MINUTES

CITY OF COCOA
REGULAR MEETING OF THE CITY COUNCIL

July 24, 2018

A Regular City Council meeting was held on Tuesday, July 24, 2018, in City Council Chambers, located in Cocoa City Hall, 65 Stone Street, Cocoa, Florida, as publicly noticed.

I. OPENING MATTERS:

Mayor Parrish called the meeting to order at 6:05 p.m.

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

The City Clerk took the roll.

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

OTHER STAFF MEMBERS PRESENT:

Tammy Gemmati, Administrative Services Director; Katie Ennis, Acting Utilities Director; Karen Hamilton, Community Services Director; Michael Cantaloupe, Chief of Police; Lora Howell, Deputy Finance Director; Jonathan Lamm, Deputy Fire Chief; Rebecca Bowman, Finance Director; Dodie Selig, Planning & Zoning Manager; Chris Collier, WFO Manager; Bethani Foster, Accounting Supervisor; Tony Jones, Fleet Manager; Dave Roe, Mechanic II; Gary Palmer, Facilities Manager; Lea Taylor, Senior Fiscal Analyst; Brian De Los Santos, Police Officer;

Dan Rhoades, Police Officer; Chris Hattaway, Police Officer; and Trevious Folston, Helpdesk Support Tech.

II. APPROVAL OF AGENDA AND MINUTES:

1. Agenda: Regular Meeting of July 24, 2018 (18-308)
2. Minutes: N/A

City Manager Titkanich advised that the developer in response to the RFP for Public Hearing Item VI. 2, (File ID 18-297), Ordinance No. 06-2018, which is a CRA project, could not be in attendance this evening. They are asking that the item be tabled until August 14, 2018.

* **MOTION by Councilman Boisvert; Seconded by Deputy Mayor Blanco, to approve the agenda as amended for the Regular meeting of July 24, 2018.**

AYES: Parrish, Blanco, Boisvert, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

City Manager Titkanich clarified for the record that they were not deleting the item, but tabling it until the next meeting of August 14, 2018.

III. AWARDS AND PRESENTATIONS:

1. Presentation of the 2018 Cocoa Works Summer Youth Employment Program. (18-290). (Administrative Services Director)

Ms. Gemmati advised that this was the third year that City Council has supported the Summer Youth Program. This year there were positions all over the City. She thanked Career Source and Jana Bauer, who makes the program happen, keeps in contact with the students, and serves as a liaison between the City and students.

Chris Collier, Water Field Operations Manager, spoke about his interns. He mentioned that he had three positions this year and that he has been a part of this program since its inception. All three students had a positive work ethic and throughout the five weeks he saw tremendous growth in all of them.

He looks forward to working with students and this program again in the future. He further pointed out Dave Roe and Brian Green who work in the City's maintenance shop. They go above and beyond not only in their own job, but also mentoring and working with these students. Their dedication to the program is nothing short of extraordinary.

Tony Jones, Fleet Manager, hosted one position this year and admitted that in the beginning they were not going to have an intern. There was a student interested in Fleet and that student jumped in head first, and was amazing. His goal is to open his own shop one day. When he came on board, his employees' attitudes changed tremendously. He not only learned from them, but they also learned from the student. He thanked Career Source for providing these kids to the City.

Ms. Gemmati advised that the City had budgeted for eleven positions; however, they received a grant through Career Source which enabled the City to get three more positions.

Jana Bauer, with Career Source, spoke in regards to the Summer Youth Program. She spoke about the training process that the students go through and pointed out that they learn both employee and life skills. They also do personality assessments and learn things about themselves.

Fifty percent of the children came to the program with no prior work experience. She is honored to have represented them and is honored to work with the City's managers and appreciates the devotion they put into this program.

Additionally, she saw many of the students come alive and find confidence within themselves throughout the program. She thanked the parents and families for allowing them to do the program and further thanked the Mayor, City Council, Human Resources, and staff for recognizing the importance of the program.

Jayd McNeal, who worked in Human Resources, explained what she did during her time as an intern. She thanked them for all that they taught her during these five weeks and loved working at the Health Fair and touring the Dyal Water Treatment Plant. She realized that Human Resources is very interactive and after this experience she overcame her shyness and found confidence in herself. She never liked public speaking and this program helped her overcome that fear.

Tierra Newkirk, worked in Leisure Services. This program made a huge impact on her and it opened her eyes and made her realize the opportunities that the City has for people. Working in Leisure Services was fun, and she was inspired by Ms. Bantugan's will. She also loved working with Neodasha and Sam, who both taught her a lot. She also did her mock interview with Carie Shealy who she opened up to a lot and was able to talk to.

Jana Bauer presented the students with certificates. Council thanked Ms. Gemmati, Ms. Bauer, and the students.

IV. DELEGATIONS:

Edward Green, 104 Riverside Drive, Apt. 204, Cocoa, was in attendance to advocate for the City to institute a citizen based advisory board in order to help implement the waterfront plan. He is aware that it is a rigorous process but there are citizens that are interested in helping with this. The Cocoa Village Neighborhood Association is looking into presenting a petition to start the advisory board as they believe it would be a valuable tool. He provided information on the proposed plan[1] and believed that it could help alleviate time and costs by reducing the need to get outside consultants.

Mayor Parrish believed that this is a great idea and is aware that there is a lot of talent in the City. City Manager Titkanich reminded Council that the Waterfront Master Plan falls under the Cocoa CRA plan and this request might be better entertained if presented to them.

Candace Rogers, 93 Delannoy Avenue, Cocoa, has a petition with over 201 signatures from people all over Cocoa who are very excited about this committee and about it moving forward. She read a few comments from the petition and felt that the City needs this committee and a vision so that the waterfront can be what they want it to be.

Lawrence Sinclair, 1052 Mitchell Street, Cocoa, provided an update on 511 N. Kentucky Avenue and mentioned that as of Friday, it was sold and they have closed. It will be renovated by the new owner. He spoke about the drainage issues in Broadmoor Acres noting that he is offended to find out that the after action report from Irma did not include Broadmoor Acres. He stressed that something needed to be done. In closing, he advised that he has announced to

[1] EXHIBIT A: Proposed plan for a Waterfront Advisory Steering Committee/Advisory Board

run for Mayor and all issues that he will bring forward from here on out will be personal and not political.

In response to the drainage concern, City Manager Titkanich advised that Fiske Boulevard was a three phase project and it was delayed due to some engineering factors. The Public Works Director can bring back a detailed report to the next meeting.

Rev. J.B. Dennis, 3710 Catalina Drive, Cocoa, FL, stated it has been a year and a half since they filed their first petition and a second petition was recently filed. They had a meeting that ended up being a knit picking meeting. He is informing Council that he is tired of coming in tit for tat and is filing a civil rights suit.

In response, City Manager Titkanich shared that staff met with Rev. Dennis on July 18, 2018 and provided summarizing content of their conversations and other information in an email that was sent on Monday, July 23, 2018. He is not sure that what Rev. Dennis just stated accurately occurred.

Donna Kettner, Derby Street, noted she was going to speak in regards to the new hotel even though the item was tabled. Her concern was that the building would not fit into the downtown. A parking garage is needed and there are many city council members who have come and gone throughout the years, but the Mayor promised a parking garage. She showed historical photos of the City and mentioned they have had hotels. Additionally, they have great concerns of fixing the lagoon, and she is tired of jumping over sludge on Riveredge Blvd., and the sludge has not moved to Delannoy Ave. There is a problem in the downtown, including insufficient garbage cans at restaurants. She wished Council would make a decision that would be good and she pointed out she would not be in attendance at the August 14, 2018 City Council meeting.

Mayor Parrish stated if they build a parking garage it is not going to help the village. They added spaces at Lee Wenner Park and on John Garron. It is important where tax payer's money goes. He stated the hotel is coming and that the town has to be built the right way.

Pat Chambers, 37 Derby Street, Cocoa, was appalled at how Mayor Parrish spoke to Ms. Kettner. She spoke about 27 Derby Street and the Code issues related to it. She asked when something would be done to that property. She further spoke about the sidewalks on Derby, noting they were marked but nothing has been done.

Lorraine Koss, 2115 N. Indian River Drive, was also appalled. She mentioned that she sits on the Citizens Oversight Committee for the Indian River Lagoon. Their challenge is getting municipalities to work together. Cocoa had no representation at their last meeting and believes that Cocoa has a great story to tell. There are funds sitting on the table and unless signed by a certain date the money is gone. She urged Cocoa to come to step up to the table. Mayor Parrish asked that the lagoon people come to the table also.

Aleck Greenwood, 640 Brevard Avenue, was not appalled and believed there would always be nay-sayers. There have been public meetings on this project and if a person living in the City or who owns a business does not want to see growth then they need to sell. He spoke about the criticism he heard at the Planning and Zoning Board meeting. Money has been spent on the Joe Lee Smith Center and in other areas and that is progress. Something needs done as a solution to the negativity in the City.

Mayor Parrish stands by what he does and you cannot be negative all of the time. It is a risk to spend millions and no one is going to do it to watch it fail. He ran the neighborhood watch twenty years ago and will not let it go back to how it used to be.

City Manager Titkanich advised that debt service pays the bonds on City Hall, they are not paid by the utility system. He assured all that tax payers do not pay for City Hall. It was a bond but specific revenues were pledged for it.

Rita Lynar, 1200 Clearlake Road, #2114, Cocoa, thanked staff for helping her with her problem and treating her with respect.

Judy McCluney, 1908 Manor Drive, Cocoa, stated that she was representing some of the tax payers. They helped pay for some of this and admitted she still parks at the old City Hall site. She believed that the space could be expanded and was perplexed as to why an area that has available parking would be used to build a hotel on. She urged everyone to look carefully at this project.

Barbara Kinsey, 1628 Manor Drive, announced that she would be at the meeting where the project would be discussed. She is not against progress and everyone she has spoken to is in support as long as it fits the character of the Village. She asked for all numbers, proportions, and names in relation to the project.

V. CONSENT AGENDA:

1. Approve a Task Order with Architects RZK, Inc. (RZK) for the initial design tasks related to pursuing a design build competitive bid and contract for the Dr. Joe Lee Smith Center for Justice; Approve a Resolution authorizing the City Manager to approve change orders in an amount not to exceed 5% of the total cost of the purchase order. (18-301). (Public Works Director)

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

AYES: Parrish, Blanco, Boisvert, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

VI. PUBLIC HEARINGS:

1. Ordinance No. 05-2018/ 1st Reading: Amending Appendix A, Zoning, Article X, Section 3 of the City Code, to modify the requirements to allow the construction of single-family dwellings and customary accessory buildings on a nonconforming lot of record. (18-296). (Community Services Director)

Ms. Hamilton presented the item and noted that Ms. Selig was in attendance and had a presentation on the requested change.

City Attorney Garganese read Ordinance No. 05-2018 into the record, by title only as follows and mentioned that this was the first reading of the ordinance and the Planning & Zoning Board recommended approval of the ordinance at its Special meeting on July 17, 2018.

ORDINANCE NO. 05-2018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING APPENDIX A, ARTICLE X, SECTION 3 OF THE CODE OF THE CITY OF COCOA TO MODIFY THE REQUIREMENTS TO ALLOW THE CONSTRUCTION OF SINGLE-FAMILY DWELLINGS AND CUSTOMARY ACCESSORY BUILDINGS ON A NONCONFORMING LOT OF RECORD; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

Ms. Selig provided a presentation[2] noting the change being requested. She mentioned that the City has identified an area of the City Code, specifically Appendix A, Zoning, Article X, Section 3, related to non-conforming lots of record which should be clarified. She further noted that the lack of clarity in the language has caused confusion that staff would like to resolve with the adoption of Ordinance No. 05-2018.

She further explained that the City currently allows, in any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings to be erected on the nonconforming lot of record, provided that yard dimensions and requirements other than area and width are satisfied. The intent of this section of the code is to ensure that property owners maintain reasonable use of their lots if they become nonconforming lots due to a change in the Zoning Ordinance of the City.

Notably, this language does not include any reference to depth. Therefore, currently, if a lot in a district in which single-family dwellings are permitted meets the minimum lot width and area requirements, but is an insufficient depth due to a change in the zoning code, no dwelling could be built without seeking a variance.

There is no apparent reason to distinguish between legally nonconforming lots that are nonconforming due to width or area and those that are nonconforming due to depth, provided that all other requirements of the zoning code, including setbacks, are met.

Ms. Selig discussed the relationship and consistency with the Comprehensive Plan and advised that at the Special Planning & Zoning Board meeting on July 17, 2018, they recommended approval of this ordinance.

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

* **MOTION by Deputy Mayor Blanco; Seconded by Councilman Boisvert, to approve Ordinance No. 05-2018 on first reading.**

AYES: Parrish, Blanco, Boisvert, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

~~2. Ordinance No. 06-2018/1st Reading: Amending Appendix A, Article XI, Section 22 of the City Code to allow large scale commercial/mixed-use buildings on certain properties within the Cocoa Waterfront Overlay District, Cocoa Village Sub-district. (18-297). (Community Services Director)~~

[2] EXHIBIT B: Zoning Text Amendment: Ordinance No. 05-2018/1st Reading

This item was tabled until a time certain of August 14, 2018 in order to preserve advertising.

VII. COUNCIL BUSINESS:

1. Approve a Code Enforcement Lien Reduction request in the amount of $2,830.00, as recommended by the Code Enforcement Board, for the property located at 209 Riverside Dr. (18-277). (Chief of Police)

Chief Cantaloupe provided a background on the item and mentioned that the Code Enforcement Board held a public hearing on May 18, 2017, at which time the Board found the owner, 209 Riverside LLC in violation of the following: Section 6-1003(f) Exterior walls; Section 6—1003 (b) Protective treatment; and App. A, Art. XV, Sec. 2(A) Permit required.

The Board provided the owner sufficient time to correct the said violations. Consistent with the Code Enforcement Board's Order, a fine ran at $75.00 per day from June 18, 2018 until compliance was achieved and documented on May 29, 2018. The lien is $25,875.00 and the current owner, 209 Riverside LLC, is requesting that the lien be reduced to $1,293.75.

At the Code Enforcement Board's regular meeting on June 21, 2018 it was recommended that the lien be reduced to $2,830.00.

Councilwoman Warner asked if they were now in compliance and Chief Cantaloupe answered in the affirmative.

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

AYES: Parrish, Blanco, Boisvert, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Approve a Code Enforcement Lien Reduction request in the amount of $1,000, as recommended by the Code Enforcement Board, for the property located at 1049 W King St. (18-278). (Chief of Police)

Chief Cantaloupe provided a background on the item and mentioned that the Code Enforcement Board held a public hearing on January 18, 2018, at which time the Board found the owner, Mc Vey Properties No 9 LLC in violation of the

following: Ch 6 Section 6-900 (b)(1) a-d Accumulation of Trash and Litter; Ch 6 Section 6-1001(g) Accessory Structures; and Ch 6 Section 6-1001(d) Weeds.

The Board provided the owner sufficient time to correct said violations. Therefore, consistent with the Code Enforcement Board's Order a fine ran at $150.00 per day from March 18, 2018 until compliance was achieved and documented on April 11, 2018. The lien is $3,600.00 and the current owner Mc Vey Properties No 9 LLC, is requesting that the lien be reduced to $500.00.

The Code Enforcement Board, at its regular meeting on June 21, 2018, recommended that the lien be reduced to $1,000.00.

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

AYES: Parrish, Blanco, Boisvert, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

Charles Nix was in attendance to answer questions if Council had any.

3. Approve a Code Enforcement Lien Reduction request in the amount $2,000, as recommended by the Code Enforcement Board, for the property located at 1049 W King St. (18-279). (Chief of Police)

Chief Cantaloupe provided a background on the item and mentioned that the Code Enforcement Board held a public hearing on January 18, 2018, at which time the Board found the owner, Mc Vey Properties No 9 LLC in violation of the following: App A Art. XIII Sec 22 (a-i) Landscape Requirements.

The Code Enforcement Board found the owner in repeat violation and to correct said violations. Therefore, consistent with the Code Enforcement Board's Order a fine ran at $500.00 per day from November 11, 2017 until compliance was achieved and documented on April 11, 2018. The lien is $77,000.00 and the current owner, Mc Vey Properties No 9 LLC, is requesting that the lien be reduced to $1,500.00.

The Code Enforcement Board, at its regular meeting on June 21, 2018, recommended that the lien be reduced to $2,000.00.

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

AYES: Parrish, Blanco, Boisvert, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

Councilwoman Warner asked if this was the Family Dollar and Chief Cantaloupe answered in the affirmative.

Councilman Whipple requested that the area be policed a little better and Chief Cantaloupe assured him they would.

4. Approve Resolution No. 2018-051 establishing the Rolled-back Rate, adopt a Proposed Tentative Millage Rate, and set the date, time, and place for the first Public Hearing to consider the FY2019 Budget. (18-304). (City Manager)

City Manager Titkanich mentioned that this item was previously approved and explained the reasoning why it was being brought back tonight for re-approval.

He provided a presentation[3] and explained that the objectives were to approve a resolution establishing the Rolled-Back Rate; to adopt a proposed Millage Rate; and to set the 1st Public Hearing for September 5, 2018 at 5:30 p.m.

City Manager Titkanich reminded Council that the proposed rate voted for tonight can be reduced when voting for an adopted millage rate, but cannot be increased.

He provided a historical review of the Ad Valorem Tax base, and the Millage and Ad Valorem Revenue History was discussed in detail. He pointed out that the millage rate has been 5.9790 for the last four years.

City Manager Titkanich spoke about the FY 2019 Trim Rate Options and pointed out the following rates:

- FY 2018 Adopted Rate: 5.9790
- Current Rate-Proposed: 5.9790
- Rolled-Back Rate: 5.7902
- Majority Rate: 9.9805

[3] EXHIBIT C: Truth in Millage (TRIM) Presentation

CRA's were discussed and he mentioned that with the proposed rate they would be providing approximately $1 million to three agencies.

The impact this would have to single family property owners was discussed and a comparison of millage rates for FY 2019 of Brevard County cities were looked at. The City of Cocoa falls 7th in the ranking.

City Manager Titkanich explained the next steps in the process which are as follows:

- Budget Workshop: August 8, 2018 @ 5:30 p.m.
- 1st Public Hearing: September 5, 2018 @ 5:30 p.m.
  - Vote for Proposed Millage Rate
  - Vote on the Proposed FY 2019 Budget
- 2nd Public Hearing: September 13, 2018
  - Adopt a Proposed Millage Rate
  - Adopt the FY 2019 Budget

He reiterated that tonight staff was requesting Council to approve Resolution No. 2018-05.

Councilman Boisvert clarified that this was already voted for. In response, City Manager Titkanich answered in the affirmative and explained how staff had to re-input numbers due to compliancy issues, and that they had to bring this item back for approval again.

* **MOTION by Deputy Mayor Blanco; Seconded by Councilman Whipple, to approve Resolution No. 2018-051 establishing the Rolled-back Rate, adopt a Proposed Tentative Millage Rate, and set the date, time, and place for the first Public Hearing to consider the FY2019 Budget.**

AYES: Parrish, Blanco, Boisvert, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

VIII. CITY BUSINESS:

1. Pursuant to Resolution No. 2016-87 establishing water, sewer and reclaimed water charges and usage rates, accept Stantec's FY 2018 Utility Rate Study,

validating the implementation of an automatic five percent (5%) annual increase to the water, fire lines, hydrant, wastewater and reclaimed water fixed monthly charges and usage rates effective October 1, 2018; and provide for the update of the Utilities Handbook and the City Code. (18-236). (Deputy Finance Director)

Ms. Howell stated that each year staff works with a consultant in regards to the utility system and the needs of the City. She introduced Mr. Erick van Malssen, Managing Consultant with Stantec.

He provided a presentation[4] on the Water and Sewer Revenue Sufficiency Analysis Update. He spoke about their project team and noted that he was going to discuss the purpose, analysis, financial plan, and the recommendations of the study.

The City contracted with Burton & Associates (now Stantec) in FY 2010 in order to do a comprehensive rate study. This included water, sewer, and reclaimed water. Since that time, annual revenue sufficiency analysis' have been performed. In FY 2017 they recommended four percent annual rate adjustments.

He explained in detail what the analysis entailed, including data sources and assumptions.

Mr. Van Malssen further discussed the financial plan, including cash flow projections, control panel, and rate comparisons with other local entities.

Their recommendation is to implement a five percent across-the-board increase in all water, sewer, and reclaimed water rates, effective October 1, 2018. Their basis for this recommendation is that it meets the financial planning targets and provides a sustainability plan for the funding of capital project requirements.

Councilman Whipple asked how many years the five percent annual increase would take place. In response, City Attorney Garganese mentioned that the automatic five percent was adopted in 2016 and runs through 2025, unless City Council decides to change it. Council will have to adopt a new rate Resolution October 1, 2025.

Council thanked him for their individual meetings and for explaining it so clearly.

[4] EXHIBIT D: Water and Sewer Revenue Sufficiency Analysis Update

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

AYES: Parrish, Blanco, Boisvert, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Approval for the City of Cocoa to accept the donation of a German Shepard from Cocoa Community First, Inc. to be used as a patrol K-9 for tracking, narcotics searches, and apprehensions by the Cocoa Police Department, to allow the City Manager to sign the Waiver of Liability and Hold Harmless Agreement between the City of Cocoa and Cocoa Community First, Inc. and to approve a Resolution amending the FY2018 budget. (18-280). (Chief of Police)

Chief Cantaloupe presented the item and noted Officer De Los Santos and Canine Kyra were in attendance at the meeting. Officer Rhoades and Officer Hattaway, along with Copper were all in attendance as well.

Officer De Los Santos introduced Kyra to Council and advised that she is two years old. She will replace Cairo who is retiring. She is also the first female canine the City has had.

It was pointed out that Offficer De Los Santos saved the City $10,000 by getting the donation from Cocoa Community First to bring Kyra to the City.

* **MOTION by Councilwoman Warner; Seconded by Deputy Mayor Blanco, to approve the item.**

AYES: Parrish, Blanco, Boisvert, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Approve a Resolution Amending the FY2018 Budget to Reallocate Funds for the Purchase of Quick Lime Chemical for the Dyal Water Treatment Plant; To Approve Change Order #3 to Purchase Order No. 72261. (18-291). (Utilities Director)

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

AYES: Parrish, Blanco, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (4-0)[5]

4. Approve a Resolution Amending the FY2018 Budget through the use of General Fund Contingency, for Actuarial Services provided by Bolton Partners, Inc. (18-293). (City Manager)

City Manager Titkanich explained that two quotes were received and they were going with the one that was least expensive.

* **MOTION by Councilwoman Warner; Seconded by Deputy Mayor Blanco, to approve the item.**

AYES: Parrish, Blanco, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (4-0)

5. Approve a Resolution Amending the FY2018 Budget through the use of General Fund Reserves in the amount of $57,000, for replacement and installation of four (4) 40 foot tall street lights along the US 1 corridor, and the purchase of three (3) decorative street lights that are utilized in the downtown Cocoa area. (18-295). (Public Works Director)

Mr. Wegerif presented the item and explained where the replacement poles would be installed.

Councilman Whipple asked about the decorative lights that are currently up. He noted some of the existing lights were not working and asked that they all be looked at[6]. He stated many are non-functional.[7]

City Manager Titkanich clarified that these are replacements for missing lights. Councilman Whipple asked them to come up with a total number of decorative lights and where they are located.

[5] Councilman Boisvert exited the meeting at 7:44 p.m.
[6] Councilman Boisvert returned to the meeting at 7:50 p.m.
[7] Mayor Parrish left the meeting at 7:50 p.m.

Mr. Wegerif noted that the ones in the Heart of Cocoa are approximately ten to twelve years old and bulbs are being replaced with LED lights. Councilman Whipple asked for a report back on the current lights.

Councilwoman Warner mentioned that in the agenda item it stated that some of the issues were from car accidents. She asked if the City gets reimbursed by insurance when this happens. In response, Mr. Wegerif assured her that his staff works on the reimbursements and will retrieve all necessary police reports, etc. The City usually gets it back.

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

AYES: Blanco, Boisvert, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (4-0)[8]

6. Ordinance No. 07-2018/1st Reading: Amending Section 2-51 of the City Code to modify City Council regular meeting days from Tuesday to Wednesday. (18-312). (City Attorney)

City Attorney Garganese read the ordinance into the record, by title only, and noted that at the last meeting, this item was tabled in order to get more information. He reiterated that this was a discretionary item. The City Clerk's office polled the Planning & Zoning Board and there were no issues with a change of their meeting day. The Utilities Advisory Board was also polled and noted it was ultimately Council's decision and they were willing to work with Council.

ORDINANCE NO. 07-2018

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA; AMENDING SECTION 2-51 OF THE CITY CODE TO PROVIDE THAT REGULAR CITY COUNCIL MEETINGS SHALL BE HELD ON EVERY SECOND AND FOURTH WEDNESDAY OF EACH AND EVERY MONTH; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

[8] Mayor Parrish returned to the meeting at 7:52 p.m.

He reiterated it was Council's discretion as they are inclined to change meeting days if they wish.

Councilman Whipple believes that they need to try this change because there are things happening on Tuesdays in this community that they cannot always attend such as School Board meetings. He reminded all that moving the meetings from 7 pm to 6 pm was questionable too, but ended up being a huge help. This was brought up for several reasons, such as the school board meeting conflict, and community involvement. He advised that they can always go back but why not try it for now.

Additionally, Councilman Whipple has not heard from any City employees in regards to change and whether they are for it or not.

Mayor Parrish is for it and both Deputy Mayor Blanco and Councilman Boisvert have no objections to the change. Councilwoman Warner does not have a conflict and agreed that there are times where it would have been to their advantage to be at a school board meeting. Councilwoman Warner would like to ensure staff works really hard to give public notice at the next two meetings to promote the fact that they are moving the meeting day.

They all agreed to start the second Wednesday of September.

Aleck Greenwood asked about the CRA. That would be moved also.

City Manager Titkanich further noted that there are other instances where the County meets on Tuesdays and we have to work around their meetings for budget hearings, so this will help. Staff had no objection.

* **MOTION by Councilman Whipple; Seconded by Deputy Mayor Blanco, to approve Ordinance No. 07/2018 on First Reading and to start September 12, 2018.**

AYES: Parrish, Blanco, Boisvert, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

MULTI-YEAR CONTRACTS:

7. Approval of a multi-year contract between Napa Genuine Parts Company and the City of Cocoa for Fleet Parts and Inventory Management Services, utilizing NJPA Contract No.061015 Fleet-Related Maintenance Equipment, Supplies, Services, and Inventory Management Solutions effective September 1, 2018 and authorize the City Manager to sign the contract. (17-358). (Public Works Director)

* **MOTION by Councilman Boisvert; Seconded by Deputy Mayor Blanco, to approve the item.**
AYES: Parrish, Blanco, Boisvert, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

8. Approve renewal of a multi-year contract with United Healthcare for Medicare Advantage Plan for eligible retirees 65 and over from January 1, 2019 to December 31, 2019 and payments to eligible retirees for Medicare Part B reimbursement. (18-307). (Administrative Services Director)

Ms. Gemmati mentioned that this renewal was a decrease to the plan.

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

AYES: Parrish, Blanco, Boisvert, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

IX. INFORMATIONAL AGENDA:

1. Council request to review the cumulative purchase approvals over $35,000 and under $50,000 for period 10/01/2017 to 06/30/2018. (18-289). (Deputy Finance Director)

2. 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. (18-298). (Deputy Finance Director)

3. FY 2018 Budget Adjustment Report. (18-299). (Deputy Finance Director)

4. 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. (18-300). (Deputy Finance Director)

X. REPORTS:

Chief Cantaloupe advised that this Saturday from 11 am – 4 pm, Officer Hattaway and Copper would be doing a "Back to School Supply Drive' at the Cocoa Walmart. They are partnering with Walmart for the event.

Deputy Chief Lamm announced that the 2018- 911 Stair Climb would be on September 15, 2018 at 6 p.m. at Tiger Stadium. T-shirts are now on sale.

He further announced that Ron Plummer with Orange County Emergency Management had passed away. He was a huge advocate for them and would be greatly missed by their region. They would be presenting a plaque to his family at their regional meeting in Daytona.

Ms. Gemmati pointed out that the open enrollment period started today and packets would be given out to each Council member.

Ms. Ennis provided a brief update on the break on SR 520 and Hughlett. She noted a temporary repair had been done and they were working with permitting.

As soon as they receive the okay, they can make the repair. They expect that it will take about four hours.

Assistant City Manager Fuhrer provided a notice to the public. They were expecting the phone system to be cut at 8 pm; however, when they came in to work this morning they realized it had been done at 8 am. He advised Council may hear from customers who were not able to get through today, but the team figured out what was going on and was able to answer the majority of the calls. They learned a few new features with this system, one is that they can ask to go back and have an automatic call return. He asked that all have patience as they work through the issues.

City Manager Titkanich introduced the new Finance Director Rebecca Bowman who comes from the City of Casselberry. She was Finance Director there for six years and holds an MBA in Accounting.

All Council welcomed her. Mayor Parrish asked what Casselberry's budget was. In response, Ms. Bowman stated about $50 million.

City Manager Titkanich further thanked Ms. Howell for serving as Interim Finance Director during the transition of hiring the new director.

He reminded Council that if they were interested in serving on a FLC Policy Committee then the deadline for that is August 20, 2018.

Councilman Whipple stated he sees progress on Stone Street and thought things were looking good. He thanked Mr. Wegerif for the project. He asked when the completion date was set for and in response, Mr. Wegerif advised they were still on for September 30, 2018.

Councilman Whipple asked for a Factory Street and the Community Meeting Room update. Mr. Wegerif pointed out that the roof was on, walls were up and it was due to be completed by the end of the fiscal year.

Councilman Whipple spoke about the elimination of blight and that on the corner of Rosa L. Jones and Martin Luther King Jr. Hwy. they were continuing with the elimination and moving forward with new facilities. There are a lot of good things happening.

He mentioned that tonight there were some disgruntled citizens and he asked that everyone try to work together and reach a solution instead of bickering. He is happy to see the City moving forward.

In closing, Councilman Whipple asked the City Manager what a citizen gets if they have a Key to the City. He asked that a policy be done with what the key means and he would like to see the amenities for a Key to the City recipient.

City Manager Titkanich advised that the City Clerk has surveyed other cities and keys are given out as appreciation for service. Staff is currently looking into what types of events this could be used for. Councilman Whipple and Mayor Parrish believed we should think outside of the box and be the first city to do something different.

Deputy Mayor Blanco believed if you receive one there should be some meaning behind it as well.

Councilwoman Warner mentioned her attendance at the Sustainability Advisory Committee meeting and believed that they are very enthusiastic about the committee. They do a great job of pulling together their own research. There was public participation and the members on the committee seem interested. She thanked Karen Hamilton for her good staff guidance.

She advised that she had the pleasure of escorting Copper to a show in Scottsmoor, where he won. It qualified him for another show this fall in Michigan.

Councilwoman Warner spoke of her attendance at the grand opening of the Brevard Cinema House. There are 48 seats and they show fun movies, have sing alongs, and host other events. It is located on Willard Street. The movie is $6.00 and popcorn is $3.00. Their schedule is put out weekly and you can also reserve for a child's birthday party.

She further spoke about her attendance at a memorial service for Bob Kahn who passed away about a month ago. They waited to do the service until family could come. It was a wonderful service and she had no idea of how heavily involved he was in different things. They did a great job in covering his career at the service.

Councilwoman Warner attended a luncheon for the Space Coast Chapter of the National Chapter of Black Women. Ms. Delores McLaughlin and Ms. Sarah Ann Conkling were honored. It was a wonderful event, and Ms. Jewel Collins' granddaughter Brandy was a co-chair of the event.

She also attended the Rotary lunch today with Officer Hattaway and Copper. Rotary is very impressed with the community policing and what they do.

Councilwoman Warner pointed out that this Thursday evening at 5 p.m. at the School Board Office there is going to be discussion about the renaming of Cocoa High's Stadium to Dick Blake Stadium. Anyone who supports that change can go to the meeting and let them know. They would appreciate it.

Lastly, she mentioned that Brian De Los Santos had put together the whole donation for Kyra. She asked if there was a City program to recognize employees who come up with new ideas. City Manager Titkanich assured her he would check and agreed it should be looked into. Councilwoman Warner knows there are employees who sometimes have great ideas that have saved time, money, etc. and feel they should be recognized.

In closing, she spoke about the possibility of a Bee ordinance which would entail the keeping and saving of bees.

Deputy Mayor Blanco spoke about her and the Mayor's tour of the Walmart Distribution Center. It is massive and she could not do the whole tour, but is going back at a later time. The ribbon cutting is coming up and the employees there are very happy with the company.

She mentioned that Council would love to see residents come out to meetings. Council is only effective when members of the community help participate in discussion, etc. Those citizens who are for or against a project, please come out, we still want you to participate.

In closing, Mayor Parrish apologized if he had offended anyone earlier. However, he is appalled when people come up and talk down to them on a regular basis. He has a switch that goes off. He does not take abuse, nor will he ever. He will lash back and apologized again if it offends anyone. He knows where the City has been in the last fifty years in comparison with where they are now. He is for the building, code, and for the City.

He further mentioned that the third person who came up is running for a seat and their issue is the lagoon. He has spoken with a lot of people who are mad about the lagoon because not much is being given to the lagoon. He sees things on the horizon that is going to hurt them.

He welcomes all to come back but do not abuse Council.

He mentioned when he was elected there were a lot of issues and you never know what you can fix. He was invited to an interview earlier in the week and Central Brevard County is trying to be controlled. We cannot let South Brevard affect Central Brevard. We cannot fall back and be second to anyone and he does not want to go back and have a terrible reputation.

In closing, he stated there are things going on and they are not all bad but at the same time we will not be bullied or pushed around. That includes the legislature. We will fight for what is right for us. We are living in a different time where there is corruption that is affecting the County, but there are people in the right places.

XI. ADJOURNMENT.

* **MOTION by Councilman Boisvert; Seconded by Deputy Mayor Blanco, to adjourn the Regular City Council meeting of July 24, 2018.**

AYES: Parrish, Blanco, Boisvert, Warner, Whipple

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 8:41 p.m.

Henry U. Parrish III, Mayor

ATTEST:

Carie E. Shealy, MMC, City Clerk

City of Cocoa SEAL Florida

EXHIBIT A: Proposed plan for a Waterfront Advisory Steering Committee/Advisory Board

The Cocoa Village Neighborhood Coalition has circulated the following petition advocating for the establishment of a Waterfront Advisory Steering Committee/Advisory Board:

> *It has been eight months since the destruction of the Cocoa Waterfront with no temporary waterside access to the Village. While plans have been made and budgets submitted, there is no Waterfront Advisory Steering Committee comprised of citizens with relevant expertise to serve as an adjunct to waterfront planning and execution. Upon completion of the waterfront , a Steering Committee could evolve into a City Waterfront Advisory Board to assist with management and oversight of the waterfront.*

We think such a Committee/Advisory Board will be an invaluable tool to help expand and implement the Waterfront Master Plan and improve the City's performance in a number of ways because:

- the Waterfront Master Plan is limited in that it is a broad outline of the types of uses and the nature of facilities to support those uses, but, by design, has few specifics or implementation details.

- a Committee/Advisory Board, made up of citizens who use waterfront facilities or whose business and neighborhood is affected by them can act as subject matter experts giving insight and guidance to city elected officials as they clarify vision and goals, and provide technical insight and user input to professional staff as they implement the plan.

- besides the Waterfront plan, city staff workload is growing with the upcoming development of 603 Brevard Av, the Villas of Cocoa, parking and traffic improvements in and around the Village, the Joe Lee Smith project and many others, while still dealing with ongoing projects and daily operations. As the operational tempo increases, a Committee/Advisory Board can be an adjunct and force multiplier for already over-taxed internal resources.

- a Committee/Advisory Board can save time and cost by reducing the need to bid and select outside consultants. A well-constructed board with the right mix of knowledge and skills can serve as an on-demand internal consultant.

- projects like waterfront development typically have a better outcome, better utility and greater community acceptance when stakeholders are integrated into the planning and execution.

In summary, a Committee/Advisory Board can be a cost-effective resource to enhance planning and execution of the Waterfront Redevelopment Plan by apprising the elected officials of community needs, wants and desires and offering the professional staff technical expertise that may not be available in-house. This Committee/Advisory Board would NOT be a substitute for the policy-making role of elected officials, nor would it be another bureaucratic layer for the professional staff to answer to. It would be a stand-alone resource outside of the organizational chart, with no direct authority, whose only role is to provide support as needed.

EXHIBIT B: Zoning Text Amendment: Ordinance No. 05-2018/1st Reading

Zoning Text Amendment

City of Cocoa

Amendment to Non-conforming Lots of Record

Ordinance 05-2018

- The City has identified an area of the City Code, specifically Appendix A. Zoning, Article X, Section 3, related to non-conforming lots of record which should be clarified.

- The lack of clarity in the language has caused confusion that staff would like to resolve with the adoption of Ordinance No. 05-2018.

Ordinance 05-2018

- In accordance with Appendix A. Zoning, Article XXI, Section 1(G)(2) of the Code of the City of Cocoa, the City Council shall consider and study the following when an amendment to the zoning code is proposed:

    a. *The need and justification for the change.*
    b. *The relationship of the proposed amendment to the purposes and objectives of the comprehensive planning programs and to the comprehensive plan, with appropriate consideration as to whether the proposed changes will further the purposes of [the] zoning code and other codes, regulations, and actions designed to implement the comprehensive plan.*

Ordinance 05-2018

Need and justification for change:

- The City currently allows, in any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings to be erected on the nonconforming lot of record, provided that yard dimensions and requirements other than area and width are satisfied.
- The intent of this section of the code is to ensure that property owners maintain reasonable use of their lots if they become nonconforming lots due to a change in the Zoning Ordinance of the City.

Ordinance 05-2018

- Notably, this language does not include any reference to depth. Therefore, currently, if a lot in a district in which single-family dwellings are permitted meets the minimum lot width and area requirements, but is an insufficient depth due to a change in the zoning code, no dwelling could be built without seeking a variance.

- There is no apparent reason to distinguish between legally nonconforming lots that are nonconforming due to width or area and those that are nonconforming due to depth, provided that all other requirements of the zoning code, including setbacks, are met.

COCOA FLORIDA

Ordinance 05-2018

Relationship and consistency with Comprehensive Plan:

Future Land Use Element Policy 1.1.10.10: The City shall review the non-conforming section of the land development code to ensure its effectiveness.

Ordinance 05-2018

Previous Action: The Planning & Zoning Board recommended approval at its July 17, 2018 special meeting.

Recommended Motion: Approve Ordinance No. 05-2018 amending Appendix A. Zoning, Article X, Section 3 of the City Code, to modify the requirements to allow the construction of single-family dwellings and customary accessory buildings on a nonconforming lot of record.



Truth In Millage (TRIM) Presentation

Regular Council Meeting
July 24, 2018

EXHIBIT C: Truth in Millage (TRIM) Presentation

Objectives

❖ **Approve a resolution establishing the Rolled-Back Rate**

❖ **Adopt a Proposed Millage Rate**

To be in compliance with FS 200.065, the City must establish a proposed millage rate by August 4th (within 35 days of TRIM Compliance Process) for the 2019 Fiscal Year.

- Minimum Requirement – 3 of 5 Votes

❖ **Set 1st Public Hearing – Sept. 5, 2018 at 5:30pm**

❑ **REMINDER**

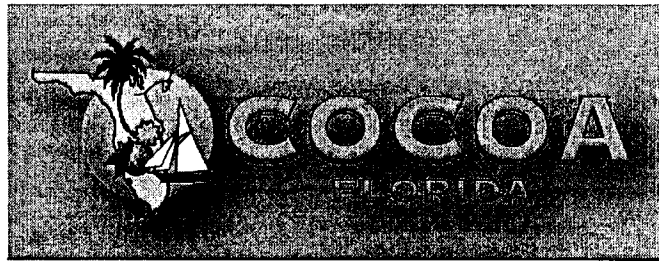
- The proposed rate you vote for tonight can be reduced when voting for an adopted millage rate, but cannot be increased.

Historical Review
Ad Valorem Tax Base

Fiscal Year	Valuation	% of Change
FY2008	$1,178,240,071	3.8%
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	$967,726,786	8.6%

FY2009-FY2018 is based on the Final Taxable Value.

Historical Review of Millage and Ad Valorem Revenue History



Fiscal Year	Valuation	Millage	Ad Valorem Revenue	Revenue Variance from Previous Year	% of Change
FY2008	$1,178,240,071	4.4891	$4,799,656	($20,259)	(0.4%)
FY2009	$1,168,009,451	4.4891	$4,542,124	($257,532)	(5.4%)
FY2010	$1,025,224,075	4.4891	$4,066,536	($475,588)	(10.5%)
FY2011	$906,460,404	4.9660	$4,040,240	($26,296)	(0.6%)
FY2012	$797,859,898	5.5813	$4,022,601	($17,639)	(0.4%)
FY2013	$771,155,034	5.9811	$4,173,108	$150,507	3.7%
FY2014	$773,867,625	5.9811	$4,235,127	$62,019	1.5%
FY2015	$780,867,676	5.9790	$4,275,054	$39,927	0.9%
FY2016	$817,760,975	5.9790	$4,454,795	$179,741	4.2%
FY2017	$858,558,414	5.9790	$4,768,944	$314,149	7.1%
FY2018	$890,566,389	5.9790	*$4,946,704	$177,760	3.7%

* FY 2018 represents Y-T-D collection, as of June 30,2018.

FY2019 TRIM Rate Options

	Valuation	Rate	Gross Tax Revenue	Tax Revenue @ 95%	FY2018 – FY2019 Revenue Variance
FY2018 *Adopted Rate	**$888,479,522**	**5.9790**	**$5,312,219**	**$5,046,608**	

FY 2019 Millage Options

Current Rate-Proposed	$967,726,786	5.9790	$5,786,038	$5,496,736	$450,128 ← Proposed Rate
Rolled-back Rate	$967,726,786	5.7902	$5,603,331	$5,323,165	$276,557
Majority Rate	$967,726,786	9.9805	$9,658,397	$9,175,477	$4,128,869

City Council may adopt any rate up to 10 mills with a two-thirds vote.

*The adopted rate using the valuation available at the time of adoption.

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

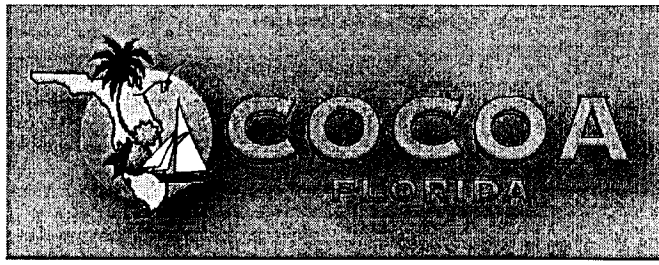
CRA	MILLAGE 5.9790 FY2018 CURRENT ADOPTED RATE	MILLAGE 5.9790 FY2019 CURRENT PROPOSED RATE	DIFFERENCE BETWEEN FY2018 AND FY2019 @ CURRENT MILLAGE	MILLAGE 5.7902 FY2019 VALUATION AT THE ROLLED-BACK RATE	DIFFERENCE BETWEEN FY2019 PROPOSED MILLAGE AND THE ROLLED-BACK RATE
DOWNTOWN COCOA	$653,818	$698,326	**$44,508**	$676,275	**$22,051**
DIAMOND SQUARE	$83,266	$113,653	**$30,387**	$110,065	**$3,588**
US 1 CORRIDOR	$99,509	$189,005	**$89,496**	$183,037	**$5,968**
TOTAL TO CRA's	$836,593	$1,000,984	**$164,391**	$969,377	**$31,607**

What Does This Mean To The Single Family Property Owner?

	Valuation	FY 2018 5.9790	*Valuation With 2.1% Increase	FY 2019 5.9790	Increase	FY 2019 Max. 10.0000
Single Family Residence	$100,000		$102,100			
Less: Homestead	($50,000)		($50,000)			
= Taxable Value	$50,000	$299	$52,100	$312	$13	$521
Single Family Residence	$150,000		$152,100			
Less: Homestead	($50,000)		($50,000)			
= Taxable Value	$100,000	$598	$102,100	$611	$13	$1,021
Single Family Residence	$200,000		$202,100			
Less: Homestead	($50,000)		($50,000)			
= Taxable Value	$150,000	$897	$152,100	$910	$13	$1,521
Single Family Residence	$300,000		$306,300			
Less: Homestead	($50,000)		($50,000)			
= Taxable Value	$250,000	$1,495	$256,300	$1,533	$38	$2,563

* The Save Our Homes, as provided in Section 193.155(1), F.S. limits the annual increase in homestead exempt properties assessments to either 3% or the CPI change, whichever is less. For 2018 the CPI cap is 2.1%, even though the City overall has a 8.66% increase in value.

FY2019 Comparative City Rates



Ranking	City	Current	Rolled-back	Proposed
1	Satellite Beach	8.1518	7.5975	8.8212
2	Palm Bay	8.4500	7.7932	8.4500
3	Titusville	7.7900	7.2822	7.7900
4	Melbourne	7.1878	6.7370	7.1878
5	Rockledge	6.2000	5.8748	6.1500
6	Indialantic	6.2853	5.8930	6.0698
7	**Cocoa**	**5.9790**	**5.7902**	**5.9790**
8	Cocoa Beach	5.7298	5.3637	TBD
9	Cape Canaveral	4.0190	3.8635	3.8500
10	West Melbourne	2.4633	2.3260	2.5448

Note: Ranking is established using the Proposed Rate. (Data is updated as it becomes available)

Next Steps

- Budget Workshop – **August 8th, 2018** at 5:30 pm

- 1ST Public Hearing – **Sept. 5, 2018** at 5:30 pm
  - Vote for a Proposed Millage Rate
  - Vote on the Proposed FY2019 Budget

- 2nd Public Hearing – **Sept. 13, 2018** at 5:30 pm
  - Adopt a Proposed Millage Rate
  - Adopt the FY2019 Budget

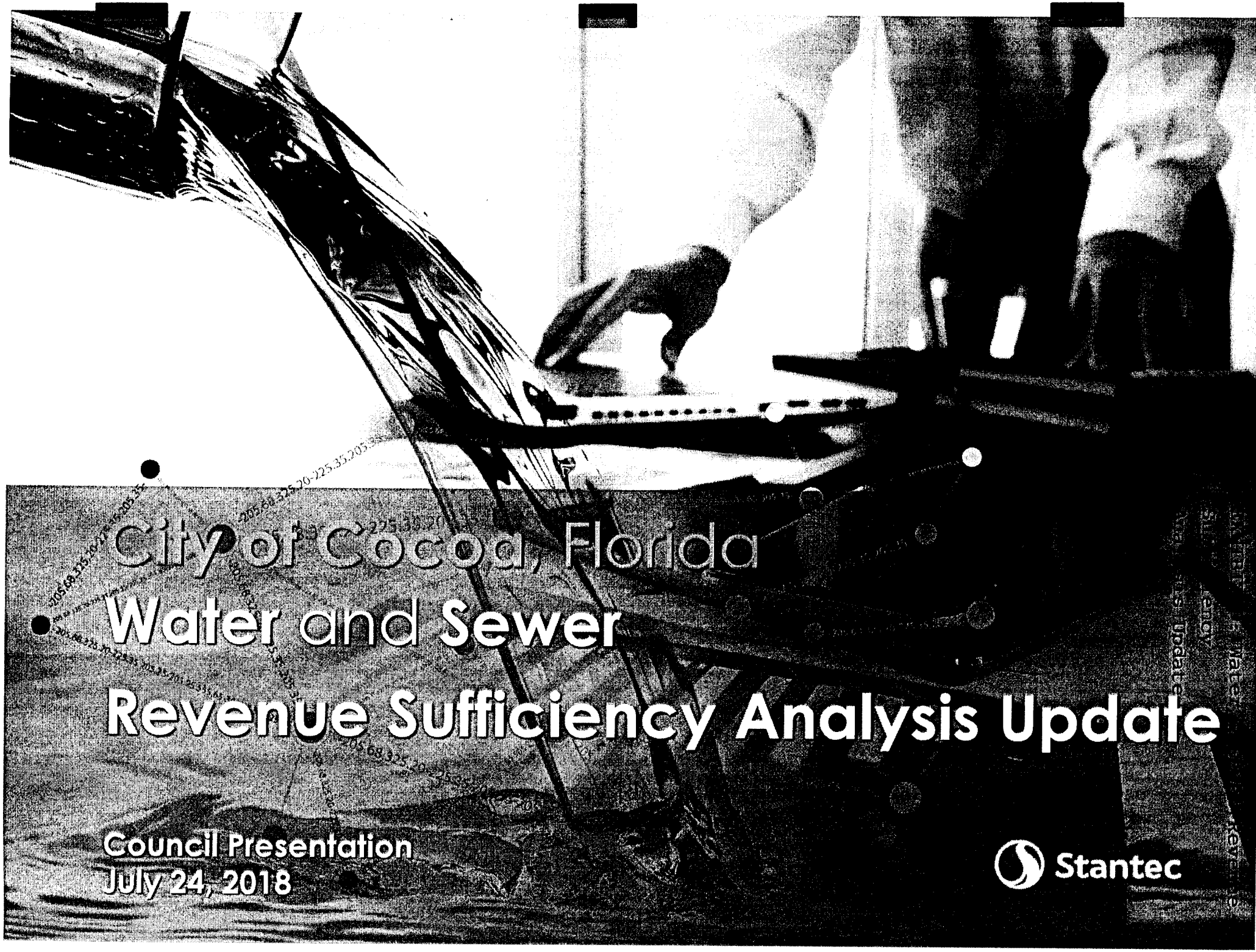
FY2019 Staff Proposed Rate & 1st Public Hearing

	Valuation	Rate	Gross Tax Revenue	Tax Revenue @ 95%
Current FY 2018 Millage Rate	$888,479,522	5.9790	$5,312,219	$5,046,608
Staff Proposed FY2019 Millage Rate	$967,726,786	5.9790	$5,786,038	$5,496,736
FY2019 Revenue Difference			$473,819	$450,128

1st Public Hearing on September 5, 2018 at 5:30 P.M. at Cocoa City Hall

Questions?




City of Cocoa, Florida
Water and Sewer
Revenue Sufficiency Analysis Update
Council Presentation
July 24, 2018
Stantec

Our Project Team

- ✓ Government Financial Consultants
- ✓ 30 Years Serving Florida Clients
- ✓ Formerly Burton & Associates

- Michael Burton **Project Director**
- Erick van Malssen **Managing Consultant**
- Peter Napoli **Consultant**

Agenda

1 Purpose

2 Analysis

3 Financial Plan

4 Recommendations



1 Purpose

Background

Scope

Why Are We Here?

City contracted with Burton & Associates (now Stantec) in FY 2010 for a comprehensive rate study

- Included water, sewer, and reclaimed water
- Annual Revenue Sufficiency Analysis performed since
- FY 2017 RSA Update Recommended Plan of 4% annual rate adjustments

Scope for Annual Updates

- Update 10-year financial plan
- Verify or adjust plan of rate adjustments as required

Stantec

2 Analysis

Data

Assumptions

Stantec

Data Sources

- FY 2017 Audited financials
- FY 2018 Year-End-Estimates
- FY 2019 Proposed Budget
- Debt Service Schedules
- Capital Improvement Program

Required Restrictions

- Debt Service Coverage Requirements
- Reserve Policies

Stantec

Assumptions

- Cost Escalation
- Execution of Budget
- System Growth & Volume Forecast
- Interest Earnings
- Long-Term Borrowing Terms

3 Financial Plan

Cash Flow Projections
Control Panel
Rate Comparisons

Stantec

FAMS-XL Revenue Sufficiency Model

Cash Flow Projection

- **10-Year** projection
- Calculates annual cash flow **surplus/deficit**
- Available reserves **graphically represented** with detail available

Cash In > Cash Out

- Surplus
- Builds reserve balances for future use
- ***Sustainable***

Cash Out > Cash In

- Deficit
- Draws down reserve balances or calculates long-term borrowing to pay for expenses
- ***Not sustainable***

FAMS-XL Control Panel

CALC | LAST3 | SAVE | OVR3 | CTRL

5% Adjustments Required beginning FY 2019

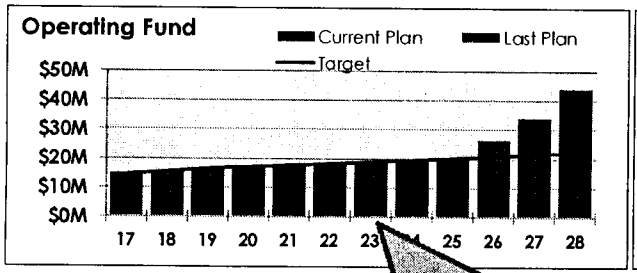
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City of Cocoa, FL

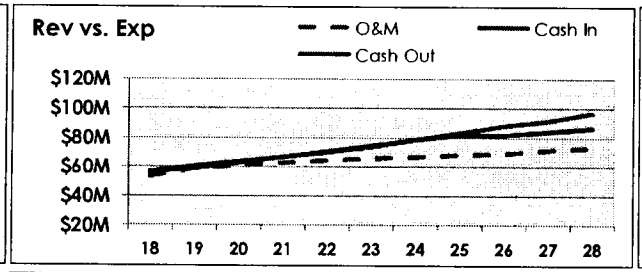
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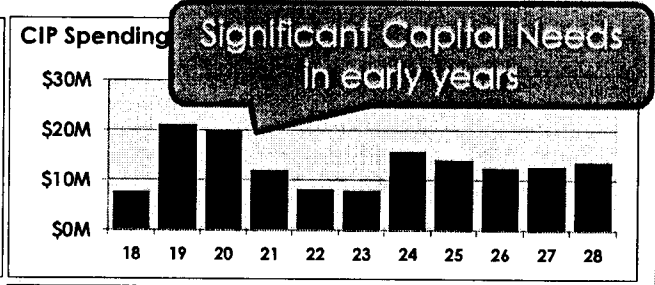
	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2022	FY 2027
Water Rate Plan	4.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	21.57%	55.31%
Last Plan	4.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	21.57%	55.31%
Sewer Rate Plan	4.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%				
Last Plan	4.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%				
Reuse Rate Plan	4.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%				
Last Plan	4.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%				
Senior-Lien DSC	2.67	2.12	2.35	2.43	2.63	2.88	3.84	4.15	4.54	5.19	5.70		
Last Plan	2.67	2.12	2.35	2.43	2.63	2.88	3.84	4.15	4.54	5.19	5.70		
Avg Bill (5,000 gal)	$78.97	$82.94	$87.08	$91.44	$96.03	$100.87	$105.94	$111.26	$116.82	$122.68	$128.81		
Last Plan	$78.97	$82.94	$87.08	$91.44	$96.03	$100.87	$105.94	$111.26	$116.82	$122.68	$128.81		
Change $		$3.97	$4.14	$4.36	$4.59	$4.84	$5.07	$5.32	$5.56	$5.86	$6.13		

Strong Debt Service Coverage

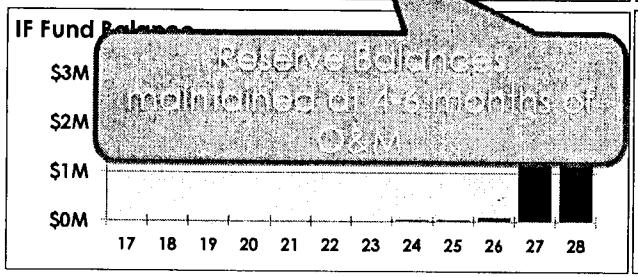
R&E Types
Check



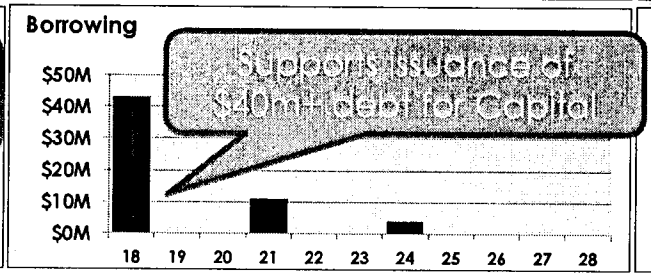




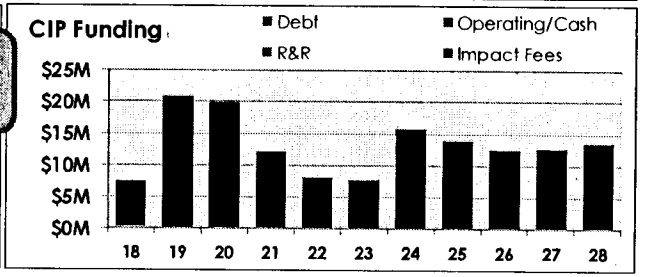
Significant Capital Needs in early years



Relative Balances maintained at 4-6 months of O&M



Sufficient balance of $40mil+ debt for Capital

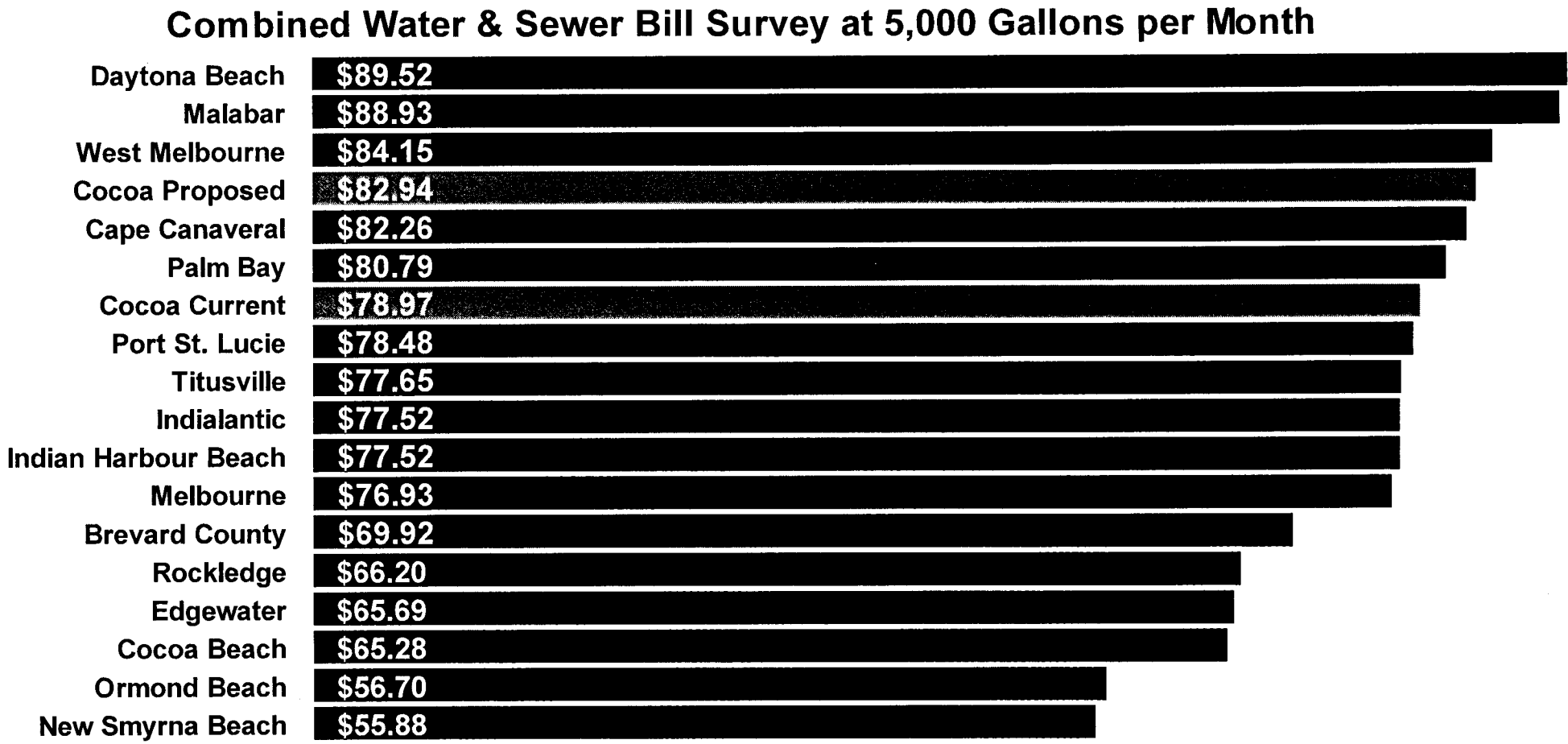


US CPI W&S Series 5-Yr Average Increase = 5.0%

US CPI W&S Series 10-Yr Average Increase = 5.6%

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Comparison with Local Entities



4 Recommendations

Recommendations

- Implement 5% across-the-board increase in all water, sewer and reclaimed water rates
- Effective October 1, 2018

Basis for Recommendation

- Meets financial planning targets
- Provides sustainable plan for funding of capital project requirements

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