MINUTES
City of Cocoa
Regular Meeting of The City Council

October 27, 2020

A Regular City Council Meeting was held on Tuesday, October 27, 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 6:02 p.m.

Chief Lamm provided the invocation and Councilmember 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:	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; LeShawn Hinton, Helpdesk Support Tech; Dodie Selig, Planning Manager; and Samantha Senger, Assistant to the City Manager/PR Specialist.

II. Approval of Agenda and Minutes:

1. **Agenda:** Regular Meeting of October 27, 2020 (20-719)

2. **Minutes:** (a) Regular Meeting of September 9, 2020 (20-720)
(b) Regular Meeting of September 23, 2020 (20-721)

* **MOTION by Councilmember Koss; Seconded by Deputy Mayor Goins, to approve the agenda for the Regular meeting of October 27, 2020 with the following amendments: Move Consent Item VI.3 to City Business IX.6 (all items will shift down); and to change the order of Council Business VIII.1 and VIII.2.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

* **MOTION by Councilmember Boisvert; Seconded by Councilmember Koss, to approve the Minutes of the Regular meeting of September 9, 2020 and the Regular meeting of September 23, 2020 as written.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

III. Awards and Presentations:

None.

IV. Delegations:

Aleck Greenwood, 640 Brevard Avenue, Cocoa, made a correction to a comment he made regarding HCVA about the paving on Florida Avenue and Orange Street. He noted that a representative from HCVA stated that paving proves to be a low cost to the City.

Alberta Wilson, 3712 McLean Avenue, Rockledge, spoke in support of the Sustainability Plan and asked Council to adopt the plan. She believed that this was a step forward, a commitment to empowerment and equity. The plan shows Cocoa's history and demographics and relates positively to Cocoa's future

Mariam Moore, 1910 Furman Court, Cocoa, spoke in regards to her support of the Sustainability Plan as both a homeowner and a representative of the Homeless Coalition. She provided her reasonings as to why she supports the plan and

commended those who worked diligently on this for recognizing the importance of sustainability.

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

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

Paul Kamus, 116 Olive Street, Cocoa, mentioned the European Olive Tree in the park. He felt that something should be done in order to spread the word as to what the tree was planted for. He suggested a QR code be done and placed so that people could scan it and read what the tree was about. He further updated Council on the pepper tree issue. He thanked Councilmembers Boisvert and Warner for their service and wished Mayor Williams good luck on the upcoming election.

V. Reports:

- **Reports was moved to the end of the meeting.**

VI. Consent Agenda:

1. Approve Task Order 2021-13 with Jacobs Engineering Group (Jacobs) to Provide Program Management/Administration, Design Management and Construction Project Support Services for Operating Revenue (OR) funded Cocoa Utilities Capital Improvement Plan (CIP) Program Projects Related to Water Supply and Water Treatment in the amount of $374,708 (20-585). (Utilities Director)

2. Approve a Piggyback Contract Agreement utilizing Palm Coast contract RFSQ-CD-20-31 with Connect Consulting, Inc. (CCI), High Springs, Florida for Professional Hydrogeological Services, Project No. WS1106 in an Amount Not to Exceed of $250,000 for FY 2021. Authorize the City Manager to Approve any Subsequent Annual Renewals under the above Palm Coast contract, not to exceed three one-year renewals with a Limited Renewal Amount of $250,000 for Each Fiscal Year Pending Palm Coast's Renewal of the Contract; Authorize the City Manager to Approve Task Orders Under this Contract. (20-613). (Utilities Director)

~~3. Approve the Seventh Amendment to Purchase Agreement to the Water Resource Consulting Services Agreement with Water Resource Associates, Inc. (WRA), Tampa, Florida, effective October 1, 2020 through September 30, 2021. (20-680). (Utilities Director)~~

- **This item was moved to City Business IX.6.**

4. Approve entering into a co-operative purchasing agreement with Granite Inliner (formally Layne In-Liner LLC) in the amount of $71,578.00 and a Resolution for a 10% contingency of $7,157.80 for a total of $78,735.80, using Polk County Bid 20-577 approved April 22, 2020 through May 31, 2021, to reline the stormwater pipe on Wilson Ave. Approve City Manager authority to issue the related purchase order and any use of contingency. Approve a Resolution Amending the FY21 Budget, BAF# 21-010-T. (20-696). (Public Works Director)

5. Approve Participation in a Cooperative Purchase Agreement with Harcros Chemicals, Inc., Kansas City, Kansas, to Purchase Hydrofluorosilicic Acid (Fluoride) Utilizing the City of Oviedo Contract #ITB19-36, Effective October 1, 2019 through September 30, 2020 with Four (4) Additional One-Year Extensions. Approve year One (1) of four (4) Extensions and Grant the City Manager the Authority to Sign and Implement Additional Extensions and Purchase Orders should the City of Oviedo Extend the Contract. (20-706). (Utilities Director)

6. Accept the Award of the Firehouse Subs Grant, a Private Foundation Grant, in the amount of $33,180.00. Firehouse Subs will be purchasing the extrication equipment for the City of Cocoa Fire Department, however for accounting purposes, approve a Resolution Amending the FY2021 Budget, BAF# 21-011-A. (20-715). (Fire Chief)

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

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

VII. Public Hearings:

1. Pass on 2nd Reading: ORDINANCE 16-2020 of the City Council of the City of Cocoa, Brevard County, Florida; amending Appendix A, Zoning, Article V, the definition of Building Height. (20-717). (Community Services Director)

Attorney Garganese read Ordinance No. 16-2020 into the record, by title only, as follows. He advised that this was the second and final reading of the ordinance.

ORDINANCE NO. 16-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ZONING, ARTICLE V OF THE CITY CODE RELATING TO THE DEFINITION OF BUILDING HEIGHT; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

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

Ms. Bunt pointed out a change with an issue with the proposed definition that has been identified and the following revised version of the building height definition is now proposed and reflected in the ordinance. The change is necessary to clarify the highest measurement point for a building without a residential use at the top level of the building such as a parking garage or similar structure which might have commercial, industrial or uninhabitable space under the roof level.

The revised definition to be presented tonight is: Building, Height Of. The vertical dimension of a structure as measured from the established average sidewalk or street grade or finished grade at the building line, whichever is the highest, to (a) the highest point of a flat roof; (b) the deck line of a mansard roof, (c) the peak of gable, hip or gambrel roofs; or (d) the highest ceiling point of heated and/or air-conditioned habitable space in a building with residential uses on the top floor. Stair and elevator access to a roof deck shall not be considered habitable space.

* **MOTION by Councilmember Boisvert; Seconded by Deputy Mayor Goins, to approve Ordinance No. 16-2020 on Second and Final Reading.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Ordinance No. 08-2020/Second and Final Reading: To adopt a new limited-duration Lien Amnesty Program, which provides an incentive for eligible property owners who have brought their properties into compliance with the City Code by offering an expedited method to receive code enforcement lien reductions and lien releases. (20-724). (Chief of Police)

Attorney Garganese read Ordinance No. 08-2020 into the record, by title only, as follows. He advised that this was the second and final reading of the ordinance.

ORDINANCE NO. 08-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING CHAPTER 6, ARTICLE II OF THE CITY CODE, RELATING TO CODE ENFORCEMENT; CREATING A NEW LIEN AMNESTY PROGRAM; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

He advised that there was one change made to the ordinance which was on page 2 and that was to insert the initial limited duration from January 1, 2021 until June 30, 2022, which is an 18-month time period.

Mayor Williams felt that although there was a first reading on this some of the items still defeat the purpose of the lien amnesty and that this was not the intent of the program. There are a lot of residents who cannot afford to pay liens and that is why the homes are in the conditions they are in. He pointed out the following issues:

(d)(2)- noting that the owner must have brought other properties in to compliance—he felt that just bringing one into compliance was an improvement which is the intent. It will also help the owner to get financing to do other needed improvements.

(5)- He felt that we do not always know circumstances as to why they are getting liens or other situations that have occurred.

He does not have a problem with Administrative Fees being established by the City Manager as they are normally approved by the Code Board.

(e)(1)- he felt that this was too much information to request.

(e)(3)- he does not like that a citizens' only have thirty days to pay.

Mayor Williams does not feel that the way this was written is doing the community any good.

Councilmember Boisvert believed that the item should be tabled. Mayor Williams disagreed and stated that this has been dragged along and was ridiculous.

Deputy Mayor Goins clarified that the Mayor's issues were with (d)(2), (d)(5), (e)(1), and (e)(3) and if the days to pay should be increased. Mayor Williams felt they should have at least sixty to ninety days to pay.

* **MOTION by Mayor Williams to remove (d)(2); Modify (d)(5) to allow up to two times, they would ineligible if they repeat the violation a third time or greater; (e)(3) pay within 90 day time period; and (f)(1)(2)(3) like to strike (1) and (2) and make it that all liens subject to amnesty would be eligible to a reduced lien payment which shall solely be the cities administrative costs associated with the Code Enforcement case; and remove (1)(c).**

Councilmember Koss Seconded the Motion.

Attorney Garganese advised he could make the changes to the ordinance and bring it back to the November 10th meeting; however, there is a motion on the floor so changes could be made tonight.

Councilmember Warner questioned (d)(2) and remembered a conversation having to do with some of those owners with multiple properties. Some were able to be brought into compliance so liens could be released. In response, Attorney Garganese mentioned that it could possibly have issues a once a lien is recorded it runs against all properties owned by the violator, so if they have a pending sale they could seek amnesty for the one property and not bring the others into compliance.

Mayor Williams opened the hearing to the public.

Aleck Greenwood, 640 Brevard Avenue, provided an example of a lien that he had and how these not only affect those not only with low incomes. He spoke of the verbiage on the City's liens and stated that the lien gets recorded and then attaches to other properties a person might have. However, if they have no other property they cannot borrow money to fix the house so their hands are tied. He believes that there should be a portion of this ordinance where Council should have the final say if the lien should be recorded or not and only for the property in question.

Michael DeChristopher owns property in the Village and pointed out that there was a difference in a private lien versus a City lien. The City can make a determination if it is attached to all liens or not.

There being no further response, the public portion of the hearing was closed.

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Consideration of a Binding Development Agreement between the City of Cocoa, Florida and Lodging Decisions Inc. to allow an 8-story hotel with 100+ rooms, attached retail space and a parking garage structure, and to approve a conceptual development plan, on three parcels of land. (20-744). (Community Services Director)

Ms. Selig provided a presentation[1] on the Binding Development Agreement and Conceptual Development Plan for 603 Brevard Avenue. The Amended and Restated Redevelopment Project Agreement sets forth a three-phase process under which the developer must meet certain benchmarks leading up to the CRA's conveyance of the property to construct the hotel.

Ms. Selig pointed out that the CRA established a restated redevelopment project agreement for this property and we are currently in phase 1.

Phase II of the development agreement includes a second round of review of the project by the City and Agency, including the Developer's chosen national hotel brand, project financing commitments, a market feasibility study, and any revisions to the Conceptual Development Plan required by the national hotel brand. By June 2021, the applicant must complete the requirements of Phase II including approvals by the CRA and City Council.

Phase III would involve the actual permitting to construct the project. By September 2021 the site plan must be submitted; by November 2021 the site plan approval must be obtained; by January 2022 the closing on the Conveyance of Property and Letter of Credit must be received by the CRA; and by February 2022 they must substantially commence construction of utilities and off-site parking.

An aerial view of the project location was shown as well a rendering of the Conceptual Development Plan. Additionally, Ms. Selig advised Council of variances and waivers that would be required, one of which was for parking.

The maximum height of the building was included in the plan and both elevations and renderings were shown as examples of what was being requested.

Maximum height of the building was also included in the plan.

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1 EXHIBIT A: Binding Development Agreement and Conceptual Development Plan for 603 Brevard Avenue Presentation

Elevations and Renderings were shown as examples of what is being requested as the Re-Development Agreement states that certain factors shall be considered with respect to approval of a Development Agreement, among them the "aesthetic quality and character, architectural design, physical and visual scale, and compatibility with the special and distinctive character of Cocoa Village".

Ms. Selig pointed out that the CRA recommended the elevation which is the one with the clock tower.

She further noted that the Planning & Zoning Board recommended approval of this item with conditions at a Special Meeting held October 22, 2020. Their recommendation was approval of the Binding Development Agreement and Conceptual Development Plan, subject to the following conditions. The CRA recommended the same:

1. Revision of the Conceptual Development Plan to incorporate the architectural features depicted in the Elevation Renderings of 9-18-20
2. Direction on timeframe to complete condition
3. Direction on method of approval
4. Direction on impact to parking spaces

Ms. Selig advised that she spoke with Mr. Brown after the CRA meeting and asked him how long it would take to provide conceptual plans. He felt that thirty days would be more than sufficient so staff asked that in the motion they provide a timeframe for him to provide that back to the City.

Mayor Williams pointed out that this would provide about forty jobs.

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

* **MOTION by Councilmember Boisvert to approve.**

Attorney Garganese addressed the three points on the slide. He noted that the clock tower was not a perpendicular square corner so that requires changes to the conceptual site plan and floor plans which show a square corner, so those have to be revised. His recommendations on the conditions would be to approve the Development Agreement with the clock tower elevation, subject to the following conditions: that the developer shall submit to the City modified conceptual and floor plans to match and incorporate the clock tower elevation within the NE corner of the proposed building, and the modified plan

should be subject to City Manager approval no later than thirty days from the date of this meeting as a condition of the City's execution of the agreement; and additional parking may be permitted on John Garren if necessary to account for any reduced parking within the building resulting from modification to the plans.

THE MOTION WAS AMENDED:

* **MOTION by Councilmember Boisvert; Seconded by Deputy Mayor Goins, to approve the Development Agreement with the clock tower elevation, subject to the following conditions: that the developer shall submit to the City modified conceptual and floor plans to match and incorporate the clock tower elevation within the NE corner of the proposed building, and the modified plan should be subject to City Manager approval no later than thirty days from the date of this meeting as a condition of the City's execution of the agreement; and additional parking may be permitted on John Garren if necessary to account for any reduced parking within the building resulting from modification to the plans**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

VIII. Council Business:

1. Approval of Resolution No. 2020-225, adopting the Sustainability Action Plan and acknowledging the members of the Sustainability Advisory Committee for their outstanding commitment and pledge to develop a plan for the City of Cocoa, addressing sustainability goals for the future. (20-730). (Community Services Director)

Ms. Bunt explained what this item entailed and introduced Jennifer Riggs, the Chairperson of the Sustainability Advisory Committee.

Mayor Williams also thanked the committee for all of their work on this plan.

Jennifer Riggs provided a presentation[2] entitled Safe, Clean, and Green: Cocoa's Path to Prosperity Cocoa's Sustainability Action Plan 2020. She thanked members of the committee who were present, Linda Gombert, Jo Shim, and Bernice Cox (honorary member who met with her several times regarding Cocoa's history). She further thanked all of the other committee members and staff. She noted that Charlene Neuterman has been with them

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2 EXHIBIT B: Safe, Clean, and Green: Cocoa's Path to Prosperity, Cocoa's Sustainability Action Plan 2020

since January 2019 and Dodie Selig since the beginning. She thanked Landon Morley for making their minutes easy.

Ms. Riggs discussed why Council should vote to approve the plan and pointed out that municipalities, counties, and states across the nation are adopting sustainability plans to improve their response to threats, use their operations money more effectively, and increase the quality of life for the residents socially and economically. She mentioned that some cities in Brevard County have adopted plans and she noted some other cities across Florida who have done so as well.

She explained what "Resiliency" means and that this plan provides sample recommendations for: Built Environment, Equity and Empowerment, Health and Safety, Natural Systems, & Climate and Energy.

Councilmember Koss advised that this work represents 800 volunteer hours. The document is as strong as the Resilient Cocoa plan that cost around $20,000.

Ms. Gemmati read E-Comments into the record[3]: Leslie Maloney, Melbourne Beach; Jeri Blanco, Cocoa; and Barbara and Roger Williams.

Dr. Jim Fenton with the Florida Solar Energy Center spoke in regards to Resolution No. 2020-224, which is the next item. He needed to speak at this point due to time. He believes in the benefits that Cocoa will receive when fully transitioned to renewal, zero emission energy sources.

He noted that Cocoa would be using restorable energy before 2035 and to do so wisely, you have to start planning today, so he applauded the City for taking the first step.

Cynthia Johnson, 2703 N. Indian River Drive, Cocoa, congratulated Council on the insight and ability to approve this plan. She felt that it was impressive and takes steps to empower citizens and make life better for them. She was sad to see that there was not an art area but thought maybe it could be tweaked in the future. She felt that it was an incredible document and congratulated them again.

* **MOTION by Councilmember Koss to approve the plan.**

Councilmember Koss hoped that the committee could go back and look at other categories such as economy and jobs. She also hoped for this to be

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3 EXHIBIT C: E-Comments from Maloney, Blanco, and Williams

disseminated to the public so that they could become empowered and part of the solution.

THE MOTION WAS SECONDED BY DEPUTY MAYOR GOINS.

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Approve Resolution No. 2020-224 establishing a transition to 100 percent renewable, zero emission energy sources by 2035 for our municipality and 2050 for our entire community. (20-722). (Assistant City Manager)

Councilmember Koss provided slides and spoke of the importance of this resolution.

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

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

IX. City Business:

1. Ordinance No. 19-2020/1st reading: Related to Amending Chapter 2, Administration, Article VI General Employees' Retirement Plan due to legislative and Internal Revenue Code compliance 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. (20-657). (Administrative Services Director)

Attorney Garganese read Ordinance No. 19-2020 into the record, by title only, as follows. He advised that this was the first 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 noted they were approached by the pension board attorney and their administrator about this as every few years there are various IRS changes and that requires the plan to be changed in order to be compliant. Our attorney recommended these changes to make it even more compliant.

She further advised of a second change which was board composition. There are only two employees still working in this plan. The prior board composition required an active employee in the plan to be a member and due to those retiring, this will give City Council the ability to appoint three members of the board instead of two.

There was no impact to the plan to make this change.

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

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Approval to enter into a Locally Funded Agreement with the Florida Department of Transportation (FDOT) to account for additional Construction Engineering and Inspection Services for the Dixon Blvd and Forrest Avenue sidewalk project for an estimated amount of $8,846. Authorize the City Manager to sign the Three-Party Escrow Account agreement and approve the Request for Direct Payment. Authorize the Mayor to sign the Resolution (20-665). (Public Works Director)

Mr. Smith noted that this was related to the CDI which are inspection services on the LAP project and explained why the City has to cover the costs.

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

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Ordinance No. 18-2020/1st 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. (20-693). (Administrative Services Director)

Attorney Garganese read Ordinance No. 18-2020 into the record, by title only, as follows. He advised that this was the first 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 advised of the administrative changes.

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

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

4. Approve the Request for Qualifications (RFQ) Review Committee Recommendation of Three (3) Short-Listed Companies for RFQ Q-20-18-COC, General Contractor - Utility Systems; To Award RFQ Q-20-18-COC, General Contractor - Utility Systems to Atlantic Development of Cocoa, Inc., Danus Utilities, Inc. and Southern Underground Industries, Inc. as the City of Cocoa Utilities General Construction Contractors for Various Work Categories; To

Authorize the City Manager to Negotiate and Execute the Agreement for Utilities General Construction Contractor with the Three Recommended Utility Contractors. (20-705). (Utilities Director)

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

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

5. Approve the Financial Advisors Recommendation to Refinance Outstanding Florida Department of Environmental Protection State Revolving Loans as Listed in This Agenda Item through Private Placement of a SunTrust now Truist Bank Loan, not to Exceed $13,793,000 and Related Costs and Approve a Direct Prepayment of State Revolving Fund Loan #DW517060. (20-737). (Finance Director)

Ms. Bowman explained that on September 23, 2020 there was an agenda item where staff asked permission to proceed with this. There was an RFP and responses were received. Five banks responded and the most favorable rate was with Truist Bank. She further noted that due to better numbers the amount requested at the September meeting was a little lower.

Councilmember Koss asked how much exactly the City would be saving. In response, Ms. Bowman advised that she would get that information for her.

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

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

6. Approve the Seventh Amendment to Purchase Agreement to the Water Resource Consulting Services Agreement with Water Resource Associates, Inc. (WRA), Tampa, Florida, effective October 1, 2020 through September 30, 2021. (20-680). (Utilities Director)

Mr. Walsh explained this item and advised WRA is the consultant in regards to the Taylor Creek Reservoir and he provided a brief history on City's relationship with WRA.

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

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

Multi-Year Contracts:

7. ~~6.~~ Award Bid # B-20-22-COC, Dyal Water Treatment Plant - Sludge Hauling/Removal to J&M Materials of Riverview, Inc., Seffner, Florida, for the Removal and Hauling of Lime and/or Ferric Sludge; Approve as a Three Year Multi-Year Contract with Two One-Year Option Renewals; and To Authorize the City Manager to Execute the Contract for the Original Term and any Renewals in an Amount Not to Exceed of $190,000 for Each Year of the Contract; and to Authorize the City Manager to Approve Related Purchase Orders up to $190,000 per year of the contract. (20-656). (Utilities Director)

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

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

8. ~~7.~~ Approve a Resolution Waiving the Competitive Bidding Process for the Purpose of Making a Single Source Purchase of Services from Spectrum; To Execute Two Multi-Year Spectrum Customer Service Orders for Ethernet Service between the City of Cocoa and Charter Communications Operating, LLC on behalf of Spectrum. Approve a Resolution Amending the FY21 Budget, BAF# 21-013-T. (20-658). (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)

9. ~~8.~~ Approval for the Multi-Year Florida Department of Corrections Inmate Work Squad Contract #W1124 Amendment #3 for services between January 1, 2021 to December 31, 2021. Authorize the City Manager to execute the agreement and issue the purchase order. Approve a Resolution Amending the FY21 Budget, BAF #21-005 for Mowing Services, through the use of General Fund Contingency. (20-683). (Public Works Director)

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

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

10.~~9.~~ Approve entry into multiyear piggyback agreement using Brevard County ITB# B2-18-65, effective December 15th, 2018 through December 14th, 2021 with Bound Tree Medical for the purchase of medical supplies and other ancillary products as needed for the Fire Department. Request Council grant the City Manager authorization to approve annual renewals and to issue the related purchase orders. (20-712). (Fire Chief)

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

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

X. Informational Agenda:

1. Fire Incident Summary Report for September 2020. (20-688). (Fire Chief)

2. Cumulative purchase approvals over $35,000 and under $50,000 for period 10/01/2019 to 09/30/2020. (20-689). (Finance Director)

3. Data showing the relation between the estimated and actual income and expenses to date. (20-708). (Finance Director)

4. 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. (20-709). (Finance Director)

5. FY 2020 Budget Adjustment Report. (20-710). (Finance Director)

REPORTS:

Mr. Smith advised that the Pineda reconstruction project, the decorative Endeavor Crosswalk, and the Relief Channel Dredging were all complete.

Ms. Bowman clarified that the closing for Agenda item 20-737 is no later than November 12, 2020 and it is planned tentatively to come before Council on November 10, 2020. A budget amendment will also come back once closing costs are known. She further advised of the savings amounts to Councilmember Koss which are as follows: $784,580 is the gross value of the savings and the present value of the savings is $773,503.

Chief Lamm provided an update on COVID-19 and advised that Florida has a total of 335,244 positive cases as of today and Brevard County has 11,083 positive cases. Cocoa has 1,044 and this is overall since the pandemic started. Within the City limits there are 31 active positive cases.

He thanked District Chief Siebert and Deputy Chief Byrd for staying ahead on the Firehouse subs grant, they will be purchasing $33,000 worth of equipment. He appreciated their hard work.

City Manager Whitten advised that the over the last two fiscal years the City has committed to athletic facility upgrades at Cocoa High School. This item was not added into this budget so he wanted to confirm with Council that the City was still in favor of that contribution, which is now $85,000 as a result of the K9 competition. This would be a non-profit contribution for those upgrades.

* **MOTION by Councilmember Boisvert; Seconded by Councilmember Warner, to approve the contribution of $85,000.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

He further stated that this would include the necessary budgetary amendments and the City Attorney was working on the agreement.

Secondly, City Manager Whitten noted that Council received a letter from Ms. Senger regarding the sewer conversion. There is urgency with this as public meetings will begin very soon. Any input to that letter would be appreciated.

Councilmember Koss had some concerns with the letter. In response, City Manager Whitten advised that if there were no other objections than she could work with Ms. Senger on the letter.

Lastly, City Manager Whitten announced that he received a letter from the EDC and there is a council position on their board. He asked Council if they wished to consider an appointment to the EDC board.

Councilmember Boisvert felt that the new councilmembers should have an opinion as to who they want to sit on the board.

Councilmember Koss pointed out that she had spoken with Ms. Weatherman. Jeri Blanco previously sat on the board and there has not been representation from the City in two years. She has been on Council for two years now and feels that she has the experience and would like to represent the City on that board.

* **MOTION by Mayor Williams; Seconded by Deputy Mayor Goins, to appoint Councilmember Koss as the Cocoa representative for the EDC Board.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

Councilmember Warner thanked all for coming out on Saturday to the Annual Chris Daniels Memorial Golf Tournament. They raised approximately $6,000. This was the Chief's last tournament as the Chief. There were about sixty players and a lot of nice donations. She looked forward to next year.

Councilmember Koss noted that the Cocoa Rotary has adopted Cocoa parks so they will be out there cleaning up.

She thanked all who participated in the District 4 Town Hall meeting and felt that she received a lot of positive feedback. She appreciated all those that helped bring that together.

Ms. Senger announced that that new T-Docks will be named in honor of Captain Ed Lanni on Thursday, October 29, 2020 at 5 p.m.

Deputy Mayor Goins spoke about the building at Provost Park that the Community Action Team vacated. The building is being taken over. He requested something such as fencing be done in order to stop what is going on.

He requested that the check for Cocoa High School be done before the Cocoa/Rockledge game next week. He would like to present it at that time. He

believes that it would mean a lot to present it to the students at that time and may encourage others to donate.

Mayor Williams announced that employee Landon Morley would be going to law school. He was very happy for him.

He thanked Mr. Smith again for the work on Pineda St. and Japonica as it has made a big difference in the community.

Lastly, he thanked Ms. Riggs and Councilmember Koss once again for the Sustainability Plan and thanked all others for attending.

XI. Adjournment:

* **MOTION by Councilmember Boisvert; Seconded by Councilmember Warner to adjourn the Regular meeting of October 27, 2020.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 8:08 p.m.

Jake Williams, Jr., Mayor

ATTEST:

Carie E. Shealy, MMC, City Clerk

City Corporate Seal Florida



Binding Development Agreement and Conceptual Development Plan

603 Brevard Avenue

October 27, 2020

EXHIBIT A: Presentation for 603 Brevard Avenue

Project Summary

The Amended and Restated Redevelopment Project Agreement sets forth a three (3) phase process under which the developer must meet certain benchmarks leading up to the CRA's conveyance of the Property to construct the hotel.

Phase I

The primary objective of this phase is the preparation and execution of a Development Agreement with the City of Cocoa to approve the maximum height for the project and to approve a Conceptual Development Plan

Timing:

November 2020 - Tonight's meetings of the CRA and City Council are the culmination of Phase I

Project Summary

Phase II

This phase includes a second round of review of the Project by the City and Agency, including the Developer's chosen national hotel brand, project financing commitments, a market feasibility study, and any revisions to the Conceptual Development Plan required by the national hotel brand.

Timing:

June 2021 - The applicant must complete the requirements of Phase II including CRA/City Council approval of the above.

Project Summary

Phase III

This phase involves the actual permitting to construct the project.

Timing:

September 2021 - Site plan must be submitted

November 2021 – Site plan approval must be obtained

(Developer may request that the CRA convey the property no sooner than the date of final site plan approval)

January 2022 – Closing on Conveyance of Property and Letter of Credit Received by CRA (Construction can only begin after closing)

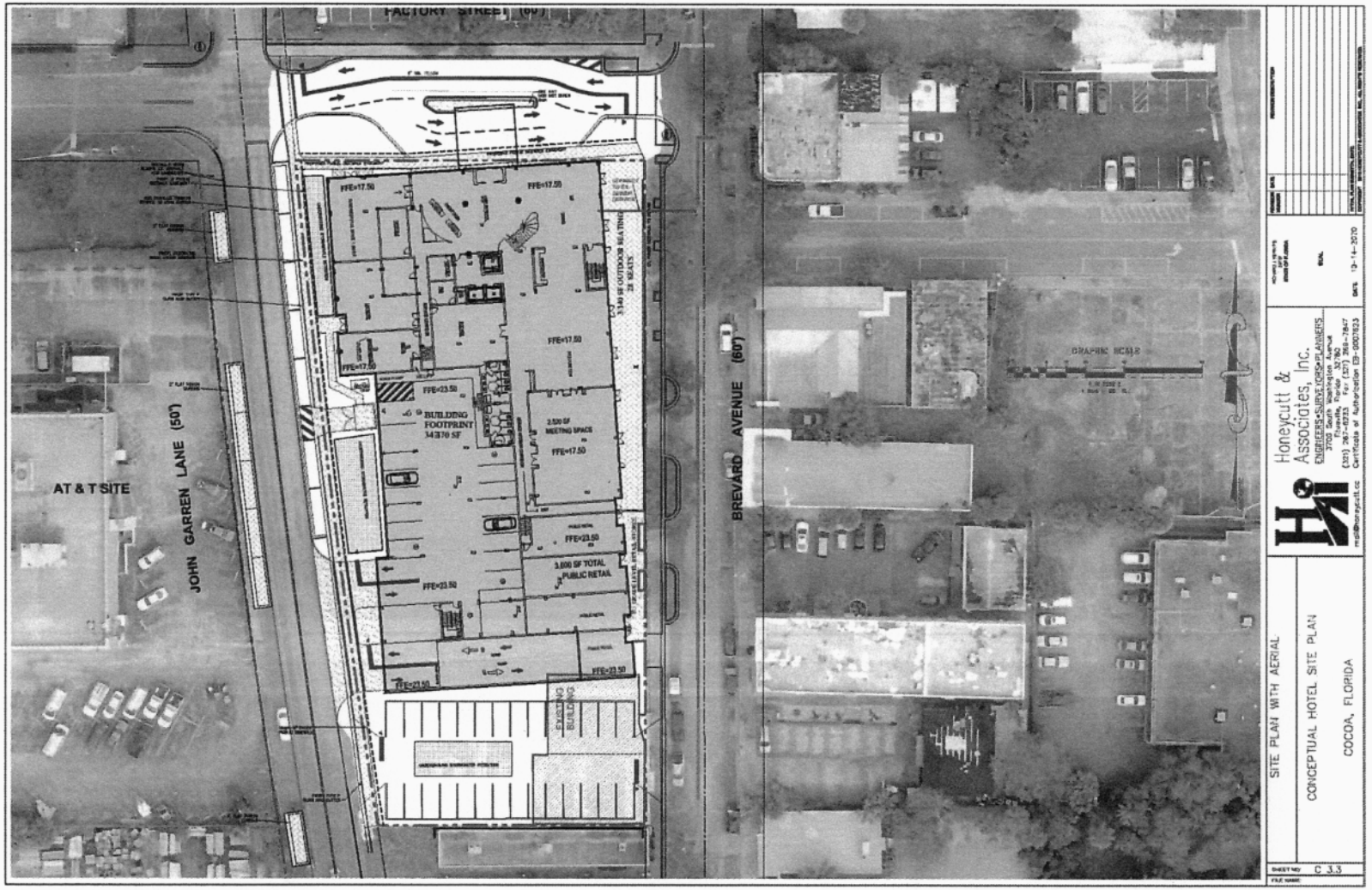
February 2022 – Substantially commence construction of utilities and off-site parking

Project Location



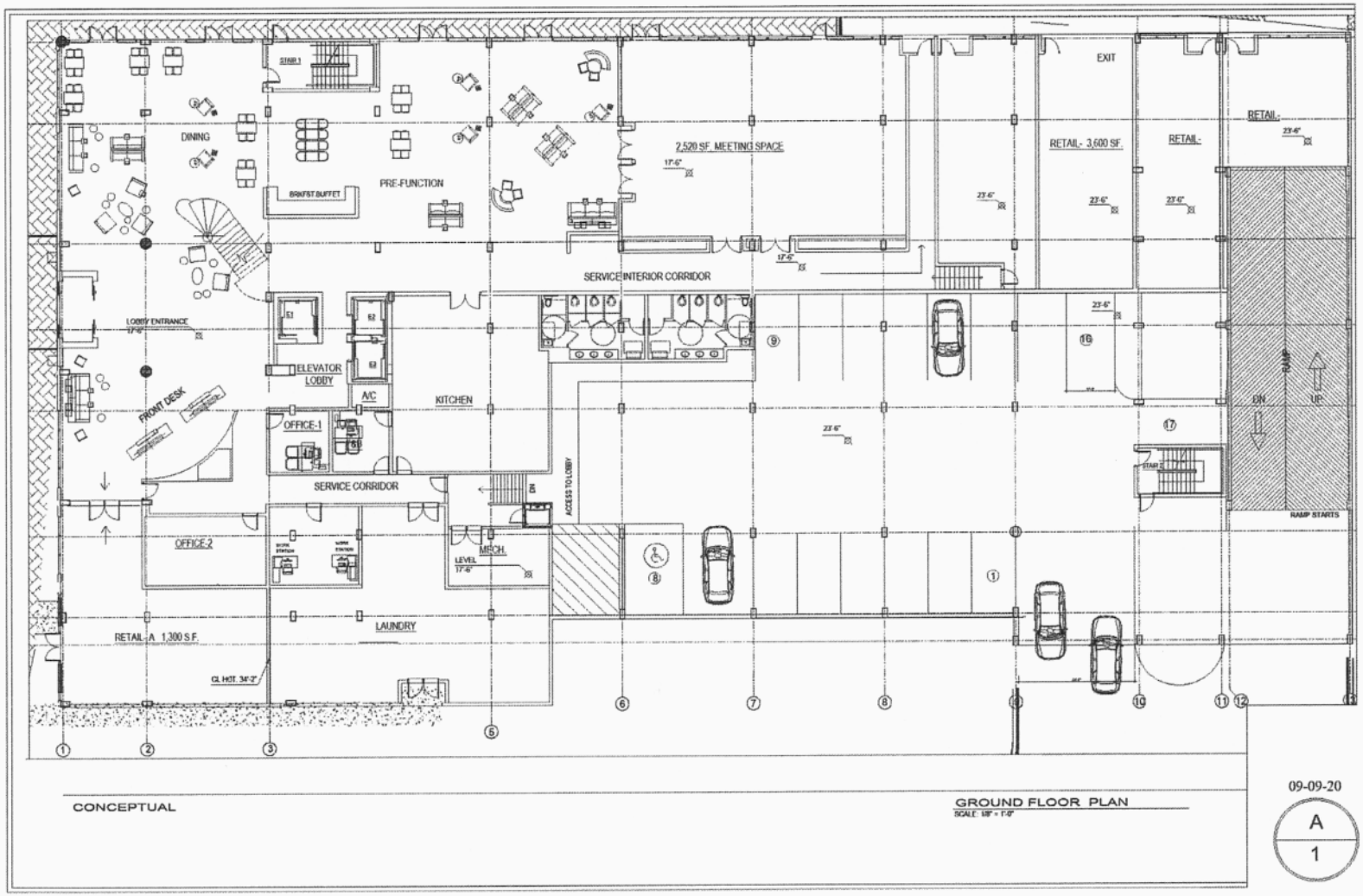
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Conceptual Development Plan



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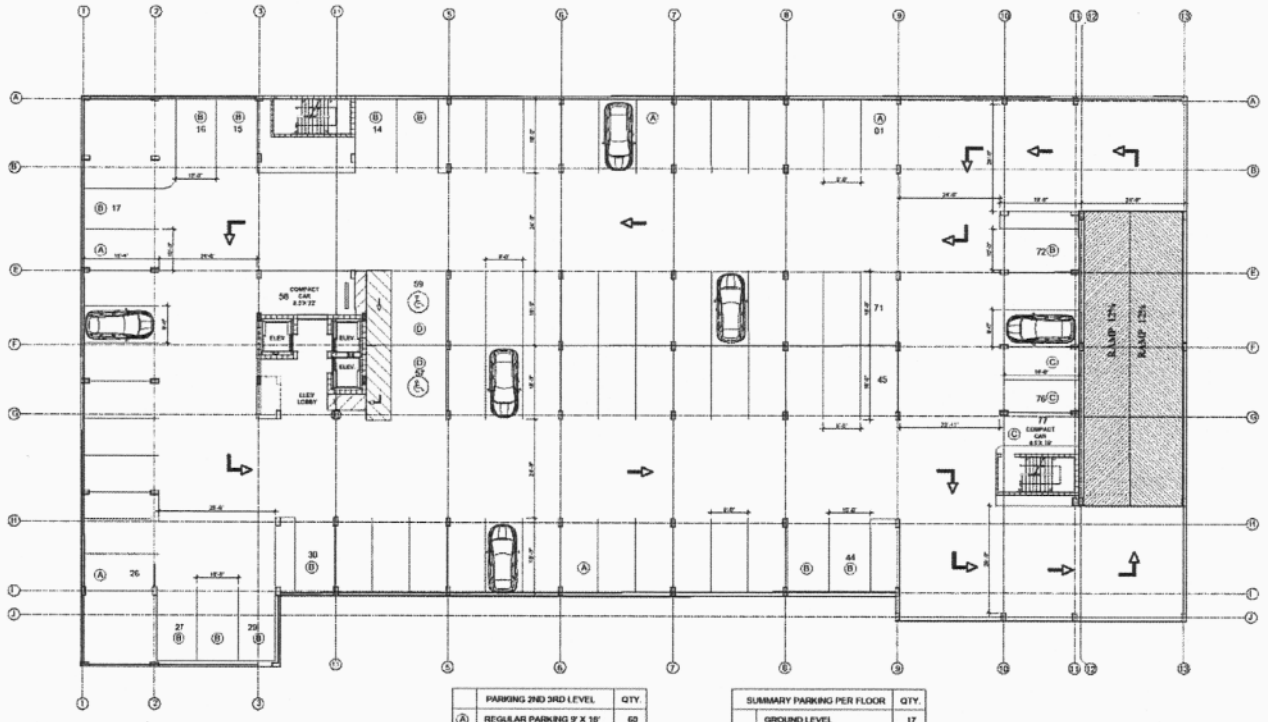
Conceptual Development Plan



09-09-20

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Conceptual Development Plan



	PARKING 2ND 3RD LEVEL	QTY.
A	REGULAR PARKING 9' X 18'	60
B	EXTENDED PARKING 10' X 18'	12
C	COMPACT PARKING 8.5' X 18'	3
D	ACCESSIBLE SPACES	2
	TOTAL 2nd 3rd LEVEL (each)	77

SUMMARY PARKING PER FLOOR	QTY.
GROUND LEVEL	17
2ND LEVEL	77
3RD LEVEL	77
4TH LEVEL	80
TOTAL PARKING GARAGE	251

CONCEPTUAL

2ND 3TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

ARCHITECTURAL DESIGN + ASSOCIATES INC.
AA26001959

CONCEPTUAL
HILTON HOTEL PRODUCT
COCOA FLORIDA
2ND - 3RD FLOOR

SEAL
RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 110.3.4.4 FBC-B AND CHAPTER 633, FLORIDA STATUES.

DRAWN BY: ADA INC.

OWNER

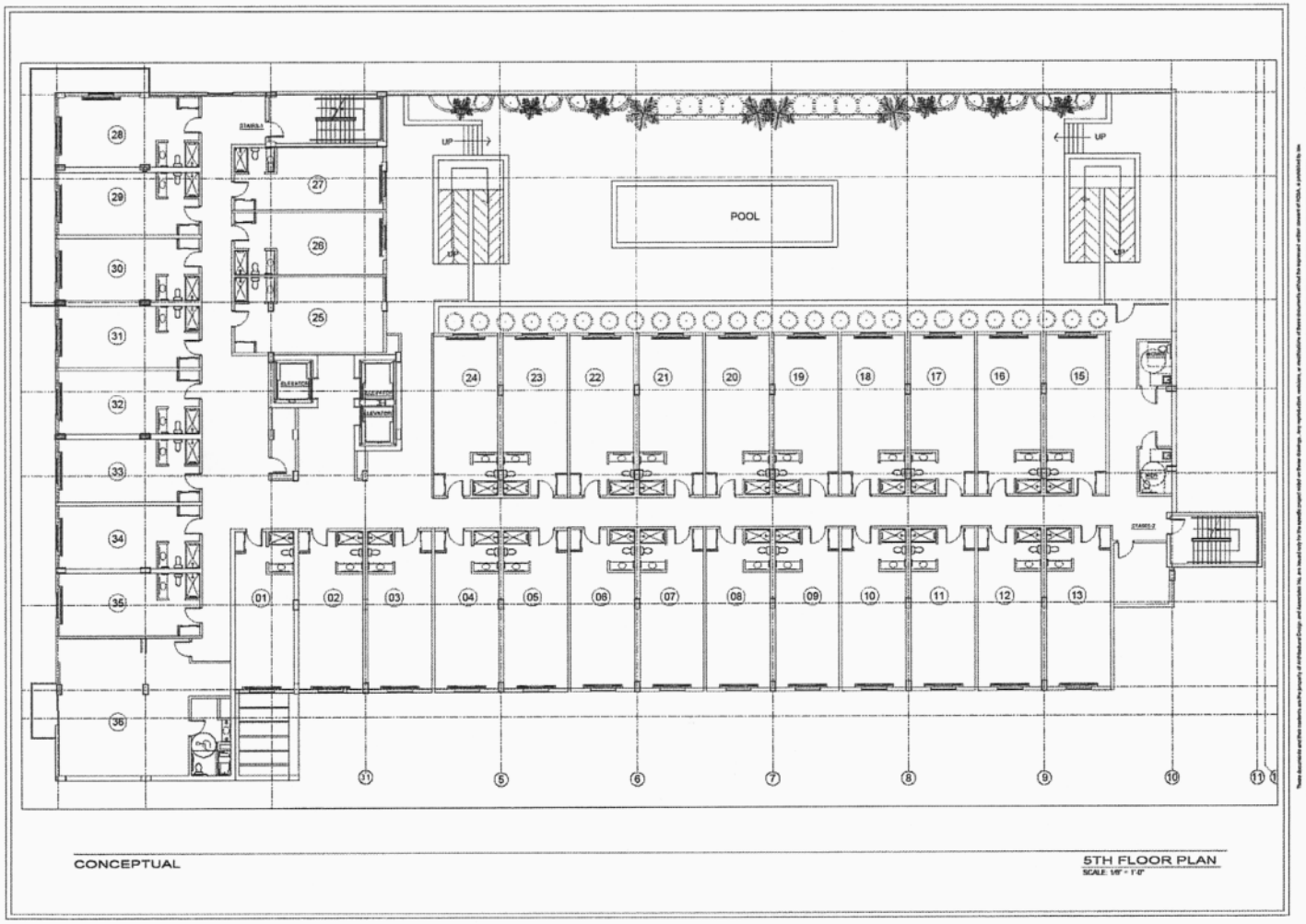
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COCOA FLORIDA

Conceptual Development Plan



ARCHITECTURAL DESIGN + ASSOCIATES INC
AA26001959

CONCEPTUAL
HILTON HOTEL PRODUCT
COCOA FLORIDA
5TH FLOOR PLAN

SEAL
RICHARD BROOKFIELD
PRINCIPAL ARCHITECT
TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 119.0.4.5 FBC.B AND CHAPTER 633, FLORIDA STATUTE.

DRAWN BY: AD+A INC
OWNER

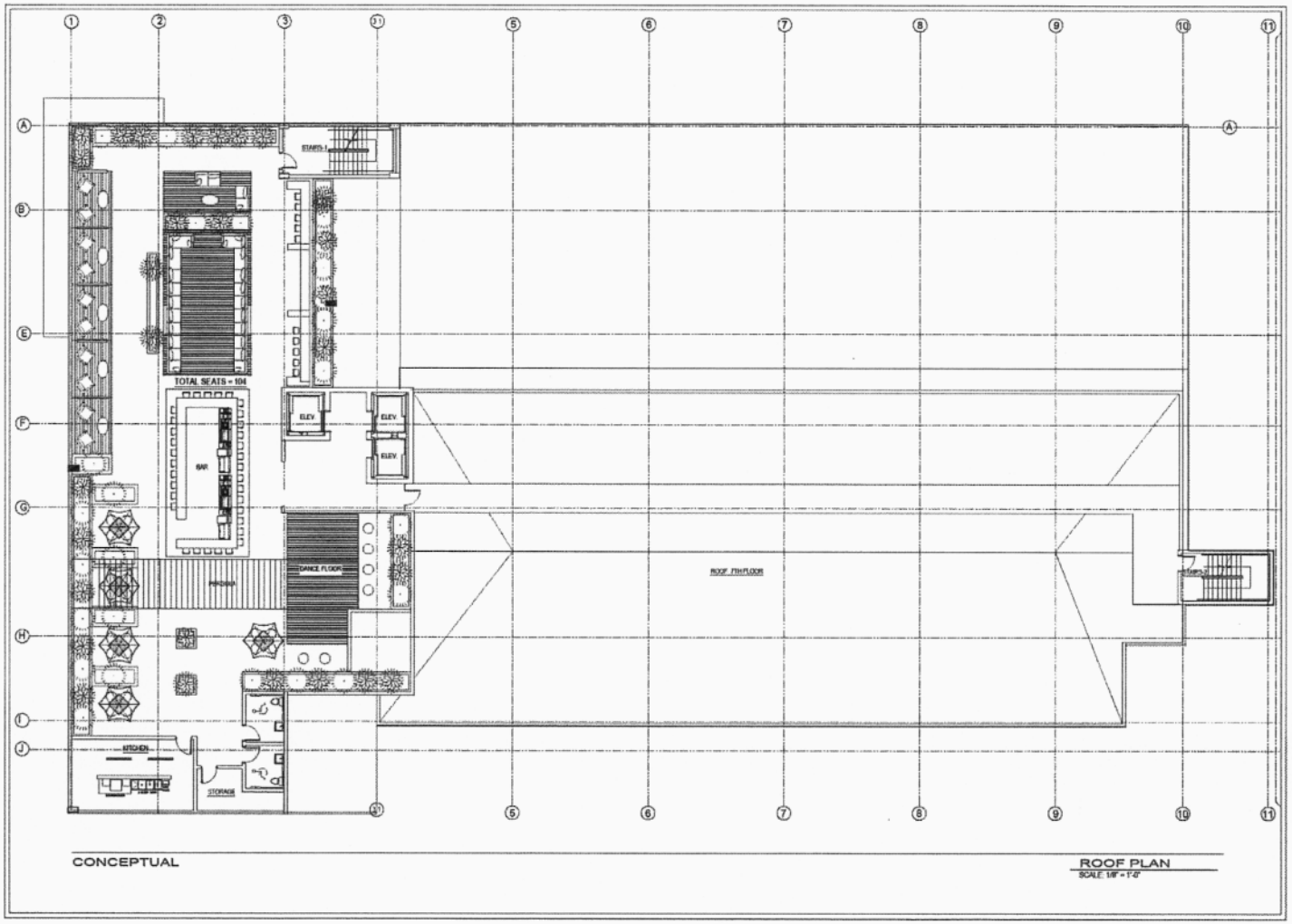
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COCOA FLORIDA

Conceptual Development Plan



ARCHITECTURAL DESIGN + ASSOCIATES INC.
AA26001959

CONCEPTUAL
HILTON HOTEL PRODUCT
COCOA FLORIDA

ROOF TOP BAR 8TH FLOOR

SEAL
RICHARD BROOKFIELD
PRINCIPAL ARCHITECT

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 1013.5.4 FBC,B AND CHAPTER 633 FLORIDA STATUES.

DRAWN BY: ADA INC

OWNER:

REV#	DATE	DESCRIPTION

09-09-20

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6

COCOA
FLORIDA

Conceptual Development Plan

Variances from Appendix A Zoning, Article XI, Section 22(I):

(A) Decrease the minimum frontage buildout from 90% to 78%

(B) Increase the maximum street setback on Factory Street from 10 feet to 36 feet

(C) Increase the maximum side street setback on Brevard Avenue from 10 feet to 23.2 feet

D) Increase the maximum side street setback from John Garren Lane from 10 feet to 29 feet

Waiver from Appendix A Zoning, Article XII, Off Street Parking:

(E) Reduce the parking space dimension from 10 feet by 20 feet to 9 feet by 18 feet

COCOA FLORIDA

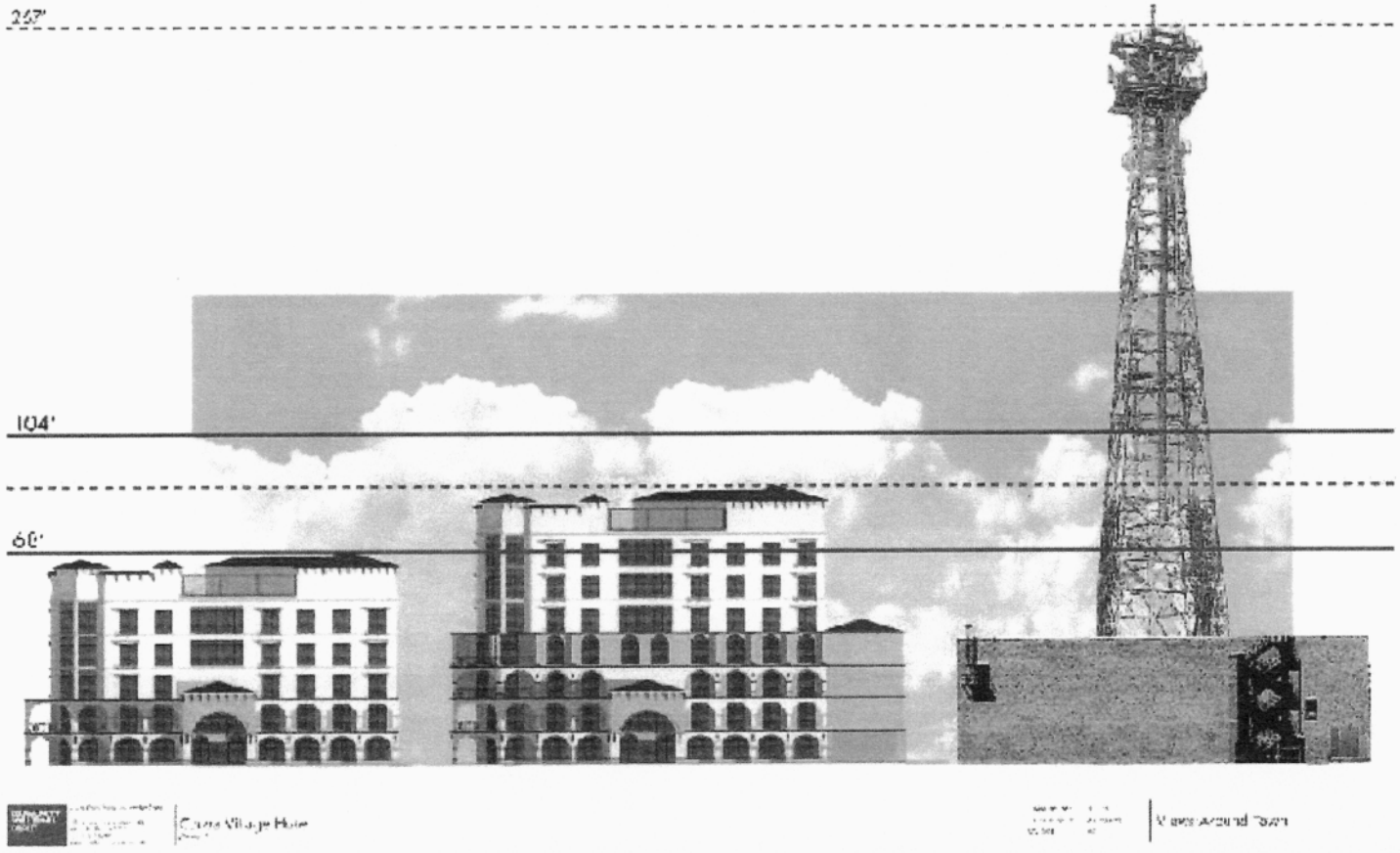
Building Height

The Conceptual Development Plan depicts a building with a total of 8 floors. The Cocoa Waterfront Overlay District allows up to 8 stories for a "Commercial Mixed-Use Large" building type on the subject parcels, with the following provision:

Development of Commercial/Mixed Use-Large building types in this design district shall require a development agreement approved by the City Council after consideration of the following factors:

Economic and social benefits to the City and Community Redevelopment Agency, aesthetic quality and character, architectural design, physical and visual scale, compatibility with the special and distinctive character of the Cocoa Village, and other similar relevant factors.

Building Height



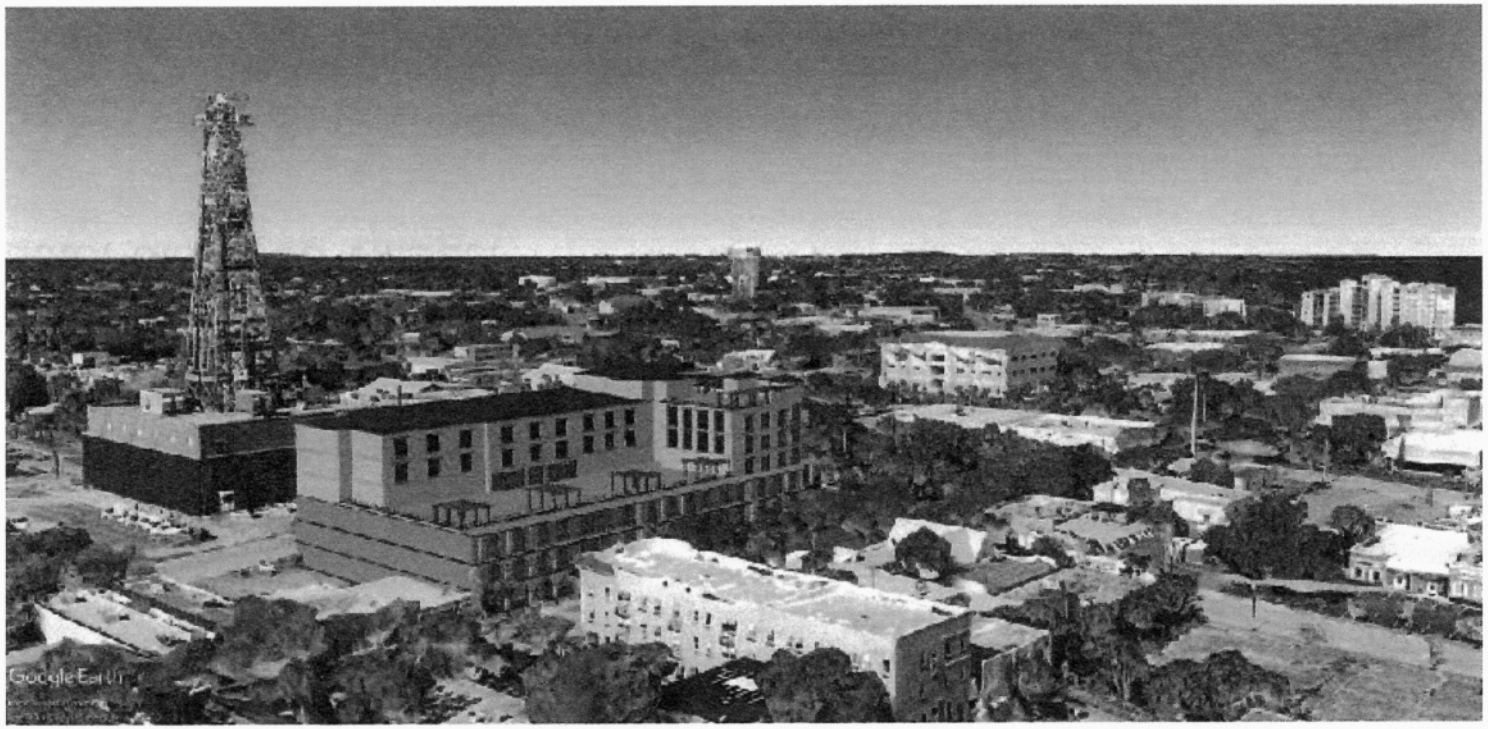
Options: 5 Story Hotel vs 8 story Hotel (view from Factory looking south)

Building Height



Aerial / Google Earth Views: Village looking Southwest from Church

Building Height



Aerial / Google Earth Views: Northwest from Derby/Delannoy

COCOA FLORIDA

Elevations and Renderings

The Re-Development Agreement states that certain factors shall be considered with respect to approval of a Development Agreement, among them the "aesthetic quality and character, architectural design, physical and visual scale, and compatibility with the special and distinctive character of Cocoa Village.

Elevations and Renderings



Cocoa Hotel

Cocoa , Florida

WB DESIGN

NO.	REVISIONS
1	
2	
3	
4	
5	

PROJECT NO.
19S-

DATE:
9/16/2020

7

R7

Elevations and Renderings



WB DESIGN

Cocoa Hotel

Cocoa , Florida

NO.	REVISIONS
-	
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-	
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PROJECT NO.
WB-

DATE:
8/18/2020

Render 1

R1

Elevations and Renderings



Cocoa Hotel

Cocoa , Florida

WB DESIGN

NO.	REVISIONS
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PROJECT NO.

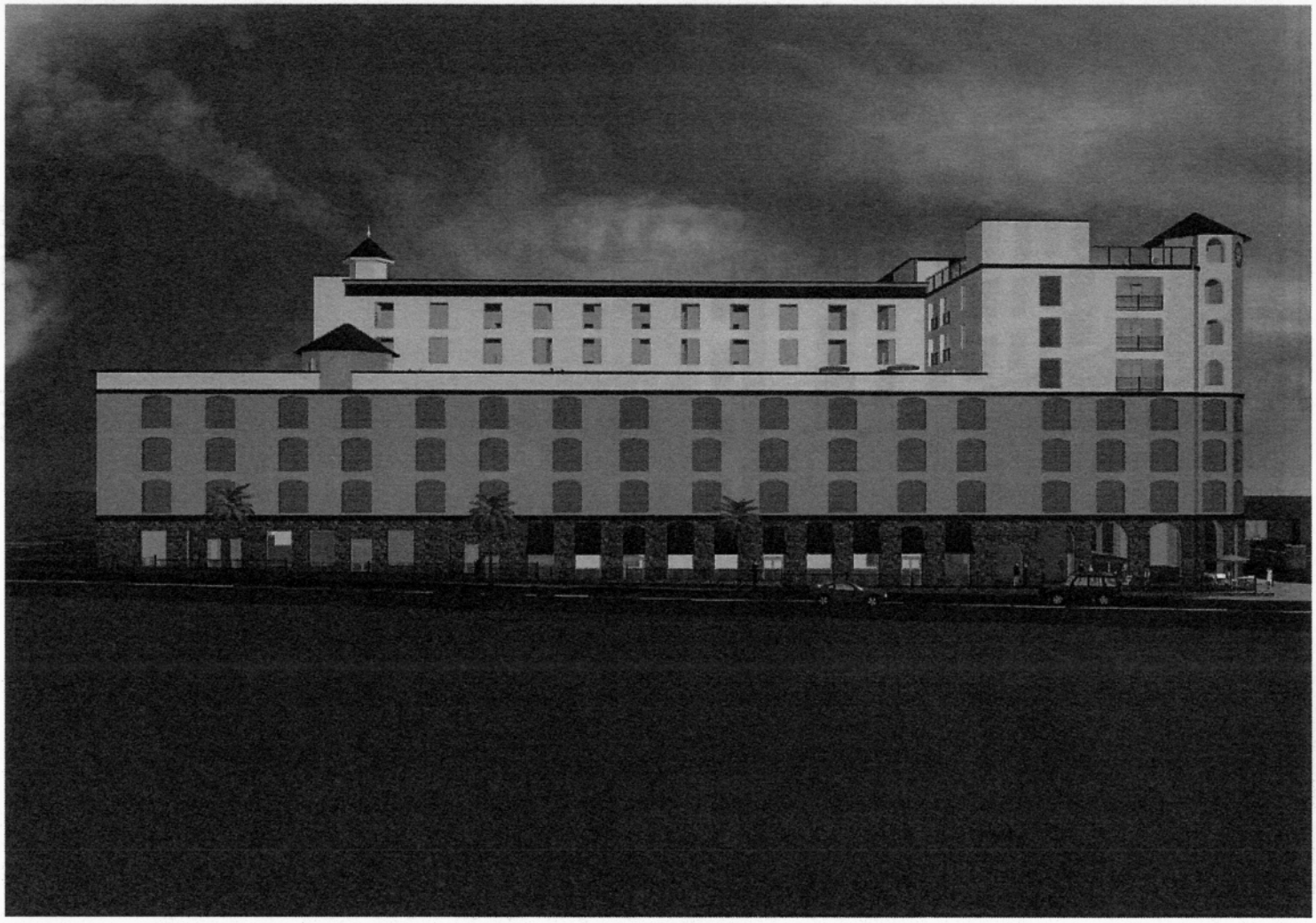
DATE: 9/16/2020

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R2

COA ORIDA

Elevations and Renderings



WB DESIGN

Cocoa Hotel

Cocoa , Florida

NO.	REVISIONS
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PROJECT NO.
WB-

DATE:
9/18/2020

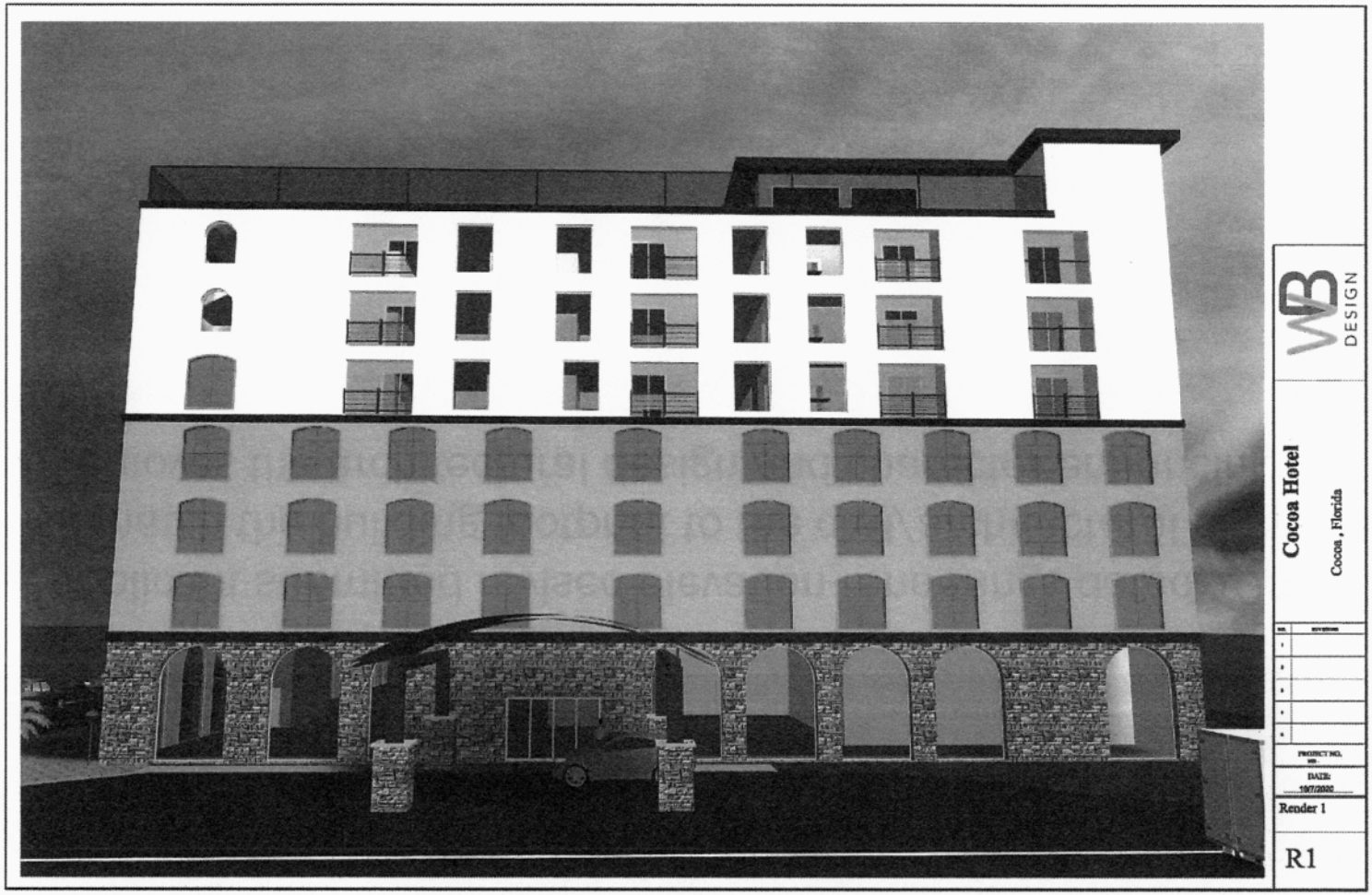
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R3

Elevations and Renderings

- The applicant submitted revised elevation renderings dated 10-7-20 which match the building footprint to the civil/architectural plans but also removes the architectural design and character enhancing elements.

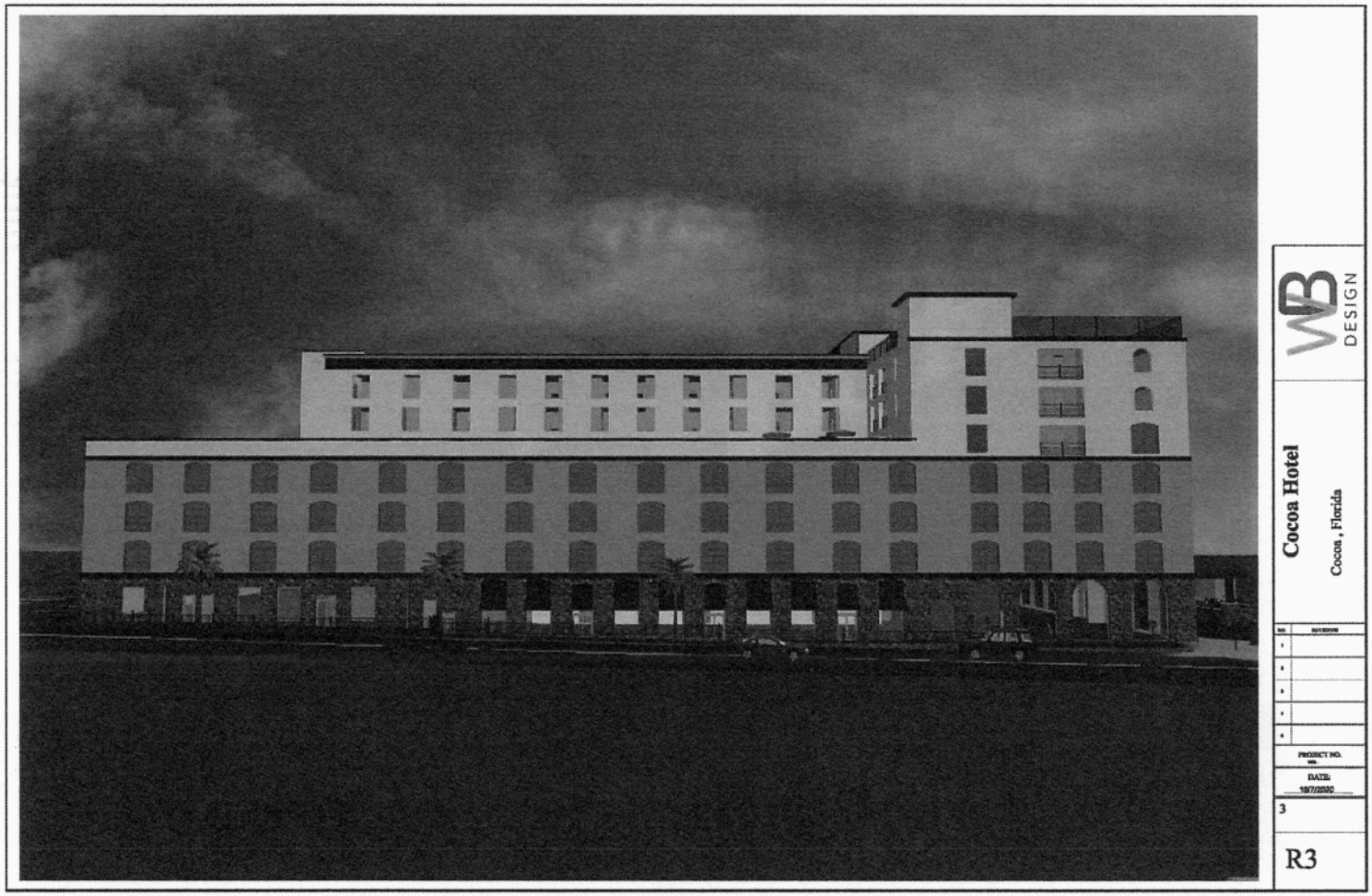
Elevations and Renderings



Elevations and Renderings



Elevations and Renderings



Recommendation

Previous Action:

The Planning & Zoning Board recommended approval of this item with conditions at a Special Meeting on October 22, 2020.

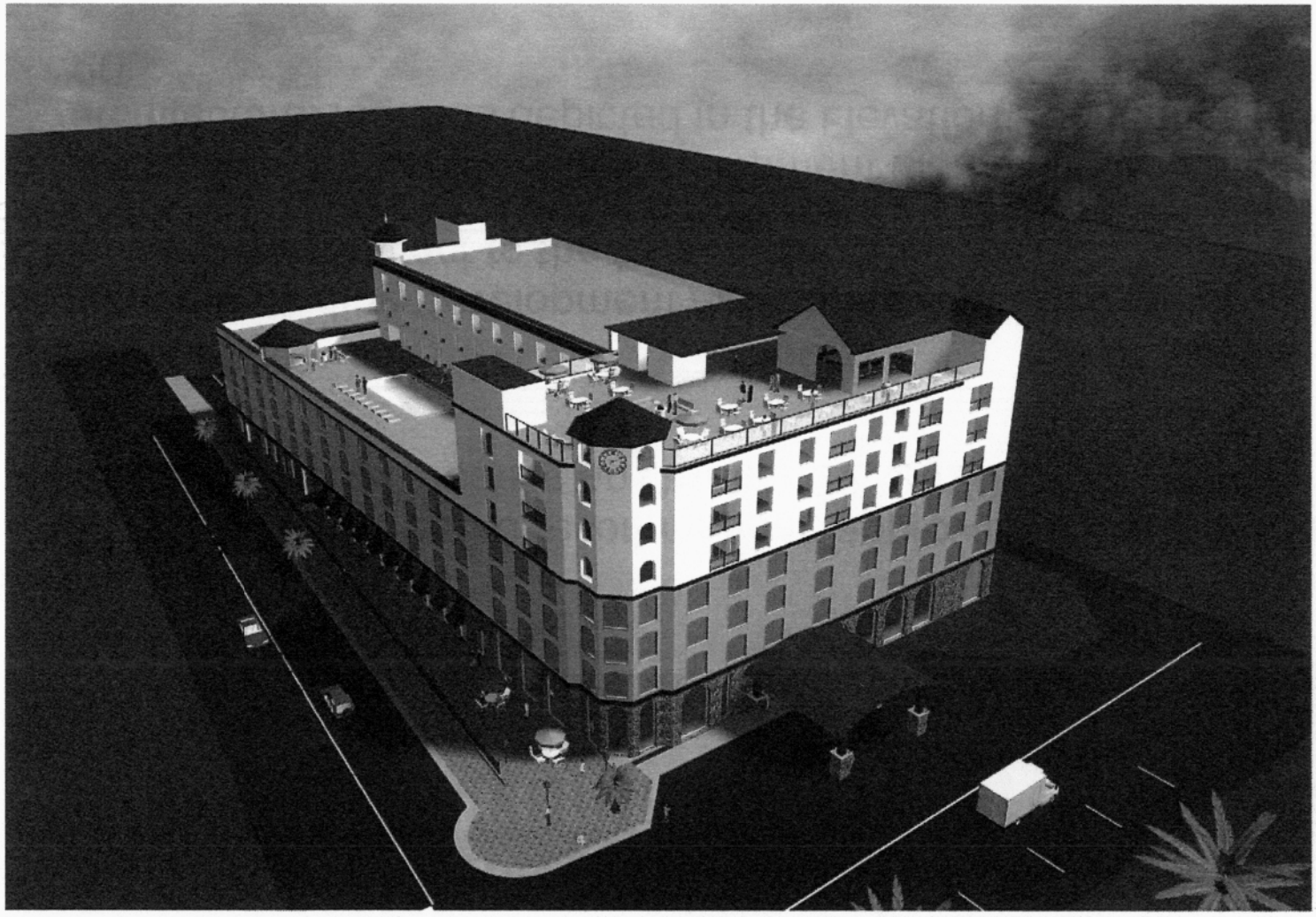
Recommendation:

Approval of the Binding Development Agreement and Conceptual Development Plan, subject to the following condition:

1. Revision of the Conceptual Development Plan to incorporate the architectural features depicted in the Elevation Renderings of 9-18-20

- Direction on timeframe to complete condition
- Direction on method of approval
- Direction on impact to parking spaces

Elevations and Renderings



Cocoa Hotel

Cocoa , Florida

WB DESIGN

NO.	REVISIONS
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PROJECT NO.
WB-

DATE:
8/18/2020

7

R7

COCOA
FLORIDA

Elevations and Renderings



Safe, Clean, and Green: Cocoa's Path to Prosperity

Cocoa's Sustainability Action Plan 2020

Why should Council vote to approve this plan?

1. This isn't just the cause of on individual Councilmember
2. Save $$$ in operations
3. Make Cocoa more prepared for storms and other chronic/acute threats
4. Make Cocoa more competitive for grants and outside funding
5. Make our community more attractive for businesses/ investors
6. Improve the quality of life for our citizens
7. Improve the strength and quality of our community

EXHIBIT B: Safe, Clean, & Green: Cocoa's Path to Prosperity, Cocoa's Sustainability Action Plan 2020

COCOA FLORIDA

Safe, Clean, and Green: Cocoa's Path to Prosperity

Sustainability Advisory Committee, established December 2017 to "advise and assist the City in establishing a written Sustainability and Resiliency Plan."-- City of Cocoa Resolution 2017-137, Section 3b

Current and Contributing Members:

Trina Gilliam
Linda Gombert
Susan Hushla
Paul Johnson
Council Liaison Koss
Robert Musser
Giselle Nieman
Kaylyn Palmer
Jennifer Riggs
Angelique Rinaldi
Jo Shim
Marlene Weiss

COCOA FLORIDA

Safe, Clean, and Green: Cocoa's Path to Prosperity

This isn't just the cause of on individual Councilmember

- Municipalities, counties, and states across the nation are adopting sustainability plans to **improve their response to threats, use their operations $$$ more effectively, and increase the quality of life for their residents socially and economically**
- 30+ sustainability plans already adopted in Florida
- In Brevard: Satellite Beach, Melbourne Beach, Palm Bay, Cocoa Beach have already adopted plans
- Universities and Hospitals are adopting sustainability plans because it improves the efficiency of their service

COCOA FLORIDA

Safe, Clean, and Green: Cocoa's Path to Prosperity

Some Florida City Sustainability Plans

- Fort Lauderdale, Broward County, FL: Sustainability Action Plan
- Orlando, Orange County, FL: GreenWorks Municipal Operations Sustainability Plan
- Winter Park, Orange County, FL: Winter Park Sustainability Action Plan
- Pinecrest, Miami - Dade County, FL: Green Action Plan
- Tampa, Hillsborough County, FL: City of Tampa Annual Sustainability Report 2014
- Key Biscayne, Miami - Dade County, FL: Key Biscayne Sustainability Plan
- Palm Bay, Brevard County, FL: Sustainability Master Plan 2010
- Miami Beach, Miami - Dade County, FL: Sustainability Plan, Energy Economic Zone Work Plan
- Coconut Creek, Broward County, FL: City Green Plan
- West Palm Beach, Palm Beach County, FL: Rethink Paradise: West Palm Beach Sustainability Action Plan
- Marathon, Monroe County, FL: The City of Marathon Sustainability and Climate Plan 2012
- Tallahassee, Leon County, FL: City of Tallahassee Greenprint, A Roadmap to a More Sustainable Future
- Delray Beach, Palm Beach County, FL: 2013 Delray Beach Sustainability Report
- Clearwater, Pinellas County, FL: Clearwater Greenprint: A Framework for a Competitive, Vibrant, Green Future
- DeLand, Volusia County, FL: City of DeLand Sustainability Action Plan
- Davie, Broward County, FL: Town of Davie, Florida Sustainability Action Plan
- Largo, Pinellas County, FL: City of Largo Strategic Plan, Reconnecting the Community

COCOA
FLORIDA

Safe, Clean, and Green: Cocoa's Path to Prosperity

Some Florida County Sustainability Plans

- Broward County Energy and Sustainability Program 2011 Municipal Green Initiatives Survey Summary Report
- Miami-Dade County Greenprint, Our Design for a Sustainable Future
- Greenkeys Sustainability Action Plan, Monroe County, Florida
- Rethink Paradise: West Palm Beach Sustainability Action Plan
- Volusia County Sustainability Action Plan
- Hillsborough County Government Energy and Sustainability Plan
- completeLee: Sustainability Plan
- The Sarasota County Roadmap to Sustainability
- Sustainable Orange County Plan

COCOA FLORIDA

Safe, Clean, and Green: Cocoa's Path to Prosperity

- What does "Sustainability" mean?
    1. Consistently working in the intersection of

        People

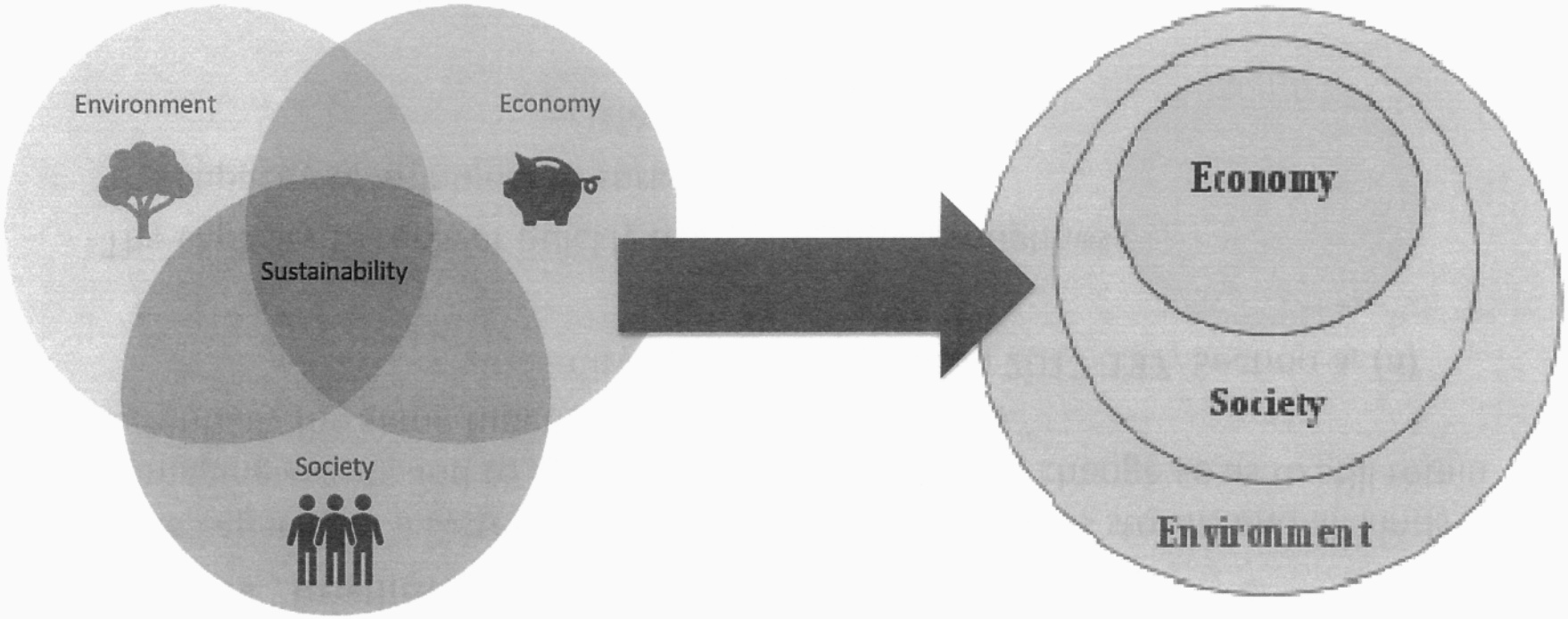
        Planet

        Profit

    2. Meeting the needs of today without compromising the ability of future generations to meet their own needs
- **Why pursue it?** By targeting the **triple win of environmentally friendly, economically vibrant, and socially equitable,** sustainability optimizes effort, effectiveness, and $$$.

COCOA FLORIDA

Safe, Clean, and Green: Cocoa's Path to Prosperity



There is no economy without society, and there is no society outside of our environment. We need a healthy environment and a healthy society to thrive economically.

COCOA FLORIDA

Safe, Clean, and Green: Cocoa's Path to Prosperity

What does "Resiliency" mean?

"The capacity of a system to absorb disturbances such as storms and all kinds of damaging events and to reorganize while undergoing change so as to still retain essentially the same function, structure and identity."

--City of Cocoa Resolution 2017-137, Section 3. (a)

The capacity to recover quickly from difficulties; toughness.

The capacity of an object to spring back; elasticity.

--Oxford Languages/Google

Addressing **chronic and acute threats to improve response**.

COCOA FLORIDA

Safe, Clean, and Green: Cocoa's Path to Prosperity

Cocoa volunteer leaders worked together in **open, publicly noticed meetings for the past two years** taking detailed look at Cocoa, researching, analyzing, coordinating with staff, and forming a Sustainability Action Plan that will:

- improve the quality of the natural environment and our citizens' ability to enjoy it
- reduce the risk posed by natural disasters
- lower resource consumption
- reduce pollution
- increase citizen awareness and engagement
- enhance the community's socio-economic and health conditions
- position Cocoa to build a more diversified and clean-tech-oriented economy in future years

COCOA
FLORIDA

Safe, Clean, and Green: Cocoa's Path to Prosperity

This plan aligns well with a body of work that makes us storm-prepared AND. . . . .

1. Prioritizes equity and empowerment, mapping out sensible, practical ways Cocoa as a municipality can increase citizen awareness and engagement. Equity and empowerment benefit everyone; they are foundational elements of successful democracies.
2. Reflects the community's perception that Cocoa has a unique natural beauty that is valuable and worth preserving.
3. Pre-positions Cocoa for smart work in economic development: vocational training, clean-tech, attractive greenspaces and recreation, engaged ethos that is welcoming to all people, more efficient and robust infrastructures, helps preserve our insurance and bond ratings, habituates us to harnessing grant opportunities.

COCOA FLORIDA

Safe, Clean, and Green: Cocoa's Path to Prosperity

This Sustainability Plan *alone* among City of Cocoa documents . . .

1. Identifies how Cocoa's history and demographics relate positively to its sustainability, resilience and future.
   - addresses Cocoa's history and diversity as sources of resilient strength
   - addresses Cocoa's economic challenges as grant and funding opportunities
   - addresses recalcitrant racism as a component of Cocoa's reputation problem
   - presents several of Cocoa's African American histories to illustrate our community's long-standing dynamism, activism, organization, industriousness, and invention; these exemplify resilience and bode well for our future
2. Prioritizes equity and empowerment, mapping out sensible, practical ways Cocoa as a municipality can increase citizen awareness and engagement. Equity and empowerment benefit everyone; they are foundational elements of successful democracies, and resilient communities.

COCOA FLORIDA

Safe, Clean, and Green: Cocoa's Path to Prosperity

- Major Challenges
  - Stormwater management; floodplain management
  - Stormwater pollution into the IRL
  - Cocoa's reputation, blight, and sometimes self-perception
  - Chronic health conditions and limited health services in Cocoa
  - "Small" business environment
- Advantages in our favor
  - Demographics and challenging economic statistics can be a source of grant money and support for smart remedies
  - **Our diversity and history are a unique superpower of resilience and strength**
  - Our beautiful setting inspires people to take care of it; we practically live in paradise
  - Large and active city staff

COCOA FLORIDA

Safe, Clean, and Green: Cocoa's Path to Prosperity

Sample Recommendations for **Built Environment**

- Create an ample supply of **public green spaces** designed to encourage consistent active and passive use and ensure equal access to well-maintained public parks, green spaces and facilities throughout the city.
- Pilot a **Sustainable Design Scorecard** for new residential and non-residential design to evaluate against set sustainable benchmarks: Energy/Water Efficiency; Thermal Comfort; Overall Environmental Sustainability Performance; Florida-Friendly Landscaping.

COCOA FLORIDA

Safe, Clean, and Green: Cocoa's Path to Prosperity

Sample Recommendations for **Equity and Empowerment**

- Provide **civics education programs** directed towards **youth and adult** residents of the city. Encourage adults and young people to participate in the **Citizens Academy**.
- Improve the City of Cocoa's website to **enhance communication**.
- Initiate outreach to conduct a **comprehensive environmental justice assessment**.

COCOA FLORIDA

Safe, Clean, and Green: Cocoa's Path to Prosperity

Sample Recommendations for **Health and Safety**

- Improve bicycle and pedestrian amenities to create **multimodal commuter pathways** in the City of Cocoa.
- Partner with community groups to sponsor programs that **encourage active living** for adults and children.
- Encourage residents to develop **emergency kits and evacuation plans**; encourage business and other organizations to develop emergency procedures and shelter in place plans. Publish emergency response information.

COCOA FLORIDA

Safe, Clean, and Green: Cocoa's Path to Prosperity

Sample Recommendations for **Natural Systems**

- Participate in **habitat restoration programs on public lands to filter/improve IRL water quality.**
- Create **stormwater pond parks and bio-retention sidewalks and trails**.
- Pursue funding opportunities for **inspection of lateral sewer lines**.
- **Increase quantity and effectiveness of green infrastructure**.

COCOA FLORIDA

Safe, Clean, and Green: Cocoa's Path to Prosperity

Sample Recommendations for **Climate and Energy**

- **Educate residents on solar energy costs and payback**, increase solar use in municipal buildings, affordable housing, as well as residences in general.
- Adopt **"Ready for 100"** Resolution.
- Investigate and establish **vocational cross training in PV/Electrical/Roofing**. Invent a new career path for Cocoa students to pursue: cross-trained solar technician. Help companies hire this cadre to support increased conversions in the area, and reliable maintenance thereafter. Market broadly to increase Cocoa's participation in skilled workforce.

COCOA FLORIDA

Safe, Clean, and Green: Cocoa's Path to Prosperity

Cocoa's Sustainability Action Plan 2020

Why should Council vote to approve this plan?

1. This isn't just the cause of on individual Councilmember
2. Save $$$ in operations
3. Make Cocoa more prepared for storms and other chronic/acute threats
4. Make Cocoa more competitive for grants and outside funding
5. Make our community more attractive for businesses/ investors
6. Improve the quality of life for our citizens
7. Improve the strength and quality of our community

COCOA FLORIDA

eComment: Leslie Maloney <maloneyl731@gmail.com> 11:12 PM (3 minutes ago) My name is Leslie Maloney-1403 Pine St, Melbourne Beach, Fl 32951 I am commenting on Agenda items 20-722 and 20-730. ~~My comments are below~~. The Turtle Coast Sierra Club, which has over 2000 members and supporters in Brevard and Indian River County, is thrilled that the city of Cocoa is moving to formalize their energy goals through a resolution and sustainability plan. The Sierra Club Ready for 100 initiative has over 160 cities, ten counties, and eight states that have set similar goals -- to power their communities with 100% clean, renewable energy. Cocoa will receive lots of support as well as gain national attention by passing the resolution. Locally, Satellite Beach passed their Ready for 100 resolution over a year ago and can be another Brevard resource. Many cities are banding together to advocate for improved energy policies at the state level too. Cocoa must make sure that ALL their citizens benefit from this shift and that no community is left behind. Setting a goal, having a plan and making a commitment is the first step to renewable energy transition. I urge you to pass the Ready for 100 resolution and the Sustainability Plan and I congratulate Councilwoman Koss, Sustainability Board Chair, Jennifer Riggs and the entire Cocoa Sustainability Board for their hard work and vision.

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eComment: Good evening Mayor/Council, First and foremost I want to congratulate the Sustainability Committee on their hard work to develop the SAP. My concern is with the cost associated with implementing the plan. As I stated in my e comment at Councilwoman Koss's town hall the rising cost of fees to property owners within the city may become cost prohibitive to the average wage earner in Cocoa. As identified in this plan the average medium income is appro 29k with a higher the average population living below the poverty level. This plan is ambitious and may or may not be attainable other than the low cost or no cost proposals. The future of the city is one that hinges on the creation of jobs, revitalizing neighborhoods and improving it's image. My hope is that this council and future councils will keep in mind what's best for the majority of it's resident's. The city definitely needs to improve on services lacking in the economically challenged areas but not to the expense of creating an environment that is cost prohibitive to the majority of it's residents. Thank you, Jeri Blanco Cocoa, FL 32922

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Carie Shealy

From: Barbara Williams <barbara.and.roger@icloud.com>
Sent: Monday, October 26, 2020 4:47 PM
To: Carie Shealy
Subject: Comments for Cocoa City Council Oct 27,2020 Meeting

EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

From: Barbara And Roger Williams of 2606 N Indian River Dr, Cocoa, Fl 32922

Issue: Approval of Sustainability Action Plan

Remarks: We are proud to live in a city that has supported a community effort to put together a plan for the protection of its future and we ask that the council members approve this very well thought out plan.