MINUTES
City of Cocoa
Council Priorities Workshop

February 20, 2024

A City Council Priorities Workshop was held on Tuesday, February 20, 2024, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. Opening Matters:

Mayor Blake called the meeting to order at 5:00 p.m.

Councilmember Barringer provided the invocation and Councilmember Goins led the assembly in the Pledge of Allegiance.

The City Clerk took the roll.

PRESENT:	Michael C. Blake	Mayor
	Lavander Hearn	Deputy Mayor
	Matthew Barringer	Councilmember
	Alex Goins	Councilmember
	Lorraine Koss	Councilmember
	Anthony Garganese	City Attorney
	Stockton Whitten	City Manager
	Monica Arsenault	City Clerk

OTHER STAFF MEMBERS PRESENT:

Abby Morgan, Public Works Director; Rebecca Bowman, Finance Director; Charlene Neuterman, Community Services Director; Evander Collier, Police Chief; Jack Walsh, Utilities Director; Tammy Gemmati, Administrative Services Director; Samantha Senger, Communications & Economic Development Director; Robert Beach, Chief Technology Officer; and Lisa Richardson, Help Desk Support Tech.

II. Workshop Topics:

City Manager Whitten reviewed the agenda[1] for the evening and pointed out the topics to be discussed.

1. Revisiting Priority Areas

Ms. Senger talked about priority areas, mentioning the areas of focus are public safety and community standards, public infrastructure, economic and community development, community outreach and engagement and organizational effectiveness.

Councilmember Koss discussed the idea of a planning tool to maintain objectives and log actions and accountability. This would also help prioritize projects. She explained that this would allow staff and the public to know what the plan is. This can be a flexible tool and should be used to help achieve aspirations.

Mayor Blake pointed out that nothing is etched in concrete as plans can change, especially in the event of a hurricane where the focus may change.

Councilmember Koss reiterated that this would be a flexible tool because plans can certainly change.

* **MOTION by Councilmember Koss to ask staff to bring back a draft document of Council goals and objectives to serve as a planning tool that would help maintain actions and accountability.**

MOTION DIED for a lack of a Second.

2. Legislative Session Potential Impacts

City Manager Whitten reviewed the legislative priorities. These include:

- Funding for all phases of SR524 and SR501 – Brightline Station
- Additional State funding for the SHIP Program
- Supporting additional funding for the conversion of the former Dr. Joe Lee Smith Center
- Additional funding for sustainability and resiliency projects
- Funding for the redesign and construction of day slips at Lee Wenner Park
- Protection of the local Home Rule
- Opposing utility transfer restrictions
- Continued funding of bonus and incentive pay for First Responders

[1] Exhibit A: FY2025 Council Priorities & Planning

- Continuation of cybersecurity funding

City Manager Whitten further spoke about potential legislative impacts. These include several bills being considered, including topics such as municipal utilities, millage rates, increased homestead property tax exemptions and bills dealing with advanced community permitting moving forward.

3. Fund Balance and 2024/2025 Budget Development

Ms. Bowman reviewed the General Fund unassigned fund balance. She pointed out that staff's recommendation for the use of FY23 unassigned fund balance will be road paving, P25 radios and police vehicles.

Ms. Bowman gave an update on prior assigned fund balance commitments, including park projects and other capital projects. Additionally, the following projects from the FY21 assigned fund balance have been completed:

- Donation requests
- Paving
- Fuel Tank
- Police Headquarters
- Brevard Museum

Ms. Bowman talked about estimated new money being anticipated for FY25. This includes a property tax increase, an increase in fire assessment fees, utility/stormwater indirect cost allocations and a return on utility investment. She also shared the anticipated increases in expenses, leaving the City with a shortfall of about $452,652.00.

Furthermore, she shared beautification and maintenance obligations that the City has committed funds to. This includes:

- Annual contract services mowing
  - SR520, Lee Wenner Park, Fire Stations, etc.
  - Cemeteries
- Annual facility obligations
  - Cocoa Playhouse
  - Brevard Museum
  - Leon & Jewel Collins Museum
  - Junny Rios Park Splash Pad

- Post Office
- Former Dr. Joe Lee Smith Center
- Heart of Cocoa Meeting Room
- Cemeteries general maintenance

Ms. Bowman shared that the City's contractual obligation to the Cocoa Playhouse is $85,000 annually, however it was exceeded by $128,932 as the elevator and the fire alarm system were replaced. Additionally, City Manager Whitten pointed out that the City of Cocoa owns the Cocoa Village Playhouse.

Councilmember Goins asked if staff could provide a copy of the contract for the Cocoa Village Playhouse so they can be well informed. In response, City Manager Whitten stated that he sent an email to Council with a copy of the contract so they can see what it looks like.

Lastly, Ms. Bowman talked about deferred capital for FY24. This includes the following items:

- Police Department
  - Replacement evidence lockers
  - Carport enclosure evidence yard
- Public Works Department
  - Aurora Street ditch piping and road
  - Fleet (kitchen and bath)
  - Civic Center roof

4. Parks Updates and Proposed Maintenance Agreement

Ms. Morgan provided Council with a project update for the parks. She talked about Provost Park and noted that it is currently under construction and is anticipated to be completed in mid-June.

There are some items that need to be decided, however, and she elaborated that paving and striping the parking lot off of Varr Avenue would provide twenty-four additional improved parking spaces with a combination of asphalt and proper grading of the lot. This would provide approximately seventy total spaces for Provost Park including the parking lot off of Fiske Blvd. This would require a change order for a total of around $50,000.

Ms. Morgan provided an update on Bracco Pond Park, noting that the project was completed in August of 2023. This park offers multi-station static exercise equipment around the walking path. A combination of twenty-four oak, maple and bald cypress trees were planted as part of the Year 3 Phase of the Urban Forestry Grant.

Ms. Morgan shared that the Junny Rios Martinez Park is at one hundred percent design. This will offer a new splash pad and a pavilion.

Councilmember Barringer shared some concerns that he has regarding the park that he's heard from his constituents. The citizens have been patient and he'd like to have a future conversation, as a Council, to decide what they are committed to.

Furthermore, he shared that there are some citizens, a little more fiscally conservative, who feel the city already has a beautiful splash pad and don't necessarily see a need for another one. On the other hand, a lot of the new development is bringing in new and younger families, as well as those who have been residents for a long time, who really value a new splash pad in their area, saving them a fifteen-to-twenty-minute drive to Cocoa Village.

Ms. Morgan provided an update on the last park, Don "Mo" Stradley Park. She noted that this park is under construction and is anticipated to be completed in mid-June[2].

City Manager Whitten talked about the County's proposed Maintenance Agreement, beginning with the history of the District 4 parks. He pointed out that in 1986 the City of Cocoa entered into a long-term maintenance and operations agreement with Brevard County Parks and Recreation. This agreement expired in 2011.

Due to a lack of funding related to the maintenance, operations and capital improvements of these parks, a referendum was placed on the ballot in 2000. Unfortunately, while a similar referendum passed in other districts in the County, it failed in District 4.

Currently, the City of Cocoa and the County have continued to operate under the original expired maintenance and operations agreement. The City and County are currently negotiating a new interlocal agreement to address the maintenance and operations of these parks.

[2] A five-minute recess was taken at 6:34pm. Council reconvened at 6:39pm.

City Manager Whitten provided information depicting District 4's revenue vs. expenditures, sharing that the City of Cocoa contributes approximately 19% of the District 4 revenue. The City also received approximately 32% of the total revenue. Historically, the Brevard County BOCC has further contributed general fund dollars beyond what District 4 is able to fund.

Currently, the City has received a proposed maintenance agreement from Brevard County Parks and Recreation with a deadline to respond by April 1, 2024. This will include improved levels of service; however, it does not provide accountability.

Furthermore, capital replacements from the County, per item, are covered up to $5,000 and overages would be covered by the City. The annual maintenance costs exceeding revenues will be spilt 50/50 between the City and the County. Additionally, any criminal mischief or theft would be at the cost of the City.

Deputy Mayor Hearn and Councilmember Goins both agreed and commented that accountability is very important with an agreement such as this and feel that there should definitely be a level of accountability.

City Manager Whitten noted that the proposal states that the term of this Interlocal Agreement shall be for a period of ten years with two options for renewal of five-year periods by written notice to the County ninety-days prior to the expiration of the current term. Each renewal shall be subject to the renegotiation of the terms of this Interlocal Agreement by the parties. Either party may terminate this agreement by providing a six-month written notice to the other party.

City Manager Whitten added that he does not feel that a six-month written notice is enough time and also has concerns with language in the proposal that says "it is understood and agreed that the City will be obligated to assume and complete any agreements made by the County to obtain said funds unless the City notified the County of the City's objection prior to acceptance of the grant."

He highlighted other concerns that he has with some of the language written in the proposal and shared his reasonings why[3].

Ms. Morgan pointed out that the City of Rockledge has shared their agreement with the County with her and the terms are quite different. She has had a discussion with the City Manager about this and staff would like to address any

[3] Mayor Blake left the meeting at 7:11pm & returned at 7:13pm.

discrepancies between the two agreements with the County. The agreement should be made fair and equitable.

5. Affordable Housing

Topic to be discussed at the March 5, 2024 workshop.

6. Brightline Train Station

Topic to be discussed at the March 5, 2024 workshop.

7. Public Input/Citizen Participation

Chuck Sheridan, running for Senator of District 19, talked about Brightline. He shared that he is all for the station in Cocoa.

Katie Delaney, Candidate for District 1 County Commission, talked about annexing unincorporated areas of Brevard County into Cocoa. As a citizen that lives in one of those unincorporated areas, she has major concerns about being annexed as the City does not have a Comprehensive Plan.

She also talked about investments in public infrastructure. The County is currently drowning in debt and she pointed out that if the City annexed Port St. John, for example, she would like to know how the City would take on that debt.

For the record, Deputy Mayor Hearn stated that the City has no plans to annex Port St. John.

Kristin Lortie, Cocoa resident, shared that she is in support of Councilmember Koss's idea of establishing a strategic planning tool and is disappointed that the motion died for a lack of a second. She would like to see the Council take a formal vote on this.

She also commended Councilmember Barringer for talking about the splash pad. She does not feel that her district needs a splash pad. Additionally, she mentioned Integra Trails and her concern regarding the lack of access to any trails.

There being no further comments from the public, Deputy Mayor Hearn closed the public input segment of the meeting.

Discussion was held on topics and priorities that should be brought to the next workshop on March 5, 2024.

III. Adjournment:

* **MOTION by Deputy Mayor Hearn; Seconded by Councilmember Goins, to adjourn the Council Priorities Workshop of February 20, 2024.**

AYES: Blake, Hearn, Barringer, Goins, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

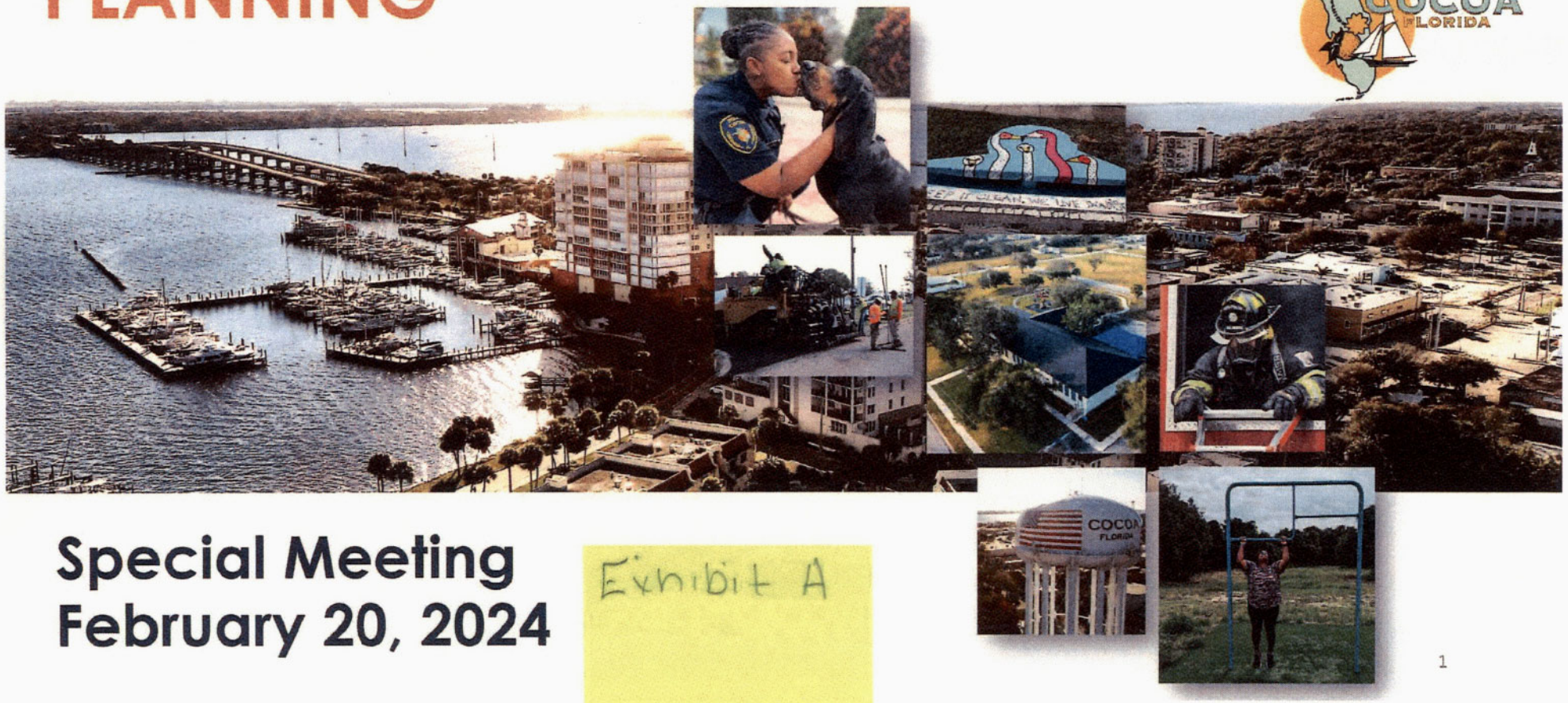
The meeting adjourned at 7:40 p.m.

Michael C. Blake, Mayor

ATTEST:

Monica Arsenault, CMC, City Clerk

FY 2025 COUNCIL PRIORITIES & PLANNING



Special Meeting
February 20, 2024

Exhibit A

AGENDA

COCOA
FLORIDA

1. Revisiting Priority Areas
2. Legislative Session Potential Impacts
3. Fund Balance and 2024/2025 Budget Development
4. Parks Updates and Proposed Maintenance Agreement
5. Affordable Housing
6. Brightline Train Station
7. Public Input/Citizen Participation

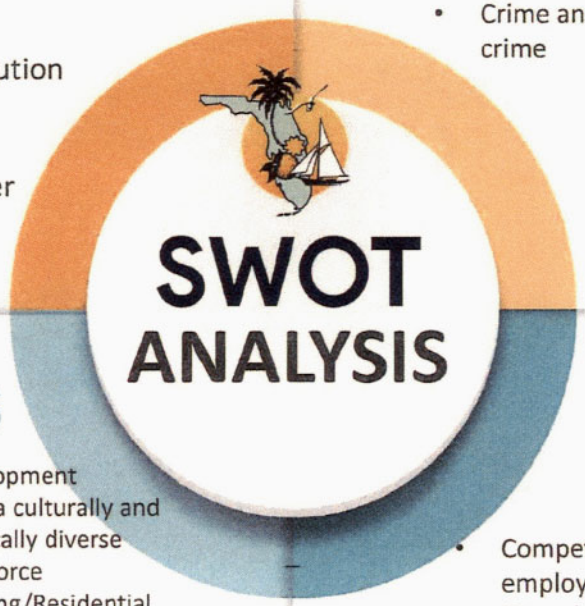
2022 SWOT ANALYSIS - APPROVED

STRENGTHS

- Regional Water Utility
- Cocoa Village
- Employee Knowledge
- Location
- Financial Status
- Culturally Diverse
- Abundance of Churches/Non-profits
- Educational Hub
- Tree City USA
- Center for Distribution Centers
- Dr. Joe Lee Smith Community Center
- Diamond Square Community

WEAKNESSES

- Cocoa's Image/Reputation
- Irregular City Boundaries
- Crime and the perception of crime
- Limited funding for improvements
- Limited control over our parks
- Affordable business space for entrepreneurs
- Incentives for City employees living in the City
- Representative of the population
- Sustainability



OPPORTUNITIES

- Cocoa Village
- Use of City Facilities & Amenities
- Annexations
- Expansion of Water/Wastewater Utilities
- Industrial Areas
- Brightline Station
- Cocoa's Image/Reputation
- Tradeschools and partnership with STEM and CTE programs
- Diamond Square Community
- Eco tourism
- Grant Eligibility
- More connected pathways
- Low-impact development
- Have a culturally and ethnically diverse workforce
- Building/Residential development
- Vacant commercial property
- Citizen participation/engagement

THREATS

- Competition for municipal employees
- Cocoa's Image/Reputation
- Lack of service and healthcare businesses
- Health of the Lagoon
- Lack of attainable workforce housing
- Homelessness
- Climate change (Storm surge, heat events, sea level rise)
- Unmanaged growth
- Lack of civic engagement

PRIORITY AREAS

2025

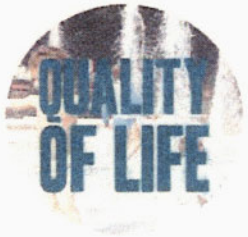


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FLORIDA

PRIORITY AREAS

COCOA
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In order to produce an enhanced quality of life for our residents, business owners, and visitors where Cocoa achieves its vision for a safe, vibrant, and diverse city that values its rich history and environmental resources, while promoting an engaged and inclusive community with ample employment, housing, recreational, and social opportunities for all, the city must focus on these priority areas:





PUBLIC SAFETY & COMMUNITY STANDARDS



PUBLIC INFRASTRUCTURE



ECONOMIC & COMMUNITY DEVELOPMENT



COMMUNITY OUTREACH & ENGAGEMENT



ORGANIZATIONAL EFFECTIVENESS



PUBLIC SAFETY/COMMUNITY STANDARDS

Provide effective and efficient public safety services that remains pro-active and allows for enhanced community relations and preparedness.

- Implement pro-active, community-based solutions to build strong community relations.
- Proactively and consistently respond to shifting crime trends and emerging social problems.
- Attract and retain a skilled community-oriented and diverse sworn and civilian workforce.
- Ensure training and readiness of Public Safety employees.
- Enhance community disaster preparedness initiatives.
- Enhance community standard efforts while continuing to strive for voluntary compliance.

Serving our community with P.R.I.D.E!



INVESTMENT IN PUBLIC INFRASTRUCTURE

Ensure safe and efficient public infrastructure that drives growth and development in an environmentally responsible manner.

- Ensure the delivery of safe, clean drinking water to all utility customers.
- Enhance the City's transportation networks. (Train, Bicycle, Walk, Drive, Public Transit, Multi-modal Brightline Station)
- Invest in environmental stewardship.
- Support a safe, accessible, well-maintained network of parks, facilities and greenspace.
- Continually invest in parking solutions for Cocoa Village.

ECONOMIC/COMMUNITY DEVELOPMENT

Enhance efforts to make the City of Cocoa a thriving and competitive economic driver along the Space Coast.

- Enable growth through enhanced and modernized infrastructure.
- Maintain and attract new industry, jobs and investment through targeted marketing efforts, data collection and maintenance.
- Support education, training and job readiness programs.
- Improve residential development and rehabilitation programs to ensure a diversity of housing options.



COMMUNITY OUTREACH & ENGAGEMENT

Engage residents, business owners and visitors to participate in and be informed about their community.

- Continue to find new ways to communicate and reach the entire community with the latest news and information.
- Engage residents in volunteer boards and committees through community outreach programs.
- Ensure branding standards are maintained.
- Encourage a diverse array of special events at city facilities that attract a diverse audience.



ORGANIZATIONAL EFFECTIVENESS

Drive efficiency with impact focused workflow and attraction and development of a qualified workforce.

- Enhance efforts to attract, develop and support a qualified and capable workforce reflective of the community.
- Leverage the latest technology to deliver efficient and effective public services to the community.
- Improve organization efficiency and effectiveness by analyzing workflow processes.
- Maintain the City's long-term fiscal sustainability.

LEGISLATIVE SESSION

POTENTIAL IMPACTS



COCOA
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Legislative Priorities

- **Funding for All Phases of State Road 524 & State Road 501 Safety & Capacity Projects – Brightline Station**
- **Additional State Funding for the SHIP Program for Affordable Housing Initiatives**
- **Supporting additional funding for the conversion of the former Dr. Joe L. Smith Community Center**
- **Additional funding for Sustainability and Resiliency Projects/Initiatives**
- **Funding for the redesign and construction of Day Slips at Lee Wenner Park**

COCOA FLORIDA

Legislative Priorities

- **Protection of Local Home Rule**
- **Opposing Utility Transfer Restrictions**
- **Continued funding of Bonus and Incentive Pay for First Responders**
- **Funding for Project J&K Septic to Sewer Conversion**
- **Continuation of Cybersecurity Funding**

COCOA FLORIDA

LEGISLATIVE POTENTIAL IMPACTS

- **Municipal Utilities**
  - CS/CS/HB 1277 (Busatta Cabrera) and SB 1510 (Brodeur) impose restrictions on the use of municipal water, wastewater, gas or electric utility revenues to fund general government services and impose restrictions on the imposition of water and wastewater extraterritorial surcharges.
  - CS/CS/HB 1277 (Busatta Cabrera) will be considered by the House Commerce Committee on Thursday, February 15, at 9 a.m. The bill caps transfers of utility revenues and eliminates surcharges on extraterritorial customers. CS/CS/HB 1277 punishes good actors, hurts fiscally constrained communities and may jeopardize bond financing and planned projects.

Estimated loss in revenue : Water: $5,840,746 Sewer: $526,719

COCOA FLORIDA

LEGISLATIVE POTENTIAL IMPACTS

- **Bill Relating to Millage Rates Ready for the House Floor**
  - On Wednesday, **CS/CS/HB 1195** (Garrison) passed in its final committee of reference on a vote of 13-4 and will now be eligible for the House floor. The bill would require cities to have super-majority approval of the governing body to increase the millage rate. On Thursday, **CS/SB 1322** (Ingoglia) passed its second committee of reference on a vote of 4-2. **(Chapman)**

LEGISLATIVE POTENTIAL IMPACTS

- **Increased Homestead Property Tax Exemption**
  - HJR 7015 (Buchanan) proposes an amendment to the constitution to authorize the Legislature to increase the maximum amount of the exemption on homestead property from a maximum amount of $25,000 to a maximum amount of $50,000, for homestead property with an assessed value greater than $50,000. The constitutional amendment must be approved by at least 60% of electors at the November 2024 general election and will take effect on January 1, 2025. (Chapman)

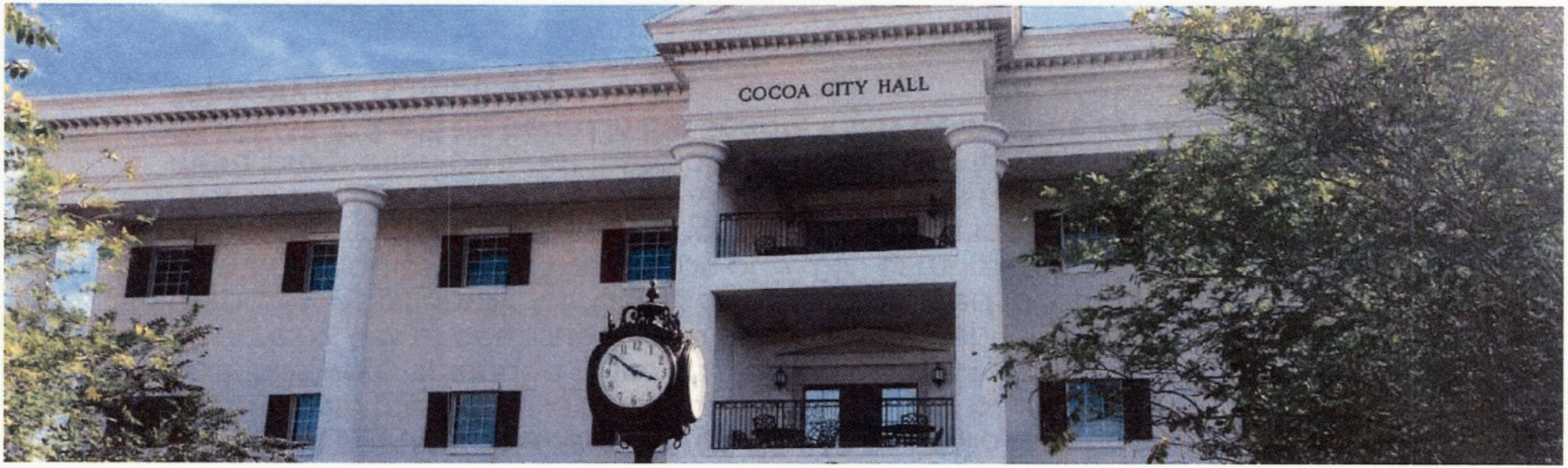
Estimated maximum loss in revenue: ($614,000)

LEGISLATIVE POTENTIAL IMPACTS

- **Bills Dealing with Advanced Community Permitting Move Forward**
  - **CS/CS/HB 665** (McClain) and **CS/CS/SB 812** (Ingoglia) are comprehensive bills dealing with the expedited approval of residential building permits. This week, both bills were amended to include an exemption for municipalities who have 25 acres or less of contiguous land zoned for residential or agricultural purposes. Additionally, CS/CS/HB 665 was amended to remove the exemption for municipalities with a population of 30,000 or more. The bills do include a few protections for cities, including an indemnification clause and a requirement for applicants to have a performance bond of up to 130%. For more information on what these bills do, click **here** to view the bill summary. **CS/CS/SB 812 will be heard in the Senate Rules Committee on Wednesday, February 14. (Chapman)**

2024/2025 BUDGET DEVELOPMENT

OVERVIEW



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BUDGET

FUND BALANCE



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General Fund – Unassigned Fund Balance

Fund Balance	
Preliminary Unassigned Fund Balance – Year End FY23 (as of 2/16/24)	TBD
Liquidity Reserve	($6,000,000)
FY23/FY24 Committed Fund Balance	($12,637,104)
Recommendation Use of FY23 Unassigned Fund Balance:	
Road Paving	($500,000)
P25 Radios (100 Mobile)	($600,000)
Police Vehicles (6)	($360,000)

General Fund – Prior Assigned Fund Balance Commitments

	Budget	Remaining Budget	% Spent
Total Park Projects AFB21	$4,027,427	$1,304,070	67%
Other Capital Projects AFB21	$4,276,573	$2,370,499	44%
Total:	$8,304,000	$3,674,569	
Other Capital Projects AFB22	$5,440,000	$4,004,758	26%
Total:	$5,440,000	$4,004,758	

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General Fund – FY21 Assigned Fund Balance (AFB) cont.

Projects	Remaining Balance
Donations	Complete
Paving	Complete
Fuel Tank	Complete
Police Headquarters	Complete
Brevard Museum	Complete

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New Money (Estimates)

FY25 Budget	
Property Tax Increase 3% (Current Millage Rate)	$319,000
Fire Assessment 3%	$98,000
Utility/Stormwater Indirect Cost Allocations 5%	$414,000
*Utility Return on Investment (ROI) 2%	$159,000
Total Estimated Increase in Revenue:	$990,348

COCOA FLORIDA

Increase in Expenses (Estimates)

FY25 Budget	
General Fund Salaries Increases	$853,000
General Fund Medical Insurance (11%)	$462,000
General Property/Liability Insurance (5%)	$47,000
General Fund Fuel (10%)	$35,000
General Fund Utilities (5%)	$46,000
Total Estimated Expenses	$1,443,000
Total Estimated Shortfall:	**($452,652)**

COCOA FLORIDA

Beautification/Maintenance Obligations

FY25 Budget	
Annual Contract Services Mowing:	
SR520, Lee Wenner Park, Fire Stations etc.	$432,000
Cemeteries	$75,000
Annual Facility Obligations:	
Cocoa Playhouse	$85,000
Brevard Museum	$47,000
Leon & Jewel Collins Museum	$25,780
Junny Rios Park Splash Pad	$50,000
Post Office	$5,000
Former Dr. Joe Lee Smith Center	$4,500
Heart of Cocoa Meeting Room	$4,000
Cemeteries General Maintenance	$7,000
Total Beautification/Maintenance Obligation:	**$735,280**

*FY23 Cocoa Playhouse – Contractual Obligation is $85,000 annually, exceeded by $128,932. Replace Elevator $67,083 and Fire Alarm System $146,849 in FY23.

COCOA FLORIDA

General Fund Deferred Capital (FY24)

Police Department (PD)	
Replacement Evidence Lockers	$32,000
Carport Enclosure Evidence Yard	$110,000
Total Deferred Capital (PD)	**$142,000**
Public Works Department (PW)	
Aurora Street Ditch Piping and Road	$695,900
Fleet (Kitchen and Bath)	$39,000
Civic Center Roof	$105,000
Total Deferred Capital (PW)	**$839,900**
Total Deferred General Fund Capital	**$981,900**

COCOA FLORIDA

PARKS

PROJECTS UPDATE

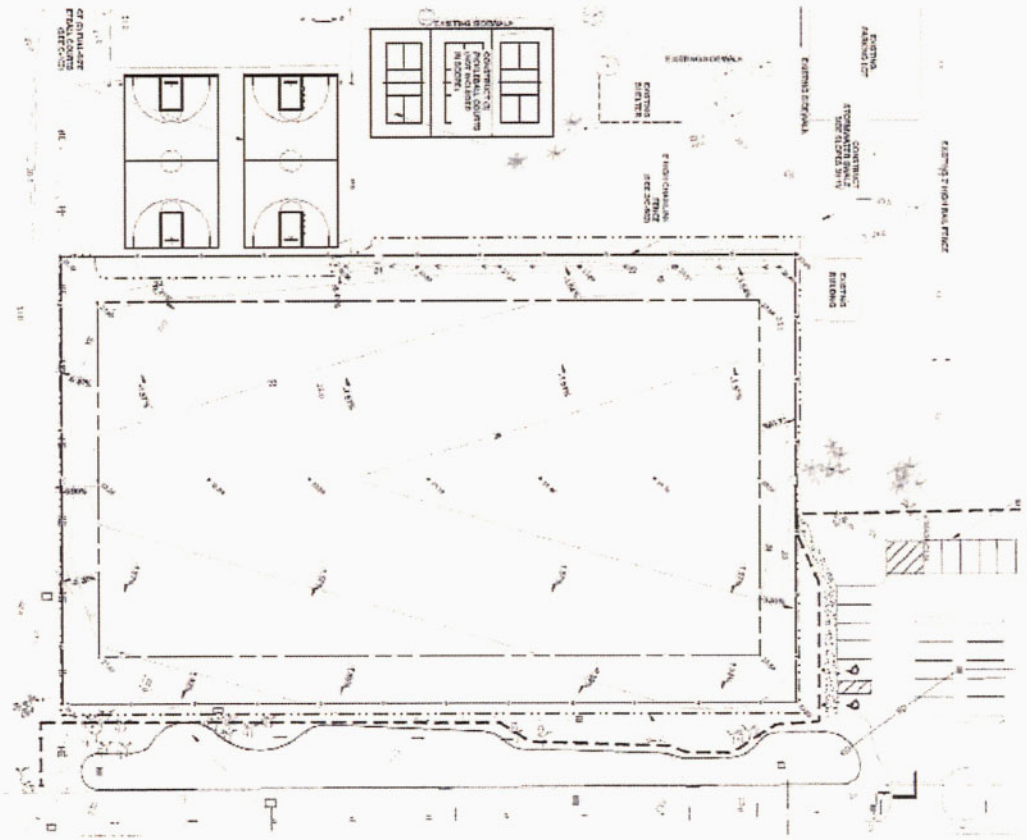


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FLORIDA

Provost Park

Overview	Multi-purpose field, 2 full-size basketball courts, pickleball courts, restroom building modifications, lighting, fencing, benches, future parking
Status	**Under construction**, anticipated completion mid-June
District	1

Provost Park Site Layout



Items to decide:

- Pave and stripe the parking lot off Varr Ave. This would provide 24 additional improved parking spaces with a combination of asphalt and proper grading of the lot. This would provide approximately 70 total spaces for Provost Park including the parking lot off Fiske Blvd. This would be a change order for a total of about $50,000.

Bracco Pond Park

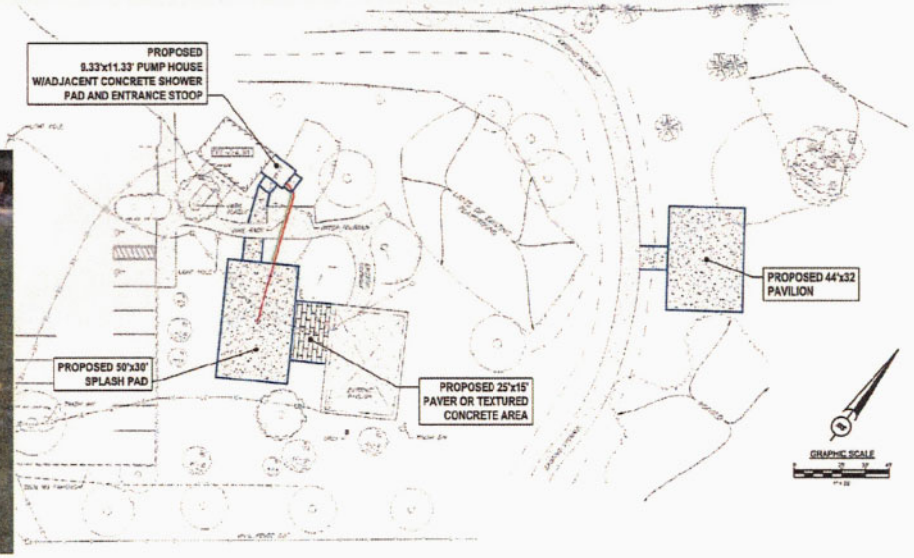
Overview	Multi-station static exercise equipment around the walking path at Bracco Pond Park. Oak, Maple and Bald Cypress trees (24) were planted at Bracco Pond Park as part of the Year 3 Phase of the Urban Forestry Grant.
Status	**Project completed** in August 2023
District	2



Junny Rios Martinez Park

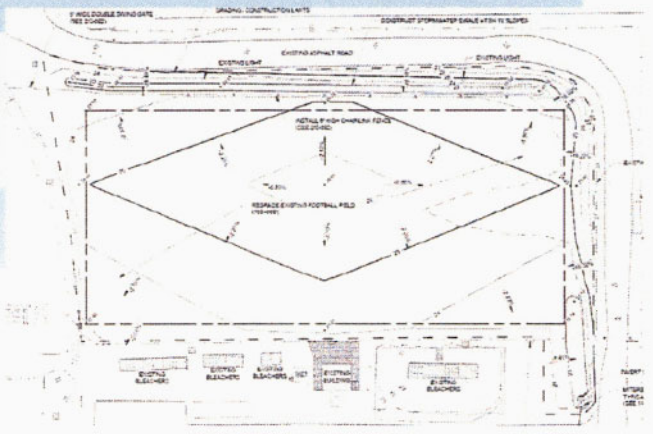
Overview	New splash pad (ADA compliant, pumphouse and equipment) and 44'x32' pavilion
Status	**At 100% design**
District	3





Don "Mo" Stradley Park

Overview	Football concession storage addition, Paving of football parking lot, Concession building renovations to baseball and softball buildings, Softball Field Renovations, Reconstruct football field with related stormwater and irrigation improvements, Goal posts and 3-sided perimeter fencing.
Status	**Under construction**, anticipated to be completed in mid-June
District	4



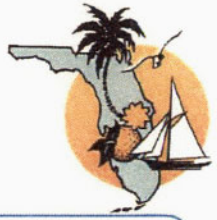
PARKS

COUNTY PROPOSED MAINTENANCE AGREEMENT



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History of D4 Parks



1961

- Brevard County Recreation District 4 was established to provide funding for recreational facilities and programs for the residents within the district.

1986

- City of Cocoa enters into a long-term maintenance and operations agreement with BC Parks and Recreation.
- This agreement expired in 2011.

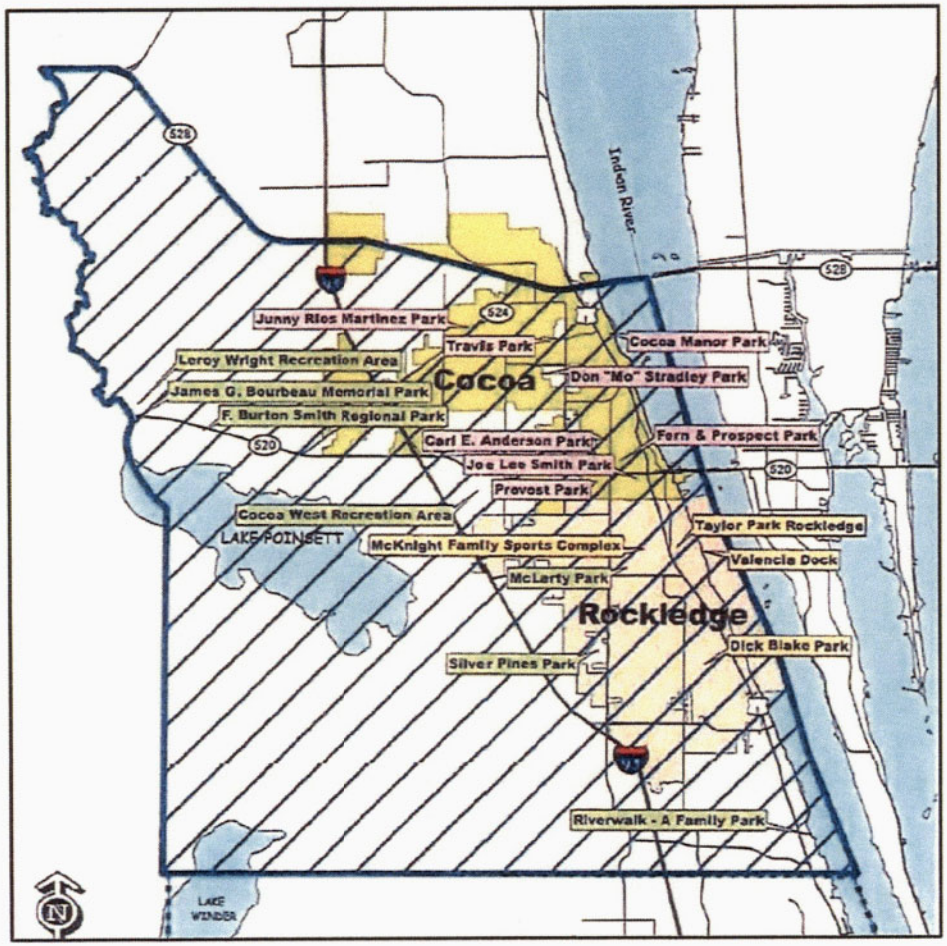
2000

- Due to a lack of funding related to the maintenance, operations, and capital improvements of these parks, a referendum was placed on the ballot.
- Unfortunately, while a similar referendum passed in other districts in the county, it failed in District 4.

Current

- The City of Cocoa and County have continued to operate under the original expired maintenance and operations agreement.
- The City and County are currently negotiating a new interlocal agreement to address the maintenance and operations of these parks.

PARKS AGREEMENT HISTORY & OVERVIEW



Brevard County (6)

- Leroy Wright Recreation Area
- James G. Bourbeau Memorial Park
- F. Burton Smith Regional park
- Cocoa West Recreation Area
- Silver Pines Park
- Riverwalk Park

Cocoa (8)

- Carl E. Anderson Park
- Cocoa Manor Park
- Don "Mo" Stradley Park
- Dr. Joe Lee Smith Park
- Fern & Prospect Park
- Junny Rios Martinez Park
- Provost Park
- Travis Park

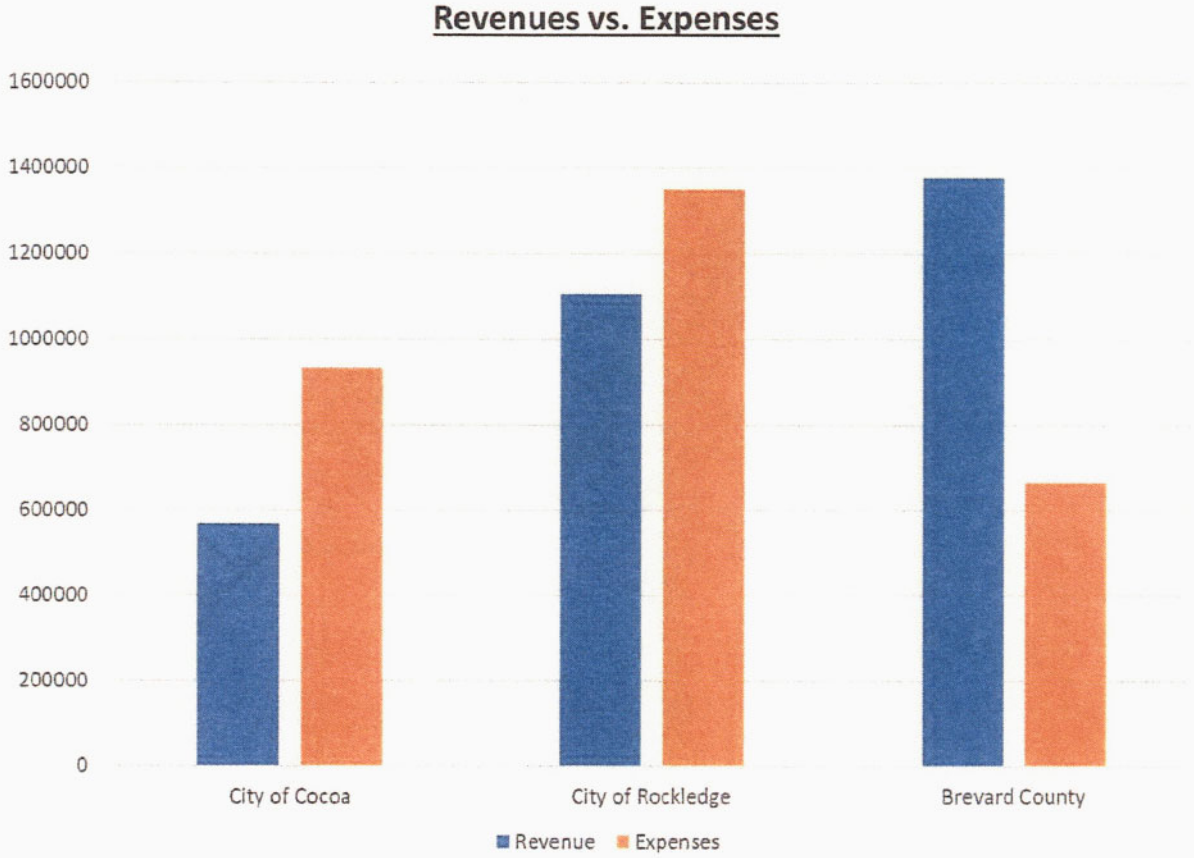
Rockledge (8)

- Dick Blake Park
- Larry Schultz
- Martin Anderson Senior Center
- McKnight Family Sports Complex
- McLarty Park (Brevard County Lease)
- Silver Pines
- Taylor Park - Rockledge
- Valencia Dock



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D4 Revenue vs. Expenditures



- The City of Cocoa contributes approximately 19% of the District 4 revenue.
- The City of Cocoa receives approximately 32% of the total revenue.
- Historically, the Brevard County BOCC has further contributed general fund dollars beyond what District 4 is able to fund.

PROPOSED PARKS MAINTENANCE AGREEMENT OVERVIEW

- Received a proposed maintenance agreement from Brevard County Parks and Recreation
- Deadline to respond is April 1, 2024
- Includes improved levels of service
  - BUT NO ACCOUNTABILITY
- Capital replacements from the County up to $5,000 and overages covered by the City
- Annual maintenance costs exceeding revenues will be split 50/50 between the City and the County (for example in 2021/22 that would have been approximately a $192,000 expense to the City)
- Criminal mischief or theft would be at City cost



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PROPOSED PARKS MAINTENANCE AGREEMENT OVERVIEW

- The term of this Interlocal Agreement shall be for a period of **ten years with two options for renewal of five-year periods** by written notice to the County ninety days prior to expiration of the current term. **Each renewal shall be subject to the renegotiation of the terms of this Interlocal Agreement by the parties.**

- Either party **may terminate this Interlocal Agreement by providing six months written notice** to the other party.

PROPOSED PARKS MAINTENANCE AGREEMENT OVERVIEW

- The City understands that **the County may enter into grant agreements for improvements on any of the Property owned by the City.** In the event the City exercises its option to terminate this Interlocal Agreement prior to the expiration of the term, **it is understood and agreed that the City will be obligated to assume and complete any agreements made by the County to obtain said funds unless the City notified the County of the City's objection prior to acceptance of the grant.**



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PROPOSED PARKS MAINTENANCE AGREEMENT OVERVIEW

- the County shall be responsible for the provision and costs of day-to-day routine maintenance as set forth in the County's general maintenance standards outlined in the attached Exhibit "C". **Any cost for additional requested services that exceed these standards shall be paid by the City.**



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PROPOSED PARKS MAINTENANCE AGREEMENT OVERVIEW

- **County's Responsibilities Utilizing the District Four Administrative Taxes Utilizing District Four Administrative Taxes, the County shall be responsible and shall pay for the cost of any maintenance, including staffing, as required by the maintenance standards set forth in Exhibit C.**
  - The County shall be responsible for the maintenance or replacement of any equipment or fixture under Five Thousand Dollars ($5,000.00). The County shall additionally be responsible for the garbage and/or solid waste removal and electricity at the locations.



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PROPOSED PARKS MAINTENANCE AGREEMENT OVERVIEW

- **County's Responsibilities Utilizing the District Four Administrative Taxes Utilizing District Four Administrative Taxes...maintenance standards set forth in Exhibit C.**

  - **The City shall be responsible for the full amount of all other costs which exceed Five Thousand Dollars ($5,000.00) including the repair and replacement all roofing, roof drains, sewers, wastewater/sewer lines, HVAC systems, structural outside walls, foundations, and structural systems of any building or structure within a Park and shall do so at the City's sole expense.**



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PROPOSED PARKS MAINTENANCE AGREEMENT OVERVIEW

- **County's Responsibilities Utilizing the District Four Administrative Taxes Utilizing District Four Administrative Taxes...maintenance standards set forth in Exhibit C.**

  - **The City shall pay the costs, if applicable, of the following utilities**: telephone, water, sewer, cable/satellite TV, internet access, and security system operation/monitoring.



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PROPOSED PARKS MAINTENANCE AGREEMENT OVERVIEW

- **Should total expenditures including staffing and capital improvement projects subject to this agreement, exceed the District Four Administrative Taxing District revenue collected in the City of Cocoa for that fiscal year, the cost shall be split equally between the County and the City. Other than staffing costs, the maximum contribution by the County shall be $2,500.00 per item or occurrence. Nothing in this section shall be construed to be a pledge of future ad valorem taxes of the County.**



PROPOSED PARKS MAINTENANCE AGREEMENT OVERVIEW

- the City shall pay for any loss or damage to any building, structure or fixture within a Park **attributable to criminal mischief or theft, regardless of the value or the cost of the repair or replacement of that particular building, structure or fixture.**

- **The County will have the right to schedule, reserve, collect and retain fees for the parks and centers.**



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PROPOSED PARKS MAINTENANCE AGREEMENT OVERVIEW

- **Upon the expiration or termination of this Interlocal Agreement,** all fixed alterations or improvements shall remain with the Park and title shall remain with the City as a part thereof. Notwithstanding the above, **the County shall have the right to remove any and all non-fixed improvements, including, but not limited to, benches, light poles, playgrounds, signs and athletic equipment purchased with Recreation District Four funds or County general funds.** All non-fixed improvements that were purchased with Recreation District Four funds shall remain within the boundaries of Recreation District Four ...



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PROPOSED PARKS MAINTENANCE AGREEMENT OVERVIEW

- The City or its agent may at any reasonable time, **with twenty-four hours notice**, enter onto subject Property for the purpose of inspection of same or for performing such other duties as are required by the terms of this Interlocal Agreement, or the rules, regulations, ordinances or laws of any governmental body. The right to enter onto the Property confers to the City the right to enter any premises on the Property for purposes of inspection under this Interlocal Agreement.

AFFORDABLE HOUSING



COCOA
FLORIDA

BRIGHTLINE INTERMODAL STATION



COCOA
FLORIDA

PUBLIC INPUT

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QUESTIONS