MINUTES

CITY OF COCOA
REGULAR MEETING OF THE CITY COUNCIL

January 23, 2018

A Regular City Council meeting was held on Tuesday, January 23, 2018, in City Council Chambers, located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida, as publicly noticed.

I. OPENING MATTERS:

Mayor Parrish called the meeting to order at 6:07 p.m.

Councilman Whipple provided the invocation and Councilman Boisvert led the assembly in the Pledge of Allegiance to the Flag of the United States of America.

The City Clerk took the roll.

PRESENT:	Henry U. Parrish III	Mayor
	Jeri Blanco	Deputy Mayor
	Don Boisvert	Councilman
	Brenda Warner	Councilwoman
	Clarence Whipple, Jr.	Councilman
	Anthony Garganese	City Attorney
	John Titkanich, Jr.	City Manager
	Matt Fuhrer	Assistant City Manager
	Carie Shealy	City Clerk

OTHER STAFF MEMBERS PRESENT:

Tammy Gemmati, Administrative Services Director; Jack Walsh, Utilities Director; Karen Hamilton, Community Services Director; Jonathan Lamm, Deputy Fire Chief; Michael Cantaloupe, Chief of Police; Teri Butler, Finance Director; Ed Wegerif, Public Works Director; Robert Beach, Chief Information Officer; and Tre Folston, Helpdesk Support Tech.

II. APPROVAL OF AGENDA AND MINUTES:

1. Agenda: Regular Meeting of January 23, 2018 (18-9)
2. Minutes: N/A

Councilman Boisvert requested the additions of Item III.2, a presentation of Rocket Crafters; and Item VII.2, the Naming of Fire Station #1.

* **MOTION by Councilman Boisvert; Seconded by Councilwoman Warner, to approve the Agenda as amended for the Regular meeting of January 23, 2018.**

AYES: Parrish, Blanco, Boisvert, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

III. AWARDS AND PRESENTATIONS:

1. Presentation of the Senior Community Service Employment Program. (17-502). (Administrative Services Director)

Ms. Gemmati introduced Ms. Nancy Heller, with the AARP Foundation. Ms. Heller provided a brief presentation[1] explaining the Senior Community Service Employment Program in detail.

Ms. Heller explained that the grant for the program is through the Department of Labor and they have served more than 400,000 people. The program is designed for low-income, older workers.

She spoke about the program's goal and the eligibility guidelines for the program. Participants must be over 55 years of age, financially qualified (low income or no income), and unemployed.

Services provided were described in detail and Ms. Heller mentioned the stipulations for becoming a host agency. Additionally, she advised that 11 months was the average amount of time someone typically stays in the program.

Their motto is "Your Job Is To Get A Job, Our Job Is To Help You!"

[1] EXHIBIT A: AARP Foundation, Senior Community Service Employment Program (SCSEP)

Mayor Parrish asked how many people were on the waiting list. She advised that there were 78 participants in Brevard County and you have to qualify from an income perspective.

Ms. Heller thanked the City for partnering with them.

Ms. Gemmati explained that this program was looked into after Councilwoman Warner brought it to her attention at a Budget Workshop. There is already an employee working in HR, and a position in IT is in the works.

Council members thought it was a great program.

2. Rocket Crafters Presentation

Sean Mirsky and Sid Gutierrez, CEO, with Rocket Crafters, thanked the City for allowing them to open their business here. They have successfully completed a handful of test fires on their Cidco property. They appreciated the opportunity to expand their business in Cocoa. Furthermore, the Discovery Channel was on their property today to film a show.

Sid Gutierrez, CEO of Rocket Crafters, is a two time Space Shuttle Commander. He advised that he was on the Columbia in 1991 and on the Endeavor in 1994. He explained that the same material that legos are made out of is what is used in their rockets. They are dedicated to making access to space reliable. He spoke in furtherance about their rockets and donated a photo of what their Intrepid 1 rocket will look like.

Mayor Parrish thanked them and stated that he believes they are the future. He asked Mr. Gutierrez if flying on the shuttle was exhilarating. In response, Mr. Gutierrez pointed out that he was the commander and kept busy. Everyone is instrumental in the mission.

IV. DELEGATIONS:

Amy Langoni, 1018 Gray Road, Cocoa, excused herself and did not speak.

Larry Sinclair, 1052 Mitchell Avenue, Cocoa, apologized for forgetting to thank Mayor Parrish, Councilwoman Warner, and Chief Cantaloupe for helping with the Broadmoor Acres Santa visits. He spoke about the smoke detector installations on February 3rd, noting that they were partnering with the Fire Department and

the American Red Cross. They may have 160 homes with new smoke detectors if all goes well. Additionally, he spoke about the equality of codes and rules and that Code Enforcement officers should not be disrespected by board members and businesses should not have to deal with unlicensed or unpermitted homes. All things should be enforced equally. Council agreed and mentioned they were with him 100%.

Aleck Greenwood, 640 Brevard Avenue, Cocoa, provided a quick update regarding the ordinances that he spoke about last time. The Planning and Zoning Board decided unanimously to update the tree ordinance. The Chain Link fence ordinance is not being enforced because there is a question as to if it exists. Another area of concern was driveways. The Code Board agreed to look further into this. He questioned the use of gravel, pointing out that there was not permit requirements for gravel or brick pavers. However, later he found out that there are land development regulations and code board rules. There is not an ordinance for this and there is a situation where it needs to be clarified. It should not be a situation where it keeps people from renovating. In closing, he noted that the statement made twice by Mr. Sinclair can be proved that it was not what he was accusing him of. Next time he sees him wearing flip flops at a council meeting he is going to say something.

Bob Harvey, 29 Riverside Drive, Cocoa Resident and Port Canaveral Commissioner, provided a brief update of the Port. They will soon be voting on a new Master Plan that gets updated every 10 years. Cruise terminal #3 has also been approved. They are still maintaining Jetty Park and are keeping all of the restaurants and character of the Port. It is the people's port.

Mr. Harvey provided a thank you to Council for helping in the delivery of toys in Broadmoor Acres and thanked all who donated. Approximately 184 kids received a gift. He further spoke about the installation of fire alarms on February 3rd. He closed stating that smoke alarms will save a life.

Brad Whitmore, 351 Rockledge Drive, from HCVA, advised that this was the first meeting since the public meeting on the waterfront. He felt that everyone was on board and that HCVA would like to be involved. He read information into the record regarding the revitalization of the Cocoa waterfront[2]. He asked when Lee Wenner Park would be opened.

[2] EXHIBIT B: Cocoa Waterfront 2018: Repair, Replace, Improve

In response, City Manager Titkanich advised there were still a few things to look at and when they do information will be disseminated to the public. Assistant City Manager Fuhrer noted that there were still repairs being done to the docks. The Park should be open by Monday.

Mr. Whitmore stated that the City has done a great job cleaning it up.

Councilman Whipple asked about mailing lists for upcoming meetings and if invitations were mailed out. He further asked if the Cocoa Village Neighborhood Coalition was notified. Mr. Whitmore advised that he was not sure, but that they have a Facebook page. Councilman Whipple wanted to ensure that everyone has an opportunity to come and add input.

City Manager Titkanich assured Councilman Whipple that there was ample input from citizens outside of the City and this conversation should be done with Cocoa CRA.

Mayor Parrish added that this was a large public space which the City controls. He wanted to make sure everyone has a hand. Mr. Harvey clarified that the City schedules the meetings, not HCVA. Mayor Parrish thanked Mr. Whitmore for his interest in the waterfront. Mr. Whitmore appreciates everything that the City has done.

V. CONSENT AGENDA:

1. Approve the purchase of twelve new Panasonic Toughbook computers budgeted in account 001-2100-521.64-15 and approved in CIP CP-PD-18L1. (17-541). (Chief of Police)

2. Authorize City Manager to Approve Final Payment to Cheney Lime and Concrete, Jacksonville, Florida, for December Deliveries of Quick Lime to the Dyal Water Treatment Plant. (18-13). (Utilities Director)

3. Approve Danella Construction Corporation of Florida, Inc. as the selected vendor for award of RFP# P-18-04-COC, Fiber Optic Network Equipment, Material, Supplies, Installation, and Maintenance. Authorize the City Manager to execute a contract with Danella Construction Corporation of Florida, Inc. in response to Request for Proposals RFP# P-18-04-COC. (18-16). (Assistant City Manager)

* **MOTION by Councilman Boisvert; Seconded by Deputy Mayor Blanco, to approve the Consent agenda.**

AYES: Parrish, Blanco, Boisvert, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

VI. PUBLIC HEARINGS:

None.

VII. COUNCIL BUSINESS:

1. Approve the Cancellation of the following City Council meetings: November 27, 2018 and December 25, 2018 due to the holiday seasons. (18-12). (Administrative Services Director)

* **MOTION by Councilwoman Warner; Seconded by Councilman Boisvert, to approve the item.**

AYES: Parrish, Blanco, Boisvert, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Approval of a Resolution naming the new Fire Station #1 as the Tyler Furbish Fire Administration Building. (18-32). (City Manager)

City Manager Titkanich presented this item, advising that staff was proposing to name the new Fire Station #1 as the "Tyler Furbish Fire Administration Building". He provided information from the City Code regarding the naming of buildings and provided a brief history of Mr. Furbish. He mentioned that not only was he a council member, but an advocate and supporter of public safety. He was very vocal in the changing of the methodology of the fire assessment and enhancing the services provided by the fire stations. Furthermore, he served on the design and selection committee for the new fire stations on behalf of Council.

Mayor Parrish spoke in regards to Mr. Furbish and stressed his passion for public safety. During his last days, they asked what they could do for him, and he stated they could name the fire station after him.

* **MOTION by Councilman Boisvert; Seconded by Councilman Whipple, to approve the item.**

AYES: Parrish, Blanco, Boisvert, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

VIII. CITY BUSINESS:

None.

MULTI-YEAR CONTRACTS:

1. Approve a Multi-Year Agreement to purchase a ShoreTel Phone System. Approve a Sole Source Resolution waiving competitive bidding to use Five9 Cloud Contact Center platform through Verteks Consulting, Inc., an approved re-seller using the NASPO Valuepoint (formerly WSCA/NASPO) Master Contract Number AR627. To approve a Resolution Amending the Fiscal Year 2018 Budget through the use of General Fund Contingency. Authorize the City Manager to finalize all terms and execute and sign all required contracts. (18-8). (Assistant City Manager)

   Assistant City Manager Fuhrer presented this and mentioned that there was a lot going on with the item. In short, it is for the replacement of the existing phone system.

   In 2015, the phone system was replaced with a managed phone system and there have been many issues and outages in this period, and they still continue. There were issues during the hurricane also. Staff met with the vendor and provided them ample time to fix the issues. Their contract expires in March, 2018. A significant amount of research was done with other government entities and this system seems to be a very good system.

   Additionally, the City will have control of the system and issues can be addressed in-house. It will also leverage the use of the existing infrastructure and Verteks, who is the vendor. Many other local government agencies have expressed their support of the vendor.

   The second part of the item is the purchase of the Five9 Cloud system for Customer Service. Staff met and determined the needs in the Customer Service Area. This system is cloud based and will allow staff to retrieve and return calls much easier. There are many more possibilities that will allow staff to access customers.

   Councilman Boisvert asked if there was a way that the phones can be forwarded in offices so that it is answered by someone. He wants it all set up correctly the

first time. In response, Assistant City Manager Fuhrer advised that there was a way they can be set up to automatically transfer.

Mr. Beach added that the great thing is that there will be administrative control to fix the phones so that they can make sure they are being answered. He reiterated that this system will be controlled by the City, not by the vendor.

Councilman Whipple asked how much time was put into the research for a new system and how many other cities use this system. In response, Mr. Beach stated that they gave the current vendor every opportunity to mitigate the issues that we currently have. Furthermore, he noted that the City of Clermont, Mount Dora, Pensacola, St. Johns Water Authority, Margate, Coconut Creek, etc. utilize this system. There are also some counties who use it.

Further discussion was held regarding the phone system.

* **MOTION by Councilwoman Warner; Seconded by Councilman Boisvert, to approve the item.**

AYES: Parrish, Blanco, Boisvert, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Approval of Resolution #2018-003 waiving the competitive bidding process by reason of sole source for the procurement of professional services of Alcalde & Fay, LTD for federal lobbying services on behalf of the City of Cocoa, and approval of Resolution #2018-004 amending the Fiscal Year 2018 Budget, through the use of General Fund Contingency. Approval of contract effective January 1, 2018 through December 30, 2018 with authorization for the City Manager to finalize and execute contract for services approved by the City Attorney. (18-24). (City Manager)

City Manager Titkanich explained this item and reminded Council that at the December City Council meeting this was discussed. Maurice Kurland with the firm was in attendance and asked for a new contract regarding lobbying services.

He explained in detail what this item entailed and pointed out that the most significant item that may exist in the future is when and if the infrastructure bill comes out they will make funding available to local governments. Based on Council's direction staff was seeking approval of a sole source resolution and a

multi-year contract, which would be from January 1, 2018 through December 31, 2018.

Lastly, City Manager Titkanich advised that all Council received an email regarding the Washington DC Fly-In. He provided his comments and does not believe it is appropriate.

* **MOTION by Councilwoman Warner; Seconded by Councilman Whipple, to approve the item.**

AYES: **Parrish, Boisvert, Warner, Whipple**
NAYS: **Blanco**

THE MOTION CARRIED (4-1)

IX. INFORMATIONAL AGENDA:

1. Cumulative purchase approvals over $35,000 and under $50,000 for period 10/01/2017 to 12/31/2017. (18-5). (Finance Director)

2. 2017 Fire Incident Summary Report. (18-7). (Fire Chief)

3. Approved change orders to construction contracts that the City Council has authorized the City Manager, by resolution, to approve in excess of the City Manager's spending authority. (18-17). (Finance Director)

4. Data showing the relation between the estimated and actual income and expenses to date. (18-18). (Finance Director)

5. FY 2018 Budget Adjustment Report. (18-19). (Finance Director)

X. REPORTS:

Captain Ed Lanni, Indian River Drive, thought that Cocoa went above and beyond regarding the money raised for Ms. Dingman.

He noted that he was picked to go on an Honor Flight as a veteran to Washington D.C. and Mayor Parrish was going as his guardian. That will be on April 21st.

Mr. Wegerif was very happy to be back to work and thanked his wife, family, and medical staff for taking care of him. He further thanked his co-workers, managers, and staff for handling everything while he was out. He never picked up his phone and did not have to worry about anything.

Deputy Chief Lamm spoke about the upcoming smoke detector installation in Broadmoor Acres and shared two stories about the American Red Cross and Sunrise Village. He mentioned that this outreach program is a phenomenal program and through the stories you can see what a good program it is.

Ms. Hamilton thanked Board members, Community Services staff, the City Manager, Ms. Senger, and all others for their help with the AEDU. Everyone seemed very happy and it was well received. She thanked everyone for their support.

On February 6th, there will be a ribbon cutting for Clearlake Isles. Additionally, the Cocoa CRA issued two RFP's. One is for the old City Hall and the other is for the old Oak's Mobile Home Park. Information is available on the Economic Development section of the website.

The RFP's will be due in March. On February 5th there will be an informational session and beyond that any other inquiries will need to be in writing.

Mr. Walsh mentioned the Utilities Advisory Board meeting being held on Wednesday, January 24, 2018.

City Manager Titkanich advised that he would be leaving on January 29th and returning on February 1st for the FLC Legislative Actions Days in Tallahassee. This Friday there was a meeting where two important issues would be discussed, which are Proposal 95 and Proposal 61. He will get the information out to Council and will send a letter on behalf of the City in regards to the proposals.

He spoke about Mardi Gras and advised that a meeting had been held with Mr. Deuterman. He is pulling out of the event and at this point, there will not be a Mardi Gras event. There have been others who have voiced that they would like a parade, but he was not sure that could be pulled off at this time.

Councilman Whipple announced the Alliance for Neighborhood Restoration's Health and Wellness Fair, which will be held at 307 Blake Avenue. It will be held on February 3rd from 9 a.m.-2 p.m. He encouraged all to attend.

Councilwoman Warner thanked staff for the AEDU event. She was amazed by the speaker and the attendance and she has been too a lot of them.

Councilman Boisvert asked about the status of the welcome signs on S.R. 524. In response, Assistant City Manager Fuhrer assured him they were in production and should be ready the first or second week of February.

Councilman Boisvert mentioned the sidewalks downtown and noted that the sidewalks in front of Pub Americana are disgusting and need to be cleaned. Someone visiting from up north brought it to his attention. Mayor Parrish agreed and pointed out that there were other areas that also needed to be cleaned in the Village.

Discussion was held on whose responsibility that would be and City Manager Titkanich stated if it was in the area of their outdoor café it would be the owner's responsibility.

City Manager Titkanich assured him it would be followed up on.

Councilman Boisvert asked when the workshop would be held in regards to the Police Department study. City Manager Titkanich advised that they have requested dates so a workshop could be scheduled. He further noted, for the record, that he called Reverend Dennis and provided the update as well.

Councilwoman Blanco also thanked staff for the AEDU. It was a great turnout and she enjoyed the speaker. She pointed out that if anyone ever has the opportunity to hear him they should.

Additionally, she mentioned that on January 25th she would be attending the Bikes, Bus, and Beach tour which she was invited to. They will be touring the Port as well, so she would provide updates on that. It was through the Space Coast TPO.

She welcomed back Mr. Wegerif.

Mayor Parrish provided condolences to the family of Ms. Georgia Phillips, who was a long time Council member of Rockledge. She passed away this past weekend. She did a lot of things for Rockledge.

Councilwoman Warner advised that when she first got on Council, Georgia always provided pointers and information that helped her out. She left a huge impact on the City of Rockledge. Services will be this Saturday at 1 p.m.

Mayor Parrish stated he was getting a lot of questions regarding the Walmart Distribution Center. He heard they may be bringing in around 460 jobs. The new Mike Erdman Dealership is also coming along and it was always Mr. Erdman's dream to have a dealership on I-95. A lot of property is being sold in Cocoa and there are a lot of people who believe in Cocoa.

Mayor Parrish mentioned a retired Navy Officer who would like to come and present at Council regarding his views on the homeless situation. Councilwoman Warner stated she had talked with him also.

He further spoke in regards to the many emails he is receiving from the Fire union regarding fencing around the new stations for employees. He is aware that this is being looked into and would be a while before the area is completely cleaned up but wanted to make sure that there was a fence where employees can safely walk in and out of work. He polled Council to see if they felt the same. They had no comment at this time.

He believed the waterfront visioning meeting went very well and felt it was all very exciting.

He mentioned his upcoming Tallahassee trip and that Cocoa is improving. He assured Captain Ed that they would have a great time in Washington D.C.

XI. ADJOURNMENT.

* **MOTION by Councilman Boisvert; Seconded by Councilwoman Warner, to adjourn the Regular meeting of January 23, 2018.**

AYES: Parrish, Blanco, Boisvert, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 7:43 p.m.

Henry U. Parrish III, Mayor

ATTEST:



Carie Shealy, City Clerk

AARP FOUNDATION, SENIOR COMMUNITY SERVICE EMPLOYMENT PROGRAM (SCSEP)

AARP FOUNDATION

SENIOR COMMUNITY SERVICE EMPLOYMENT PROGRAM (SCSEP)

AARP's Foundation, SCSEP

- **Grant from the Department of Labor**
  - 73 Project Sites in 22 States and Puerto Rico
    - Served More Than 400,000 People
      - Low-income Older Workers
        - Participants Contribute Approximately 8,000,000 hours of Service to Local Communities

AARP® FOUNDATION

AARP's Foundation, SCSEP

- **Our Goal**
  - To provide useful, part-time, temporary, community service to host agencies.
    - This assists our participants in updating and developing useful skills to obtain unsubsidized employment.
      - This adds to the economic vitality of the community.
        - Provides a valuable source of trained mature workers.
        - Partnerships are formed with public and non-profit host agencies.
        - Host agency provides a short-term training environment for participants, they in return receive a temporary [illegible] to their staff at no cost.

AARP® FOUNDATION

AARP's Foundation, SCSEP

- **Who is Eligible for SCSEP?**
  - Participants must be over 55 years of age
    - Financially qualified (low income or no-income)
      - Unemployed
        - Interested in bettering their current employment circumstances

AARP® FOUNDATION

AARP's Foundation, SCSEP

- **Services Provided to Participants**
  - Skills Assessment & Training
    - AARP's Virtual Career Network
    - Resume Writing & Job Clubs
  - Community Referral Clearing House
    - Participants are given access to community resources to help them overcome additional barriers

AARP® FOUNDATION

Host Agencies

AARP®
FOUNDATION

SCSEP – Host Agencies

- **Host Agencies**
  - Brevard County
  - Local Libraries
  - Municipalities
  - Career Source Centers
  - Habitat for Humanity
  - Daily Bread
  - Veteran's Memorial

- **Host Agencies Cont.**
  - Central Brevard Sharing Center
  - South Brevard Sharing Center
  - Goodwill
  - Salvation Army
  - WIN Vet
  - Astronaut Hall of F[illegible]

AARP® FOUNDATION

SCSEP – Host Agencies

You Provide

- Part-time Temporary Assignments
  - Non-profit
  - Community Organizations
  - Federal, State, County or Municipalities
- Supervision

We Provide

- Wages at current minimum wage
- Workers Compensation Coverage
  - All paperwork for timekeeping
- Trail Employment

AARP® FOUNDATION

SCSEP – Host Agencies

Job Requirements

- Tell us the skill set you wish to train
  - We pre-screen candidates
  - Schedule interviews for you
  - You make the selection
  - Tell us when they can start
  - Hours they will be working

What to Expect

- Dedicated, Mature Workers
- Reliable, Hard Working
- Eager to Learn
- Not a good fit?
  - Tell us and we'll move the participant to another agency
  - Send you someone new to interview

AARP® FOUNDATION

SCSEP – Host Agencies

To Get Started

- Proof of Non-profit Status
  - 501©(3) letter or IRS 990
  - Federal Employer Identification Number (FEIN)
  - Signed Host Agency Agreement
  - Safety Inspection of all training sites
  - Assignment Details to develop a Training Assignment Description (TAD)

AARP® FOUNDATION

SCSEP – Host Agencies

You Provide

- Cost for Training Materials
  - Background checks
  - Drug screenings
  - Additional Health Screenings
  - Safety Orientation of Training Site
  - Updates regarding schedule and or training assignment responsibilities
    - Ensure that participants are supervised always
  - First consideration of Trained SCSEP Participants for permanent positions within the organization as they become available

AARP® FOUNDATION

SCSEP – Host Agencies

Requirements

- May NOT substitute participants for staff positions
- Participants train part-time (20 hours per week)
- Recognize all SCSEP Holidays
- No Saturday's or Sunday's
- Complete and sign participants bi-weekly time card
  - Fax or email time card to SCSEP office
- Notify us of participants absences (immediately)

AARP® FOUNDATION

Our Motto
"Your Job Is To Get A Job, Our Job Is To Help You!"

AARP® FOUNDATION

1/19/18

Thoughts from Brad Whitmore
Historic Cocoa Village Association, Waterfront Affairs

Cocoa Waterfront 2018: *Repair, Replace, Improve*

Introduction- The following are overarching elements for Cocoa's waterfront revitalization. No implied order other than Item 1, Security. This is our opportunity to create something that enhances recreation, commerce, the environment and ecology to become a focal point in Cocoa's rising star. Done right, it will be our legacy.

LAND and SEA ITEM

1. **Security-** improved security in LWP and Cocoa Basin for all law-abiding citizens.
   - Multiple surveillance cameras (and advisory signage that a person's actions are being recorded).
   - Increased Police presence:
     - More patrols (foot and vehicle)
     - Relocate and provide dockage in LWP for the CPD Boat
     - Have a CPD park operations office in LWP
   - An increased number of people partaking in the activities that the Park offers will make it a more appealing, inviting and comfortable environment.

WATERSIDE ITEMS

2. **Docks-** start anew and incorporate end-user input in the layout and design. Consider *removable* docks to mitigate potential increased storm damage.
   - **Dinghy Dock-** a proper dinghy dock in protected water is needed; floating is by far most desirable for safety. A second dinghy dock in another area of the park would also be desirable.
   - **Day Docks-** we get local visitors on jet skis, kayaks, deck boats, center consoles, mini-cruisers, etc. We need to address these different types of vessels and have an adequate number of docks (or other landing facilities) to handle an increase in traffic that 'will come if we build it.' Again, at least *some* floating docks are desirable for day docks.
   - **T-dock-** Needs to extend about 10' further south from shore to provide sufficient depth at dock (~6') for cruising sailboats. (Previously there was only ~4' at pilings.).
     NOTE: This would also allow enough room for dinghy or small vessel day docks on the shoreward side of the dock, whereas previously the area was restrictively too small.
     How long? Previous dock was ~150' and permitted to add 250' more. Do we need 400' if there's a mooring field?
     City Ordinance 01-2016, Docking Ordinance granted 2-nights 'free dockage', in part to make up for short comings. Will this incentive be necessary or appropriate with our new waterfront?
     Would a 400' dock be incorporated into dockage where small coastal cruisers could berth or would that be fully separate? Much TBD!
   - Cocoa Police Department Boat- move it from CVM to LWP, put it in a slip on a lift that is in a prominent visible spot. Quick access and visual deterrent. In conjunction with a CPD Park office, it would increase police presence.
   - Cocoa City Dock (proposed concept by J. Whitley) - extend a dock, which could include a **breakwater**, out from the southeast end of Riverfront Park along the north side of the FPL towers. Utilization would be temporary dockage, not as a 'home port' marina. The dock would allow foot traffic for people to walk out over the water. If this dock grew larger and included fingers, slips, etc., the visual impact could violate the 'Special Recreation / Scenic Vista' Decree.

3. **Mooring Field**-it entails a lengthy, but reasonable permitting process and installation of current technology systems. Advantages include:
   - Control of what vessels are allowed to moor in the area. Rules are incorporated which must be followed or vessel is 'evicted'. (There is also a small no-anchor zone around the perimeter).
   - Generates a cash flow that covers expenses.
   - Since there is monthly rent expense, it would attract more 'involved' vessel owners.
   - Attracts visiting cruisers as a desirable, safe, easy access destination. This drives commerce.
   - Increased storm protection for the City of Cocoa waterfront infrastructure (fewer loose boats).

4. **Fishing** –The old fishing bridge is sorely missed by many in the community. Regaining that fishing capacity as early as possible in some form would be highly desirable, ex. smaller dock structures that would be alternative sites after main completion. Options for reestablishment of the full fishing pier include removal of existing condemned structure and replacing with contemporary type structure or re-decking of existing piling structures. (Engineering decision TBD). Further consideration for this pier is the need to incorporate the possibility doubling as a berth for small coastal cruise ships to create the **Port of Cocoa.** This could make for a lengthy time line.

5. **Breakwater**- protection for Cocoa Basin from the long southeast to south fetch of the Indian River Lagoon. This could be floating concrete wave attenuators, islands (as with FT. Pierce), fabricated barricades (as with Cocoa Village Marina) or as best engineered, to be determined. Advantages include:
   - Storm protection for the City of Cocoa waterfront infrastructure (up to a point).
   - A calm water basin for launch ramp activities, vessel mooring (premium rental price), dinghy landing, etc.
   - More days of acceptable conditions and safer operation for concession rentals kayaks, paddleboards, etc.
   - A clearly defined boundary for IRL boat traffic of Park confines.
   - Potential habitat for 'Living Shoreline' and oysters!

6. **FPL Towers**- The high-voltage wires have been associated with the loss or damage of several vessels. Adding to that hazard, there is very little reflective markings on the towers themselves, or even more dangerous, the support guy wires around them. At night they are almost indiscernible. In the name of safety, FPL needs to remedy this before there's a tragedy. That would be the last thing our waterfront reputation needs.

LANDSIDE ITEMS

7. **Parking**- For merchants in Parkside Place, parking is always a concern. With LWP closed that loss of parking negatively impacted sales. Any efforts to enhance the desirability for shoppers to park in LWP would be welcomed: layout for access, lighting, clear sight-line from outside the park, sense of security/safety, etc. are needed improvements.

8. **Multi-purpose Building or Buildings**- meeting hall, classroom, interactive educational display (IRL, fauna, flora, history, etc.). Intended users would be the likes of USCG Aux., Sea Scouts, IRLYC, someday a marine program for at-risk youth, etc. Perhaps the CPD Park operations office.

   Other functions in the Park needing shelter would include a concession stand for light food and drinks (i.e., a snack bar), bait and tackle for the fishing pier, recreational rentals of kayaks, paddleboards, booking for any tour boat operations, etc.

A mooring field will bring required (*or desired*) elements such as showers, tenants 'lounge', lockers, etc., and perhaps an attendant. Also included is garbage facility (including HazMat), potable water, and sanitation (pump out capacity (dockside or via pump out vessel.) Consider remote management as a possibility for basic mooring field ops (surveillance camera and an app to pay upon arrival).

QUESTION- Better to incorporate all of the above into one multi-purpose building or better to have one facility conveniently located near docks (for boaters/mooring field folks) and the meeting hall out on the east end of the park?

9. **Dog Park**- Cocoa Village is dog friendly! Fence-in the small retention area east of the existing metal building (USCG Aux) and create an off-lead dog park. What a better way for a visiting boater or shopper to start a visit to the Village with your dog than to give some free run time.

10. **Living Shoreline Program**- good example of partnering with an organization to address environmental improvements. Let's figure out a way to incorporate raising oysters for the good of the River.

11. **Sandy Beach Landing**- clear an area on the basin side of LWP shore, remove rocks from the approach, add sand, and stabilize as required. Intended use would be landing for small vessels. Heard that some would even swim. This access is vital to encourage commercial development of water concessions.

12. **Rack storage for small vessels**- numbered and rented racks (wood 4x4) for kayaks, paddleboards, dinghies, etc. Not only does it generate revenue, but it makes for an orderly appearance with increased security.

13. **Wayfinding Sign**- a largish (4'x8' maybe), artsy version of a map of the Village at the exit of LWP for newly arrived boaters. Show important features, not commercial establishments

14. **GRANTS**- Grants are key to this expensive undertaking. There are many more possible avenues than are being applied to from what I've learned. CRA monies, floating a bond, P3 (perhaps, with the right partner) and grants from numerous sources are the ticket.

Brad Whitmore is a native Floridian, life-long boater, and owned cruising boats for 30 years. As a Brevard resident for 10 years and board member of the Historic Cocoa Village Association, he has focused on improving Cocoa's waterfront and as a citizen advocate helped pen the 2016 City of Cocoa Docking Ordinance and other projects. He has held a USCG 100-ton Masters License.