MINUTES
City of Cocoa
Regular Meeting of The City Council

September 23, 2020

A Regular City Council Meeting was held on Wednesday, September 23, 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 6:05 p.m.

Mayor Williams read campaigning information into the record.

Chief Lamm provided the invocation and Councilmember Koss 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
	Matt Fuhrer	Interim City Manager
	Carie Shealy	City Clerk

OTHER STAFF MEMBERS PRESENT:

Tammy Gemmati, Administrative Services Director; Jack Walsh, Utilities Director; John Hankins, Commander; Jonathan Lamm, Fire Chief; Bryant Smith, Public Works Director; Lora Howell, Deputy Finance Director; Charlene Neuterman, Deputy Community Services Director; LeShawn Hinton, Helpdesk Support Tech; Dodie Selig, Planning Manager; Lea Malarae, Senior Budget Analyst; and Samantha Senger, Assistant to the City Manager/PR Specialist.

II. Approval of Agenda and Minutes:

1. **Agenda:** Regular Meeting of September 23, 2020 (20-614)

2. **Minutes:** (a) Regular Meeting of August 12, 2020 (20-615)

Councilmember Koss requested an amendment to the agenda to move Consent Item VI.3 to City Business IX.4, and to move Reports to the end of the agenda.

* **MOTION by Councilmember Boisvert; Seconded by Deputy Mayor Goins, to approve the Agenda for the Regular meeting of September 23, 2020, as amended.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

* **MOTION by Councilmember Koss; Seconded by Councilmember Warner, to approve the Minutes for the Regular meeting of August 12, 2020 as written.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

III. Awards and Presentations:

1. Update on the status of the Family Promise of Brevard Lease Agreement for the former fire station #1 administrative offices facility and direction to publish a Request for Proposals for the redevelopment of the 114 First Street property. (20-562). (Tara Pagliarini)

Tara Pagliarini, the Executive Director of Family Promise of Brevard, Inc., provided a presentation[1] regarding an update of the Cocoa Firehouse. She reiterated the organization's mission and noted that this taskforce was made up of a group of those in the community who are providing and donating time and services.

She thanked the City for their support, including Public Works staff, legal, and the City Manager for assisting in helping this project move forward.

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1 EXHIBIT A: Family Promise of Brevard Presentation

A timeline of the project was discussed along with an update of the project and Ms. Pagliarini provided a list of donated resources to date, marketing materials, and explained the progress of the project in other areas.

She pointed out that there was an RFP precedence with the City of Tampa and mentioned that would also be brought up tonight.

Major findings from the inspection report were discussed and were as follows:

- Roof needs complete replacement (roof over the bays is worse than administrative side)
- Wood termites need to be treated by tenting the entire building
- HVAC units for entire building need repair (units do not cool)

She stressed that Family Promise of Brevard is committed to continuing to move forward and are interested in working together to do so. However, she also is aware that the City was not interested in making all of the repairs and pointed out that the City could still continue to use the roundhouse.

Interim City Manager Fuhrer clarified that this was an unusual presentation as action will need to be taken with it. He explained that the staff report included an option that was issued on September 11th regarding the City's ability to negotiate a lease in a CRA property. He explained what that entailed and that it would require following Florida Statutes. An RFP process could be done in fairly short order. He pointed out that the first item for Council to consider was if they wished to proceed with an RFP.

Mayor Williams asked for a status on the case in Tampa. In response, Attorney Garganese provided a detailed history and mentioned that the case was settled on September 11th, but from the appellate side, it was not settled. He explained the implications if the City was not to follow the RFP process.

Mayor Williams asked if this would affect other CRA properties that the City leases out. Attorney Garganese advised that all of these would have to be evaluated on a case by case basis and was not prepared to say anything in regards to any other property, however, for this one the City would fall under the disposition process if it becomes final.

Councilmember Warner felt that this was a huge investment for Family Promise and does not want to put them at risk. She was for the RFP process if that was what it would take.

Deputy Mayor Goins understood the RFP process and if there was a timeframe that could be put in place, as they have done their due diligence in acquiring the property.

Interim City Manager Fuhrer was aware that the existing site that Family Promise is utilizing has to be vacated by March. In speaking with them, if the City could turn around an RFP and provide notice within two weeks, it could be advertised for up to thirty days and possibly be brought back to the second meeting of October, with an agreement being brought to the first meeting in November. This would fall within their timeline.

Deputy Mayor Goins advised that he had received a lot of questions and wanted to ensure that this was not going to turn into a soup kitchen. He asked Ms. Pagliarini to explain what this would be used for.

Ms. Pagliarini agreed that many have a fear of the unknown and explained that they are a resource center and what that means in detail. She invited anyone who wished to come and visit them as they are located at 3505 Murrell Road. Appointments are required and doors are locked. All families are screened who enter the shelter program and they are sheltered through faith-based organizations. Each week they move from congregation to congregation. She requested that anyone with questions to contact her.

Direction for staff from Council was to move with issuing an RFP and to expedite the process.

Further discussion was held on the storage area that was being utilized by the police department and the fact that the whole roof would need to be replaced. Ms. Pagliarini advised that they had not planned for access to the whole building but the way it has worked out they will need it. Interim City Manager Fuhrer mentioned that they were made aware of this last week and the City would do what was needed to make it useable.

Councilmember Warner agreed and felt that while the roundhouse does have potential use, there is property next to the current police department that has become available and the City might be able to acquire that.

Interim City Manager Fuhrer advised that staff will proceed with the issuance of the RFP and will base some of the criteria off of the information listed in the agenda item. They will get it published as soon as possible in order to meet deadlines.

IV. Delegations:

Paul Kamus, 116 Olive Street, Cocoa, thanked Council for the planting of the "Love" tree in Cocoa, which was donated by the first class of the Citizens Academy. He asked permission to cut down the Brazilian pepper trees on Forrest Avenue and Carmalt Street.

Interim City Manager Fuhrer confirmed the property and agreed to look into it to see if it was in the City's right of way. If it was the City could take some action on it.

Theresa Clifton, 4990 Scarlett Avenue, Cocoa, is the Executive Director of the Humane Society. She mentioned that they partner with Family Promise and have a food bank for those in need of pet food. They are doing a Blessing of Animals on Sunday, October 4th, at 1020 Cox Road. They also received a grant for $20,000 for free cat spay/neuters. You can call for an appointment. Free rabies shots are also available. She thanked Council for requiring facial masks.

Aleck Greenwood, 640 Brevard Avenue, Cocoa, spoke in regards to Waste Management, campaign signs, and donated photographs. Treated lumber was not being picked up, nor is fencing. He asked for that to be looked into. He feels that the campaign signs look ridiculous and it is getting out of hand downtown. Lastly, he would like the photos donated by himself and Capt. Ed Lanni to be placed in areas where they can be seen by the public.

Mr. Smith assured him that they would reach out to Waste Management.

Anita Gibson, 451 Stone Street, Cocoa, asked if the new Chief of Police would continue with the development of a Cold Case Unit. She does not want this issue to go away. She has spoken with the Sheriff and Brevard County has one but she would like to see a unit in Cocoa as well. Staff provided her with information regarding an online survey that citizens could participate in regarding the new police chief. She pointed out that she would miss Councilmember Warner.

Interim City Manager Fuhrer read the following E-Comments[2] into the record: Richard DaSilva, 5968 Freezer Lane, Cocoa; Larry Sinclair, 1062 Mitchell Street, Cocoa; and Victoria Mitchner, Rockledge, Florida.

Mayor Williams responded to Mr. Sinclair's comment and noted that the information was sent out for informational purposes only.

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[2] EXHIBIT B: E-Comments from R. DaSilva; L. Sinclair; and V. Mitchner

V. Reports:

Reports were moved to the end of the agenda.

VI. Consent Agenda:

1. Approve the FY2021 Joint Funding Agreement between the City of Cocoa and the United States Department of the Interior - U.S. Geological Survey for Water Quality Sampling and Water Level Measurements; Pending Approval of the FY2021 Budget. (20-539). (Utilities Director)

2. Approve a one-year policy renewal for the General Insurance Program with Florida League of Cities, Inc., for the period October 1, 2020 through September 30, 2021 with an estimated premium of $998,385 pending approval of the FY2021 budget.(20-552). (Administrative Services Director)

~~3. Approve Task Order 2021-15 with Jacobs Engineering Group (Jacobs) for Program Management Services for Operating Revenue (OR) Projects, Project No. WS1221 and Task Order 2021-14 for Plan Review Services to include Engineering Land Development Review, Project No. WS1221; Pending Approval of the FY2021 Budget. (20-583). (Utilities Director)~~

- This item was moved to City Business IX.4.

4. Authorize the City Manager to approve the annual purchase orders for electrical utilities as they relate to electrical consumption only and Verizon for the Police Department for FY2021. (20-616). (Finance Director)

5. Approve change order adding additional funds to Blanket PO#75715 for the purpose of making sole source purchases of Neptune Water Meters and related hardware from Sunstate Meter & Supply Inc for the remaining FY20. (20-628). (Utilities Director)

6. Authorize City Manager to sign a Solutions Agreement with Central Square Technologies (formerly Superion, LLC), to provide Naviline Public Administration applications. (20-634). (Interim City Manager)

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

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

VII. Public Hearings:

1. Approval of a large scale Future Land Use MAP (FLUM) AMENDMENT consistent with Florida Statute Chapter 163 for Applicant and City initiated requests to change the Future Land Use Map designation of fifty-nine (59) parcels from Brevard County "Residential 2 Units Per Acre - R2" to City of Cocoa "Low Density Residential - LDR" with conditions. (20-543). (Community Services Director)

Attorney Garganese read Ordinance No. 04-2020 into the record, by title only, as follows. He stated they have seen this ordinance once before and it has gone through the State review process and this is the adoption hearing. He noted that there was a condition being proposed.

ORDINANCE NO. 04-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR FIFTY-NINE (59) PARCELS OF REAL PROPERTY WITHIN THE CITY OF COCOA, CONSISTING OF APPROXIMATELY 139.23 ACRES, GENERALLY LOCATED AT THE INTERSECTION OF STATE ROAD 524 AND STATE ROAD 520, AND MORE SPECIFICALLY WEST OF ADAMSON ROAD AND NORTH OF STATE ROADS 520 AND 524, BEING LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; CHANGING THE FUTURE LAND USE MAP DESIGNATION OF THE REAL PROPERTY FROM BREVARD COUNTY "RESIDENTIAL 2" TO CITY OF COCOA "LOW DENSITY RESIDENTIAL"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE COMPREHENSIVE PLAN, SEVERABILITY, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

Ms. Selig provided a presentation[3] and reminded Council that this was first heard in June. She provided a project summary and pointed out that no one had any comments other than FDOT which offered a technical assistance comment for future development analysis.

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[3] EXHIBIT C: Future Land Use Map Amendment Presentation

Ms. Selig noted that the Planning & Zoning Board recommended denial at the June 16, 2020 meeting and Council approved the first reading of this ordinance on June 24, 2020.

Ms. Neuterman read two E-Comments[4] into the record from Alli Harris and Sara Moody.

Mayor Williams asked if there was a court case that went through on this property. In response, Attorney Garganese noted that this was not the same property and that this applicant had previously entered into an annexation agreement.

Mayor Williams opened the hearing to the public.

Veronica Whitehead, Rockledge, works for the PACE Program which goes into unincorporated areas of Cocoa. She goes into communities to see what they would like to have done. Mayor Williams explained that this portion was related to a public hearing and that she needed to speak with Brevard County.

He closed the hearing to the public and reopened to Council. He invited Ms. Rezanka to the podium in case anyone had questions.

* **MOTION by Deputy Mayor Goins; Seconded by Councilmember Warner, to approve the large scale Future Land Use MAP (FLUM) AMENDMENT consistent with Florida Statute Chapter 163 for Applicant and City initiated requests to change the Future Land Use Map designation of fifty-nine (59) parcels from Brevard County "Residential 2 Units Per Acre - R2" to City of Cocoa "Low Density Residential - LDR" with conditions.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Ordinance No. 14-2020 / Acceptance of annexation petition and 1st Reading: Annexing approximately .6 acres of real property located in unincorporated Brevard County (as described in Exhibit "A") into the City of Cocoa in accordance with Chapter 171.044 of the Florida Statutes and Appendix A, Article VI of the City of Cocoa Code. (20-588). (Community Services Director)

Attorney Garganese read Ordinance No.14-2020 into the record, by title only as follows. He advised that this was the first reading of the annexation ordinance, annexing .6 acres.

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4 EXHIBIT D: E-Comments from A. Harris and S. Moody

ORDINANCE NO. 14-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA ANNEXING REAL PROPERTY GENERALLY LOCATED AT 4050 W KING STREET WITH A PARCEL ID NUMBER OF 24-35-26-00-763.1, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUND LEGAL DESCRIPTION AS SET FORTH HEREIN; PROVIDING FOR THE AMENDMENT OF COCOA CHARTER, ARTICLE 1, CITY BOUNDARIES, TO INCORPORATE THE REAL PROPERTY INTO THE CITY BOUNDARIES; PROVIDING FOR THE FILING OF THE REVISED COCOA CHARTER WITH THE DEPARTMENT OF STATE; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FORAN EFFECTIVE DATE.

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 Koss, to approve the item.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Conduct final Public Hearing to approve the City of Cocoa's FY 2020/2021 CDBG & HOME Action Plan; authorize submission of the Plan to the U.S. Department of Housing and Urban Development (HUD); and authorize the Mayor to sign all subsequent certifications and agreements. (20-600). (Community Services Director)

Ms. Neuterman provided a background of the organizations receiving funding and the amounts that they would be receiving.[5]

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 the City of Cocoa's FY 2020/2021 CDBG & HOME Action Plan; authorize submission of the Plan to the U.S. Department of**

[5] Councilmember Koss left the meeting at 7:28 p.m. and returned to the meeting at 7:30 p.m.

Housing and Urban Development (HUD); and authorize the Mayor to sign all subsequent certifications and agreements.

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

4. Approval of an Amendment to a previously approved PUD / a Rezoning (Ordinance 15-2020) of one (1) parcel from Brevard County (GU) to City of Cocoa (PUD) and incorporating into Phase One-C Final PUD / and a Preliminary Subdivision consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code with conditions. (20-605). (Community Services Director)

Attorney Garganese read Ordinance No. 15-2020 into the record, by title only as follows.

ORDINANCE NO. 15-2020

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING THE ADAMSON CREEK PLANNED UNIT DEVELOPMENT FINAL DEVELOPMENT PLAN FOR PHASE ONE-C; CHANGING THE ZONING MAP DESIGNATION OF ONE (1) PARCEL OF REAL PROPERTY, TOTALING 14.3 ACRES, MORE OR LESS, AND GENERALLY LOCATED DIRECTLY WEST OF I-95, IN COCOA, FLORIDA, MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "1" ATTACHED HERETO, FROM BREVARD COUNTY G-U (GENERAL USE DISTRICT) TO CITY OF COCOA PUD (PLANNED UNIT DEVELOPMENT DISTRICT) AND INCORPORATING THE PARCEL INTO THE ADAMSON CREEK FINAL DEVELOPMENT PLAN FOR PHASE ONE-C; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

Ms. Selig explained that this item entailed several parts and the motion would incorporate all of those. She explained that this was an approval of an amendment to a previously approved PUD; A rezoning (Ordinance 15-2020) of one (1) parcel from Brevard County (GU) to City of Cocoa (PUD) and incorporating into the Phase One-C Final PUD; A Preliminary Subdivision approval for Phase One-C; Revision to the amenities schedule for Adamson Creek Phase One-A, One-B and One-C; and A stormwater easement for Adamson Creek Phase One-A.

A map of the Adamson Creek Subdivision was shown and a project summary was provided that included a detailed history of the project.

She spoke about the consistency with the Comprehensive Plan and noted that the Planning and Zoning Board recommended approval with conditions at its September 2, 2020 meeting. Most conditions have been met or they will be met by the second reading.

Councilmember Koss asked about the statement referring to parks and in response, Ms. Selig advised that the Cocoa Conservation area was included in those parks.

Councilmember Boisvert pointed out the water issues at Lost Lakes which abuts up to this property. They cannot maintain what was there now and he wanted to ensure that the water situation would be taken care of.

Ms. Selig was aware of the issue and also saw the letter from St. John's that he referred to.

Mayor Williams opened the hearing to the public.

Ms. Neuterman read E-Comments into the record from the following[6]: Catherine Bonadio; Lynde Marwick; Joyce Forino; and Mary Opperman.

- Patricia Weeks, 1351 Tarton Way, Cocoa, voiced concerns with Adamson Road and what was done with Phase 1 even though there were objections. There is a lot of information that was not current and residents were being cited for things not agreed to. There are two different sets of rules and many are upset.
- William Harris, 6450 Sorrel Drive, Cocoa, pleaded for Council not to approve this. He lives on the other side of the development near the lake and was worried about the ecological impact to the lake. There is a bald eagle nest that needs to be protected as well. The developers were already not abiding by what they should be so they should not be allowed to continue.
- Victor Higgs, 5452 Talbot Boulevard, Cocoa, moved to this development in January, 2010 and bought one of the original homes. He has seen how the rest of them were built and there is natural drainage. However, it cannot handle a heavy storm. By daylight the water subsides. It has been designed properly and with Phase 2 they are doing the same thing. He feels that they have a good system.
- Patty Rutt, 1394 Mycroft Drive, Cocoa, lives in Phase 1A and was told by Maronda Homes that nothing was coming. There is no access for these homes, dump trucks, etc. There are children playing and people out

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6 EXHIBIT E: E-Comments from C. Bonadio; L. Marwick; J. Forino; and M. Opperman

exercising and she believes this will create a hazard. She further asked about a sound wall.

- Greg Stoll, 2203 Salem Drive, Cocoa, asked if the trails would be open to the public or just the residents of the neighborhood.
- Paul Shaw, 6441 Sorrel Drive, Cocoa, has had a lot of discussion with DR Horton on the stormwater and drainage. There is fundamental drainage that needs to be done. This creates a serious problem for Lake Calico. The lake struggles already and it is a critical food source for the eagles and animals. These are all serious concerns which will fall on the City after the developer leaves.
- Lukas Burhianti, 5662 Talbot Boulevard, Cocoa, voiced concerns with safety and quality of the project. He would like the expansion to occur but only if things discussed were corrected. He did not realize that the lighting on the trail had been removed which he felt was a safety factor. You cannot find the entrance or exits at times. As far as the quality, there is overgrowth that was not being maintained and the additional amenities would be setting the neighborhood up for failure.
- Heidy Abreu-Febo, 1532 Saxton Road, Cocoa, added to the concerns regarding safety. It is pitch black and you cannot see at night as there is no lighting in the streets.
- Mary Stepney, 214 Orange Street, Cocoa, asked about the US 1 CRA. (comment was not in regards to the Public Hearing)
- Victor Higgs, 5452 Talbot Boulevard, Cocoa, advised people to read as the subdivision was provided two entrances in order to keep the traffic down. There are more exits to be developed but they have not been built yet as they are not needed at this time.

A representative from BSE Consultants spoke and mentioned that this was a previously approved PUD. He mentioned that what was being asked for was the same as what was previously approved. He spoke in regards to drainage and that it was intended to drain inwards. He acknowledged the maintenance issues and had spoken with Leslie at St. John's. He stressed that none of the drainage would go into Lake Calico. Additionally, there would be a wall around much of the area. He added that there was a drainage analysis performed on the two internal parcels last year in order to demonstrate that there would be no detrimental effects.

He further advised that the drainage analysis had been approved by Mr. Wegerif. He further spoke about the traffic and noted that a traffic study had been done and it proved that all traffic counts on Adamson Road, SR 524 and SR 520 were operating at a Level A. Lastly, he pointed out that the trails would be open to the

public and there would be entrances and exits every 600-800 feet. Some portions would be paved and others mulched.

Mayor Williams commented on Adamson Road to SR 524 and that it was bad due to the big trucks. He was going to bring that issue up at the next Space Coast TPO meeting.

Mr. Smith also assured everyone that they would reach out to FDOT to see if a study could be done. There are reasonings why lights would not be allowed.

Further discussion was held on signage issues, lighting and maintenance of the trail, maintenance of the drainage, and the eagles' nest.

* **MOTION by Councilmember Warner to approve an Amendment to a previously approved PUD / a Rezoning (Ordinance 15-2020) of one (1) parcel from Brevard County (GU) to City of Cocoa (PUD) and incorporating into Phase One-C Final PUD / and a Preliminary Subdivision consistent with Chapter 18 Subdivisions and Appendix A Zoning of the City Code with conditions.**

She felt that the consultants have heard the concerns and trusts them to do what needed to be done.

* **Deputy Mayor Goins Seconded the motion for discussion.**

Deputy Mayor Goins felt that the drainage would not be an easy fix and wanted everything fixed before a CO was issued.

In response to his concerns, Ms. Selig advised that according to the State, the City cannot hold up permits for something that is going through a permitting process by another state agency. This was done in the past with Emerald Lakes and the City received a lot of backlash.

Attorney Garganese noted that the recommended motion had a host of conditions and others could be added. He explained that the St. John's issue was a maintenance problem, not a design problem.

Mayor Williams agreed that there were a lot of conditions already listed.

Councilmember Boisvert felt that the maintenance should be completed first.

Councilmember Warner felt that pressure needed to be placed on St. Johns. In response, Mr. Smith noted they were meeting with them later this week to see what could be done to work through some of these issues.

Deputy Mayor Goins asked if lighting could be added to the conditions and it was pointed out that lighting could be a disadvantage as it can impact wildlife.

Michael Weiss with DR Horton, pointed out that the reasoning behind the lights was for safety. There have been issues in the past with kids going back there at night which can create a liability issue. It will also stop people from going back there at all hours. He was aware of the maintenance issues and had spoken with their manager and were assured that they would be taken care of by next week.

AYES: Williams, Goins, Koss, Warner

NAYS: Boisvert

THE MOTION CARRIED (4-1)

5. (a) Approve Resolution 2020-206 adopting the Final Millage Rate of 5.9790 mills for the City of Cocoa Fiscal Year 2021 commencing on October 1, 2020 and ending on September 30, 2021, which represents an increase of 2.60% over the rolled-back rate of 5.8274.

(b) Approve Resolution 2020-207 adopting the Final Budget and CIP for the City of Cocoa for the Fiscal Year 2021 commencing on October 1, 2020 and ending on September 30, 2021. (20-612). (Finance Director)

Ms. Bowman provided a presentation[7] and explained the reasons for tonight's public hearing, pointing out that Council would be adopting the FY 2021 City of Cocoa Final Millage Rate. She further advised that their second step for tonight's hearing was to adopt the FY 2021 City of Cocoa Final Budget. Cocoa must have a balanced budget by October 1, 2020.

She provided a historical review of the ad valorem tax base and provided the FY 2021 TRIM Rate options.

Ms. Bowman explained the reduction to the ad valorem due to the required TIF payments to the CRA's from the General Fund. She reminded Council that the US 1 CRA would be sunsetting on September 30, 2020 so there would only be two CRA's remaining.

Ms. Bowman pointed out that the City of Cocoa was seventh when comparing FY 2021 millage rates with other Brevard County cities.

In closing, Ms. Bowman made the following public announcement:

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7 EXHIBIT F: FY 2021 Budget Presentation-2nd Public Hearing

- The City of Cocoa is the taxing authority
- The rate is a 2.60% increase
- The rolled-back rate is 5.8274
- The millage rate to be levied is 5.9790
- The millage rate of 5.9790 represents a 2.60% increase over the rolled back rate of 5.8274.

She reiterated the requested action which is to: Approve Resolution No. 2020-206, adopting the final millage rate of 5.9790 mills. for the City of Cocoa, commencing on October 1, 2020 and ending on September 30, 2021.

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 Deputy Mayor Goins, to approve Resolution 2020-206 adopting the Final Millage Rate of 5.9790 mills for the City of Cocoa Fiscal Year 2021 commencing on October 1, 2020 and ending on September 30, 2021, which represents an increase of 2.60% over the rolled-back rate of 5.8274.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

Ms. Bowman provided a presentation on the budget and provided breakdown of the FY 2021 proposed budget versus the FY 2020 amended budget. She explained some of the new funds that are in the upcoming budget and the reasoning for those.

Ms. Bowman discussed in detail amendments to the FY 20 budget in the General Fund due to COVID-19.

FY 2021 Water/Sewer and Impact Fee Funds Revenue by funding source were explained as well as the FY 2021 Stormwater Fund Revenue by funding source.

Expenses were shown in detail and she provided a breakdown of the FY 2021 proposed budget versus the FY 2020 amended budget by fund.

General Fund expenditure trends were reviewed, along with FY 2021 proposed budget versus FY 2020 amended budget by division, including the Water/Sewer Fund and Stormwater fund.

The FY 2021 proposed General Fund, Water/Sewer, and Stormwater Capital Budgets were explained, and Ms. Bowman provided some significant capital items that have been deferred to FY 2022.

Ms. Bowman further pointed out that included in this FY 2021 budget is a 3% increase to the minimum, midpoint, and maximum paygrades for General employees, or as outlined within each Union Contract, or by way of Memorandum of Understanding.

Ms. Bowman provided the following public announcement:

- Public Comment on 2nd Public Hearing for FY 2021 Final Budget and CIP

She reiterated the requested action, which is to approve Resolution No. 2020-207, adopting the Fiscal Year 2021 Final Budget and CIP for the City of Cocoa, for the Fiscal Year commencing on October 1, 2020 and ending on September 30, 2021.

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 Resolution 2020-207 adopting the Final Budget and CIP for the City of Cocoa for the Fiscal Year 2021 commencing on October 1, 2020 and ending on September 30, 2021.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

VIII. Council Business:

1. Seek Council direction on permitting upcoming special events at City facilities. (20-602). (Assistant to the City Manager/PR Specialist)

Ms. Senger noted that this was for the Village Idiot VIP Run and a safety plan has been included in the item. They will have volunteers and masks, etc.

Councilmember Koss asked if temperatures would be taken. Ms. Senger stated that was not included in the plan and had not been included with any other events.

* **MOTION by Councilmember Koss; Seconded by Councilmember Warner, to approve with the suggestion of taking temperatures.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Approval of the revised scope of services agreement with Historic Cocoa Village Main Street as part of their Municipal Services Agreement with the City of Cocoa. (20-603). (Assistant to the City Manager/PR Specialist)

Ms. Senger advised that this item included a revised scope of services and explained that when the original agreement was approved the two associations were merging.

Mayor Williams asked who negotiated the agreement and she explained that they had met in July of 2019 as they were merging. He did not understand why they went from one to two suites and how this benefits the Village. In the past Cocoa CRA paid the fee.

Ms. Senger provided an in-depth background and explained the need for space and that the spaces were both in the Porcher House.

Further discussion was held on the space utilization, the use of Keep Brevard Beautiful, and the history of how the Cocoa CRA paid for Cocoa Main Street.

* **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. Consider the reappointments of Mr. Elliott Zimmerman and Mr. Milton Norris Park as members of the Board of Trustees for the Firefighters' Retirement Plan through September 30, 2024. (20-620). (Administrative Services 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)

4. Staff requests the City Council recognize the dissolution of the US1 Corridor Community Redevelopment Agency effective September 30, 2020. Staff also requests Council to recognize that all assets of the US 1 Corridor CRA be transferred to the City of Cocoa through a Special Warranty Deed and Bill of Sale. (20-623). (Community Services Director)

Ms. Neuterman provided a brief history on the U.S. 1 CRA which included their initial intent, goals, and achievements throughout its tenure. She pointed out that the CRA was created by ordinance on June 9, 1998.

Members of the board were recognized at their last meeting.

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

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

5. Approve Resolution 2020-208 naming the City's 250' T-Dock the "Capt. Ed Lanni T-Dock." (20-635). (Interim City Manager)[8]

Interim City Manager Fuhrer read the Resolution into the record, titled as follows:

RESOLUTION NO. 2020-208

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, NAMING THE T-DOCK LOCATED WITHIN THE COCOA RIVERFRONT PARK IN HONOR OF CAPTAIN EDWARD A. LANNI; PROVIDING AN EFFECTIVE DATE.

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

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

6. Approve the current Code Enforcement Lien for the property located at 3649 Crossbow Dr., be reduced to $500.00 as recommended by the Code Enforcement Board. (20-642). (Chief of Police)

* **MOTION by Councilmember Boisvert; Seconded by Councilmember Warner, to approve the lien reduction in the amount of $500.00.**

Mayor Williams asked about the water bill or lien that was mentioned and Commander Hankins confirmed that the lien would be satisfied at closing.

AYES: Williams, Goins, Boisvert, Koss, Warner

---

8 Deputy Mayor Goins left the meeting at 9:14 pm and returned at 9:16 pm.

THE MOTION CARRIED UNANIMOUSLY (5-0)

IX. City Business:

1. Approve the Memorandum of Understanding between the City of Cocoa and the Coastal Florida Police Benevolent Association (PBA) to amend Article 28 Wages for Fiscal Year 2021. (20-599). (Administrative Services Director)

Ms. Gemmati advised that this was out of cycle but due to recruitment issues in the police department staff felt that it was necessary to adjust wages mid-contract.

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

Councilmember Koss wanted to do what they could to make wages attractive but voiced her concern of doing things out of contract. She felt that this should have been placed in the hands of the new City Manager or Police Chief.

Discussion was held in regards to the recruitment process and how doing this could help the process.

It was pointed out that two officers and a sergeant resigned this week.

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Approve the three-year contract between the City of Cocoa and the Coastal Florida Police Benevolent Association (PBA) Lieutenants for the contract term of October 1, 2020 through September 30, 2023. (20-604). (Administrative Services 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)

Ms. Gemmati added for the record that the agenda item was being done as the voting was happening and the correct vote is 4-0.

3. Authorize Staff to proceed with refinancing Outstanding Florida Department of Environmental Protection State Revolving Loans through Private Placement of a Bank Loan not to Exceed $23,000,000. (20-638). (Finance Director)

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

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

4. Approve Task Order 2021-15 with Jacobs Engineering Group (Jacobs) for Program Management Services for Operating Revenue (OR) Projects, Project No. WS1221 and Task Order 2021-14 for Plan Review Services to include Engineering Land Development Review, Project No. WS1221; Pending Approval of the FY2021 Budget. (20-583). (Utilities Director)

* **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:

5.4. Award Bid # B-20-19-COC, "Dyal Water Treatment Chemicals" to:

1. Praxair, Inc., Burr Ridge IL, for Liquid Oxygen;
2. Tropichem Enterprises, Jupiter FL, for Wisprofloc-Starch;
3. Carmeuse Americas, Pittsburgh PA, for Quicklime.

To Approve the First Amendment to Purchase Agreement with

1. Matheson Tri-Gas, Inc., Irving, TX for Carbon Dioxide;
2. Tanner Industries, Inc., Southhampton PA, for Anhydrous Ammonia;
3. Kemira Water Solutions, Inc., Bartow FL, for Ferric Sulfate;
4. Allied Universal Corp., Miami FL, for Sodium Hypochlorite.

To Approve the Second Amendment to Purchase Agreement with

1. Brenntag Mid-South, Inc., Orlando FL, for Liquid Chlorine;
2. Genesis Alkali LLC, Philadelphia PA, for Soda Ash as shown in Exhibit "A"

To further Authorize the City Manager to negotiate the contracts for Praxair, Inc., Tropichem Enterprises and Carmeuse Americas and approve Change Orders in an Amount not to Exceed the Total FY2021 Budget for Chemicals and to Approve

a Resolution Waiving the Competitive Bidding Process for the Purpose of Making Sole Source Purchases of Cal Flo Liquid Lime from Burnett Lime Co., Inc., Campobello SC; and LT27 Polymer from Fort Bend Services, Inc., Stafford, TX for the Dyal Water Treatment Plant and the Jerry Sellers Water Reclamation Facility for FY2021; Pending Approval of the FY2021 Budget. (20-542). (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)

6.~~5.~~ Approve a Multi-Year Contract with G4s Secure Solutions (USA) Inc. through Florida State Term Contract 92121500-20-1 and allow the City Manager to sign the contract. Approve the Purchase Order, pending the adoption of the FY 2021 Budget, in the amount of $49,100.00. (20-608). (Finance 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)

7.~~6.~~ Approve the Third Amendment to Bid # B-19-05-COC, renewing the mowing contract to U.S. Lawns for the second and final one-year extension for contract mowing services from October 1, 2020 to September 30, 2021 for $117,300, and amending the Mowing Contract to U.S. Lawns for Fiscal Year 2021 Contract Mowing Services in the additional amount of $85,930 for additional areas due to the unavailability of the Inmate Work Squad, pending the Approval of FY2021 Budget. Authorize the City Manager to issue the purchase order. (20-617). (Public Works Director)

Deputy Mayor Goins asked about the inmate crews and in response, Mr. Smith explained the cost of utilizing their services and why this contract was the best way to go for the City. In regards to questions about the Re-Entry Program, Interim City Manager Fuhrer assured Council that staff was aware of the right-of-ways, and open spaces and asked them to keep in mind that there have been a lot of projects over the last five years and Public Works has not seen any new staff. All of the projects, including parks, require attention.

* **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)

REPORTS:

Gregg Stoll, 2203 Salem Drive, Cocoa, advised of his attendance at the recent Space Coast TPO/CAC meeting and that he had sent notes via email to Council. He spoke about SCAT, maintenance of bus stops, and deferred railroad upgrades.

Chief Lamm provided a COVID-19 update and pointed out that there are currently 690,499 cases in Florida, with 8,578 in Brevard County. There are 880 in the Cocoa zip code, with 21 cases in City limits. They are continuing to predict Phase 2 of the virus during the winter and are still urging all to follow the CDC guidelines.

Chief Lamm mentioned that at the next City Council meeting they would be bringing forth an item regarding an award from Brevard County Emergency Management. He thanked Mr. Smith for his participation in helping to secure the award.

Mayor Williams asked about the sign at Fire Station #1, and in response, Chief Lamm announced it was put in today. He thanked Mr. Smith for help with that as well.

Ms. Neuterman stated that all of Council had received the Resilient Cocoa Resiliency Plan in their mailboxes and they will work with Ms. Senger in getting that published.

Ms. Neuterman provided an update on solar fees and that the application process for CARES funding has closed and they are in the review process at this time. They have received more applications than money and have another allotment coming their way. A lot of businesses applied as well who were awarded money.

Mayor Williams appreciated what staff did to get all of that information out.

Interim City Manager Fuhrer thanked Finance and budget staff for all of their hard work. There were late additions as well to the agenda which was due to closing out the budget.

Deputy Mayor Goins mentioned two big events being held this weekend. One was in regards to the census of which Ms. Senger explained that there would be a number of volunteers to hand out door hangers. The City was at about 61% for the census which is higher than 2010, but we are still lowest in the County.

Deputy Mayor Goins stated that Sunday's event, September 27th is at Provost Park. The event is from 2 pm until 6 pm.

He further mentioned an upcoming youth concert hosted by Pastor Jarvis Wash on September 29th which may require the use of lights. He asked Mr. Smith if he could see what was available.

Deputy Mayor Goins pointed out that he had a good meeting with the police department's leadership team and felt that positive conversation was needed in order to create a positive attitude, as there are a lot of rumors out there.

He felt that the City was moving in the right direction and added that the Interim City Manager was also present at the meeting.

Councilmember Warner spoke about the Blessing of the Animals that Ms. Clifton announced and advised that there would be an additional one October 3rd at 10:30 am in the Village at the gazebo.

She further announced that K9's Bear and Copper along with their partners are at a week-long training in Virginia sponsored by the Brevard Kennel Club. They sponsored their attendance so there was no cost to the organization. She thanked them for the sponsorship.

Councilmember Koss spoke about Florida Solar United Neighbors and that the City was promotionally partnering with them. She reminded everyone that the District 4 Town Hall meeting was on October 20th at the Brevard Historical Museum and the theme would be how Cocoa is being a leader in storm preparedness.

Mayor Williams thanked everyone and acknowledged his appreciation for everyone.

In closing, he recognized Mr. Fuhrer as this is his last meeting as the Interim City Manager and introduced the incoming City Manager, Stockton Whitten, who was in attendance.

X. Informational Agenda:

1. Fire Incident Summary Report for August 2020. (20-582). (Fire Chief)

2. Cumulative purchase approvals over $35,000 and under $50,000 for period 10/01/2019 to 08/31/2020. (20-597). (Finance Director)

3. Review of City of Cocoa and LIUNA Memorandum of Understanding regarding wages and health insurance. (20-607). (Administrative Services Director)

4. FY 2020 Budget Adjustment Report. (20-609). (Finance Director)

5. 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. (20-610). (Finance Director)

6. Data showing the relation between the estimated and actual income and expenses to date. (20-611). (Finance Director)

XI. Adjournment.

* **MOTION by Councilmember Boisvert; Seconded by Councilmember Warner, to adjourn the Regular meeting of September 23, 2020.**

AYES: Williams, Goins, Boisvert, Koss, Warner

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 9:59 p.m.

Jake Williams, Jr., Mayor

ATTEST:

Carie E. Shealy, MMC, City Clerk

SEAL

FamilyPromise

of Brevard, Inc.

Cocoa Firehouse Task Force Status

As Of
September 16, 2020

FamilyPromise

EXHIBIT A: Family Promise of Brevard Presentation

Our Cocoa Firehouse Team

Firehouse Task Force Strategic Team

Tara Pagliarini	Exec Director and Project Sponsor
Jane Higgins	Outreach Specialist
Shayna Gleckel	Director of Development
Christine Noll-Rhan	Finance Lead
Joey Naberhouse	Contracts/Legal
Doug Holton	Project Lead
Rebecca Granger	Project Manager

Focus on overall Strategic Direction of the Project

City of Cocoa POC

Mayor Jake Williams

Development Team

Tara Pagliarini
Doug Holton
Shayna Gleckel
Jane Higgins
Tom Murdoch

Focus on Fundraising & Capital Campaigns

Construction Team

Chris McCurdy
Nick Crowe
Russ Beymer
Matthew Brothers
Barry Richardson
Herb Dankmyer
Karen Shea

Focus on Construction-Related efforts

Supplies/Resources Team

Mike Artelli
Christine Brown
Sue Libre
Ellen Nolan
Mark Sexton
Jane Higgins

Focus on obtaining Supplies & Resources for Firehouse

FamilyPromise

09/02/20

Firehouse Contract Status

June 10th – Presented to Cocoa City Council and received unanimous approval to proceed with a contract for use of the firehouse for Family Promise of Brevard.

June 24th – Met with City of Cocoa legal representative, interim City Manager and Communications to discuss preliminary lease contract and provide information needed to draft the contract.

August 21st – Received first draft of the lease contract from the City of Cocoa.

August 31st- Provided our input to the City of Cocoa legal team hoping to make the Sept. 9th City Council meeting for review.

September 2nd- After discussions, we set up an inspection and environmental testing on Sept 17th since lease advised that we would be responsible for the administrative portion of building in entirety.

September 15th – Notified of RFP precedent case by City of Cocoa legal team.

FamilyPromise

Donated Resources to Date

- Holiday Builders
- Karen Shea Designs
- River Tree Builders
- Brothers & Son Construction
- Honor Inspection Services
- Home Aid Orlando
- Community Foundation for Brevard
- Viera Builders
- FPL
- Bank of America
- SCW Security

Progress in Other Areas

- $61,000 received organically during our Quiet Campaign
- Shared this project on public radio and in our donor communications
- Grants submitted to KaBOOM!, Publix, Target, and L3Harris for the playground space, technology, and safety equipment.
- Pursuing donations of materials for interior and exterior with local contacts like Blinds of All Kinds, etc.

10/7/2020

Marketing Material in Distribution

PURPOSE

In order to best meet the growing needs of the community around us, we are capitalizing on the generous offer made by the City of Cocoa, to make Firehouse #1 our new home. By transitioning our organization to a more centrally located area, where the need for our services is most pronounced, we are aligned to efficiently and effectively reach more families each year.

Each family we help stabilize and/or prevent from becoming homeless not only represents a cost savings of up to $5,000, but increases educational, health, and future employment opportunities for today's children, who become tomorrow's adults. Our programs empower families with the tools of stability. The effects of those tools can span generations, and strengthen families and futures for years to come.

PROJECT OBJECTIVES

- Rebuild Cocoa Firehouse #1, increasing capacity for staff, families and community collaboration
- Resource materials, furniture and equipment, whenever possible, through in-kind donations.
- Request funding through partners and donors where in-kind donations cannot be achieved.
- Increase availability of services in the community

TIMELINE

- June/July 2020 - City Approval and Planning
- August 2020 - Contractor Selection
- March 2021 - Move-in!
  - Estimated timeframe to remodel- 3-5 months
  - Estimated cost of remodel- $275,000
- Committed resources to date
  - River Tree Builders
  - Home Aid Orlando
  - Holiday Builders
  - Mathew Brothers
  - Viera Builders
  - Karen Shea Designs
  - Community Foundation for Brevard

COMMUNITY BENEFITS HOW WE HELP

38 AVERAGE DAYS TO HOUSING

$5,000 SAVINGS PER PREVENTION

90% SUCCESS RATE

12,500 MEALS SERVED ANNUALLY

175 FAMILIES HELPED ANNUALLY

FamilyPromise

NAMING OPPORTUNITIES

KITCHEN*	30,000
SHOWERS AND BATHROOMS	20,000
LIBRARY/ STUDY SPACE	15,000
FAMILY ROOM*	15,000
DINING ROOM	10,000
LAUNDRY ROOM	5,000
FURNITURE	5,000
STORAGE LOCKERS (EACH)	5,000
COMPUTERS- FAMILY USE	1,500
PLAYGROUND EQUIPMENT	25,000
PLAYGROUND SURFACING	25,000
OUTDOOR TABLES & SEATING (EACH)	2,500
TECH ROOM AND EQUIPMENT	15,000
CONFERENCE ROOM	15,000
DIRECTOR'S OFFICE	8,500
OUTREACH OFFICES	5,000
PROGRAM OFFICES	5,000
RECEPTION/FOYER	5,000
FIRE CHIEF	10,000
BATTALION CHIEF	5,000
CAPTAIN	2,500
LIEUTENANT	1,500
FIREFIGHTER	500

Thank you for your consideration and partnership. Donations listed here will be recognized with commemorative plaques on our reception foyer display or next to the item that was donated.

Items marked with a Home have been committed

TOGETHER we are building stronger communities.

Major Findings from Inspection Results

1. Roof needs complete replacement (roof over the bays is worse than administrative side)
2. Wood termites need to be treated by tenting the entire building
3. HVAC units for entire building need repair (units do not cool)

Next Steps

- How does City want to proceed?
- How does Family Promise want to proceed?

FamilyPromise

EXHIBIT B: E-Comments from R. DaSilva; L. Sinclair; and V. Mitchner

City Council

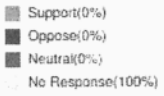
09-23-20 18:00

Agenda Name	Comments	Support	Oppose	Neutral
Deleted Agenda Item	1	0	0	0
IV. DELEGATIONS:	1	0	0	0

Sentiments for All Agenda Items

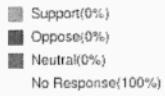
The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment



Agenda Item: eComments for Deleted Agenda Item

Overall Sentiment



Guest User

Location:

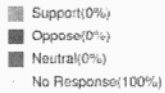
Submitted At: 11:57am 09-22-20

My name is Richard DaSilva and my spouse and I, September Shannon DaSilva are the owners of the property located at 5968 Freezer Ln, Cocoa, FL, 32926. We share approximately 500 feet of property line with the developer that intends to build 155 houses in this chapter of phase one-c of this subdivision. I have two concerns with the construction. First, the natural flow of water, according to their plat information, moves from south to north in a shallow ditch that empties into Lake Calico. The major concern for this is that Lake Calico is a small lake, approximately 14 acres in size. This new subdivision will place the runoff from the rear of 27 properties within this shallow ditch system leading to the lake potentially, carrying fertilizers and creating massive weed growth. Secondly, all of this runoff will eventually gather on the east side of my property potentially flooding it as the drainage ditch is very shallow or spilling into the ponds on the south side of the property, effectively cutting me off from access to my own property. I request the City of Cocoa conduct a water survey to guarantee that storm runoff from this subdivision will not enter privately owned Lake Calico nor impede ingress/egress from my property during any type of storm situation be it afternoon thunderstorms or from tropical systems. We are

military members stationed out of state and can be reached at 321-604-9327 or by mail at 3882 Dumfries Rd. Catlett, VA 20119. Thank you for your attention.

Agenda Item: eComments for IV. DELEGATIONS:

Overall Sentiment



Guest User
Location:
Submitted At: 8:04pm 09-22-20

It appears members of council insist on the continued false attacks and claims. I find asking the City Clerk to distribute marked minutes from a January 2016 council meeting misrepresenting the facts in regards to a lien under the name of Richard Brown to imply I had ever asked for or received a lien reduction/forgiveness almost as pathetic as the person doing it.

Let it be clear under city policy I submitted an lien reduction application because that's the policy of the city. At the code board hearing as is clearly visible at the council meeting I:

1. Never requested a lien reduction or forgiveness at any time;

2. I never had any liens or costs associated with any liens lodged or filed against me;

3. I never requested nor did I accept any lien forgiveness or reduction and as is clearly shown on the council video, I made it clear I did not believe the liens should be forgiven, not with knowledge the person who the liens were assessed against was still a resident in Brevard County and a former a Brevard Tax Collector employee;

4. Requesting/ordering/directing the City Clerk to distribute said misleading and untruthful representations not only violated the city charter yet again, this is yet another clear attempt to libel, defame and slander a citizen for personal satisfaction.

Watch videos minutes are not verbatim record.

Apology demanded w/admission of knowingly lying to begin with. 11/03/2020

Lawrence (Larry) Sinclair
1062 Mitchell St
Cocoa, Florida 32922

From: Victoria Mitchner
To: Carie Shealy
Cc: Matthew Fuhrer; Anthony Garganese (OrlandoLaw)
Subject: eComment for Delegation - Sep 23, 2020 Council Meeting
Date: Wednesday, September 23, 2020 6:23:06 PM

EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

Victoria Mitchner
Rockledge, FL 32955

Good Evening Council,

Unfortunately I am unable to make tonight's meeting but I did want to say that I am so sadden by the actions of one council member who is suing Lavander Hearn, a candidate for the city's District 2 seat. This council member has now caused the taxpayers of Cocoa to spend unnecessary money that could be put to better use. Since the new council has come onboard, it seems to many in the community and myself that one person who sits up on the dias is always causing confusion.

I'd like to urge the entire council to have a conversation and vote to remove Councilwoman Brenda Warner from her seat. The city charter only requires 3 votes to remove a council member and it would be great for at least 3 of you to rid the city of this council person that tax dollars are spent paying for suing the City of Cocoa and waisting the citizens of Cocoa hard earned tax dollars on a frivolous lawsuit. Yes, I understand the city's insurance covers lawsuits but ultimately tax dollars pay for the insurance.

Thank you.



Future Land Use Map Amendment

September 23, 2020

EXHIBIT C:
Future Land Use Map Amendment
presentation

Project Summary

- The subject parcels were annexed on January 8, 2020.
- 43 of the subject parcels, containing 122.58 acres, are owned by three companies represented by the Applicant.
- The other 16 parcels, containing 16.65 acres, are individually owned and the City of Cocoa is the applicant.

Project Summary

On June 24, 2020, Council approved the first reading of the FLUM ordinance, after which staff transmitted the FLUM to the Florida Department of Economic Opportunity (DEO) and other reviewing agencies.

- DEO reviewed the application and had no comments.
- The St Johns River Water Management District had no comments.
- The Florida Department of Environmental Protection had no comments.
- The Florida Department of Transportation offered a technical assistance comment for future development analysis.

Cape Canaveral Heights
PZ# 20-00500001
Ordinance 04-2020

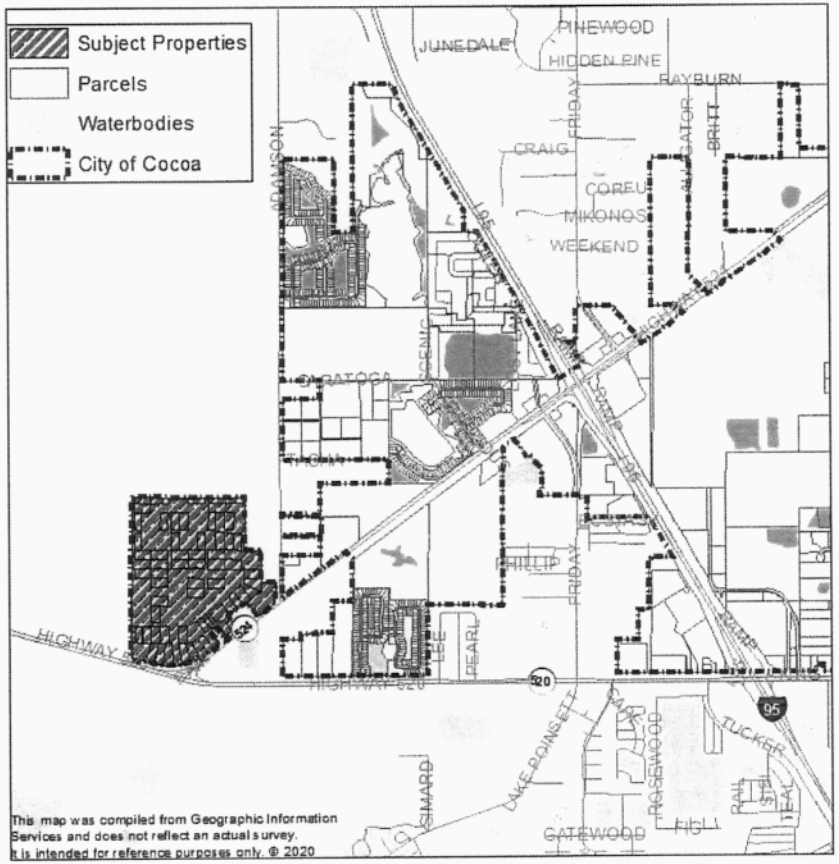


EXHIBIT 1



UTILITIES NOTE:

EXISTING SANITARY SEWER 10" FORCEMAIN LIES WITHIN S.R. 524 RIGHT-OF-WAY

EXISTING SANITARY SEWER 12" FORCEMAIN LIES WITHIN S.R. 520 RIGHT-OF-WAY

EXISTING POTABLE WATER TRANSMISSION MAIN LIES WITHIN S.R. 520 RIGHT-OF-WAY

PARCELS TO BE ANNEXED - NOT OWNED BY APPLICANT

Tax Parcel #	Parcel I.D.#	Tax Account #	Owner
10	24-35-28-00-10	2408237	Brown, Clover M; Brown, Tiffany
34	24-35-28-00-34	2408291	Penke, Stanley W; Penke, Jeanette H
755	24-35-28-00-755	2408310	Green, Tommy L
757	24-35-28-00-757	2408312	Green, Milford; Beebe, Christine
758	24-35-28-00-758	2408314	Green, Milford L
773	24-35-28-00-773	2408328	Dilash, John J
776	24-35-28-00-776	2408331	Nuckels, Edward; Chrosman, Norman D
777	24-35-28-00-777	2408332	Bruton, Josephine B
787	24-35-28-00-787	2408342	Andrew, Luis Edward
788	24-35-28-00-788	2408343	Nanda, Joseph
800	24-35-28-00-800	2408355	Patel, Atul
801	24-35-28-00-801	2408356	Albright, W Douglas
802	24-35-28-00-802	2408357	Friswn, James; Mella, Roque; Dooley, Edward
805	24-35-28-00-805	2408360	Kountz, Doris M
806	24-35-28-00-806	2441603	Joseph, Cole; Joseph, Marietta
808	24-35-28-00-808	2443046	Carpiniello, Anthony

PARCELS OWNED BY APPLICANT

Tax Parcel #	Parcel I.D.#	Tax Account #	Owner
1	24-35-28-00-1	2406226	Cape Canaveral Heights Properties, Inc.
7	24-35-28-00-7	2408234	Jacob Aaron Corp.
17	24-35-28-00-17	2408244	Jacob Aaron Corp.
20	24-35-28-00-20	2408247	Jacob Aaron Corp.
28	24-35-28-00-28	2408255	Jacob Aaron Corp.
45	24-35-28-00-45	2408277	Gigi II LLC
46	24-35-28-00-46	2408273	Jacob Aaron Corp.
47	24-35-28-00-47	2408274	Jacob Aaron Corp.
56	24-35-28-00-56	2408283	Jacob Aaron Corp.
57	24-35-28-00-57	2408284	Jacob Aaron Corp.
61	24-35-28-00-61	2408288	Jacob Aaron Corp.
71	24-35-28-00-71	2408298	Jacob Aaron Corp.
752	24-35-28-00-752	2408307	Gigi II LLC
754	24-35-28-00-754	2408309	Jacob Aaron Corp.
756	24-35-28-00-756	2408311	Gigi II LLC
758	24-35-28-00-758	2408313	Jacob Aaron Corp.
760	24-35-28-00-760	2408315	Jacob Aaron Corp.
761	24-35-28-00-761	2408316	Gigi II LLC
763	24-35-28-00-763	2408318	Jacob Aaron Corp.
764	24-35-28-00-764	2408319	Jacob Aaron Corp.
766	24-35-28-00-766	2408321	Jacob Aaron Corp.
770	24-35-28-00-770	2408325	Jacob Aaron Corp.
771	24-35-28-00-771	2408326	Jacob Aaron Corp.
772	24-35-28-00-772	2408327	Jacob Aaron Corp.
774	24-35-28-00-774	2408329	Gigi II LLC
778	24-35-28-00-778	2408333	Jacob Aaron Corp.
779	24-35-28-00-779	2408334	Jacob Aaron Corp.
780	24-35-28-00-780	2408335	Jacob Aaron Corp.
781	24-35-28-00-781	2408336	Jacob Aaron Corp.
782	24-35-28-00-782	2408337	Jacob Aaron Corp.
786	24-35-28-00-786	2408341	Jacob Aaron Corp.
789	24-35-28-00-789	2408344	Jacob Aaron Corp.
790	24-35-28-00-790	2408345	Jacob Aaron Corp.
791	24-35-28-00-791	2408346	Jacob Aaron Corp.
792	24-35-28-00-792	2408347	Jacob Aaron Corp.
793	24-35-28-00-793	2408348	Jacob Aaron Corp.
794	24-35-28-00-794	2408349	Jacob Aaron Corp.
795	24-35-28-00-795	2408321	Jacob Aaron Corp.
796	24-35-28-00-796	2408351	Jacob Aaron Corp.
797	24-35-28-00-797	2408352	Jacob Aaron Corp.
798	24-35-28-00-798	2408353	Jacob Aaron Corp.
803	24-35-28-00-803	2408358	Jacob Aaron Corp.
806	24-35-28-00-806	2408361	Jacob Aaron Corp.

SITE DATA

TOTAL SITE AREA: 135.33 AC.±

TOTAL AREA OWNED BY APPLICANT: 122.18 AC.± (90.8%)

TOTAL AREA NOT OWNED BY APPLICANT: 16.85 AC.± (12.5%)

LEGEND

[000] LOT OR TRACT OWNED BY APPLICANT

[000] LOT OR TRACT NOT OWNED BY APPLICANT

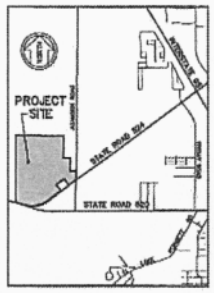
NOTE:

The purpose of this map is to reflect the limits of proposed annexation to the City of Cocoa for lands owned by the applicant under the following entities:

1.) Cape Canaveral Heights Properties, Inc.
2.) Jacob Aaron Corp.
3.) Gigi II, LLC

Parcel information is shown as per the Brevard County Property Appraiser's website.

LOCATION MAP



ANNEXATION MAP PREPARED FOR:
Cape Canaveral Heights Properties, Inc.;
Jacob Aaron Corp.; Gigi II, LLC

City of Cocoa, Florida

Bussen-Mauer Engineering Group, Inc.
315 Fiorida Street • Merritt Island, Florida 32953
PH: (321) 452-8925 • FAX (321) 452-8929

Sec.: 28
Twp.: 24 South
Rng.: 35 East
Design by : M.A.
Drawn by : L.R.
Checked by : A.W.M.

Date : Feb. 20, 2019
Scale : 1" = 200'
Proj. No.: 291801
Sheet No.
1 of 1

Project Summary

- The subject parcels are currently under Brevard County Residential 2 designation, which permits lower density residential development with a maximum density of up to two (2) dwelling units per acre.

- The proposed City of Cocoa Low Density Residential designation allows a maximum density of up to 7 units per acre.

- During the annexation process the applicant entered into a Pre-Annexation Development Agreement wherein the primary property owners agreed that any PUD project eventually developed on 122.58 acres of the property would have a **maximum density of 4 dwelling units (d.u.) per acre.**

Project Summary

- The sixteen (16) individually owned parcels are not technically limited by the pre-annexation agreement. However, the individually owned parcels are all located within a larger area that makes up the 43 applicant parcels
- In addition, staff is aware that two of the individually owned parcels have recently been purchased by the applicant's clients.
- This creates an imbalance among the parcels in the FLUM area, where the applicant has some parcels limited to 4 units/acre and some at 7 units/acre and other individuals own parcels within the same development project area at 7 units/acre.
- In order to address this issue, staff is requesting that all 16 of the individually owned parcels also be limited to the same density of 4 units/acre as a condition of this FLUM Amendment.

COCOA FLORIDA

Recommendation

Prior Actions:

The Planning & Zoning Board recommended denial at the June 16, 2020 meeting.

Council approved the first reading of this ordinance on June 24, 2020.

Recommendation:

Approval of the Comprehensive Plan Map Amendment changing the Future Land Use Map designation of the subject property from Brevard County "Residential 2 Units Per Acre" to City of Cocoa "Low Density Residential" with the following condition:

1. That the density limit of 4 units per acre tied to the forty three (43) applicant owned parcels shall also be applied to the sixteen (16) individually owned parcels.

Future Land Use Map

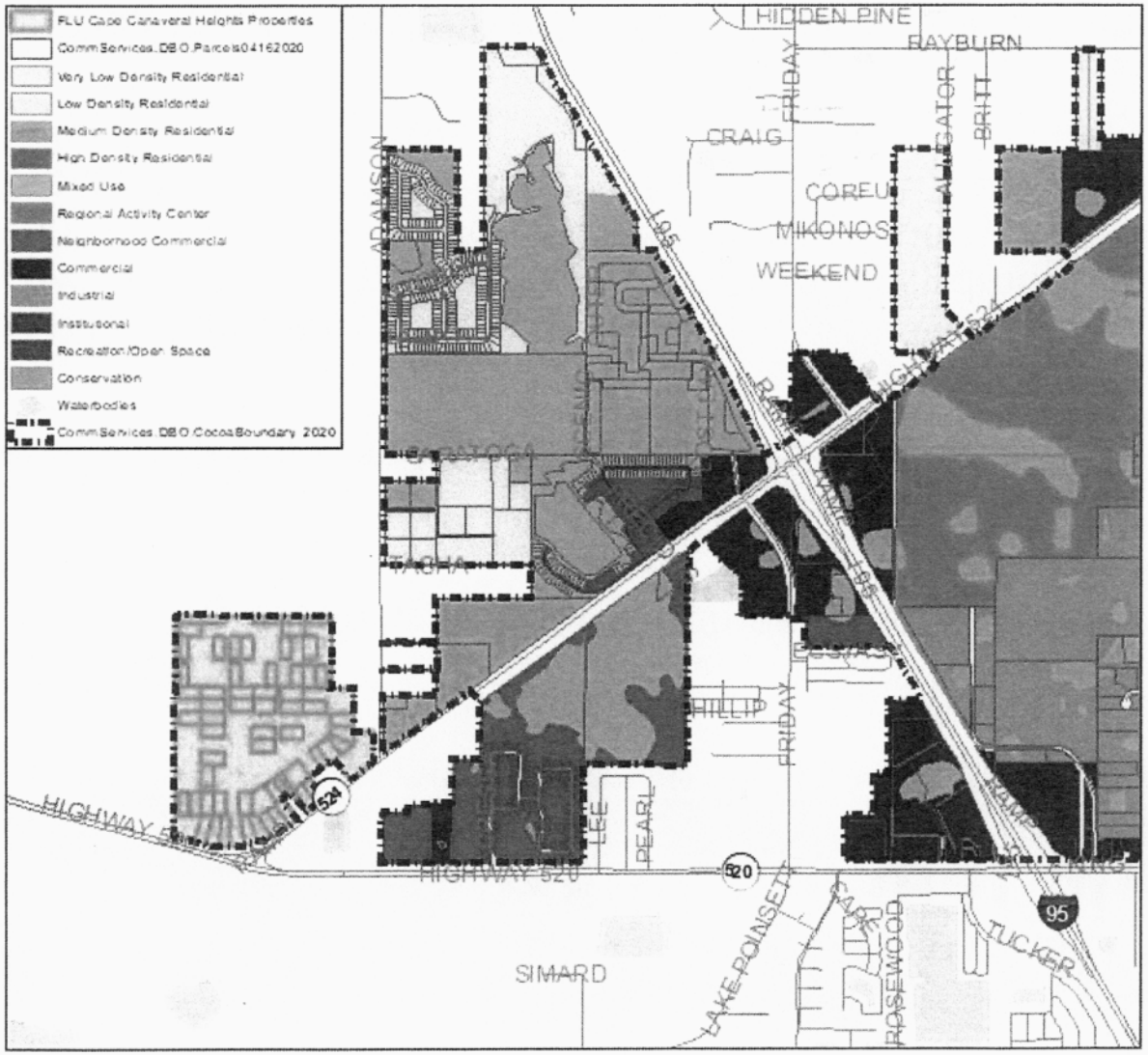


EXHIBIT D: E-Comments from A. Harris & S. Moody

Dorothy Selig

From: Sara moody <sara_moody@aol.com>
Sent: Wednesday, September 23, 2020 9:00 AM
To: Dorothy Selig
Subject: Agenda item VII.4 e comment

EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

Hi Dodi,

Apparently my e comment is too long so I am emailing you my e comment to be read at the meeting tonight.

Hello Councilmembers,

My name is Sara Wagner and I live at 2205 Adamson Rd, Cocoa FL 32926. I have come in countless times in regards to the City of Cocoa encroaching on Brevard County residents that live along Adamson Road and Canaveral Groves. I believe you're all familiar with my stance and the City of Cocoa furthering their annexations west of the 95 corridor. The reasons being simple and concise. First, the City of Cocoa has a hard time sustaining the city within its current city limits let alone future city limits. Second, the planning a zoning board member were very clear at their last meeting that they wanted to see a city (PUD) that mimics the county's two dwelling units per acre. Lastly, the mayor himself believes that the city could use a "rebranding".

First, in the last City Council meeting that I attended it was very evident that the City of Cocoa is struggling to keep open many parks a recreation buildings due to inadequacies of the City and Brevard County. Now I ask myself... Why would the City want to take on more if they can't maintain what they have now? If I ask this and I am not a City resident, how many residents should be asking this question?

Second, in the last planning and zoning meeting when this property was addressed, 5 members of the planning and zoning board spoke up and wanted to see a PUD that would better transition and mimic the County's two dwelling units per acre. If this were to be done, I assure you that most people would be happier about the City of Cocoa coming in a "rezoning". I am asking you to take what the planning and zoning board asked for into consideration. After all, they were appointed to those positions for a reason. If this is taken into consideration it would dramatically allow a better transition into the city's boarding rural community.

Lastly, the mayor stated in the last City Council meeting I attended that the City needed a "rebranding". I completely agree with him. The City Councilmembers are very much aware that the housing market is booming and it is no secret that one if not the most desired areas in the 32926 zip code is Canaveral Groves. What makes it so desired? Land and not living on top of one another. I believe that the City of Cocoa has an opportunity to make this property just as desirable and profitable if 1 acre tracks were available. As City councilmembers you have the opportunity to make this "development" the right fit for rural surrounding property owners and a rebranding for the City of Cocoa. A long term sustainable infrastructure is what should be desired.

Thanks,
Sara

Sent from my iPhone

Dorothy Selig

From: Alli Harris <allijharris@gmail.com>

Sent: Wednesday, September 23, 2020 2:52 PM
To: Dorothy Selig
Subject: Agenda item VII.4 e comment

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Night Meetings, Must Do

EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

Hi Dodi,

My e comment is too long so can you please read it for me at the meeting tonight?

Good evening Councilmembers,

My name is Alli Harris, I reside at 6450 Sorrel Dr.
I have multiple issues with the land development near Lake Calico.
The number of dwellings per acre for the proposed development does not coincide with what is already established in the neighboring existing properties. Furthermore, a higher-density development could damage the existing ecology of our rural neighborhood.
Has the city taken into consideration what this development will do to the surrounding areas? Air pollution resulting from automobile dependency, water pollution caused by increases in impervious surfaces, the loss or disruption of environmentally sensitive areas, such as critical natural habitats (IE wetlands, wildlife corridors, established bald eagle habitat, etc), increased flood risks for existing dwellings, and an overall reduction in quality of life for those already inhabiting the area, are all concerns I feel the city is overlooking simply due to the fact the current residents do not support them with city taxes.

I'm passionate about natural habitats and it's one reason why I enjoy living in this area. Over the last year it has come to my attention that this board has been rapidly expanding through district 3, and it's clear that there are intentions of continuous encroachment of Cocoa's city limit to where I reside. I am upset at the lack of concern this Council has with our issues on land development around our already established rural properties west of I-95. Most of the residents that live in this area enjoy the "rural life" and is the main reason we chose to live here. Many other very concerned neighbors have voiced our concerns to this board about future land development in the past, and all concerns continue to fall on deaf ears.

Thank you from a very concerned citizen

EXHIBIT E: E-Comments from C. Bonadio; L. Marwick; J. Forino; and M. Opperman

Hello Councilmembers,

My name is Catherine Bonadio. This is approximately the 5th time I have come before this council with concerns of the urban sprawl the City of Cocoa is responsible for. Now you are at my front door. I live at 6440 Sorrel Drive.

My objection to the rezoning of any of the parcels presently being developed by DR Horton lies in apparent issue of water drainage. Fertilizer, pesticide and storm waters don't stop at property lines. They drain with the land. If you add 155 more homes to the development, the water will not drain away. It will raise the level of Lake Calico (occasionally referred to incorrectly as "Square Lake"). Lake Calico as recorded in plat Adamson Country Estates Brevard County Official Records book 23 page 34 is a 100% PRIVATELY OWNED lake to its center. Each property owner owns a piece of that lake to the center and the earth the water resides on. DR Horton owns no part of Lake Calico aka Square Lake.

If the stormwater and runoff from the 155 homes is permitted to flow into the existing small swales, it will raise the water level on the COUNTY OWNED PRIVATE PROPERTIES of the lake and possibly infringe on these homes built on county property, particularly during the wet season and tropical storms. This stormwater and runoff will adversely affect the wildlife of the lake as well. The City of Cocoa must contain its own water runoff. Please see petition requesting a guaranteed drainage analysis.

As a last note, there is a documented and registered, currently active and occupied Bald Eagle Nest well within 660 feet of this proposed development. This has been a nesting area of the bald eagle for more than 30 years. Per the Florida Wildlife Commission, documented as well as undocumented bald eagle nests are provided the exact same protections. While no longer on the endangered species list, the bald eagle is still Federally protected. By law, there is to be NO development, digging, clearing or any such work that will disturb the nest within 660 feet.

Please deny this rezoning for drainage until a proper drainage study can be performed and we can be assured that the bald eagle nesting site is secure and outside of 660 feet of any construction or development work.

Thank you,

C. Bonadio

Dorothy Selig

From: Sandra Leone
Sent: Monday, September 21, 2020 4:06 PM
To: Dorothy Selig; Alexandra Bernard
Subject: FW: Planning and zoning for Preliminary Subdivision-Adamson Creek Phase One-C

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Night Meetings, Must Do

-----Original Message-----
From: Lynde <lyakk12@att.net>
Sent: Monday, September 21, 2020 4:00 PM
To: Sandra Leone <sleone@cocoafl.org>
Cc: Lgloq Marwick <gerald.marwick.1@us.af.mil>
Subject: Planning and zoning for Preliminary Subdivision-Adamson Creek Phase One-C

EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

I am a homeowner in Adamson Creek. My family and I travel Adamson Rd. and SR 524 daily. The traffic will be further pushed into unbearable dangers with the Huge Large truck traffic and Automobile accidents that have already been ever present. The entrance from Adamson Rd. Onto SR 524 is beyond belief that NO traffic light exists YET given all the dangers from large trucks obstructing the oncoming traffic view. The turn off of SR 524 onto Adamson Rd. Is TOTALLY OBSTRUCTING (if large truck/garbage) for traffic sitting at Adamson Rd To pull out onto SR 524. This causes the pull out traffic onto SR 524 to have No line of sight to traffic behind or beside truck as it moves into turn off lane. It has caused numerous crashes by unseen autos blocked by the large truck traffic. Deaths and traffic studies have not gotten us a traffic control light yet. UNBELIEVABLE. There has not been a traffic study in past two years in this area since the newest subdivision was completed or the increase in Garbage truck and construction disposal traffic.
This subdivision expansion should include FULL intention of a control light before more autos are allowed to travel these unsafe roads. The speeds at which the traffic is allowed to travel is 55 mph. We all know no large truck or garbage truck can safely stop at that speed without losing control. The speed limit should be lowered with large trucks with loads traveling on Two lane road with autos. We are not in the countryside Anymore!! SR 524 is a large pass through or around to SR 528.

Suggestion 1. Traffic control improvements of traffic light at Adamson Rd. And SR 524
2. Speed limits lowered d/t Large Trucks and unsafe at 55 mph.w/ autos and turn off stops for driveways from Adamson Rd. Loaded Trucks can not safely stop at same distance as autos. The trucks speed constantly!!
3. Evaluate adding signage on SR 524 that guides GPS followers to go past Adamson Rd. With Arrow to 520 Ahead. This stops them from pulling into Adamson Rd turnoff too soon and jumping out of turn lane and crashing into pulled out traffic. All because their GPS said 1/4 mile for 520 but they made early turn and try to correct. We see this so much of the time.
Please consider the accident increases and mixed traffic vehicles to study and improve the safety before further development proceeds. Thank You LYNDE MARWICK resides at 1347 Tarton Way in Adamson Creek. 937-545-6072 Sent from my iPad

Dorothy Selig

From: Sandra Leone
Sent: Wednesday, September 23, 2020 1:34 PM
To: Dorothy Selig
Subject: FW: Wet detention pond

Importance: High

Here is another one ☺

From: Joyce Forino <forino@bellsouth.net>
Sent: Wednesday, September 23, 2020 1:12 PM
To: Sandra Leone <sleone@cocoafl.org>
Subject: Fwd: Wet detention pond

EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

Begin forwarded message:

From: Joyce Forino <forino@bellsouth.net>
Subject: Wet detention pond
Date: September 23, 2020 at 12:58:30 PM EDT
To: meetings@cocoafl.org
Cc: Leslie Church <lchurch@sjrwmd.com>

I would like to address maintenance issues on this portion of D.R. Horton property bordering N.W. Lakes wet detention pond.

D.R. Horton has promised many times to address this situation. To date, I have yet to see even a lawnmower or heavy equipment remove the overgrowth bordering my property at 455 Outer Dr. Cocoa, FL. There is a drainage system in place on the eastern side of the detention pond, with a pipe that runs UNDER the pond to the opposite side and exits via a bubble up. Both drains are so overgrown with debris to the point neither of them work as intended. This causes major flooding on N. W. Lakes property during heavy rains. There are several overflow drains on the west side of this pond which are no longer visible because of the vegetation. I respectfully submit my request for timely maintenance after the initial cleanup if so ordered.
Joyce Forino
455 Outer Dr.
Cocoa, FL.

Dorothy Selig

From: Sandra Leone
Sent: Wednesday, September 23, 2020 11:05 AM
To: Dorothy Selig
Subject: FW: Attn: Dodie Selig, Planning and Zoning Manager

From: Mary <mjococoa@gmail.com>
Sent: Wednesday, September 23, 2020 11:01 AM
To: Sandra Leone <sleone@cocoafl.org>
Subject: Fwd: Attn: Dodie Selig, Planning and Zoning Manager

EXTERNAL MESSAGE - USE CAUTION WITH LINKS AND ATTACHMENTS!

---------- Forwarded message ---------
From: **Mary** <mjococoa@gmail.com>
Date: Wed, Sep 23, 2020, 10:52 AM
Subject: Attn: Dodie Selig, Planning and Zoning Manager
To: <meetings@cocoafl.org>

Hello,
My name is Mary Opperman, a true native to Brevard County in Cocoa. Born an raised on Dixon Blvd and a land owner on Adamson Rd. When I was young our family's and neighbors started moving out of town for a better and quiet area toward Canaveral Groves, as Cocoa was really starting to grow in populatuon. All started in the late 80s. Then I married and lived in PSJ. We moved from PSJ 25 yrs ago to get away from Subdivisions and neighborhood's.
Now they are turning our quiet Rural area into up ur ass neighborhoods all around us.
We've had several new subdivisions built just on Adamson in the last 5yrs.

Tearing down trees, an just wiping out all natural nature an habitat, replacing it with concrete and houses so close you could literally jump from rooftop to rooftop!!

We, are totally against turning our rural area into PSJ OR ANY OTHER SUBDIVISIONS. We and others haved moved out of those area's to have peace an quiet. Twenty five yrs ago that's what we had when we relocated.

Now its growing an not by individual land onwers but stupid subdivisions.
I VOTE " NO " ON SUBDIVISIONS OF ANY KIND INVOLVED IN THIS MEETING!!
SO " NO

Thank you,
Mary Opperman
840 Adamson rd
Cocoa, FL 32926

Dorothy Selig

From: Sandra Leone
Sent: Monday, September 21, 2020 3:34 PM
To: Dorothy Selig; Alexandra Bernard; Bryant Smith
Subject: flooding at Adamson

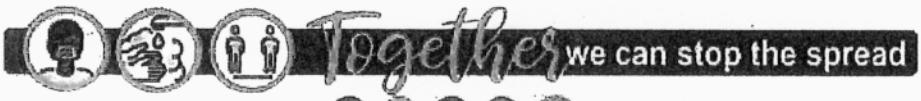
Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Night Meetings, Must Do

FYI

Received a call from Mr. Anthony ? , he is concerned about the flooding around the cell tower out at Adamson Creek and that we are allowing them to move forward even though he claims this has yet to be resolved.
Anthony 321-433-0952

Sandra Leone
Planner
65 Stone St., Cocoa, FL 32922
(321) 313-0839 Cell
(321) 433-8535 I sleonel@cocoafl.org



Stay Connected: www.CocoaFL.org



EXHIBIT E: FY 2021 Budget Final Public Hearing

FY2021 Budget Presentation

2ND Public Hearing

September 23, 2020

Objectives of this Public Hearing

- Adopt a Final Millage Rate for FY2021
- Adopt a Final Budget for FY2021

➢ The City must have a balanced budget by October 1, 2020

TRIM (Truth In Millage) Process

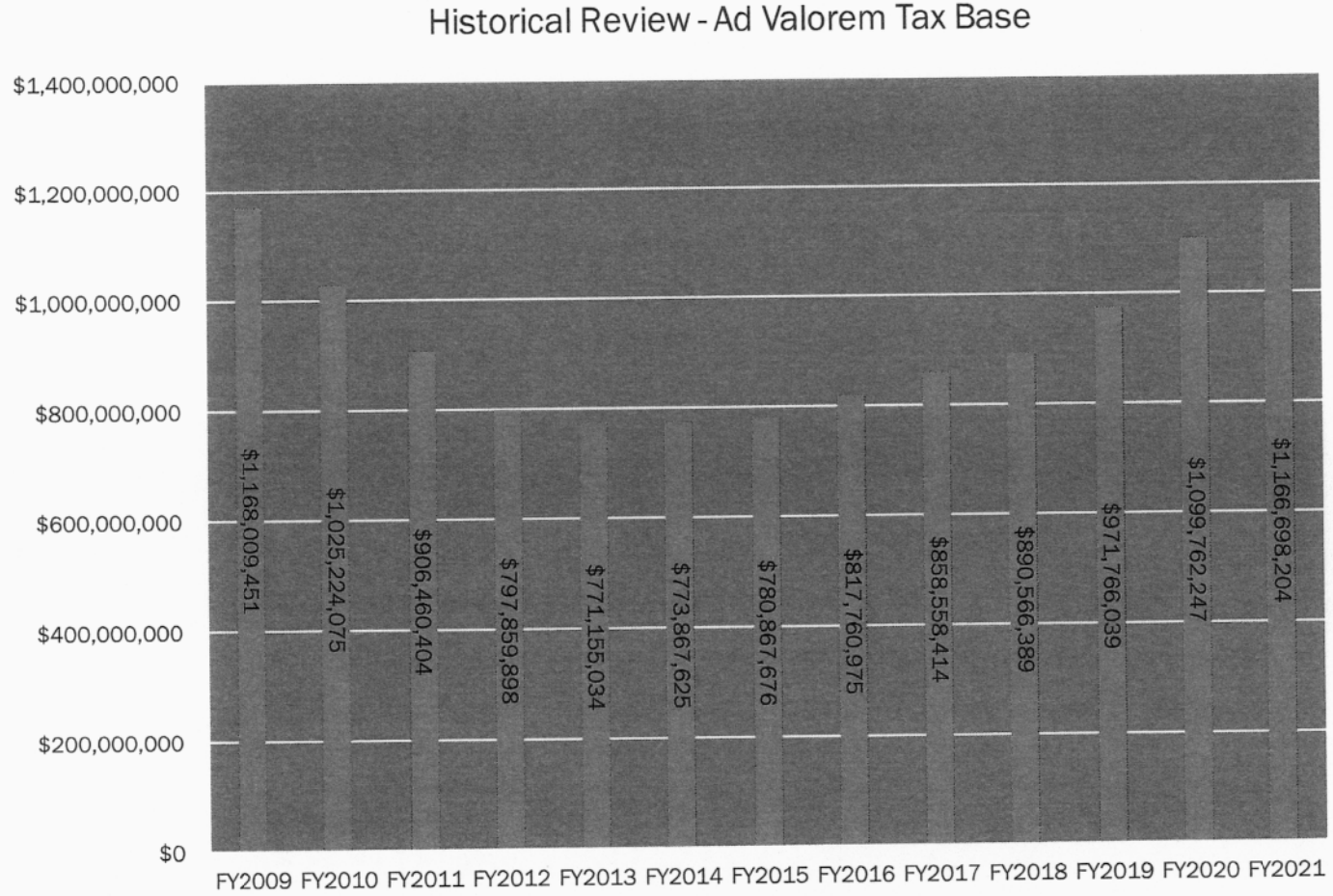
- **Step 1**
  - Adopt the FY 2021 City of Cocoa Final Millage Rate
- **Step 2**
  - Adopt the FY 2021 City of Cocoa Final Budget

Historical Review
Ad Valorem Tax Base

Fiscal Year		Valuation		% of Change
FY2009		$1,168,009,451		(0.9%)
FY2010		$1,025,224,075		(12.2%)
FY2011		$906,460,404		(11.6%)
FY2012		$797,859,898		(12.0%)
FY2013		$771,155,034		(3.3%)
FY2014		$773,867,625		0.4%
FY2015		$780,867,676		0.9%
FY2016		$817,760,975		4.7%
FY2017		$858,558,414		5.0%
FY2018		$890,566,389		3.5%
FY2019		$971,766,039		8.8%
FY2020		$1,099,762,247		13.2%
FY2021		$1,166,698,204		6.0%

FY2009-FY2020 is based on the Final Taxable Value.

Historical Review
Ad Valorem Tax Base



FY2009-FY2020 is based on the Final Taxable Value.

FY2021 TRIM Rate Options

	Valuation	Rate	Gross Tax Revenue	Tax Revenue @ 95%	FY2020 – FY2021 Revenue Variance
FY2020 *Adopted Rate	$1,094,366,709	5.9790	$6,543,219	$6,216,058	

FY 2021 Millage Options

Current Rate-Proposed	**$1,166,698,204**	**5.9790**	**$6,975,689**	**$6,626,904**	**$410,846** ← Proposed Rate
Rolled-back Rate	**$1,166,698,204**	**5.8274**	**$6,798,817**	**$6,458,876**	**$242,818**
Majority Rate	$1,166,698,204	11.7143	$13,667,052	$12,983,700	$6,767,642

*Only the Rolled Back Rate or Current Rate are the options, for millage rate adoption.

Reduction To Ad Valorem Due To Required TIF Payments To The CRA's From The General Fund



CRA	MILLAGE 5.9790 FY2020 CURRENT ADOPTED RATE	MILLAGE 5.9790 FY2021 CURRENT FINAL RATE	DIFFERENCE BETWEEN FY2020 AND FY2021 @ CURRENT MILLAGE	MILLAGE 5.8274 FY2021 VALUATION AT THE ROLLED-BACK RATE	DIFFERENCE BETWEEN FY2021 FINAL MILLAGE AND THE ROLLED-BACK RATE
DOWNTOWN COCOA	$744,273	$811,297	**$67,024**	$790,726	**$20,571**
DIAMOND SQUARE	$135,989	$167,263	**$31,274**	$163,022	**$4,241**
TOTAL TO CRA's	$880,262	$978,560	**$98,298**	$953,748	**$24,812**

FY2021 Comparative City Rates



Ranking	City	Current	Rolled-back	Proposed
1	Satellite Beach	8.7000	8.3965	8.6312
2	Titusville	7.7210	7.2145	7.9359
3	Palm Bay	8.4500	7.6415	7.8378
4	Melbourne	7.1878	6.8650	6.8650
5	Indialantic	5.9484	5.7423	6.0923
6	Rockledge	6.1000	5.8640	6.0500
7	**Cocoa**	**5.9790**	**5.8274**	**5.9790**
8	Cocoa Beach	5.8294	5.6203	5.8294
9	Indian Harbor Beach	5.6401	5.4549	5.6401
10	Cape Canaveral	3.7256	3.6396	3.6396
11	West Melbourne	2.6017	2.5087	2.5087

Note: Ranking is established using the Proposed/Tentative Rate. (As of 9/16/20)



City Council Questions/Comments

Public Announcement/Hearing



- ✓ The City of Cocoa is the taxing authority
- ✓ The rate is a 2.60% increase
- ✓ The rolled-back rate is 5.8274
- ✓ The millage rate to be levied is 5.9790
- ✓ The millage rate of 5.9790 represents a 2.60% increase over the rolled back rate of 5.8274.

Requested Action:

Approve Resolution No. 2020-206, adopting the final rate of 5.9790 mills. for the City of Cocoa, commencing on October 1, 2020 and ending on September 30, 2021.



FY 2021 Final Budget & CIP



FY2021 Revenues

FY 2021 Final Budget vs. FY 2020 Amended Budget by Fund

FUND	FY 2021 FINAL	FY 2020 AMENDED	BUDGET VARIANCE	% VARIANCE	% of FY2021 BUDGET
Capital Project Funds	$91,628	$7,788,443	($7,696,815)	(98.8%)	0.1%
General Fund	$41,351,033	$40,749,285	$601,748	1.5%	26.6%
Building Permit Fund	$536,646	-	$536,646	*100%	0.3%
G.F. Debt Service Fund	$1,745,706	$1,783,246	($37,540)	(2.1%)	1.1%
Special Revenue Funds	$3,046,572	$11,510,260	($8,463,688)	(73.5%)	2.0%
Self Insurance Funds	$6,827,260	$6,747,254	$80,006	1.2%	4.4%
Workers Compensation Fund	$1,208,944	$1,217,552	($8,608)	(0.7%)	0.8%
Stormwater	$1,811,269	$2,011,542	($200,273)	(10.0%)	1.2%
Water/Sewer Fund	$75,186,987	$67,861,138	$7,325,849	10.8%	48.4%
Water/Impact Fees	$2,233,605	-	$2,233,605	*100%	1.4%
Renewal & Replacement	$11,484,879	-	$11,484,879	*100%	7.4%
WS Capital Project 2018 Bond Fund	-	$41,527,660	($41,527,660)	*(100%)	-
WS Debt Service Fund	$9,792,610	$9,761,950	$30,660	-	6.3%
TOTAL	**$155,317,139**	**$190,958,330**	**($35,641,191)**	**(22.9%)**	**100%**

*New Funds or Projects fully commented and Budgets will roll over.

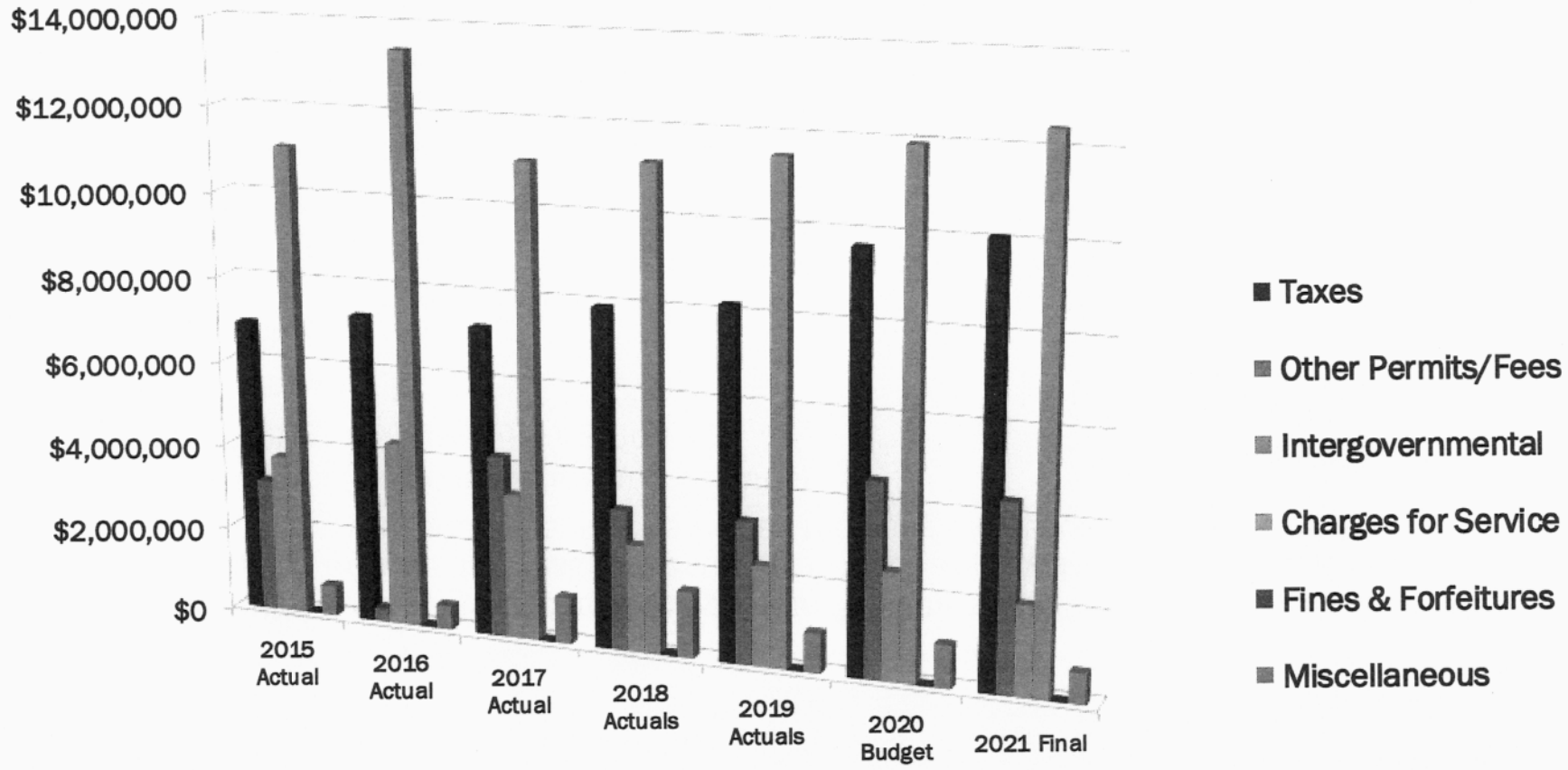
FY 2021 General Fund Revenue by Funding Source

COCOA FLORIDA

Funding Source	Amount	Percentage of Total Revenue
Taxes (Ad Valorem, UST, CST)	$10,074,429	24.4%
Other Permits & Fees *(Franchise Fees, Fire Assessment Planning & Zoning Fees)	$4,403,003	10.6%
Intergovernmental (Local, State & Federal Grants, Housing Authority Payments in Lieu of Taxes, and State Shared Revenues)	$2,127,228	5.1%
Charges for Service (Water Billing Services, Garbage Collection Services, and Culture/Recreation Fees)	$12,422,689	30.0%
Fines & Forfeitures	$14,813	-
Miscellaneous (Interest Earned, Rent and Royalties, Disposition of Fixed Assets, Contributions, Police & Fire State Pension Revenues, Insurance Proceeds, etc.)	$731,083	1.9%
Other Sources (Inter-fund transfers, Water/Sewer contribution and 6% PILOFF, Debt Proceeds, Revenues from Unassigned FB (Reserves)	$11,577,788	28.0%
TOTAL FY 2021	**$41,351,033**	**100%**

***New Building Permits Fund Revenues Budgeted in Fund 107**

General Fund Revenue Trends



FY20 Amendment to General Fund Budget Due to Covid-19

In preparation of potential Covid-19 impact to General Fund Revenues in FY20, at the May 13, 2020 City of Cocoa Council Meeting, an agenda item was presented for Council approval to reduce the use of Budgeted General Fund Balance Reserves, and Revenues as well as reducing the associated expenses.

- Freeze Identified Vacant Positions (Salary and Benefits)
  - Parks & Right of Way Coordinator $68,904
  - Streets and Stormwater Manager $99,273
  - HR Intern $2,589
  - Summer Youth Internship $8,000
- Projects/Training/Study
  - City Management Retreat $15,000
  - Information Technology Security Study $50,000
  - 2 Railroad Crossing Repairs $209,000

Total Current Cost Reductions = $452,766

(Utility Penalty Fees Waived ($165,000) and Revenues Reduced FY20)

Difference in potential revenue reduction (Stantec – worse case) & Cost Reductions = ($556,387.00)

Estimated Reduction in FY2021 General Fund Revenues Due to Covid-19



❑ Local Option Gas Tax-	($9,265)	(2%)
❑ Local Business Tax-	($9,000)	(5%)
❑ State Rev. Sharing 8% Fuel Tax-	($10,436)	(6%)
❑ State Rev. Sharing ½ Sales Tax-	($55,454)	(5%)
❑ State Revenue Sharing-	($21,436)	(4%)

Total Reduction for FY2021: ($114,084)

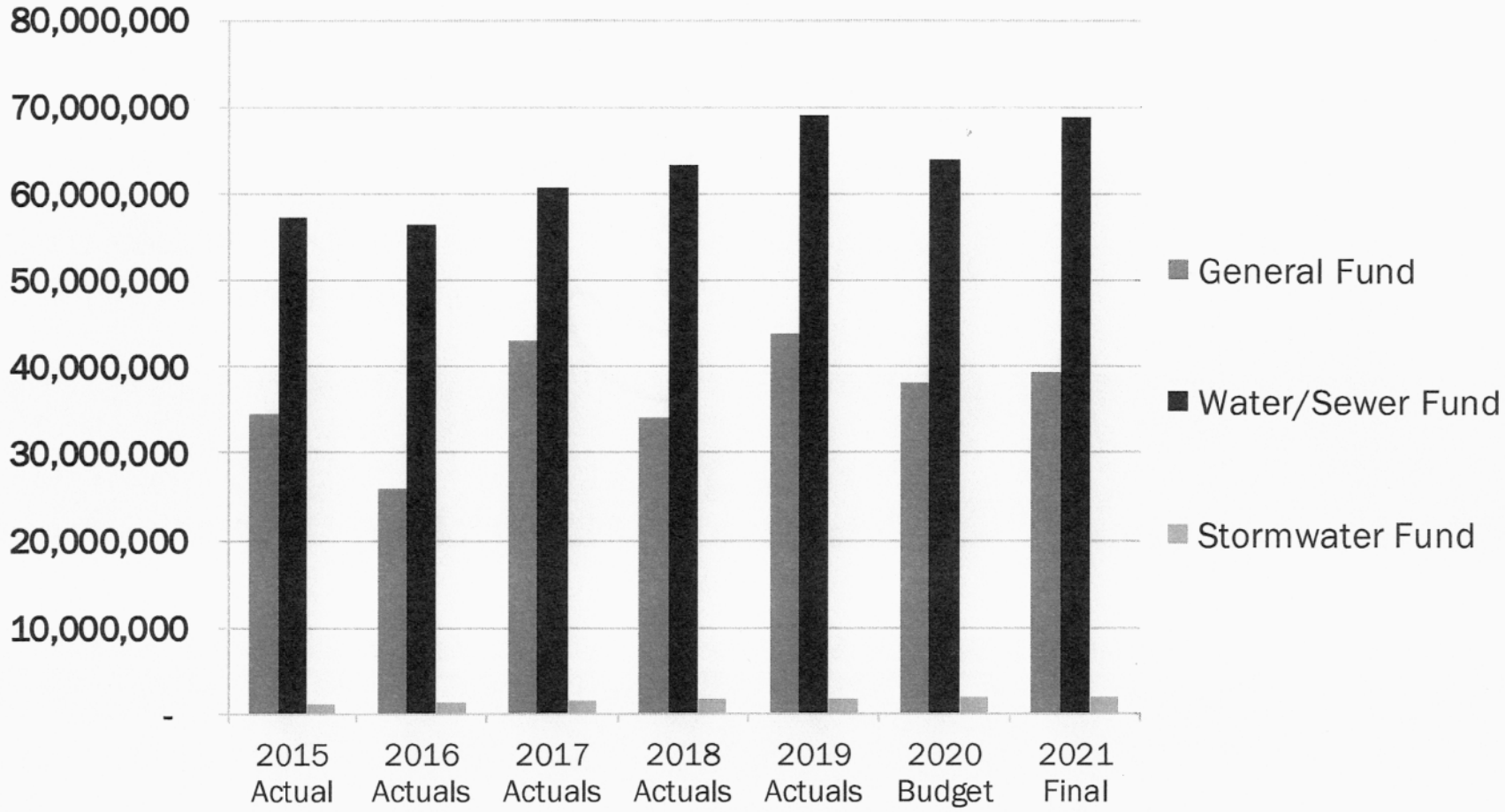
FY 2021 Water/Sewer & Impact Fee Funds Revenue by Funding Source

Funding Source	Amount	Percentage of Total Revenue
*Other Permits & Fees (Water and Sewer Impact Fees) (FUND 422)	$2,233,605	100%
Total Impact Fees:	**$2,233,605**	**100%**
Charges for Service (Water, Sewer and Reuse Services)	$66,526,376	88.4%
Miscellaneous (Interest Earned, Rent and Royalties, Disposition of Fixed Assets, Contributions, Insurance Proceeds, etc.)	$93,078	0.2%
Other Non-Revenue (Contributions, Bond proceeds and use of Reserves)	$8,567,533	11.4%
Total Water/Sewer:	**$75,186,987**	**100%**
TOTAL FY 2021	**$77,420,592**	

FY 2021 Stormwater Fund Revenue by Funding Source

Funding Source	Amount	Percentage of Total Revenue
Special Assessment - Charges for Services (Stormwater services and Tax Certificates)	$1,811,269	100%
TOTAL FY 2021	**$1,811,269**	**100%**

Revenue Trends:
General, Water/Sewer, and Stormwater Funds



(Excluding the use of Fund Balance).



FY2021 Expenses

FY 2021 Final Budget vs. FY 2020 Amended Budget by Fund

FUND	FY 2021 FINAL	FY 2020 AMENDED	BUDGET VARIANCE	% VARIANCE	% of FY2021 BUDGET
Capital Project Funds	$91,628	$7,788,443	($7,696,815)	(98.8%)	0.1%
General Fund	$41,351,033	$40,749,285	$601,748	1.5%	26.6%
Building Permit Fund	$536,646	-	$536,646	*100%	0.3%
G.F. Debt Service Fund	$1,745,706	$1,783,246	($37,540)	(2.1%)	1.1%
Special Revenue Funds	$3,046,572	$11,510,260	($8,463,688)	(73.5%)	2.0%
Self Insurance Funds	$6,827,260	$6,747,254	$80,006	1.2%	4.4%
Workers Compensation Fund	$1,208,944	$1,217,552	($8,608)	(0.7%)	0.8%
Stormwater	$1,811,269	$2,011,542	($200,273)	(9.9%)	1.2%
Water/Sewer Fund	$75,186,987	$67,861,138	$7,325,849	10.8%	48.4%
Water/Impact Fees	$2,233,605	-	$2,233,605	*100%	1.4%
Renewal & Replacement	$11,484,879	-	$11,484,879	*100%	7.4%
WS Capital Project 2018 Bond Fund	-	$41,527,660	($41,527,660)	*(100%)	-
WS Debt Service Fund	$9,792,610	$9,761,950	$30,660	-	6.3%
TOTAL	**$155,317,139**	**$190,958,330**	($35,641,191)	(22.9%)	**100%**

*New Funds or Projects fully commented and Budgets will roll over.

FY 2021 Final Budget vs. FY 2020 Amended Budget General Fund By Department



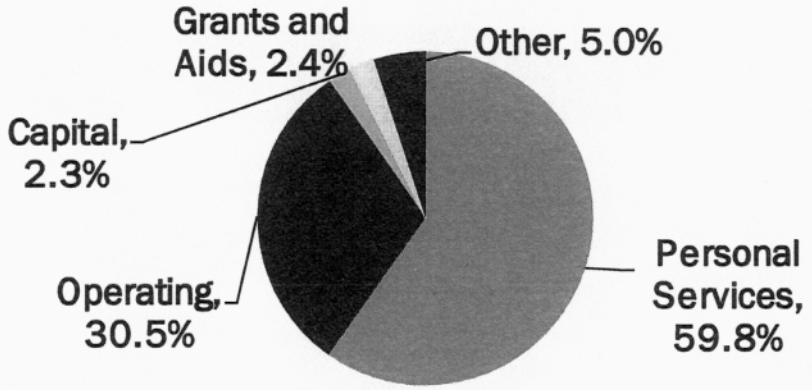
GENERAL FUND BY DEPARTMENT	FY 2021 FINAL	FY 2020 AMENDED	VARIANCE	% VARIANCE	% of BUDGET
City Council	$188,405	$185,941	$2,464	1.3%	0.5%
City Manager	$3,279,084	$3,622,700	($343,616)	(10.5%)	7.9%
Finance	$3,563,228	$3,565,477	($2,249)	(0.1%)	8.6%
General Operations	$8,103,479	$6,210,822	$1,892,657	23.4%	19.6%
Administrative Services	$882,435	$922,665	($40,230)	(4.6%)	2.1%
Police	$10,485,570	$10,396,175	$89,395	0.9%	25.4%
Fire	$6,628,150	$6,451,839	$176,311	2.7%	16.0%
Community Services	$818,267	$1,521,211	*($702,944)	(85.9%)	2.0%
Public Work	$7,402,415	$7,909,955	($507,540)	(6.9%)	17.9%
TOTAL	**$41,351,033**	**$40,749,285**	**$600,748**	1.4%	**100%**

*Building Permits Fund Created FY21

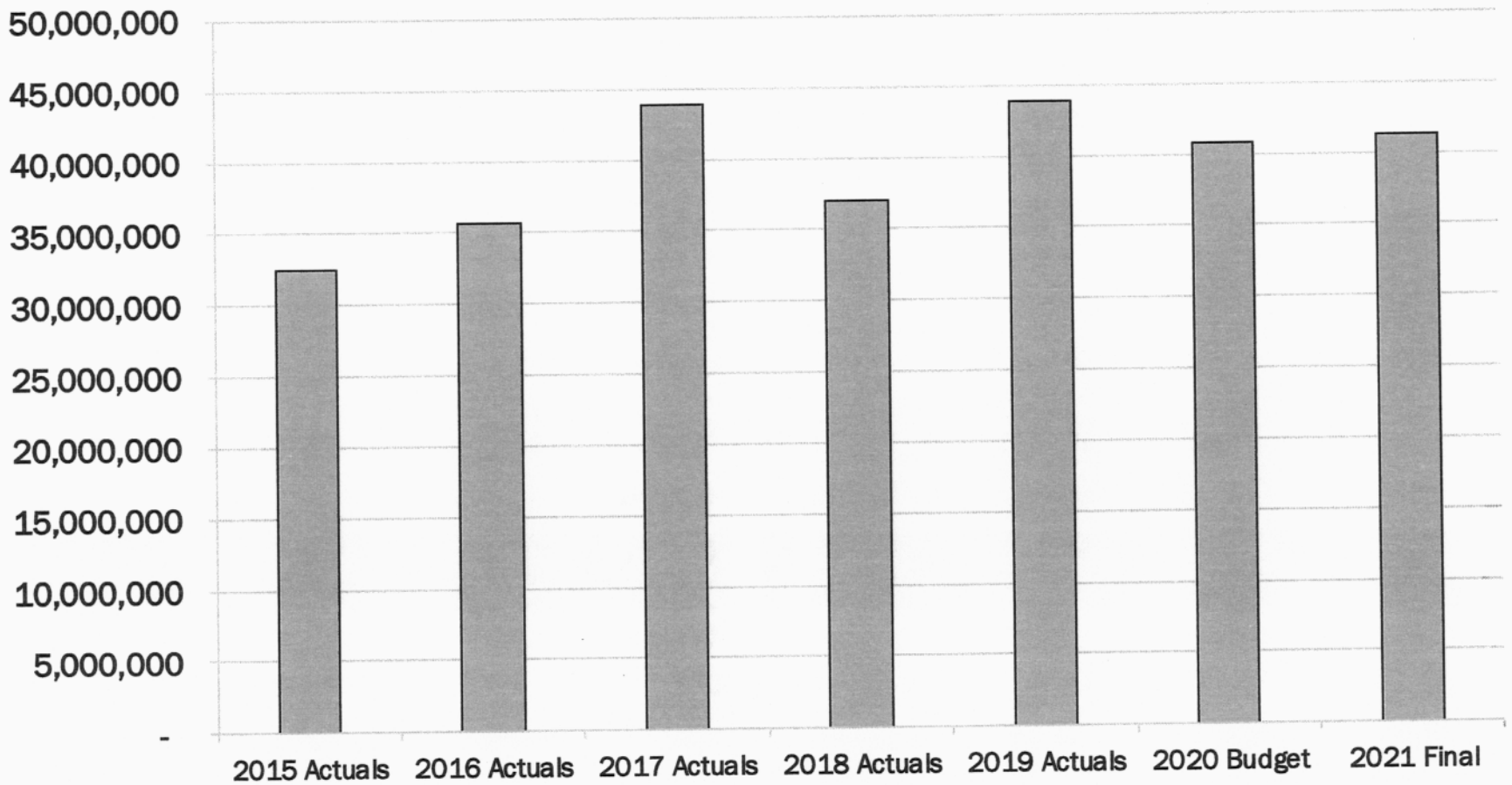
FY 2021 Final Budget vs. FY 2020 Amended Budget by General Fund Category

CATEGORY	FY 2021 FINAL	FY 2020 AMENDED	$ VARIANCE	% VARIANCE
Personal Services	$24,711,296	$24,850,949	($139,653)	(0.6%)
Operating	$12,605,101	$11,585,361	$1,019,740	8.1%
Capital	$968,324	$1,042,759	($74,435)	(7.7%)
Grants and other Aids	$993,760	$1,239,013	($245,253)	(24.7%)
Other Uses	$2,072,552	$2,031,203	$41,349	2.0%
TOTALS	**$41,351,033**	**$40,749,285**	**$601,748**	**1.5%**

General Fund FY 2021



General Fund Expenditure Trends



FY 2021 Final Budget vs. FY 2020 Amended Budget Water/Sewer Division

WATER/SEWER FUND BY DIVISION	FY 2021 FINAL	FY 2020 AMENDED	VARIANCE	% VARIANCE	% of BUDGET
*Inventory	$115,638	$39,667	$75,971	65.7%	0.2%
Utility Support Services	$1,701,530	$1,575,874	$125,656	7.4%	2.3%
Water Admin.	$42,047,650	$29,054,991	$12,992,659	30.9%	55.9%
Emergency/Disaster	-	$4,776	($4,776)	(100%)	-
Dyal Plant Operations	$13,799,810	$14,955,896	($1,156,086)	(8.4%)	18.4%
WFO/Water Collections	$9,232,366	$9,138,272	$94,094	1.0%	12.3%
Engineering	$2,245,318	$5,714,743	($3,469,425)	(60.7%)	3.0%
Sellers Plant Operations	$3,565,931	$3,917,052	($351,121)	(9.8%)	4.7%
WFO/Waste Water Collections	$2,478,744	$3,459,867	($981,123)	(39.6%)	3.3%
TOTAL	**$75,186,987**	**$67,861,138**	**$7,325,849**	10.8%	**100%**

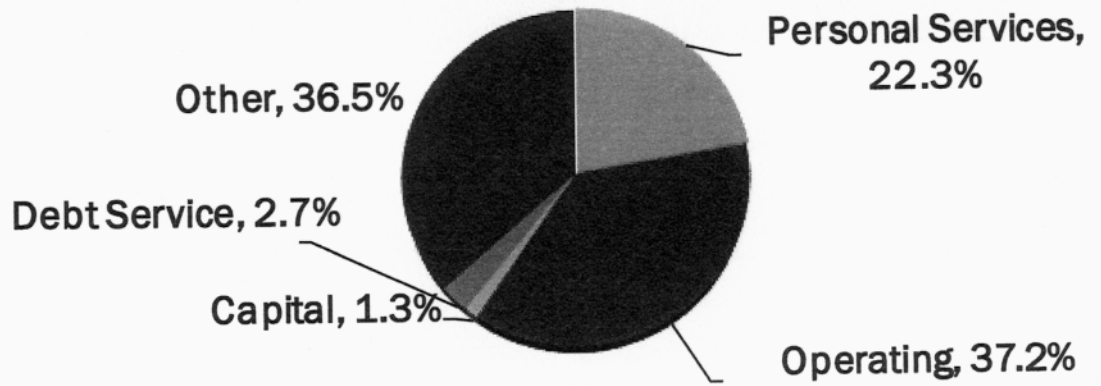
*New Division Created in July 2020

FY 2021 Final Budget vs. FY 2020 Amended Budget by Water/Sewer Fund Category

COCOA FLORIDA

CATEGORY	FY 2021 FINAL	FY 2020 AMENDED	$ VARIANCE	% VARIANCE
Personal Services	$17,087,660	$16,434,906	$652,754	3.8%
Operating	$28,889,540	$26,825,724	$2,063,816	7.1%
Capital	$979,322	$6,628,385	($5,649,063)	(57.6%)
Debt Service	$2,233,605	$0	*$2,233,605	100%
Other	$28,230,465	$17,972,123	$10,258,342	3.6%
TOTALS	**$77,420,592**	**$67,861,138**	**$9,559,454**	**14.0%**

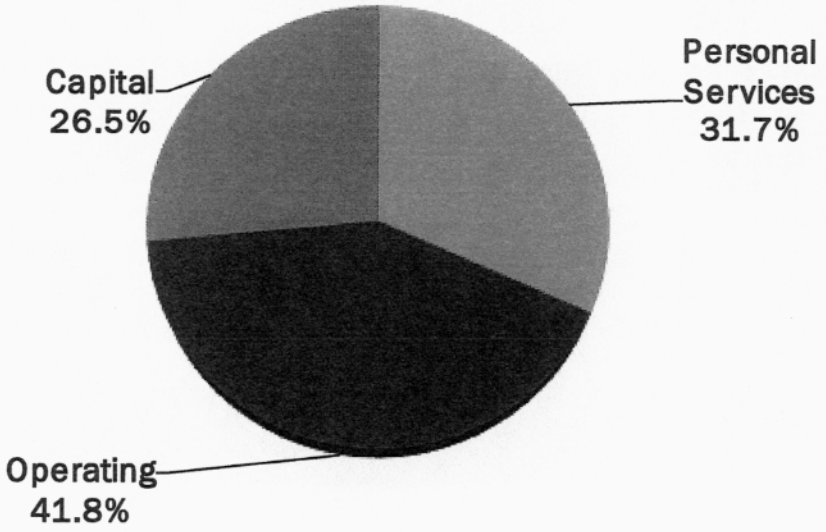
Water/Sewer Fund (421)
FY 2021
***Impact Fees Fund (422)**
Debt Service



FY 2021 Final Budget vs. FY 2020 Amended Budget by Stormwater Fund Category

CATEGORY	FY 2021 FINAL	FY 2020 AMENDED	VARIANCE	% VARIANCE
Personal Services	$573,350	$544,229	$29,121	5.1%
Operating	$757,919	$925,181	($167,262)	(22.1%)
Capital	$480,000	$542,132	($62,132)	(12.9%)
Totals	**$1,811,269**	**$2,011,542**	**($200,273)**	**(11.1%)**

Stormwater FY 2021



FY 2021 Final
General Fund Capital Budget

COCOA FLORIDA

DEPARTMENTS	INFRASTRUCTURE	MACHINERY & EQUIPMENT	IT HARDWARE	TOTALS
City Manager	$0	$0	$0	$0
Finance	$0	$0	$0	$0
Police	$0	$352,824	$0	$352,824
Fire	$0	$45,000	$0	$45,000
Community Services	$0	$0	$0	$0
Public Works	$300,000	$270,500	$0	$570,500
TOTALS	**$300,000**	**$668,324**	**$0**	**$968,324**

- 7 Police Vehicles
- Extrication Equipment
- Active Shooter Response Equipment
- Annual Street Paving
- New Flatbed Truck
- Replacement Mowers
- Lift Moore 2700AR Crane
- Multiple HVAC Replacements
- Elevator Control Boards
- Access Control for Doors

FY 2021 Final
Water/Sewer Capital Budget (421)



DIVISIONS	INFRASTRUCTURE	MACHINERY & EQUIPMENT	IT HARDWARE	TOTALS
Utility Support Services	$0	$61,500	$0	$61,500
Administration	$0	$41,900	$0	$41,900
Dyal Plant	$160,000	$0	$0	$160,000
WFO/Water Collections	$0	$354,440	$0	$354,440
Engineering	$144,141	$0	$0	$144,141
Sellers Plant	$0	$77,341	$10,000	$87,341
WFO/Waste Water Collections	$0	$0	$130,000	$130,000
TOTALS	**$304,141**	**$535,181**	**$140,000**	**$979,322**

- Dyal Water Treatment Plant System PLC Upgrade
- Ozone System Improvements
- Viera Pump Station Chlorination Improvements
- Update Scada RTU Panels
- Replacement Vehicles

FY 2021 Final
Water/Sewer (R&R) Capital Budget (424)

DIVISIONS	INFRASTRUCTURE	MACHINERY & EQUIPMENT	IT HARDWARE	TOTALS
Dyal Plant	$1,600,000	$200,000	$250,000	$2,050,000
Engineering	$8,234,879	$0	$0	$8,234,879
Sellers Plant	$525,000	$0	$0	$525,000
WFO/Waste Water Collections	$675,000	$0	$0	$675,000
TOTALS	**$11,034,879**	**$200,000**	**$250,000**	**$11,484,879**

- Replacement of Beach Tanks – Wewahootee
- Clarifiers 1 and 2 Structural Repairs
- Raw Water Well Rehab
- Surface Water Filter Canopy
- Groundwater Filters 1-4 Rehab
- E&IC Reliability Improvements
- Pipe Infrastructure Improvements
- Program Management
- Fiske Blvd Pipe Improvements
- Harrison Street Utility Improvements
- Install New Well #17
- Gravity Sewer Install Zone J and K
- 36" Water Main Relocation – Sykes Creek
- BNR Efficiency Improvements
- CIPP Rehabilitation Phase 3-6
- Manhole Assessment/Rehabilitation

FY 2021 Final
Stormwater Capital Budget

FUNDS	INFRASTRUCTURE	MACHINERY & EQUIPMENT	TOTALS
Stormwater	$290,000	$190,000	$480,000
TOTALS	**$290,000**	**$190,000**	**$480,000**

- Annual Cured in Place Pipe Lining
- US1 & Forrest Ave Stormwater Phase 1 & 2
- Floating Wetlands
- Aurora Street Ditch Piping and Road Improvements
- Diamond Square Drainage Improvements
- VAC-Con New Cab & Chassis
- Contingency has an additional $266,724, which will be assigned to Capital Projects

FY 2021 Departmental Requests For Significant Capital Items Deferred to FY 2022

COCOA FLORIDA

➢ 7 Unmarked Police Patrol Cars	($175,000)
➢ Police Scanning and Mapping- Crime Scene Device	($60,000)
➢ Traffic Response Trailer	($17,000)
➢ Traffic Advisory Sign	($17,000)
➢ Pierce Enforcer Pumper Truck	($640,000)
➢ Fire Inspector Vehicle	($24,251)
➢ Fleet Faster Upgrade	($120,000)
Total Large Capital Moved to FY 2022:	**($1.05 Million)**

(Maintaining the Same Level of Service)

Employee Classification / Pay Grade

- Included within the FY2021 Budget is a 3% increase to the minimum, midpoint and maximum paygrades for General Employees, or as outlined within each Union Contract, or by way of Memorandum of Understanding.
- Classification / Pay Grade Schedule provided with Proposed FY 2021 Budget Books.



City Council Questions/Comments

Public Announcement

- Public Comment on 2nd Public Hearing for FY2021 Final Budget and CIP

Requested Action:

- Approve Resolution No. 2020-207 adopting the Fiscal Year 2021 Final Budget and CIP for the City of Cocoa, for the Fiscal Year commencing on October 1, 2020 and ending on September 30, 2021.