issued by the District to replace the driveway culvert with a 60" HDPE pipe. However, the pipe was never replaced and the permit expired and now, ten years later, Mr. Bennett reported that in April of 2026, he submitted a new permit application to replace the culvert pipe with a 60" RCP pipe and the District's Engineer has not approved the permit bringing him to appear before the Board. Mr. Bennett stated that his computations of the District's policies and flow rates that the requirement of a box culvert exceeds the District's policy.

Mr. Bennett reviewed the three District policies which he believed to support his request for a 60" replacement culvert as permitted in 2014. The District Manager asked Mr. Bennett why the culvert was not replaced in 2014 as permitted to which Mr. Bennett replied that the culvert was determined to be deteriorating but did not fail, and in fact has lasted an additional 12 years. The District Manager advised Mr. Bennett that there is a second culvert south of the current one which is also deteriorating that will also need to be replaced.

After discussion with the Board members, Dean LaCorte, Managing Member, Babcock Self Storage addressed the Board to offer increase the replacement pipe size from 60" to 72" to address the District Engineer's flow rate calculations. The District Engineer expressed concern that the 72" pipe would be too tall for the driveway to remain flat and would have to be buried down in the canal affecting flows. Mr. LaCorte stated that there was room to raise the driveway 12" to ramp it over the increased sized pipe. After discussing the obstacles under Malabar Road and District policy. Joe Hale handed the Gavel to Scott Morgan to preside over the meeting. Joe Hale **motioned contingent to policy, to approve the 72" elliptical pipe with end walls as a replacement for the failing culvert.** Jay Woltering **seconded the motion.** The Board **voted 4-0 to approve the motion.**

Scott Morgan returned the gavel to Joe Hale, who then resumed chairing the meeting.

REGULAR BUSINESS

The Vice-President presented the minutes from the April 28, 2026 Board meeting which were carried over from the June 23, 2026 meeting that was cancelled due to lack of a quorum. Scott Morgan **motioned to approve the Minutes from the April 28, 2026, Board Meeting.** Brant Hoffman **seconded the motion.** The Board **voted 4-0 to approve the motion.**

The Vice-President presented the Operating Statement through July 31, 2026 for Board approval. Brant Hoffman **motioned to approve the Operating Statement through July 31, 2026.** Scott Morgan **seconded the motion.** The Board **voted 4-0 to approve the motion.**

OLD BUSINESS

The Manager asked the Assistant Manager/Operations to update the Board on the progress of the sale of unused District equipment on GovDeals. The Assistant Manager/Operations stated the District had sold the harvester for \$26,200 which he deemed a success due to the condition of the machine and the cost of repairs to the District. The Manager added that he had been in contact with the District's consultants to obtain an appropriation for a new harvester or a second long reach.

NEW BUSINESS

The Manager presented an easement agreement with the St. John's River Water Management District (SJRWMD) for Canal C-5. The Manager explained the agreement memorializes Egress/Ingress that they currently use and outlines that damages that occur from the use of the right of way would be repaired by SJRWMD. Joe Hale noted a typo error in the survey that should be corrected. The Manager agreed to have the error corrected on the final document. Scott Morgan **motioned to approve the easement for ingress/egress with the typo error corrected.** Brant Hoffman **seconded the motion.** The Board **voted 4-0 to approve the motion.**

The Manager presented and read District Resolution 2026-2 of the Melbourne Tillman Water Control District to provide for the authority to levy user fees and certified to the Brevard County Property Appraiser the user fees levied for the 2026 fiscal year, providing an effective date. Jay Woltering **motioned to approve Resolution 2026-2.** Brant Hoffman **seconded the motion.** The Board **voted 4-0 to approve the motion.**

The Manager presented and read District Resolution 2026-3 for approval as an appropriation and levy resolution of the Melbourne Tillman Water Control District covering fiscal year beginning October 1, 2026 and ending September 30, 2027 appropriating the funds required for the general operating expenses of the District, all necessary and proper disbursements and other necessary expenditures needed for the operation of the District and the purpose of capital outlays during the said fiscal year, providing for the adoption of the budget for the fiscal year. Scott Morgan **motioned to Resolution 2026-3.** Brant Hoffman **seconded the motion.** The Board **voted 4-0 to approve the motion.**

BUDGET

The Manager requested to transfer \$8,000 from Account #5640010 (Repair and Maintenance Supply) to Account #5520100 (Aquatics) to support the purchase of aquatic herbicide after projections indicate a shortfall due to increased product pricing and a newly implemented 2.5% fuel surcharge. Brant Hoffman **motioned to approve the transfer.** Jay Woltering **seconded the motion.** The Board **voted 4-0 to approve the motion.**

MANAGER'S REPORT

The Manager reported that the District's operations were going well and that staff has fallen behind on the mowing operations due in part to the weather and the heavy growing season. He also reported that Donny Felix had been appointed to the Board of Director's effective October 1, 2026 to September 30, 2029.

ENGINEER'S REPORT

No Report

ASSISTANT MANAGER/OPERATIONS REPORT

The Assistant Manager thanked the District Engineer for the work he did to update the District's models to ensure the proper flows within the District's canals. He highlighted the District's operations and advised staff would re-implement the process of using Garlon on the palm trees growing on the District's canal slopes in the Spring of 2027.

He updated the Board that staff have been working with Schulte to demo alternate types of mowers which are expected to reduce wear and tear as well as repair costs of repairing the rag joints. Schulte has authorized the District to use the mower free of charge in exchange for the staff's feed back on the machine's performance.

ATTORNEY'S REPORT

None - Absent

SECRETARY/TREASURER'S REPORT

The Secretary/Treasurer reported that FEMA has moved closer to closing out the District's PA Grant. She added that there were some discrepancies in the amounts the FDEM Contractor had submitted for reimbursement but she had met with the contractor to work through the issues necessary to award the District the full grant amount.

CLOSING

The Vice-President announced the next Board meeting would be Tuesday, October 27, 2026 at 9:00 AM in the City of West Melbourne Council Chambers, Veterans Memorial Complex, 2285 Minton Road, West Melbourne, Florida.

DIRECTOR'S REPORTS

Joe Hale – Thanked Scott Morgan for volunteering to participate in the District's audit on behalf of the Board

Brant Hoffman – None

Scott Morgan – None .

Drew Powshok – Absent

Jay Woltering – None

Phil Weinberg –.Absent

ADJOURN

Joe Hale, Vice-President adjourned the meeting at 10:40 am.

Respectfully,

Lisa Blackett

Secretary

Board of Directors

Attachment 3



MELBOURNE-TILLMAN WATER CONTROL DISTRICT

Operating Statement Through September 30, 2026

	Actual \$ To Date	FY 2025/2026 Approved Budget	Approved Budget Adjustment	FY 2025/2026 Modified Budget	Over/Under Budget	Percentage Budget
Revenue						
State Grant - FEMA	\$ 4,310					
Federal Grant - FEMA	\$ 77,587					
User Fees	\$ 2,362,426	\$ 2,350,583		\$ 2,350,583	\$ 11,843	101%
Permits	\$ 177,225	\$ 50,000		\$ 50,000	\$ 127,225	354%
Miscellaneous Income	\$ 260,401	\$ 140,000		\$ 140,000	\$ 120,401	186%
Balance Forward Operating		\$ 2,368,989		\$ 2,368,989	\$ (2,368,989)	0%
TOTAL REVENUE	\$ 2,881,949	\$ 4,909,572	\$ -	\$ 4,909,572	\$ 2,027,623	59%
Expenses						
Salaries	\$ 1,171,146	\$ 1,273,290		\$ 1,273,290	\$ 102,144	92%
Health Insurance	\$ 284,022	\$ 303,571		\$ 303,571	\$ 19,549	94%
Retirement	\$ 162,435	\$ 253,250		\$ 253,250	\$ 90,815	64%
FICA/Medicare	\$ 87,151	\$ 97,407		\$ 97,407	\$ 10,256	89%
Workers' Comp	\$ 17,560	\$ 25,000		\$ 25,000	\$ 7,440	70%
SALARY & BENEFITS	\$ 1,722,315	\$ 1,952,518	\$ -	\$ 1,952,518	\$ 230,203	88%
Professional Services	\$ 50,782	\$ 56,200		\$ 56,200	\$ 5,418	90%
Contract Services	\$ 6,242	\$ 8,500	\$ -	\$ 8,500	\$ 2,258	73%
Travel	\$ 1,350	\$ 2,000		\$ 2,000	\$ 650	68%
Communications	\$ 6,867	\$ 10,450	\$ -	\$ 10,450	\$ 3,583	66%
Utilities	\$ 7,194	\$ 9,000	\$ -	\$ 9,000	\$ 1,806	80%
Rentals	\$ -	\$ 1,000		\$ 1,000	\$ 1,000	0%
Liability Insurance	\$ 142,495	\$ 162,713	\$ (15,000)	\$ 147,713	\$ 5,218	96%
Repair & Maintenance	\$ 63,443	\$ 146,000	\$ 7,000	\$ 153,000	\$ 89,558	41%
Current Charges	\$ 58,134	\$ 65,500	\$ -	\$ 65,500	\$ 7,366	89%
Office Supplies	\$ 2,683	\$ 5,000		\$ 5,000	\$ 2,317	54%
Operating Supplies	\$ 211,896	\$ 185,000	\$ 28,000	\$ 213,000	\$ 1,104	99%
Books & Training	\$ 13,722	\$ 13,500	\$ 2,000	\$ 15,500	\$ 1,778	89%
Restricted Reserves	\$ -	\$ 1,767,191		\$ 1,767,191	\$ 1,767,191	
OPERATIONS	\$ 564,808	\$ 2,432,054		\$ 2,432,054	\$ 1,867,246	23%
Improvements Other than Buildings	\$ 6,118	\$ 75,000	\$ (20,000)	\$ 55,000	\$ 48,882	11%
Machinery	\$ 357,253	\$ 440,000		\$ 440,000	\$ 82,747	81%
Computer Equipment	\$ -	\$ 7,500		\$ 7,500	\$ 7,500	0%
Computer Software	\$ -	\$ 2,500	\$ (2,000)	\$ 500	\$ 500	0%
CAPITAL OUTLAY	\$ 363,371	\$ 525,000		\$ 525,000	\$ 161,629	69%
TOTAL EXPENSE	\$ 2,650,493	\$ 4,909,572		\$ 4,909,572	\$ (2,259,079)	54%

Legal, Drug Testing, Accounting & Court Reporting, Engineering Testing,
Miscellaneous Professional Services
Uniforms, Garbage Service
Travel
Postage, Telephone Service
Utility, Solid Waste Assessment
Rentals
Insurance
Repair & Maintenance Service, Repair & Maintenance Supplies, Auto & Equipment
Parts, Maintenance Agreements
Tax Collector, Bank Fees, Lic & Permits, Advertising, Unemployment
Office Supplies
Operating Supplies, Fuel, Gas & Oil, Aquatics
Books, Pubs., Memberships, Training Costs

1 Approved 8/26/2025

2 Approved 2/24/26

3 Approved 4/28/26

4 Approved 8/25/2026

\$2000 from #5640300 Computer Software to #5540000 Books,Pus,Subs &Memberships to reclassify software based subscription expenditures from capital account to operating account expense account.

\$15,000 from #5450000, Computer Software to #5540000 Insurance to #5462800, Maintenance Agreements for the unforeseen increased cost of the District's IT Maintenance & Support due to the sudden death of Rick Moon, Connect II.

\$20,000 from Account #5630001 (Improvements Other than Buildings) to Account #5520100 (Aquatics) for the purchase of additional aquatic herbicide.

\$8,000 from Account #5460010 (Repair/Maintenance Supply) to Account #5520100 (Aquatics) for the purchase of additional aquatic herbicide.