MINUTES
City of Cocoa
Regular Meeting of The City Council

November 10, 2020

A Regular City Council Meeting was held on Tuesday, November 10, 2020, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. Opening Matters:

Mayor Williams called the meeting to order at 6:00 p.m.

Chief Lamm provided the invocation and Deputy Mayor Goins led the assembly in the Pledge of Allegiance to the Flag of the United States of America.

The City Clerk took the roll.

PRESENT:	Jake Williams, Jr.	Mayor
	James Goins	Deputy Mayor
	Don Boisvert	Councilmember
	Lorraine Koss	Councilmember
	Brenda Warner	Councilmember
	Anthony Garganese	City Attorney
	Stockton Whitten	City Manager
	Carie Shealy	City Clerk

OTHER STAFF MEMBERS PRESENT:

Matthew Fuhrer, Assistant City Manager; Tammy Gemmati, Administrative Services Director; Jack Walsh, Utilities Director; Mike Cantaloupe, Chief of Police; Jonathan Lamm, Fire Chief; Bryant Smith, Public Works Director; Rebecca Bowman, Finance Director; Nancy Bunt, Community Services Director; Jason McCuen, Helpdesk Support Tech; Lora Howell, Deputy Finance Director; Dodie Selig, Planning Manager; and Samantha Senger, Assistant to the City Manager/PR Specialist.

II. Approval of Agenda & Minutes:

1. **Agenda:** Regular Meeting of November 10, 2020 (20-759)

2. **Minutes:** (a) Regular Meeting of October 13, 2020 (20-760)

* **MOTION by Councilmember Koss; Seconded by Deputy Mayor Goins, to amend the Agenda for the Regular meeting of November 10, 2020 with the addition of the application of Kristina Jackson to Item VIII.3.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

* **MOTION by Councilmember Boisvert; Seconded by Councilmember Warner, to approve the Minutes for the Regular meeting of October 13, 2020.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. **Approval of Item 20-795:**

Council Approval of Resolution 2020-231 Authorizing Execution of the Water and Sewer System Revenue Bond, Series 2020 and the Loan Agreement with STI Institutional & Government, Inc. and Resolution 2020-234 Authorizing the Composite Form of the Master Bond Resolution and Approval of Related BAF # 20-030-T for Bond Issuance Closing Costs. (20-795). (Finance Director)

Mayor Williams announced that there will be a fifteen minute break after the approval of this item to sign documents.

Ms. Bowman explained what this item entailed and mentioned that this was the finalization of payoff of state revolving bond funds. She reminded Council that on September 23, 2020 staff brought forward an approval for an RFP a Tax-Exempt Refunding Bank Loan, Series 2020, in order to finance the multiple SRF loans with the assistance of the City's financial advisor. On October 27, 2020 Council approved the financial advisor's recommendation to refinance the outstanding SRF loans.

She provided final rates and net savings and pointed out that no reserves would be held by doing this refinancing. Resolution No. 2020-234 is a composite to put all loans (there are some dating back to the 1990's) into one document.

* **MOTION by Councilmember Boisvert; Seconded by Councilmember Warner, to approve.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

The Meeting stopped at 6:06 p.m. in order to sign documents and reconvened at 6:20 p.m.

III. Awards and Presentations:

None.

IV. Delegations:

* **MOTION by Councilmember Boisvert; Seconded by Councilmember Warner, to move Reports to the end of the meeting.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

Emma Kirkpatrick and Janne Etz, HCVA, thanked the outgoing Council for their service on behalf of HCVA and provided flowers to each of them.

Rev. JB Dennis, 3710 Catalina Drive, Cocoa, spoke about traffic stops and asked why the Cocoa police have not stopped the drugs and prostitution at Provost Park. Additionally, a few months ago cameras were approved and he asked where those would be installed.

Chief Cantaloupe advised that the Police Department was allocating their JAG grant funds for cameras. It would take a little time as they just received the award. They will be working with a company to get them installed now that they have the award. Mr. Dennis thanked him.

Ms. Gemmati read an E-Comment[1] into the record from Jeri Blanco of Cocoa.

Councilmember Koss responded to Ms. Blanco's comment and noted that FPL does not believe that it is all unreachable. She noted that we may find that we are creating economic benefits and lifting up those communities. This will require unconventional thinking or a shift in thinking but the City is positioning ourselves for available opportunities. She is proud of the plan and hoped that Ms. Blanco would take the time to read it, as well as everyone else, and support it. She invited

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1 EXHIBIT A: E-Comment from J. Blanco

all to the Sustainability Advisory Board's monthly meeting where they will focus on different topics. The plan is on the website.

V. Reports:

Reports was moved to the end of the agenda.

VI. Consent Agenda:

1. Approve Participation in a Cooperative Purchase Agreement with Vermeer Southeast of Orlando, Florida, Utilizing the Sourcewell Contract No. 012418-VRM to Purchase a Vermeer D8x12 S3 Navigator Boring Machine and Associated Equipment. (20-718). (Utilities Director)

2. Approval to execute the Transportation Impact Fee Trust Fund Disbursement Agreement between Brevard County and the City of Cocoa for the release of $50,000 of Central Mainland TIFT Funds for the design of the Aurora Street Sidewalk Project. Approve a Resolution Amending the FY21 Budget, BAF# 21-028-A, accepting the Revenue and Transferring Funds between Accounts for the Balance. (20-733). (Public Works Director)

3. Approve a Resolution Amending the FY 2021 Budget, BAF# 21-012 T (2), pertaining to the COVID Payroll Payout through the use of Contingency in Multiple Funds and Police Union Salary Adjustments through the use of General Fund Contingency. (20-734). (Finance Director)

4. Approve Change Order #1 to FY20 P.O. 75893 with CE Power Solutions of Florida, Lakeland, Florida, for the re-mobilization and replacement of a Variable Frequency Drive (VFD) component not included in the Original Quote/Purchase Order; To Authorize the City Manager to Execute the Change Order. (20-739). (Utilities Director)

5. Approve an Interlocal Agreement (ILA) between the City of Cocoa and the City of Rockledge to Identify and Share Common Costs Associated with the Cocoa Utilities Project and Rockledge Pluckebaum Project, and to Coordinate and Cooperate the Design, Permitting, Bidding, and Installation under a Unified Joint Project. (20-741). (Utilities Director)

6. Approve Participation in a Cooperative Purchase Agreement with Thompson Pump & Manufacturing Co., Inc., Port Orange, Florida, Utilizing the Florida Sheriffs Association Contract FSA19-VEH17.0, Item 171, Effective October 1, 2019

through September 30, 2020, with one (1) two-year extension, to Purchase a 4-Inch Pump with a Trailer; To Approve a Resolution Amending the FY2021 Budget to Reallocate Funds. (20-747). (Utilities Director)

7. Approve a Resolution Amending the FY2021 Budget, BAF # 21-026-A, Accepting the Bulletproof Vest Grant Award for $16,979.50. (20-748). (Chief of Police)

8. Approve Task Order 2020-17 and Amendment using the Continuing Services Agreement with Infrastructure Solution Services (ISS) for Engineering Design, Permitting and Construction Support Services of the sidewalk improvements project on Aurora Street for $66,293.00. Authorize the City Manager to execute the all agreements and issue the purchase order. (20-751). (Public Works Director)

9. Approve a Budget Resolution Amending the FY21 Budget, BAF #21-027-A&T (2 Pages), Reducing the Expected Grant Revenues for the VOCA Grant and City Match, and Allow the City Manager to Enter into the Contract. (20-753). (Chief of Police)

10. Approve participation in Cooperative Purchase Agreement utilizing Sourcewell Contract #120716-NAF, 060920-NAF and the Florida Sheriffs Association Contract FSA20-VEH18.0 for the purchase of vehicles and equipment through Alan Jay Fleet and Nextran Truck Center; Authorize the City Manager to sign the New Standard Form for New Piggyback Contract and extension renewals; Approve Resolution Amending the FY21 Budget BAF# 21-025-T, through the use of General Fund Contingency, for the additional cost to purchase Seven (7) Police Hybrid Patrol vehicles; and Approve A Resolution Amending the FY21 Budget BAF# 21-024-T for the VAC-CON retrofit and Exemption to Competitive Purchase to Southern Sewer of Orlando. (20-771). (Public Works Director)

11. Approve and authorize the City Manager to issue a Blanket Purchase Order up to $450,000 through July 21, 2021, to NAPA IBS, Space Coast Auto Supply utilizing the NJPA Contract #061015. Authorize additional FY-20 parts expenditures in the amount of $59,448 for the August and September statements. (20-773). (Public Works Director)

* **MOTION by Councilmember Warner; Seconded by Councilmember Boisvert, to approve the Consent agenda.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

VII. Public Hearings:

1. Approval of Ordinance No. 18-2020/2nd and Final reading: Related to Amending Chapter 2, Administration, Article VII Police Officers' Retirement Plan due to legislative and Internal Revenue Code compliance changes amending Section 2-196, Benefit Amounts and Eligibility; Section 2-197, Pre-Retirement Death; Section 2-200, Optional Forms of Benefits; Section 2-206, Minimum Distribution of Benefits; Section 2-207, Miscellaneous Provisions; Providing for incorporation into the Code; Providing for severability of provisions; Repealing all ordinances and resolutions in conflict herewith and providing an effective date. (20-758). (Administrative Services Director)

   Attorney Garganese read Ordinance No. 18-2020 into the record, by title only as follows. He advised that this was the second and final reading of the ordinance.

ORDINANCE NO. 18-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AMENDING CHAPTER 2, ADMINISTRATION, ARTICLE VII, POLICE OFFICERS' RETIREMENT PLAN, OF THE CODE OF ORDINANCES OF THE CITY OF COCOA BY AMENDING SECTION 2-196, BENEFIT AMOUNTS AND ELIGIBILITY; AMENDING SECTION 2-197, PRE-RETIREMENT DEATH; AMENDING SECTION 2-200, OPTIONAL FORMS OF BENEFITS; AMENDING SECTION 2-206, MINIMUM DISTRIBUTION OF BENEFITS; AMENDING SECTION 2-207, MISCELLANEOUS PROVISIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

   Ms. Gemmati added no changes have been made since first reading and a no impact letter was provided to the state.

   Mayor Williams opened the hearing to the public. There being no response, the public portion of the hearing was closed.

* **MOTION by Councilmember Boisvert; Seconded by Councilmember Warner, to approve Ordinance No. 18-2020 on second and final reading.**

   AYES: Williams, Goins, Boisvert, Koss, Warner

   THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Approval of Ordinance No. 19-2020/2nd and final reading: Related to Amending Chapter 2, Administration, Article VI General Employees' Retirement Plan due to legislative, Internal Revenue Code compliance changes, and board composition changes amending Section 2-107, Board of Trustees; Section 2-110, Benefit Amounts and Eligibility; Section 2-111, Pre-Retirement Death; Section 2-120, Miscellaneous Provisions; Providing for incorporation into the Code; Providing for severability of provisions; Repealing all ordinances and resolutions in conflict herewith and providing an effective date. (20-761). (Administrative Services Director)

Attorney Garganese read Ordinance No. 19-2020 into the record, by title only as follows. He advised that this was the second and final reading of the ordinance.

ORDINANCE NO. 19-2020

AN ORDINANCE OF THE CITY OF COCOA, FLORIDA, AMENDING CHAPTER 2, ADMINISTRATION, ARTICLE VI, GENERAL EMPLOYEES' RETIREMENT PLAN, OF THE CITY OF COCOA CODE OF ORDINANCES; AMENDING SECTION 2-107, BOARD OF TRUSTEES; AMENDING SECTION 2-110, BENEFIT AMOUNTS AND ELIGIBILITY; AMENDING SECTION 2-111, PRE-RETIREMENT DEATH; AMENDING SECTION 2-120, MISCELLANEOUS PROVISIONS; PROVIDING FOR INCORPORATION INTO THE CODE; PROVIDING FOR SEVERABILITY OF PROVISIONS; REPEALING ALL ORDINANCES AND RESOLUTIONS IN CONFLICT HEREWITH AND PROVIDING AN EFFECTIVE DATE.

Ms. Gemmati advised that there have been no changes since first reading.

Mayor Williams opened the hearing to the public. There being no response, the public portion of the hearing was closed.

* **MOTION by Councilmember Warner; Seconded by Councilmember Boisvert, to approve Ordinance No. 19-2020 on second and final reading.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

VIII. Council Business:

1. Approve the current Code Enforcement Lien for the residence located at 17 Travis St., be reduced, as recommended by the Code Board, to $1,145.34 which is the cost of the investigation to the City of Cocoa. (20-735). (Chief of Police)

Chief Cantaloupe advised that this was approved by the Code Board and was their recommendation. The property is in compliance.

* **MOTION by Councilmember Boisvert; Seconded by Deputy Mayor Goins, to approve the lien reduction to $1,145.34.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Approve the current Code Enforcement Lien for the property located at 1053 Hickory Ln., be reduced to $3,800.00 as recommended by the Code Enforcement Board. (20-736). (Chief of Police)

Chief Cantaloupe advised that this was approved by the Code Board and was their recommendation. The property is in compliance.

* **MOTION by Councilmember Warner; Seconded by Councilmember Boisvert, to approve the lien reduction to $3,800.00.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Consider the appointment of Joy Rutherford as a member of the Sustainability Advisory Committee. (20-769). (Administrative Services Director) & Kristina Jackson.

Ms. Koss announced that this committee meets the first Thursday of the month at 6 p.m. and invited all to join them.

* **MOTION by Councilmember Koss; Seconded by Councilmember Warner, to approve the appointment of Joy Rutherford as a member of the Sustainability Advisory Committee.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

4. Consider whether to allow City of Cocoa Emergency Ordinance No. 13-2020 Requiring Face Coverings to remain in effect or terminate the Ordinance. (20-772). (Assistant City Manager)

Mayor Williams was in favor of continuing this for another month.

Attorney Garganese explained that the ordinance remains in effect until Council terminates it so no action is required. It has to come back every 30 days for review.

After questions posed by Council, he confirmed that Ordinance No. 13-2020 would remain in effect.

5. Consider the reappointments of Mr. Wesley Park, Mr. David Prather and Ms. Barbara Kinsey as members of the Utilities Advisory Board through November, 2023. (20-776). (Administrative Services Director)

* **MOTION by Councilmember Boisvert; Seconded by Councilmember Koss, to approve the reappointments of Mr. Wesley Park, Mr. David Prather and Ms. Barbara Kinsey as members of the Utilities Advisory Board through November, 2023.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

Councilmember Koss pointed out that Mr. Park was in attendance and thanked him for his service.

6. City Council direction to provide a Local Government Contribution for the Housing Trust Group who is seeking Florida Housing Finance Corporation's (FHFC) SAIL Financing of Affordable Multifamily Housing Developments to be used in Conjunction with Tax-Exempt Bonds and Non-Competitive Housing Credits (RFA) 2020-205 (20-777). (Community Services Director)

Nick Echeverria with Housing Trust Group provided a presentation[2] on Orchid Lakes and explained that they were proposing a 110 rental senior housing community. The development would be located between Michigan Avenue and Clearlake Drive. He pointed out that there is a public transportation site nearby as well.

A conceptual site plan of Orchid Lake was shown and he explained that it would be two garden style developments with resort style amenities. They will specialize in green building techniques.

He spoke about the amenities offered and provided the 2020 rental rates and showed a breakdown of income limits by number of persons in the household.

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2 EXHIBIT B: Presentation: Orchid Lake-A Proposed 110 Unit Affordable Rental Community for Seniors

Mr. Echeverria advised that they were asking of a fee waiver or a grant from the City in the amount of $50,000. They will receive five points on the application for Local Government Support which would make them be much more competitive and successful in receiving the funding. He further pointed out that in the application, Brevard County's amount has to be $50,000.

Lastly, he pointed out the benefits of the City involvement with this project. He provided photos of other developments in Titusville and Pembroke Pines.

City Manager Whitten asked about the city and county impact fees and what the split would be. He requested that Mr. Echeverria provide that information to Ms. Bunt.

Councilmember Koss noted that there are greenways that would lead right up to this property and help with amenities. Mr. Echeverria agreed that they would be open to working with the City on greenspace area. They could incorporate that into the development if allowed by the City.

Ms. Bunt reminded Council that the funding had to be in the way of a building permit fee waiver, loan, or a grant from the General Fund.

Mr. Echeverria agreed that all meet the requirements. Attorney Garganese suggested the building permit fee waiver because at that point the city could waive $50,000 in building permit fees.

* **MOTION by Councilmember Boisvert; Seconded by Deputy Mayor Goins, to approve the item and to waive the building permit fees.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

IX. City Business:

1. Award RFQ Q-20-11-COC to Integrated Fire and Security Solutions in the Amount of $2,378,456; To Approve a Resolution Authorizing the City Manager to Approve Change Orders and Other Related Purchases in an Amount Not To Exceed $237,845 (10% of the contract amount) for a Total Project Cost of $2,616,301; To Authorize the City Manager to Negotiate and Execute the Agreement with the Recommended Contractor. (20-738). (Utilities Director)

* **MOTION by Councilmember Boisvert; Seconded by Deputy Mayor Goins, to approve the item.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Approve the Budget Resolution and BAF 21-023-A recognizing the FIND Grant Funding Revenue (BV-CO-20-146 - Phase 1), for the design and permitting related to the boat ramps restoration at Lee Wenner Park. (20-763).(Public Works Director)

Mr. Smith explained that the City's share was $25,000 as this is a 50/50 match. Our share is $25,000 on this as it is a 50% match.

* **MOTION by Councilmember Boisvert; Seconded by Deputy Mayor Goins, to approve the item.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Approve the Budget Resolution and BAF 21-022-A recognizing the FIND Grant Funding Revenue (BV-CO-20-147 - Phase 1), for the design and permitting related to the dredging of the Lee Wenner Park Basin. (20-767). (Public Works Director)

Mr. Smith advised that this was the same process as above and is also a 50/50 match. The estimated cost is $60,000 so our cost will be $30,000.

* **MOTION by Councilmember Warner; Seconded by Councilmember Koss, to approve the item.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

Mr. Jerry Sansom advised that he was the FIND Director for Brevard County and he thanked Council as they have always had a great relationship. He hoped that the City would be applying for Phase 2 and mentioned that there was talk in the past regarding the improvement of the old fishing pier. They can help with 50% of that as well. He further mentioned that about eight months ago there was a fire on a vessel and the police boat was out of service and there was no fire capability. He asked if the City could look into adding fire capability to the police boat or consider an upgrade to a new vessel or something more suitable. He advised that FIND could help with the funding and thanked them again.

Multi-Year Contracts:

4. Approval for the sole source procurement of IDEMIA FDLE Livescan System, initial installation, training, ancillary equipment and three (3) year on-site maintenance

services via use of a multi-year contract service agreement with IDEMIA. To further authorize the City Manager to approve annual renewals for on-site maintenance support services. Approve a Resolution Amending the FY21 Budget, BAF#20-029-T. (20-749). (Chief of Police)

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

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

X. Informational Agenda:

1. Council request to review the cumulative purchase approvals over $35,000 and under $50,000 for period 10/01/2020 to 10/31/2020. (20-788). (Finance Director)

Reports:

Chief Lamm provided an update on COVID-19 and advised that there were 847,821 cases to date in the State of Florida, with 12,780 in Brevard County. There are 1,165 in Cocoa, and 56 active cases in the City limits. He pointed out that we are continuing to see numbers rise and have seen a larger than usual spike in the last couple of weeks. They will continue to monitor and take protective measures throughout the City.

Chief Lamm provided an update on Hurricane Eta and mentioned that as of 3 p.m. today the system had stalled and was moving at about 7 mph. The latest projected models show it going to the panhandle and now models are drawing it back across the center of the State late Wednesday night, early Thursday. The City is already taking preparations in the event something happens on Wednesday since the City offices are closed. It is just too far out at this time to predict or determine what we will do.

Mr. Walsh announced on November 19th there will be a community meeting for people on Indian River Drive for the IRL grant money to install sewer lines. It is from 4-7 p.m. at the Cocoa Library and they will be available to answer any questions for those who have interest in the project.

Councilmember Warner thanked staff for all of their hard work and noted that she would miss the staff.

Councilmember Boisvert has served for 10 ½ years and it has been a great run with great staff. He thanked all members of Council and all of those in attendance. He will miss this but would be back.

Councilmember Koss thanked the Cocoa Rotary who did a litter pickup at the park this weekend.

Councilmember Koss advised that she had been reflecting on accomplishments and was very proud that they started the Police Community Relations Advisory Committee and the Sustainability Advisory Committee. However, she was still confused as to why they are called advisory "committees". She felt it was important to be consistent since others are "boards".

* **MOTION by Councilmember Koss to change the Sustainability Advisory Committee, the Police Community Relations Advisory Committee, and the Affordable Housing Committee to Boards.**

Attorney Garganese explained that at least two of the three committees were established by resolution and if they want to name them a board rather than a committee than it is their prerogative.

THE MOTION WAS SECONDED BY DEPUTY MAYOR GOINS.

Ms. Bunt advised that the Affordable Housing Committee cannot be changed as it is in the Florida Statutes that it must be a committee.

Attorney Garganese advised that a resolution would have to be done to change the name. He agreed that one could be brought back renaming those two committees.

* **MOTION by Councilmember Koss; Seconded by Deputy Mayor Goins, to have a resolution renaming those two committees brought back to Council.**

Attorney Garganese advised that if Council wants they can authorize him to edit the resolution and have the Mayor sign it.

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

Councilmember Koss will be resuming office hours on Monday's and Thursday's from 1-5 p.m. and will be putting out a quarterly newsletter. You can email her or go online to be put on the list to receive that.

Deputy Mayor Goins asked if the Assistant City Manager could give an update on the Arlington Apartments parking issue. In response, Assistant City Manager Fuhrer advised that a follow up was done and there was code enforcement action due to parking in the right of way. The Public Works director is reviewing the site to see if there is available parking.

Deputy Mayor Goins appreciated the outgoing Councilmembers and their hard work. He appreciates the arguments and disagreements. He believes that is what makes it worthwhile and shows that they are all independent thinkers. He appreciates Mayor Williams for being there for him personally and for his guidance. Councilmember Koss agreed.

Mayor Williams congratulated former Mayor Mike Blake for winning the election as well as Rip Dyal and Lavander Hearn.

Mayor Williams stated that it has been an honor and pleasure serving and appreciated the opportunity to lead the City, hopefully taking it to the next level. He loves his community and is grateful for staff and being able to work with all of them.

He has realized that he was so committed that he was neglecting his family because he was always committed to doing the right thing and being there for the citizens.

Mayor Williams is grateful for the opportunity to lead the City during the most unrest of times and it has made him stronger as an individual. This is not the end, as there is a lot more to be done.

XI. Adjournment:

* **MOTION by Councilmember Boisvert; Seconded by Councilmember Warner, to adjourn the Regular meeting of November 10, 2020.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 7:23 p.m.

Jake Williams, Jr., Mayor

ATTEST:

Carie Shealy, MMC, City Clerk

From: Tammy Gemmati
To: Carie Shealy
Subject: FW: New eComment for City Council
Date: Tuesday, November 10, 2020 2:01:04 PM
Attachments: image002.png

For your minutes. I will read tonight.

Best Regards,

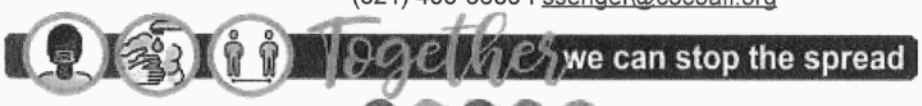
Tammy G.

From: Samantha Senger <ssenger@cocoafl.org>
Sent: Tuesday, November 10, 2020 9:50 AM
To: Tammy Gemmati <tgemmati@cocoafl.org>
Cc: Stockton Whitten <swhitten@cocoafl.org>
Subject: FW: New eComment for City Council

Tammy,

New e-comment that came in under delegations for tonight's Council meeting.

Samantha Senger, APR, APIO
Assistant to the City Manager and
Public Relations Specialist
65 Stone St., Cocoa, FL 32922
(321) 433-8685 I ssenger@cocoafl.org



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From: noreply@granicusideas.com <noreply@granicusideas.com>
Sent: Tuesday, November 10, 2020 9:46 AM
To: Samantha Senger <ssenger@cocoafl.org>
Subject: New eComment for City Council

EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

SpeakUp

New eComment for City Council

Guest User submitted a new eComment.

Meeting: City Council

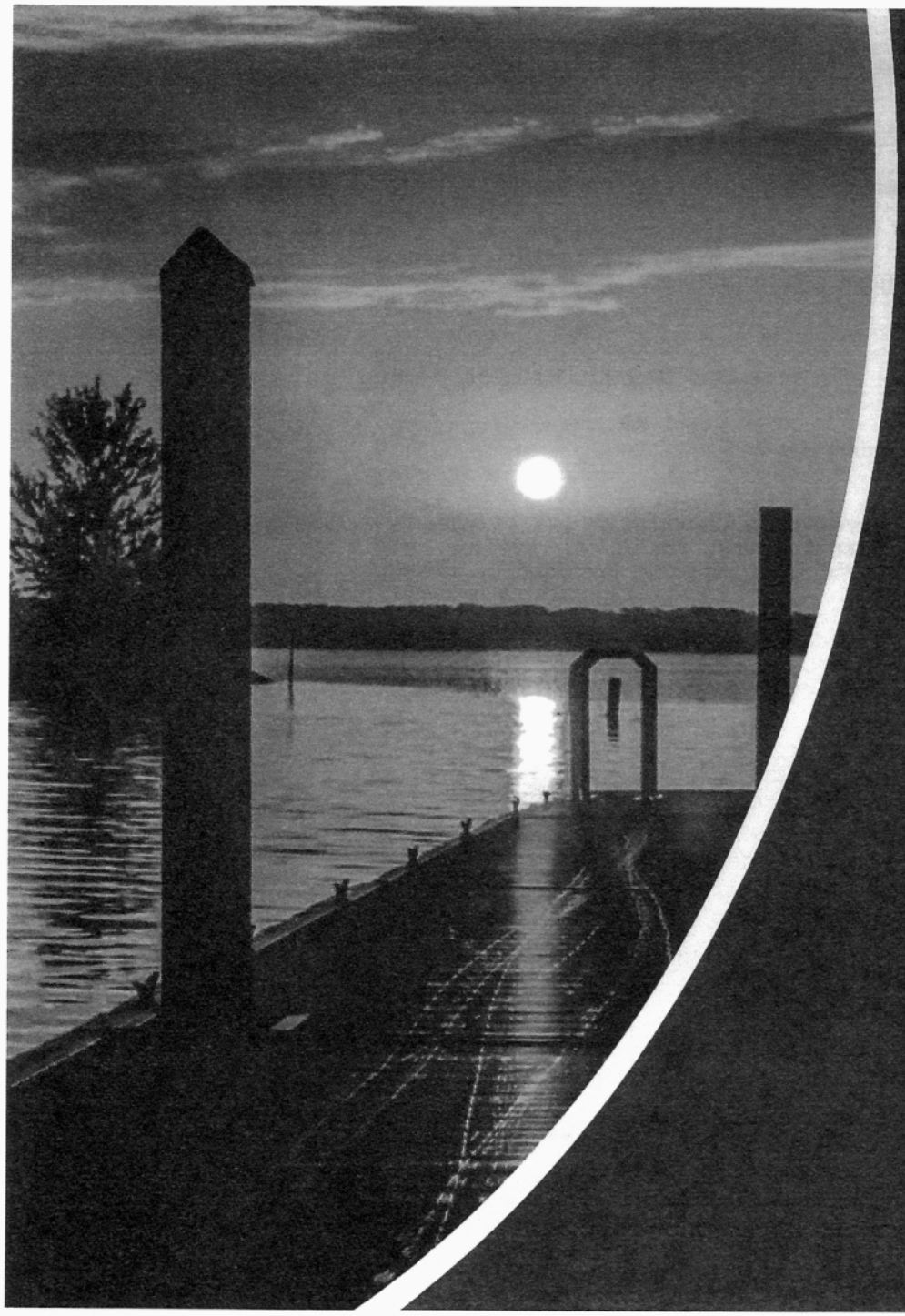
Item: In accordance with the City Council's rules and procedures, residents or tax-payers of the City (upon any subject of general or public interest), City employees (regarding his/her employment), and water and sewer customers (on matters related to the City's water and/or sewer system), may address the City Council under Delegations on items not on the printed agenda by filling out a speaker card. Speaker cards are located outside the Council meeting room and should be provided to the City Clerk. Please observe the time limit of five (5) minutes while speaking under Delegations. Delegations shall be limited to thirty (30) minutes unless extended by Council.

eComment: Good evening Mayor/Council, The city recently adopted a city wide Sustainability Plan of Action to move the City towards 100% renewable, zero emission energy sources by no later than 2050. Cocoa has a higher than average population that lives below the poverty level, a statistic identified in the SAP. Studies have shown these communities risk the economic impacts green plans have with the potential to create urban climate injustice. The impacts and risks of green resilient infrastructure may worsen the security and vulnerability of long-term residents and create green climate gentrification, known as Green Gentrification. The cost of green programs have the potential of increasing the cost of living in areas predominantly occupied by vulnerable residents that cannot afford the cost associated with implementing these plans. Cocoa has struggled with high crime, blight throughout certain geographical areas and low employment opportunities for years. The city cannot afford to implement a sustainability plan that has the potential to negatively impact our economically challenged areas. The city should instead shift it's focus on job creation and on providing housing that's affordable to the average medium wage earner. As a city I believe we can and should do better for our residents. Moving the city to 100% renewable energy by 2050 is not a realistic goal in my opinion nor is it a goal that will benefit the entire population of Cocoa. Thank you, Jeri Blanco Cocoa, FL 32922

View and Analyze eComments

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Orchid Lake

A Proposed 110 Unit Affordable
Rental Community for Seniors

EXHIBIT B: Orchid Lake Presentation

SUMMARY

Housing Trust Group, LLC
Principal: Matthew Rieger

- A multigenerational real estate development company with 20 years of experience
- A vertically integrated team to maximize our strength in all areas, including legal, financing, development, construction, management, compliance and asset management.
- Extensive experience with public/private partnerships in South Florida.

RECENT AWARDS





Housing Trust Group, LLC
Recent Awards:

Number 1 Affordable Housing Developer in Florida and Number 19 in the United States in 2018 according to Affordable Housing Finance Magazine

Courtside Apartments:
National Reader's Choice Award for Best Family Project, Affordable Housing Finance 2017

Fastest Growing Companies in 2016,
Real Estate Forum Magazine

Courtside Apartments:
Best Affordable Residential Project, 2017 South Florida Business Journal Structure Awards.

Village Place:
2017 NAHB Best of 55+ Affordable Rental Community

Listed as one of Inc. 5000's Fastest Growing Companies in 2018 and 2019.

Aviva in Mesa, Arizona won Best Garden Style Walk-Up Award for Multifamily Executive in 2019.

HTG

"Our mission is to provide, without compromise, the highest quality multifamily residential communities in a professional environment and ethical manner."



#1 AFFORDABLE HOUSING DEVELOPER IN FLORIDA

#19 AFFORDABLE HOUSING DEVELOPER IN THE US

RANKED BY AFFORDABLE HOUSING FINANCE

7,000 UNITS | **38** COMMUNITIES

BUILT OVER THE PAST 15 YEARS, WITH 7 NEW COMMUNITIES CURRENTLY UNDER CONSTRUCTION





9% • 4% • HUD • PPP

WE SPECIALIZE IN LEVERAGING ALL AVAILABLE SOURCES OF FUNDING, INCLUDING BOTH PUBLIC AND PRIVATE SECTOR RESOURCES

NAMED 2016 FASTEST **GROWING** COMPANIES BY REAL ESTATE FORUM MAGAZINE



2018: 6 NEW COMMUNITIES FUNDED BY FHFC

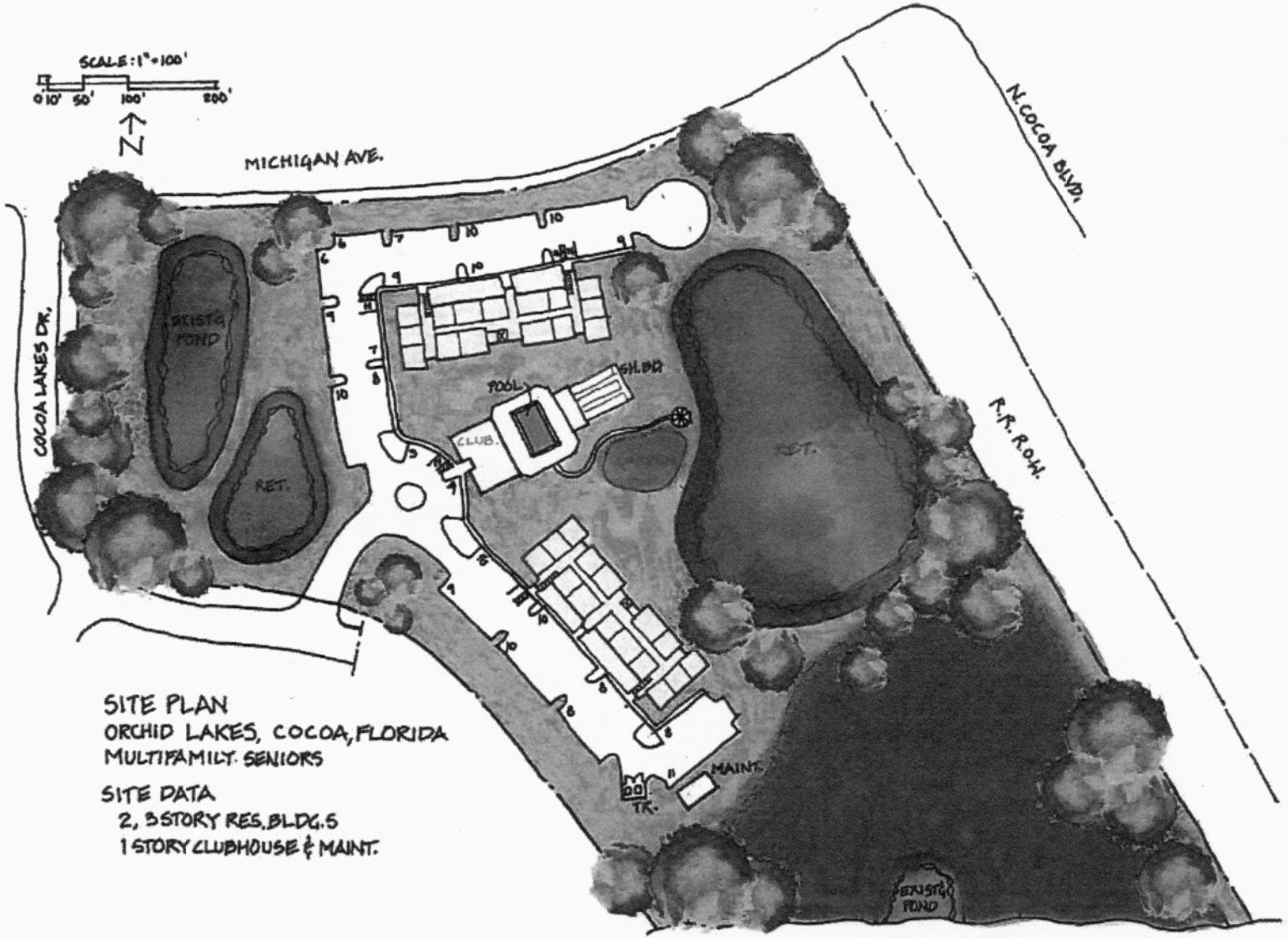

FLORIDA
The Chateau
Preserve at San Luis
Preserve at River Edge
Valencia Grove
Oasis at Pearl Lake
Liberty Gardens
Freedom Gardens
Hammock Ridge
Park at Wellington
Campus Club
Whispering Palms
540 Town Center
Groves at Wimauma
Chapel Trace
Grande Pointe
West Lake
Isles of Pahokee II
Covenant Villas
Palm Park
Green Cay Village Town Homes and Condos
Douglas Gardens V
Wagner Creek
Veranda
Venetian Isles
Heron Estates Sr.
Malibu Bay
Colony Park
The Kensington
Marina Bay
Pine Run Villas
Arbor View
Venice Cove
Village Place
Emerald Palms
Courtside Apts.
Princeton Park
Wagner Creek
73 units in Miami, FL
Completed 2016
Mixed income development in Miami's Health District
Village Place
112 units in Ft. Lauderdale, FL
Completed 2014
2017 NAHB Best of 55+ Affordable Rental Community
Courtside Apartments
84 units in Miami, FL
Completed 2016
A joint venture with Alonzo Mourning
Best Affordable Project - South Florida Business Journal Structure Awards 2017
Best Family Community - Reader's Choice Awards 2017, Affordable Housing Finance

We Are Proposing:

- **110 Unit** Affordable Rental Community for Seniors
- Total Development Costs of **$19 Million**
- Financed with **Federal Housing Tax Credits** Awarded through the State of Florida Allocating Agency
- FHFC Issued SAIL & Tax Exempt Bonds

Location Map





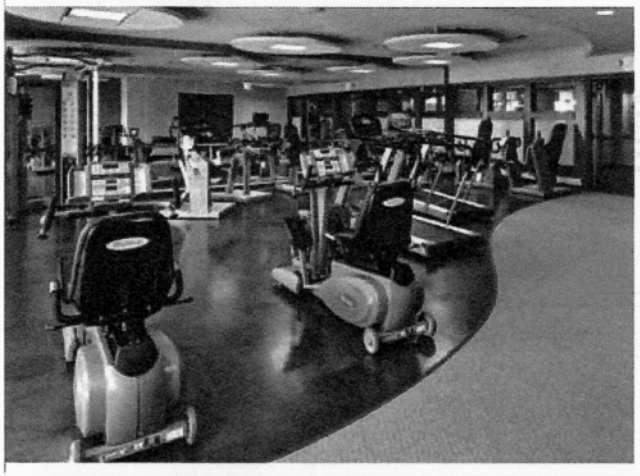
ORCHID LAKE CONCEPTUAL SITE PLAN

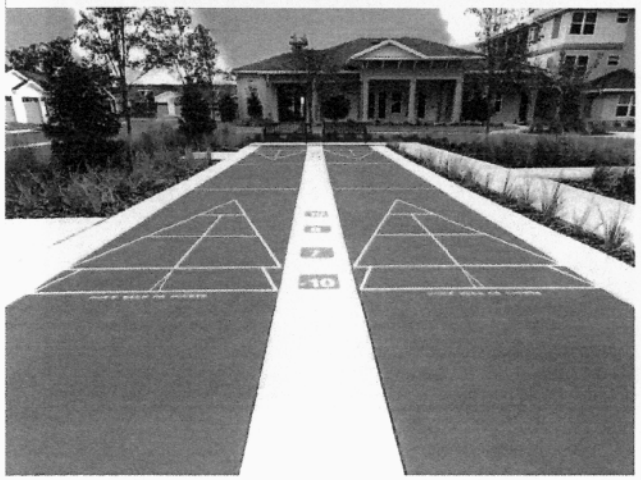
Sample Elevation



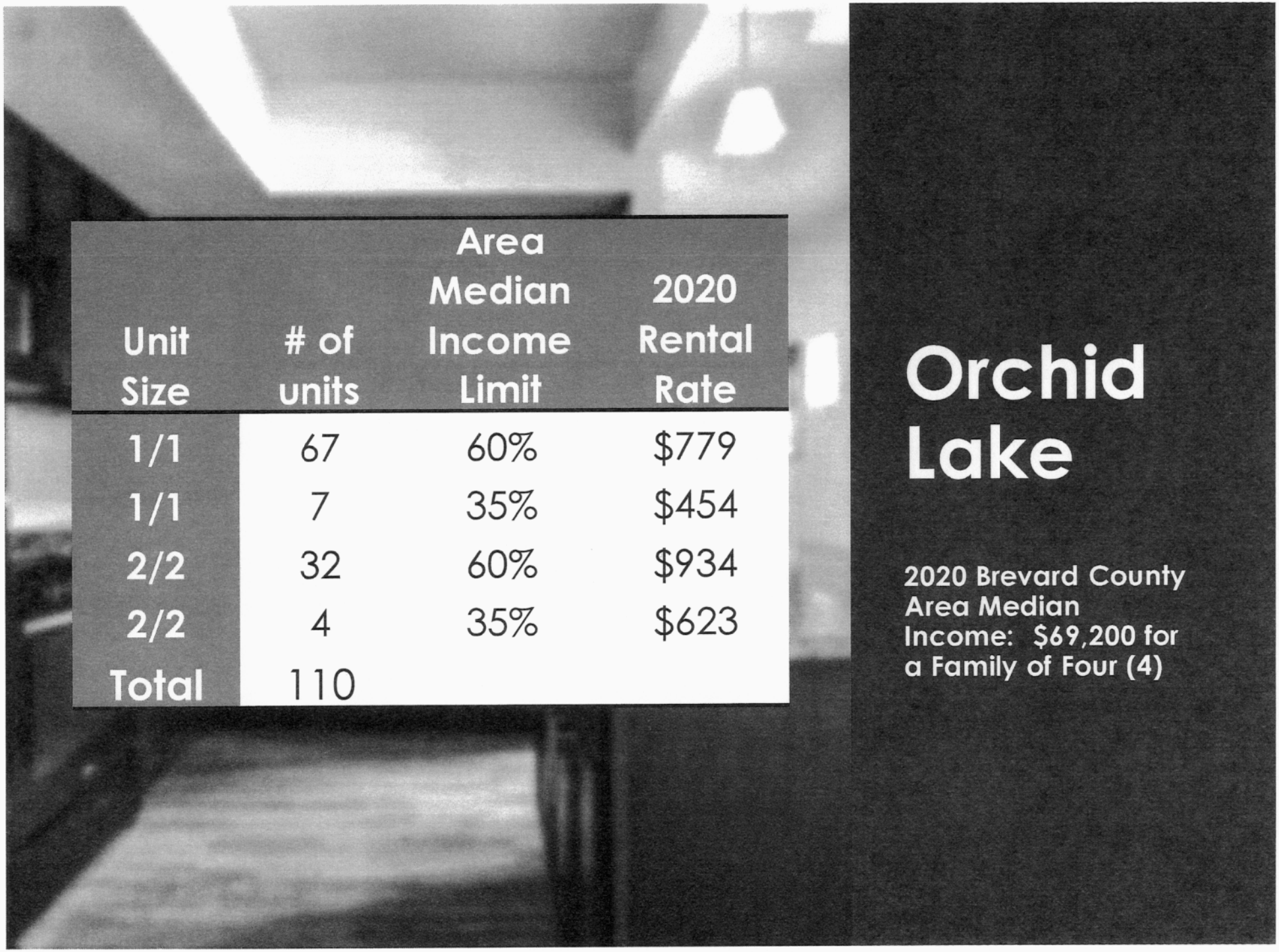








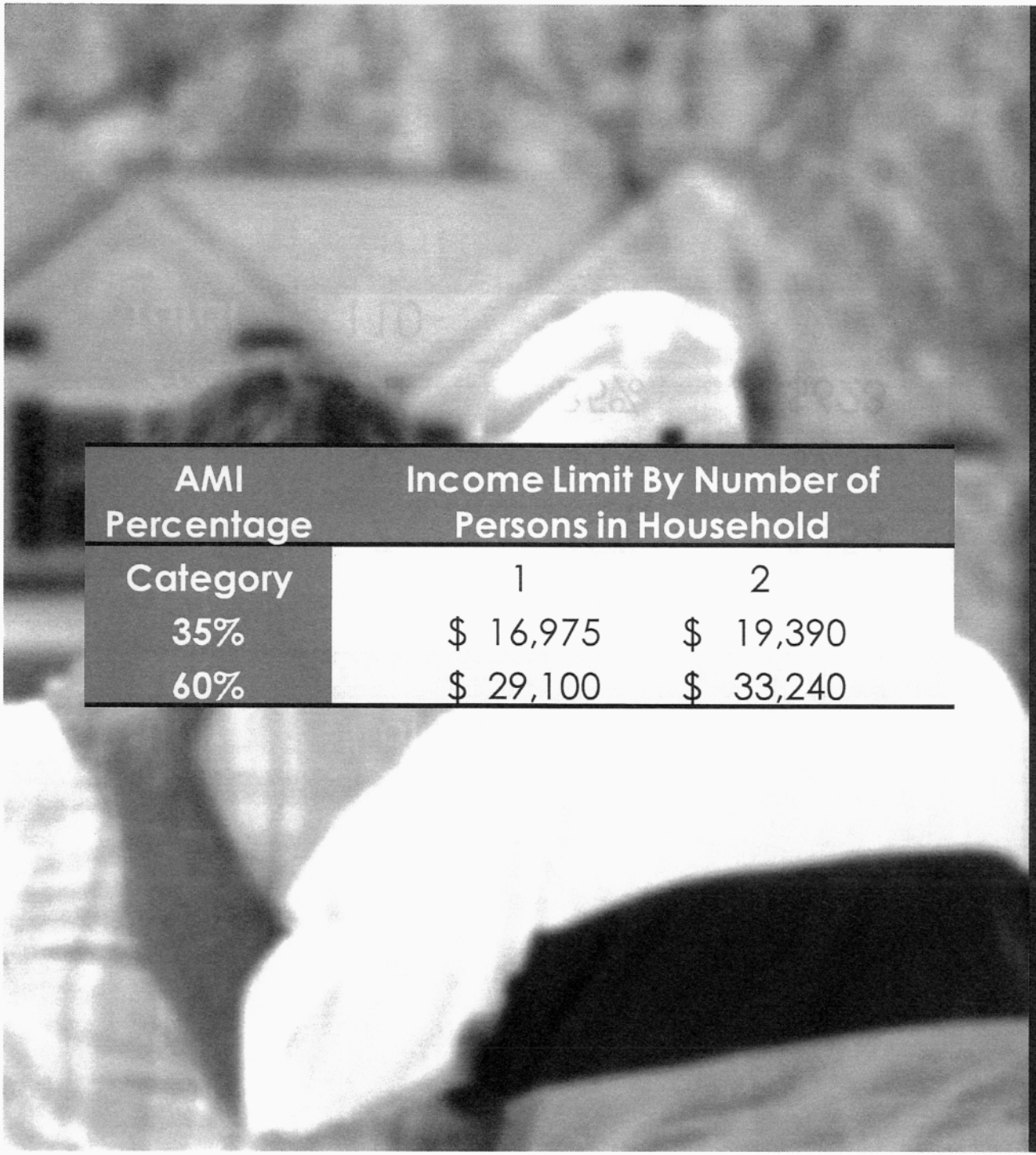
Amenities



Unit Size	# of units	Area Median Income Limit	2020 Rental Rate
1/1	67	60%	$779
1/1	7	35%	$454
2/2	32	60%	$934
2/2	4	35%	$623
Total	110		

Orchid Lake

2020 Brevard County Area Median Income: $69,200 for a Family of Four (4)



AMI Percentage	Income Limit By Number of Persons in Household	
Category	1	2
35%	$ 16,975	$ 19,390
60%	$ 29,100	$ 33,240

Orchid Lake

2020 Brevard County Area Median Income: $69,200 for a Family of Four (4)

Request for City of Cocoa Financial Involvement:

- A **Fee Waiver or Grant** from the City in the Amount of **$50,000**
- **5 points** in the application for Local Government Support

Benefits of City Involvement:

- Affordable Housing for Seniors – State requires a deed restriction for a period of 50 years
- **Approx. $592,000** to City and County in Permit and Impact Fees
- **Approx. $290,000** in Water/Sewer Capacity and Meter Fees to City
- **Approx. $40,000/year** in real estate tax revenue
- **Approx. $70,000/year** in water and sewer services from the City
- Enter into service contracts for lawn care, repair and replacement, etc. valued at approximately **$56,000/year with local vendors**
- Employ three persons with full time employment
- All water / sewer, impact, and building permit fees will be paid to the City prior to the issuance of a Certificate of Occupancy and before the funding of the loan from the City.



Example:

Luna Trails Senior Housing – 86 Units Titusville, FL



Example:

Douglas Gardens – 110 Units Senior Housing Pembroke Pines, FL