MINUTES
City of Cocoa
Regular Meeting of The City Council

September 23, 2025

A Regular City Council Meeting was held on Tuesday, September 23, 2025, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. Opening Matters:

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

Councilmember Hearn provided the invocation, and Mr. Smith led the assembly in the Pledge of Allegiance.

The City Clerk took the roll.

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

ABSENT:

OTHER STAFF MEMBERS PRESENT:

Abby Morgan, Public Works Director; Rebecca Bowman, Finance Director; Charlene Neuterman, Community Services Director; Jonathan Lamm, Fire Chief; Evander Collier, Police Chief; Jack Walsh, Utilities Director; Samantha Senger, Communications and Economic Development Director; Lorne Stinnett, HR Director; Luci Ribeiro, Planner; Robert Beach, Chief Technology Officer; and Dalyn Sims, Helpdesk Support Tech.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of September 23, 2025. (2025-781).

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to approve the agenda with an amendment to remove item III.1 under Awards and Presentations and to add Council Business item VII.4, asking Council approval to apply for the National Railroad Partnership Program Grant to fund the construction of the Brightline Station.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Minutes: Minutes: Regular Meeting of August 12, 2025. (2025-782).

* **MOTION by Councilmember Koss; Seconded by Deputy Mayor Weeks to approve the minutes for the August 12, 2025 Regular City Council meeting with an amendment to page 15, under Councilmember Koss's report to include further information about the photos she shared.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

III. Awards and Presentations:

1. ~~Proclamation recognizing Viewpoint with Seeta and Friends community radio show for their Twenty Years in the City of Cocoa. (2025-918). (Councilmember Koss)~~ Removed.

IV. Delegations:

William Kyle, 792 Kana Cir., Rockledge, shared his concerns regarding traffic on Factory Street and the speeders there. He would like to see speed bumps installed on that street to protect the residents.

Several members from Ignite! gave a presentation on wealth and prosperity in Cocoa and talked about their vision for Brevard County.

Mr. George Frazier, 221 Dixie Lane, Rockledge, speaking on behalf of the Success Center, talked about the summit they are hosting and shared that they are looking for partners.

Councilmember Hearn asked what they need from the City and how the City can support their initiative. In response, it was noted that they are looking for financial assistance, sponsorships and most importantly they are seeking partnerships.

Councilmember Koss asked if they are a non-profit organization. In response, it was confirmed that they are.

Bishop Anthony Hatcher, 217 Dixie Lane, Rockledge, shared that he has been a pastor in the area for a long time. He fully supports this initiative and is hopeful that they will be able to make this program free for those who need it. He thanked Council for their support and for the chance to talk about the summit.

Clinton Hatcher, 221 Dixie Lane, Rockledge, talked about the importance of family legacy. This is why they have put the summit together to share resources to put things in place and to help families build succession plans.

Anita Gibson, 451 Stone St., Cocoa, shared that she was approved for a home renovation a year ago and the buck was passed to Habitat for Humanity. She is still waiting to hear what's going to be done with her house. She stated that she has submitted all documentation necessary and she would like to get an update.

V. Consent Agenda:

1. To Approve a Resolution Waiving the Competitive Bidding Process for the Purpose of Making Sole Source Purchase of Cal~Flo Liquid Lime from Burnett Lime Co., Inc., Campobello. SC.; To Authorize the City Manager to Approve Change Orders in an Amount not to Exceed the Total FY2026 Budget for Chemicals, pending the Adoption of the FY26 Budget. (2025-880). (Utilities Director)

2. Authorize the City Manager to Execute Contracts, Approve Annual Renewals, Amendments, and Change Orders to Individual Purchase Orders or between Chemical Providers in an Amount not to Exceed the Total Estimated FY2026 Adopted Budget for Chemicals. Accept the renewals to the contracts with Allied Universal Corp., Carmeuse Lime & Stone, We Soda, Univar Solutions USA, Inc., Matherson Tri-Gas, Inc.,Thatcher Chemical of Florida, and Linde, Inc. (2025-881). (Utilities Director)

3. Request Council approval for the FY26 purchase of Smith & Wesson M&P 9 Metal Carry Comp firearms utilizing the State of Arizona contract CTR076266 in the amount of $97,489.06 from Proforce Law Enforcement; Approve State of Arizona Cooperative Buying agreement allowing the City of Cocoa to participate as a member and authorize

the Purchasing Manager to electronically execute and submit the membership agreement document on the State of Arizona website. (2025-882). (Police Chief)

4. Approve a Budget Resolution and BAF #2025-042-A Amending the Fiscal Year 2025 Budget, for $151,530 for Building Official Services through a Private Provider; Approve a Resolution waiving competitive bidding to allow continued use of Bruce Nelsen, CBO, as the City's contracted Building Official for FY 2025 and FY2026. (FY25 $178,780 & FY26 $180,000). Respectively, approve purchases of services by C.A.P. Government, Inc. under the City of Palm Bay contract IFB No. 09-0-2021/SZ CAP Continued Services through year-end in the amount not to exceed $105,000 for FY25 and not to exceed $95,000, the budgeted amount in FY26. Staff will return to the City Council if further funding is needed for either of these services. (2025-483). (Community Services Director)

5. To approve Resolution #2025-067 amending the FY 2025 budget through BAF 25-082-A, to true up the budgeted amounts for the state contributions for Police and Fire Pensions. (2025-891). (Finance Director)

6. To Approve a multi-year budgetary increase in estimated costs from $90,000 to $100,000 per year under the Cooperative Purchase Agreement with RingPower, Palm Bay, Florida, to Provide Annual Maintenance and Technical Analysis Services for Twenty-Two (22) Generators Operated by the Dyal Water Treatment Plant Utilizing the Sourcewell Contract RFP #092222, not to exceed a total amount of $100,000 for FY25 and for fiscal year 2026 and 2027 subject to the adopted budget. (2025-906). (Utilities Director)

7. *****This Item is Confidential per FS 119.0725 and Not for Public Release*****

   Authorize the City Manager to negotiate and approve a multi-year maintenance agreement and related lease agreements and addenda for copiers through Sissine's Office Systems, Inc who is an authorized distributor of information technology critical infrastructure. (2025-886). (Chief Technology Officer)

8. *****This Item is Confidential per FS 119.0725 and Not for Public Release*****

   Authorize renewal of maintenance agreement to provide critical IT infrastructure, pending the adoption of the FY26 Budget. Approved resolution to waive competitive bidding. (2025-889). (Chief Technology Officer)

* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Koss to approve the Consent agenda.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VI. Public Hearings:

1. Ordinance 02-2025 LDR Amendment Creating Four Corners Overlay District [Request to postpone to a date certain of October 14th, 2025]. (2025-911). (Planner)

Mayor Blake opened the Hearing to the public. There being no questions or comments, the public portion of the Hearing was closed.

* **MOTION by Deputy Mayor Weeks; Seconded by Mayor Blake to postpone this item to a date certain of the Regular City Council meeting of October 14, 2025 at 6pm at Cocoa City Hall, 65 Stone St., Cocoa, FL 32922.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Ordinance 01-2025 Large Scale Comprehensive Plan Text Amendment Four Corners Overlay District [Request to postpone to a date certain of October 14th, 2025]. (2025-912). (Planner)

* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Goins to postpone this item to a date certain of the Regular City Council meeting of October 14, 2025 at 6pm at Cocoa City Hall, 65 Stone St., Cocoa, FL 32922.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Ordinance 11-2025 Sidewalk Café Permit Fees. (2025-907). (Planner)

City Attorney Garganese announced that this is the First Reading and read the title of the Ordinance into the record as follows:

Ordinance 11-2025

AN ORDINANCE OF THE CITY OF COCOA, FLORIDA, AMENDING CHAPTER 14, OFFENSES AND MISCELLANEOUS PROVISIONS, ARTICLE III, SIDEWALK CAFES, SECTION 14-68, PERMIT FEE, TO SPECIFY THAT THE ANNUAL PERMIT FEE FOR SIDEWALK CAFES SHALL BE ESTABLISHED VIA RESOLUTION OF THE

CITY COUNCIL; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

Ms. Ribeiro explained that in 1999, the City Council adopted Ordinance 2-99, known as the City of Cocoa Sidewalk Café Ordinance, which established provisions for the operation of sidewalk cafés in the Cocoa Village Overlay Zoning District and designated boundaries for temporary café areas. Ordinance 2-99 set forth definitions, application requirements, insurance and liability standards, permitting procedures, enforcement mechanisms, and an initial application and annual permit fee.

The proposed Ordinance No. 11-2025 updates Section 14-68 of the City Code to align sidewalk café permit fees with the City's Planning and Zoning Fee Schedule. Instead of being hard-coded into the ordinance, the annual sidewalk café permit fee will now be determined by City Council resolution, consistent with the Planning & Zoning Fee Schedule. This change provides flexibility for Council to adjust sidewalk café fees as needed to reflect administrative costs, inflation, or policy changes, without requiring a code amendment.

The update promotes transparency and consistency in fee administration by consolidating all planning and zoning-related fees, including those for sidewalk cafés, under a single, Council-adopted fee schedule. This approach also ensures that future adjustments can be made efficiently as part of the broader fee resolution process.

Mayor Blake opened the Hearing to the public. There being no questions or comments, the public portion of the Hearing was closed.

* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Koss to approve Ordinance No. 11-2025 amending Chapter 14, Offenses and Miscellaneous Provisions, Article III, Sidewalk Cafés, Section 14-68, "Permit Fees," to specify that the annual permit fee shall be established by the Planning and Zoning Fee Resolution adopted by City Council.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VII. Council Business:

1. Provide Direction on the FDOT landscape maintenance contract. (2025-905). (Public Works Director)

Ms. Morgan provided some background on the item[1], explaining that Public Works routinely maintains state road R/W through a current landscape maintenance contract with FDOT. FDOT has approached the City to discuss expanding the Clearlake Road boundaries to add the section from SR 520 (King St.) to Dixon Blvd. The current boundary is Clearlake Rd. from Dixon Blvd. to Industry Rd. FDOT also wants the City to add additional maintenance responsibility for enhanced landscaping, including ground cover, shrubs, and trees within the rights of way and the medians. These landscape enhancements are from the FDOT safety project along Clearlake Road (State Road (S.R.) 501) from S.R. 520 (W. King Street) to the south side of Michigan Ave. in Cocoa.

Ms. Morgan shared that staff has three concerns:

1) There is no irrigation for the plantings in the medians in the rights of way.
2) An increase in reimbursement funding helps but doesn't lessen concerns about overall funding.
3) The City is concerned that the previous road base was not removed during the previous construction phase.

Ms. Morgan added that in summary, it appears that some aspects of the project were not constructed as originally agreed upon which is now impacting the ability to maintain the landscaping effectively. As currently designed, staff doesn't recommend moving forward with expanding the Clearlake Road boundaries to add the section from SR 520 (King St.) to Dixon Blvd. and the additional maintenance responsibility for enhanced landscaping, including ground cover, shrubs, and trees within the rights of way and the medians. Thus, staff does not support amending the current contract to include additional maintenance areas.

Councilmember Koss asked how we got to this point. She asked about the soil they used and if they met their terms in the agreement. In response, Ms. Morgan clarified that they did lay soil, however there are concerns about the irrigation.

Councilmember Koss noted that it would be hard for the plants to survive there with the current conditions. She further asked what the plan is for a solution.

In response, City Manager Whitten spoke about funding in detail. He reviewed the details of what is being asked by FDOT of the City. He explained that the two options are to either decline FDOT's request to assume ROW maintenance from SR520 to Michigan Avenue or negotiate with FDOT to revise landscaping plans and assume maintenance responsibility from Dixon Boulevard to Michigan Avenue.

City Manager Whitten shared that the agreement will be up in the spring of next year, so there is a little time for negotiating if Council decides to go that route.

[1] Exhibit A: FDOT Landscape Maintenance Agreement Presentation

* **MOTION by Mayor Blake; Seconded by Councilmember Goins to decline FDOT's request for the City to assume right-of-way maintenance services to include medians on Clearlake Rd. (SR501) from SR 520 to south of Michigan Ave., for discussion.**

Councilmember Koss stated that we will not get good results with poor soil. She would like to see the soil replaced and would like to use native plants. She also noted that she doesn't want us to be in a position where we can't afford what we need, but she also doesn't want to see us ignore our corridors.

City Manager Whitten added that if Council is in favor of Option 1, we would revert back to the original agreement, but staff can bring back some more information to Council about the cost of enhancing the City's medians to the City's standards.

Councilmember Koss emphasized the importance of the City's corridors.

Councilmember Goins clarified that the City can spend whatever it wants to enhance the medians, however FDOT would only be required to maintain the medians to their standards so there are still some concerns.

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Historic Cocoa Village Main Street Agreement 2025. (2025-905). (Comm. & Economic Development Director)

Ms. Senger explained that in 2022, City Council approved to enter into a Municipal Services Agreement with Historic Cocoa Village Main Street (HCVMS). The agreement outlines a scope of service that HCVMS would provide to the City in exchange for the use of two office spaces inside the Porcher House. Within the terms of that agreement, it allowed the City Manager to execute two one-year addendums to extend the term of that agreement. The final addendum to this agreement was executed in September 2024.

Both parties wish to continue the Municipal Services agreement. This revised and updated agreement will be good through July 2026 and includes three one-year addendums that can be executed by the City Manager with approval by both parties.

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to approve the Municipal Services Agreement with Historic Cocoa Village Main Street through July 2026 and to authorize the City Manager to execute addendums to the contract through final expiration date.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. National Recreation and Park Association Grant. (2025-914). (Comm. & Economic Development Director)

Ms. Senger explained that the National Recreation and Park Association in partnership with Musco is offering the 2026 Youth Sports Access Grant Program. The grant seeks to increase access to youth sports around the country. As part of the grant program, agencies will receive funding to address barriers to participating in youth sports, increase access to youth sports, and improve the quality of youth sports opportunities across the community. The grant amount is $20,000 in cash funds per grant plus $100,000 in support of in-kind infrastructure donation from Musco Lighting that can be used for the installation of Mini-Pitch System.

The grant deadline to apply is October 10, 2025 with notice of award by January 15, 2026. Infrastructure installation would need to occur between January 2026-June 2027. This would be for one of the two Mini-pitches that are being installed at the park along with the Fitness Court.

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to apply for the National Recreation and Park Association 2026 Youth Sports Access Grant Program to fund in-kind the soccer mini-pitch at Provost Park.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

4. Council approval to apply for the National Railroad Partnership Program (new Federal State Partnership) Grant to fund the construction of the Brightline Station. (Comm. & Economic Development Director) Walk-on Item.

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to approve applying for the National Railroad Partnership Program Grant to fund the construction of the Brightline Station, for discussion.**

Ms. Senger explained that the City of Cocoa, in partnership with the Space Coast Transportation and Planning Organization and Brightline, applied for the FY24 Federal State Partnership Grant in December 2024. The grant was for $47 million towards the construction of the Cocoa Multi-modal Brightline Station. Staff was notified on September 22, 2025 that this grant was not awarded and re-issued with the following changes:

• The repeal of unlawful diversity, equity, and inclusion requirements as part of the Trump Administration's push to end illegal discrimination and restore merit-based opportunity.

• Emphasizing grade crossing safety projects within the program, which is a major shift from the Biden-Harris Administration's wasteful spending to benefit only a sliver of the population.

•Supporting projects that align with the Administration's focus on the American family and ensuring a more seamless travel experience, such as adding mothers' rooms, expanding waiting areas, adding new family restrooms, creating children's play areas, and other projects improving overall travel for families in U.S. intercity passenger rail stations.

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to approve applying for the National Railroad Partnership Program Grant to fund the construction of the Brightline Station.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VIII. City Business:

IX. Informational Agenda:

1. FY 2025 August Budget Adjustment Report. (2025-832). (Finance Director)

2. In accordance with City Code, Section 2-74, at the beginning of each month during the fiscal year, the City Manager shall submit to City Council data showing the relation

between the estimated and actual income and expenses to date. (2025-893). (Finance Director)

3. In accordance with the Financial Operations Manual (FOM) the City Manager shall submit to City Council in the form of an agenda item any 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. (2025-894). (Finance Director)

4. Informational Only - The City of Cocoa's Open Board Vacancies. (2025-919). (City Clerk)

5. Bi-Weekly Report for August 22, 2025 - September 18, 2025. (2025-920). (City Clerk)

X. Reports:

City Manager Whitten shared that the City was awarded the FIND Grant for the day slips at Riverwalk Park. The award was just under $3 million dollars. He gave a shoutout to staff for their work on this grant.

Mayor Blake shared that he has no report tonight, but he would like to ask Council to extend an invitation to Representative Tyler Sirois to come and speak with them.

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to extend an invitation to Representative Tyler Sirois to attend an upcoming Council meeting.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

Deputy Mayor Weeks gave her report and shared several photos from events she recently attended, including a State of the State conference, a Space Coast Realtor's Association event where she got a picture with Sherriff Wayne Ivey, and the League of Mayor's conference she attended in South Florida. She also attended the Chamber Honors Gala where Mrs. Universe 2025 attended and spoke.

Councilmember Goins shared that it is with great sadness that Ms. Ann O'Hara has passed away. Two years ago, he was blessed enough to present her with a key to the city with Mayor Blake.

Additionally, on September 26th he will be speaking at the Lead Brevard event at the Hilton Rialto at 8:30am to discuss politics.

The annual Blue and Gold Gala will also be held on October 11, 2025 from 5-10pm at the Radisson at the Port.

Councilmember Koss provided her report and talked about the planning officials workshop that she attended last week. She shared several highlights that she learned at the workshop with Council.

Councilmember Koss talked about the City's Comprehensive Plan, specifically Section X, Recreation and Open Space Element, Policy 10.1.2.4: "The City will consider the siting of future Neighborhood Parks based on a walkable distance from residential dwellings to ensure an adequate dispersal of parks throughout the City." She asked for staff to prepare and bring back an item so Council can talk about how to address the park desert issues and try to come up with a plan.

Lastly, she reminded everyone that her Town Hall meeting will be on October 21st and encouraged residents to attend.

XI. Adjournment:

* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Goins to adjourn the Regular meeting of September 23, 2025.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 7:36 p.m.

Michael C. Blake, Mayor

ATTEST:

Monica Arsenault, CMC, City Clerk