

CITY OF COCOA
COCOA REDEVELOPMENT AGENCY
MEETING MINUTES
JUNE 12, 2019

A regular meeting of the Cocoa Redevelopment Agency of the City of Cocoa was held on Wednesday, June 12, 2019 in the Council Chambers at 65 Stone Street, Cocoa, as publically noted.

I. OPENING MATTERS

Chairperson Williams, Jr. called the meeting to order at 5:02 pm

Members Present:	Jake Williams, Jr.	Chairperson
	Don Boisvert	Agency Member
	Alex Goins	Agency Member
	Lorraine Koss	Agency Member
	Anthony Garganese	City Attorney (arrived at 5:04pm)
	Courtney Jackson	Recording Secretary

Members Absent:	Edward Lanni	Agency Member
	Brenda Warner	Deputy Mayor (arrived at 5:08pm)

Agency Member Goins provided the invocation, and Agency Member Boisvert led the assembly in the Pledge of Allegiance.

Staff Members Present:

Monica Arsenault, Assistant City Clerk; Darryl Niles, Community Redevelopment Manager; Nancy Bunt, Community Services Director; Matt Fuhrer, Assistant City Manager; John Titkanich, City Manager; and Jonathan Lamm, Deputy Fire Chief.

II. APPROVAL OF AGENDA AND MINUTES:

1. Agenda: Meeting of June 12, 2019

* **MOTION by Agency Member Boisvert; SECONDED by Agency Member Goins to approve the Agenda for the Regular meeting of June 12, 2019 as presented.**

AYES: Williams, Warner, Boisvert, Goins, Koss

Motion passed UNANIMOUSLY.

2. Minutes: Meeting of May 8, 2019

- * **MOTION by Agency Member Boisvert; SECONDED by Agency Member Goins to approve the Minutes for the Regular meeting of May 8, 2019 as presented.**

AYES: Williams, Warner, Boisvert, Goins, Koss

MOTION PASSED UNANIMOUSLY (5-0).

III. DELEGATIONS:

None.

IV. PRESENTATIONS:

None.

V. ACTION ITEMS:

1. Approve the purchases from Waste Management, by way of sole-source, three (3) Single Station, Solar Powered, Big Belly Compactors to be place in Lee Wenner and Riverfront Parks. Approve a Budget Transfer in the amount of \$15,052 from Contract Services to Machinery & Equipment.

Mr. Niles requested the Agency approve the purchases from Waste Management, by way of sole-source, three (3) Single Station, Solar Powered, Big Belly Compactors to be place in Lee Wenner and Riverfront Parks. He also asked them to approve a Budget Transfer in the amount of \$15,052.00 from Contract Services to Machinery & Equipment.

Mr. Niles further mentioned that the compactors will be placed in Lee Wenner and Riverfront parks, where high volume trash deposits are expected. The systems will allow for continuous performance year-round. They are self-contained systems that enable them to operate to minimize or totally prevent any odors and leakage and therefore based on the efficiency they allow, the compacting to handle more trash volume in those areas. Waste Management provides service to all city trash containers in the Village and that would be consistent with these acquisitions as well.

Agency Member Boisvert asked if they going to be used for the city strictly or just for the merchants. In response, Mr. Niles replied they would be for both.

Agency Member Koss asked if Mr. Niles is anticipating that the compactors will be able to handle the full capacity and waste volume of Cocoa's festivals or if they

are being used strictly for testing purposes. In response, Mr. Niles stated they are not being used for testing. He further stated that it is hard to say what the volume of waste will be at the festivals but they will be put in place as supplements to the existing trashcans at the parks.

Chairperson Williams asked to clarify that each event has a type of trash service requirement to ensure the capacity can be handled. In response, City Manager Titkanich confirmed that each special event has requirements for trash services.

- * **MOTION to approve by Agency Member Koss; SECONDED by Agency Member Boisvert.**

AYES: Williams, Warner, Boisvert, Goins, Koss

MOTION PASSED UNANIMOUSLY. (5-0)

2. Award a Façade Grant application in the amount of \$10,000 to Stephen Properties of Florida, Inc. for the building located at 105, 109, 113 Brevard Avenue and 210 King Street. Authorize the City Manager to execute the Façade Grant Application.

Mr. Niles introduced the applicant as Stephan Properties of Florida, Inc. and pointed out the applicant, Troy Stephan, is in attendance and available to answer any questions the Agency may have. He described the improvements Mr. Stephan would like to do to the buildings and that staff recommends awarding a façade grant application in the amount of \$10,000.00 to Stephan Properties of Florida, Inc. for the buildings located at 105, 109, and 113 Brevard Ave. and 210 King Street and to authorize the City Manager to execute the façade grant agreement.

City Manager Titkanich stated when he first reviewed it, he did not initially approve it. But, due to the time constraints, the application was forwarded to ensure it would make tonight's agenda. He further expressed his concerns to the agency of awarding Mr. Stephan grant money for the properties listed when he has existing code violations for other properties that he owns. He urged the agency that even though Mr. Stephan's existing code violations are not relevant to this specific application, he felt that it should be a factor the agency takes into consideration before divulging the public's dollars into these properties. He apologized for the late review of the application and for not making Mr. Stephan aware of his concerns prior to the meeting due to time constraints.

Mr. Niles briefly discussed program requirements and highlighted section VI of the program's policy ¹ that were specific to code infractions and fund distribution.

Agency Member Goins asked if Section VI was directed towards all properties of the property owner or just the properties listed on the application. In response, Mr. Niles explained it was directed to the properties listed on the application.

Chairperson Williams clarified that City Manager Titkanich only meant Mr. Stephan's other properties and not the current properties on the application that have code violations.

City Manager Titkanich agreed and pointed out that Mr. Stephan has six or seven properties that are currently under code enforcement action and felt that it seems improper to give public money to these properties when Mr. Stephan is still facing current code violations for other properties that he owns.

Troy Stephan, 105 Brevard Ave., wanted to clarify that he was unaware that any of his properties were under code enforcement action. He mentioned one property where he submitted paperwork for the enclosure on the kiosks he owns, until the city put a "stop-work order" which is still pending.

City Manager Titkanich disagreed that it was pending and stated that from his understanding, the permit is not pending, it was denied due to the construction conflicts within the site-plan for the enclosures. He further discussed other development issues within other businesses with similar site-plans and while there is no code-violation specific to the enclosures and the Biergarten, there are code violations that exist.

Mr. Stephan agreed that there are no code violations and mentioned he is having a meeting the following week to re-discuss the site-plan because his team feels the analysis City Manager Titkanich and his team provided of the site-plan was incorrect.

He informed the Agency that if he was awarded the grant money, given his past renovation history for the city, he would turn the depleted buildings listed on his application into buildings that look like they belong in Downtown Cocoa.

Chairperson Williams did not feel that there was any big urgency on the redesign of those buildings and given that there is little information on the subject, he asked the agency to table this item until the next meeting so they can obtain additional information on the matter.

¹Exhibit A: Cocoa and Diamond Square Community Redevelopment Agencies Commercial Façade Improvement Program Policy.

City Manager Titkanich agreed and stated that with tableting the item, he and his staff would have more time to review Mr. Stephan's application and would be ready to discuss it at the next meeting.

- * **MOTION by Agency Member Boisvert; SECONDED by Agency Member Goins to table the item until the next regularly scheduled meeting.**

AYES: Williams, Warner, Boisvert, Goins, Koss

MOTION PASSED UNANIMOUSLY (5-0).

VI. ATTORNEY'S REPORT:

None.

VII. UPDATES AND STAFF REPORTS:

Mr. Niles announced the street paving project is now underway.

City Manager Titkanich sought the CRA's direction on replacing street pavers with similar pavers in lieu of the stamped colored asphalt crosswalks. He pointed out that additional engineering and materials will be required if the CRA desires to replace the existing crosswalks with new paver crosswalks while also remaining in compliance with the ADA.

Chairperson Williams discussed his concerns with spending more money on additional engineering and materials to replace the crosswalks with bricks after everything has already been budgeted and planned. He felt it would result in unnecessary spending.

Vice Chairperson Warner recalled the previous discussions over the decision to change the stamped bricks to the pavers. She pointed out the maintenance savings over the course of time and the differences between the two materials in regards to safety factors. She felt that while the pavers are beautiful, they will eventually become a tripping hazard from inevitable wear and tear that make the bricks uneven. She expressed whichever material the agency chooses, it should be uniform within the whole city because of all Cocoa is special.

Agency Member Koss agreed that all parts of Cocoa are special and pointed out that Historic Cocoa Village specifically has a unique character and if we lose that unique character, we lose one of our biggest assets. She mentioned that the pavers were a part of that unique character.

Agency Member Koss further asked City Manager Titkanich how many tripping hazards have been reported within the last two years. In response, City Manager Titkanich noted there was only one reported in the last two years. He added that the insurance provider would be able to provide more specific information and reports.

Agency Member Koss asked City Manager Titkanich if he felt the pavers were a significant hazard because she feels as being someone who has visited many historic villages and small towns and spent several years living in one, she has known brick pavers to be fairly level. She also pointed out that there will always be people who will have a hard time with mobility regardless of the paving the city puts in and overall she does not feel the brick pavers are a physical hazard. She further asked for the status of the streets they have not done and what the status of the pavers are.

City Manager Titkanich discussed the status of the crosswalks at the Harrison and Delannoy intersection and in between Myrt Tharpe Square and Ossorio's.

Agency Member Koss noted that when the construction began, there was a public outcry over the pavers being removed because the consensus was something special was being taken away from the village. She pointed out how City Manager Titkanich wanted to do something special with the pavers to restore the unique character and suggested a couple of locations,

City Manager Titkanich stated the pavers that have not been pulled up will be replaced by the appropriate paver type as suggested by the Task Corp with the engineer. He noted that while it is a lost investment for the stamped brick that has already been put in, it might be possible to identify other significant crosswalks and put in a hybrid of the pavers.

Agency Member Koss mentioned there is a noticeable difference in the crosswalks that have been heavily walked on vs the ones that have just been replaced.

Mr. Aleck Greenwood, 640 Brevard Ave., informed the Agency that they cannot compare the Downtown area to other parts of the City because Historic Downtown Cocoa was the first downtown redevelopment area that was approved and its unique character is different from other parts of the city and he believes it needs to be protected. He also discussed maintenance² in repairing trip hazards caused by the bricks. Mr. Greenwood pointed out that other than replacing a few bricks here and there it would be no further maintenance.

He disagreed with altering sidewalks that have been there over forty years and noted that most trip accidents happen outside of Cocoa Village. He pointed out that most of the tripping hazards reported come from the open water box heaters and not bricks. He added

² Mayor Williams left the room at 5:33 and returned at 5:35

that the issues with the crosswalks were presented late and expressed that the Agency should not take the paving situation as lightly as they are.

City Manager Titkanich announced to Chairperson Williams that staff does not disagree that they could have done a better job of informing the public. He explained how it was originally brought up within the monthly merchant meetings and with the Stake holders about what was happening with the paving project and then was asked to hold off construction due to the holidays. The City was then put on a schedule that was convenient to the contractor and the project was delayed for so long that it should have been done already. He stated that he will work on making sure he and his team do a better job of informing the public.

Agency Member Koss asked if the paving project discussion was part of the budget last year. In response, City Manager Titkanich stated it was and noted it was supposed to be done the year prior but because of how much it was going to cost the city to close the gap on Stone Street to complete it, the city made the decision to make their paving budget and add it to the Stone Street Project which delayed the paving project by a year. This is why he is trying to make the project go forward in October.

Vice Chairperson Warner inquired how many crosswalks have not been turned into stamped asphalt. In response, City Manager Titkanich stated the one in front Ossorio's and the crosswalk at the Harrison and Delannoy intersection.

Agency Member Goins asked if the bricks that were removed will be restored at the Public Works yard. In response, City Manager Titkanich confirmed they can be restored.

Jan Etz, 216 Brevard Ave., informed the Agency that the association is completely for the new stamped brick crosswalks. She discussed how the association thinks they look great and agreed that the old bricks were a trip hazard and made traveling difficult to those with limited mobility.

Agency Member Goins stated they can evaluate the bricks Cocoa Village still has now and just replace the bricks that are unlevelled.

Chairperson Williams agreed there are some bricks that are in great shape and others that are not. He was unsure whether the city has invested in the cost of maintenance for the bricks but thought the bricks have not been as maintained as they should have been.

* **MOTION by Agency Member Goins; SECONDED by Agency Member Koss to direct staff to preserve the original pavers that have not been removed with the condition to restore the pavers that have already been removed, but in key places.**

Vice Chairperson Warner suggested the crosswalk in-front of Ossorio's. Agency Member Goins agreed and noted it was one of the most walked areas.

Agency Member Koss also suggested the pavers on the crosswalks in the square in front of the Playhouse.

AYES: Williams, Warner, Boisvert, Goins, Koss

MOTION PASSED UNANIMOUSLY (5-0).

City Manager Titkanich explained that the City entered into a redevelopment agreement with Jack Brown's developers. He noted that the developer's first performance obligation was to be completed by May 26th but an initial extension has been submitted. The requests have not yet been granted, however Mr. Brown requested a meeting. He asked Mr. Brown to provide the studies and analysis that have been performed-to-date as well as the status of what remains to be done and if services have been procured or paid for to give us an idea of when to expect to receive them because the agreement states he must show good cause for the extension. He shared that he will keep the Agency updated on any new developments pertaining to this.

Agency Member Koss asked if the actual reports/studies were supposed to be done by May 26th. In response, City Manager Titkanich replied affirmatively but explained that the due date was delayed due to the time needed to draft with the attorneys.

Mr. Stephan asked to speak briefly about his Façade Grant application. In response, Chairperson Williams explained the item had already been tabled until the next meeting.

City Attorney Garganese stated he can meet with staff to address anything specific before the next meeting.

Mr. Stephan asked the Agency if they could at least consider reserving the funds for his project since his façade grant was tabled.

Agency Counsel Garganese advised that since it has been tabled, there can be no further discussion. He also noted that the agency does not reserve façade grant money as it is granted on a first come first serve basis. He further explained that once a façade grant is approved it then requires additional contracts and because the item was tabled, they are not in a position to reserve any money and recommended that Mr. Stephan does not take further action.

Chairperson Williams advised Mr. Stephan to meet with City Manager Titkanich if he wished to have further discussion.

VIII. NEXT MEETING DATE:

The next regularly scheduled meeting of the Cocoa Redevelopment Agency will be on Wednesday, July 10, 2019 at 5:00 PM at the Cocoa City Hall, 65 Stone Street, Cocoa, Florida.

IX. ADJOURNMENT

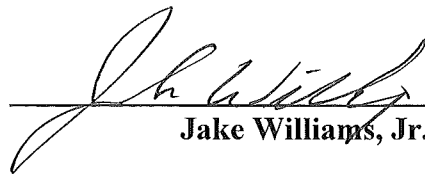
MOTION by Agency Member Boisvert; SECONDED by Agency Member Koss, to adjourn the meeting of June 13, 2019.

AYES: Williams, Warner, Boisvert, Goins, Koss

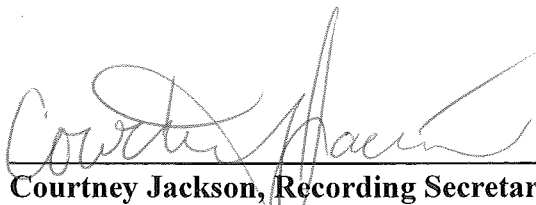
MOTION PASSED UNANIMOUSLY (5-0).

MEETING WAS ADJOURNED AT 5:49 PM.

Respectfully submitted by:



Jake Williams, Jr., Chairperson



Courtney Jackson, Recording Secretary

