

MINUTES
CITY OF COCOA
DISTRICT 4 TOWN HALL MEETING

April 19, 2016

A Town Hall Meeting was held on Tuesday, April 19, 2016, at Cocoa Fire Station 3, 2003 Michigan Avenue, Cocoa, Florida, as publicly noticed.

I. OPENING MATTERS:

Mayor Parrish called the meeting to order at 6:01 p.m.

Mayor Parrish welcomed citizens and advised there would be a presentation on the status of the fire stations first followed by Citizen questions and concerns.

He introduced Councilmembers to those in attendance and expressed his concerns and prayers to Councilman Furbish.

Present:	Henry Parrish	Mayor
	Don Boisvert	Deputy Mayor
	Brenda Warner	Councilwoman
	Michael Blake	Councilman
	John Titkanich	City Manager
	Matt Fuhrer	Assistant City Manager
	Angela Ferguson	Assistant City Clerk

Absent:	Tyler Furbish	Councilman
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City Manager Titkanich introduced staff members present:

Tammy Gemmati, Administrative Services Director; Lora Howell, Deputy Finance Director; Michael Cantaloupe, Chief of Police; Jack Walsh, Utilities Director; Gene Prince, Fire Chief; Steve Belden, Community Services Director; Ed Wegerif, Public Works Director; Samantha Senger, Public Relations Specialist; Jonathan Lamm, Deputy Fire Chief; Lauri McGee, Firefighter/EMT; Lt. Shane Proctor, Firefighter/EMT; Chris Perry, Desktop Support Tech.

II. Discussion Topics

1. Fire Station Location Information

City Manager Titkanich stated that the City is three years into the process of the Fire Stations project. The fire assessment had been levied in order to provide

funding for staffing, critical heavy equipment purchases, and construction of the new stations.

He noted that Architects Design Group performed an analysis to determine the needs and optimal locations for the three stations.

City Manager Titkanich advised that there is a tentative agreement with the County to provide ALS and EMS services at the current Fire Station #2 and discussions were being held with the City of Rockledge regarding coordinated efforts.

Chief Prince provided a presentation¹ compiled by Architects Design Group outlining their analysis of the current and future fire stations highlighting structural and spatial needs, location requirements, budget, and response times.

The station relocation analysis showed that the newest station was built in 1980. Since that build, station needs have changed requiring ADA compliance, separate quarters for female firefighters/EMTs, and more space in general for bunks and storage. He further notated that the spatial needs assessment took into account employee considerations that were all relayed back to ADG.

Elevations, site plans, and floor plans were shown and discussed.

Out of the fifteen different scenarios that were considered, three location sites were selected based on facts such as high hazard areas, population growth, and where the calls for service originated from.

Those sites were: SR 524 across from the Sunoco station, Clearlake and Dixon Blvd., and Brunson Blvd.

Chief Prince highlighted that the response time target is to respond to 90% of all calls within four minutes for all three stations.

The timelines from start to completion for all three stations were compared and he advised that the project was on track to start construction in November.

Chief Prince stated that Station 1 (Clearlake and Dixon Blvd) is out for RFQ on the design build phase of the project and stressed that the total budget for all three stations is eight million (\$8,000,000) dollars. Along with ADG, they will strive to ensure best practices to keep within budget.

¹ Exhibit A: Fire Station Analysis

In closing, he noted that approval was given to move forward with the design of the EOC addition to Fire Station 1.

Councilman Blake said it was an excellent presentation and asked for confirmation on the numbers of the stations. In response, Chief Prince confirmed that the Dixon/ Clearlake Road location was Fire Station #1, Brunson Boulevard was designated as Fire Station #2, and S.R. 524 was Fire Station #3.

2. Citizen Input

Clarence Whipple, 1201 Counts, Cocoa, asked when construction would start for Fire Station 2. In response, City Manager Titkanich advised that negotiations between the Cocoa CRA and the City would be taking place regarding the Brunson Blvd. property that is owned by the CRA. In furtherance, he advised that environmental work is being done now.

Mr. Whipple questioned the progress of the Heart of Cocoa meeting room on Factory Street and asked if it could be put at the Brunson Blvd location. City Manager Titkanich noted that the Brunson Blvd. is not a feasible location due to the busy thoroughfares of S.R. 520 and U.S. 1 if someone had to get there on foot. He stated that the City is requesting a non-profit company occupy and take care of the meeting space and it is slated to go out to bid in the next budget cycle again. The bids in the first request came in too high for the project.

Tracy Moore, 2747 Wentworth Place, Cocoa, wanted to see the slide regarding the Fire Department response times in the Diamond Square area.

City Manager Titkanich explained the brown shaded areas on the slide as being outside the four minute response time, however, the Diamond Square district is inside the targeted zone. In addition, he reiterated that the tentative agreement between the City and Brevard County would bring additional ALS and EMS support to the current Fire Station 2 to further aid citizens.

Councilman Blake asked about the future of the Fire Station #3 structure and City Manager Titkanich explained that it would be utilized for storage of the brush truck, antique truck and other equipment.

Mayor Parrish added that aside from Fire Station #3 which was built in 1980, the other stations are 55+ years old.

Mr. Whipple inquired as to when there would be a Fire Station meeting for District 1 and in response, City Manager Titkanich advised when there is more concrete information on hand in regards to the County agreement, then they could proceed. He just wanted to have something to bring to the citizens.

Mr. Whipple wanted to make sure the City expounded and highlighted to the citizens the 90%, 4 minute response time in that district because he did not want citizens to think they were losing something by taking the City services out of the current Fire Station #2. He wanted the City to be on point and to "sell" it to the citizens by making sure they know they are gaining something, not losing something. He further suggested that the City make it simple to digest for all.

City Manager Titkanich pointed out that even when the City had to close Station 2 for 6-8 weeks, during that time, response times did not suffer and there was no noticeable difference when Fire Station 1 covered their calls.

Mr. Whipple stated that the types of calls in District 1 have changed over the years to more medical calls. The City Manager concurred.

Tracy Moore asked if there would be more opportunities for employment with the building of the new fire stations and City Manager Titkanich advised her they were fully staffed at this point and that added that the County still covers the EMS.

Councilwoman Warner asked about construction jobs being created.

City Manager Titkanich indicated with eight million dollars of construction there could be, but that the City hopes to utilize just one contractor to minimize the cost and maximize the savings.

Lorraine Koss, 2115 N. Indian River Dr., Cocoa, asked about the percentage of calls that are actually for the County, pointing out the odd enclaves of County area within the City, specifically near Clearlake Road.

To that, Chief Prince indicated out of the 4,600 or so calls for service, only about 500 are County calls. He detailed different scenarios and clarified that neighboring agencies work together to provide mutual aid to one another. He stressed this was a routine practice with fire service in general.

City Manager Titkanich spoke to the citizens about the work being done across from Eastern Florida State College and advised it was an 84 unit elderly residence facility.

Mr. Wegerif mentioned a DOT project for Clearlake Road towards Michigan which will straighten out the curve north of Walmart, add lanes with controlled turns, and landscaping. He indicated that it is only in the design phase and the project could be completed in three to five years.

He further spoke about a study being done from Industry Road to I 95 and added that it is the next area of building growth in the City.

Paul Kamus, 116 Olive Street, Cocoa, requested that a booster reel be pulled out from the pumper so that Council could have a hands on demonstration.

Chief Prince advised that Council could arrange that at a different time if they so wished.

Councilman Blake asked about the results of the Trash Bash and Ms. Senger noted that there were 402 volunteers and 10,112 pounds of trash collected.

Tracy Moore, reiterated the sensitivity of the next meeting about the fire stations and wanted the City to know that they understood that the citizens will not go without quality services. In response, City Manager Titkanich again affirmed that when the agreements are in hand with the County they will go forward with a community meeting.

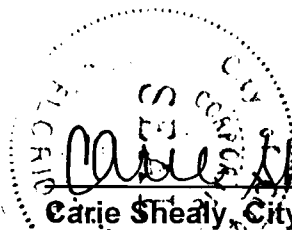
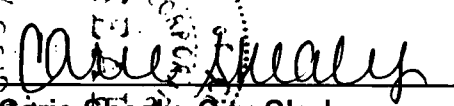
Council and staff thanked everyone for attending.

III. ADJOURNMENT:

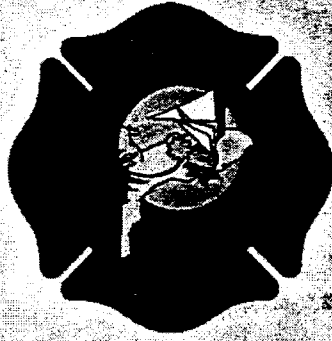
- * The Town Hall Meeting adjourned at 7:10 pm.


Henry U. Parrish III, Mayor

ATTEST:

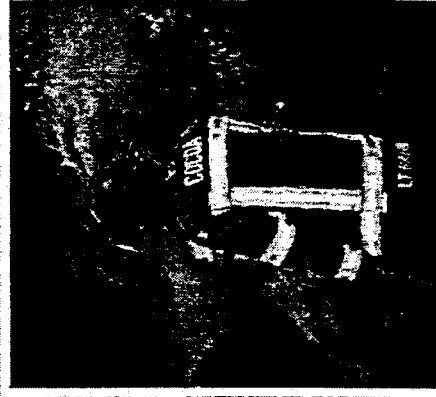
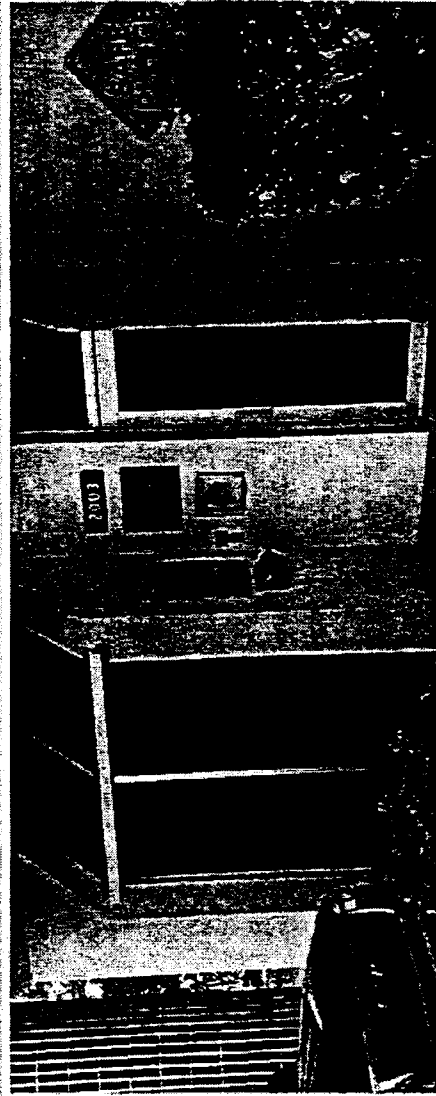
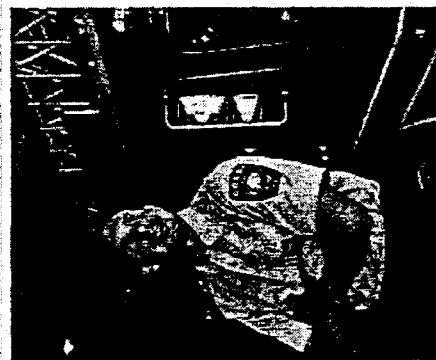


Carie Shealy, City Clerk

(Transcribed by A. Ferguson, Assistant City Clerk)



City of Cocco

Community Outreach March 29, 2016 Fire Station No. 3



Architects Design Group
WINTER PARK, FL • DALLAS, TX

City of Cocoa Fire Station Relocation Analysis

Agenda

- **Station Relocation Analysis**
- **Space Needs Assessment**
- **Design Status**
- **Schedule**
- **Budget**
- **Questions and Answers**

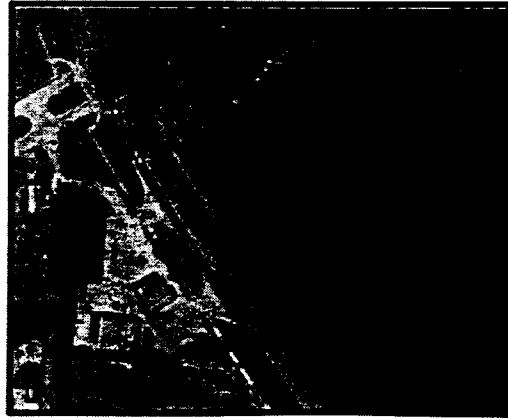
City of Cocoa Fire Station Relocation Analysis- Existing Stations



- Aggregate four (4) minute response time.
- NFPA Standard – 90% capture all calls.
- One Station east of railroad.
- Readily available sites or controlled by the City.
- Future growth areas North and West of S.R. 524.

City of Cocoa Fire Station Relocation Analysis

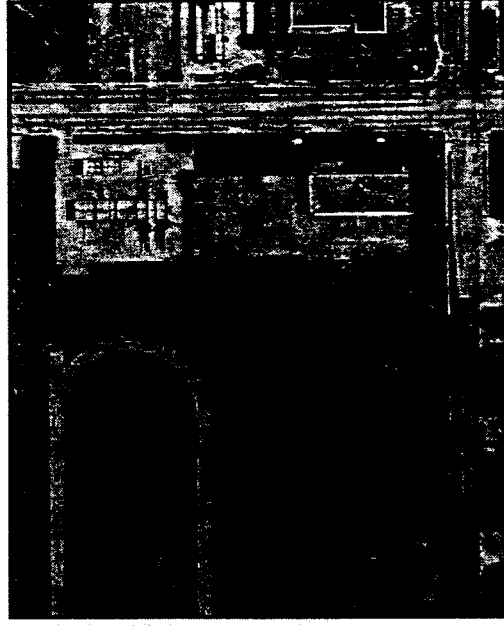
Sites Designated for Development



S.R. 524



Brunson Blvd.



Dixon Blvd. / Clearlake

City of Cocoa Fire Station Relocation Analysis

Response Scenario Summary

Scenario Rankings																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
Scenario	Total Score	Dependence on BC 744 Adjustment	Ease of Property Acquisition	Coverage Railroad Adjustment	Percent of City/Area Covered	Percent of Area				Percent of City				Percent of Square Feet				Percent of Building Area				Percent of Building Value				Percent of Total Population				Percent of Total Households				Percent of Elevated Risk Properties				Percent of Maximum Risk Score																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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- Fifteen Scenarios evaluated
- Scores determined for each variable.

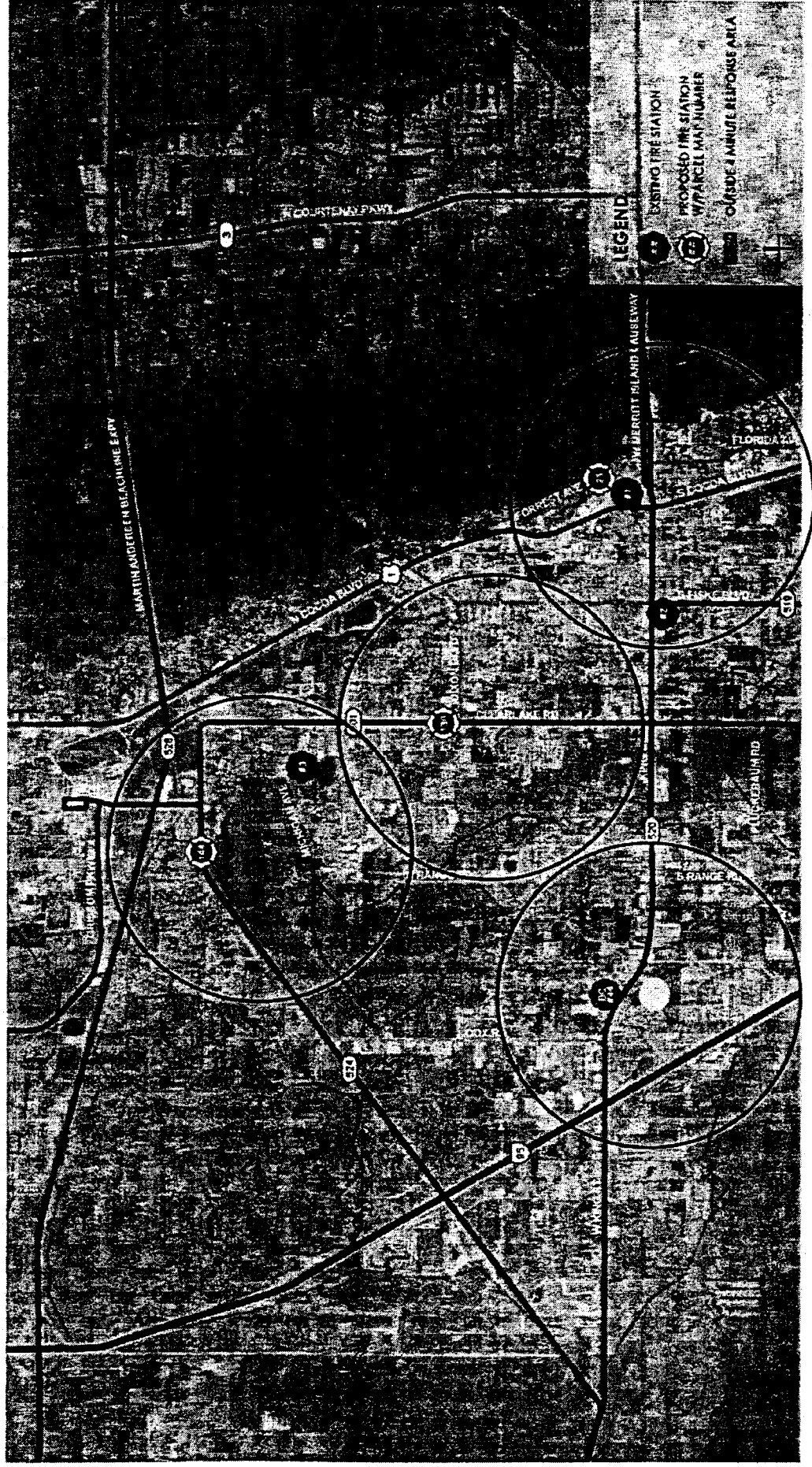
City of Cocoa Fire Station Relocation Analysis

Characteristics of Top Three Station Siting Scenarios

Characteristic	Scenario			
	Status Quo	7B	5B	4
Aggregate Scenario Score	9	32	32	31
Ease of Property Acquisition	N/A	High	High	Unknown
Coverage East of Railroad	Yes	Yes	Yes	Yes
Percent of City Area Covered	65.95%	81.40%	82.86%	79.99%
Percent of All City Calls	89.90%	95.66%	94.43%	93.44%
Percent of Total Square Feet	84.60%	96.74%	96.84%	94.97%
Percent of Total Building Value	78.37%	94.38%	94.41%	93.34%
Percent of Total Population	80.03%	95.60%	95.81%	95.48%
Percent of Total Households	79.59%	95.01%	95.19%	94.86%
Percent of Total Elevated Risk Properties	88.41%	97.73%	97.73%	97.27%
Percent of Total Maximum Risk Properties	92.11%	100.00%	100.00%	94.74%

Selected Scenario 5B

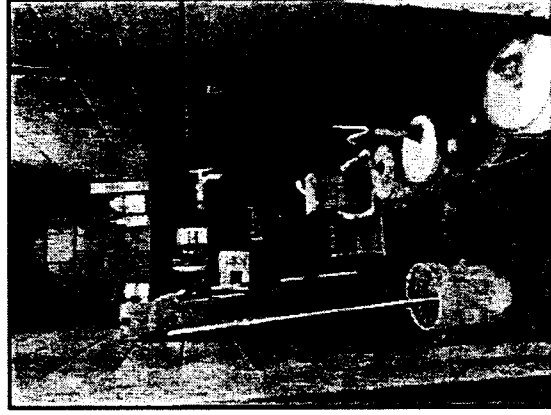
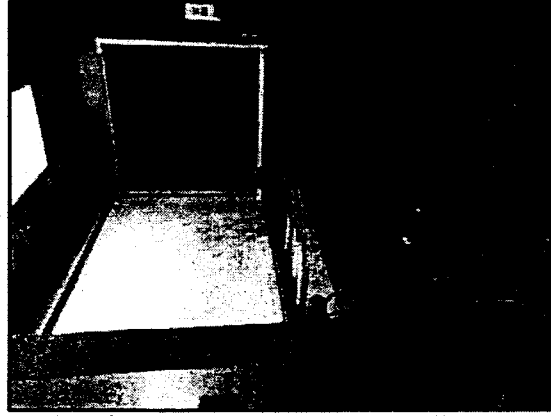
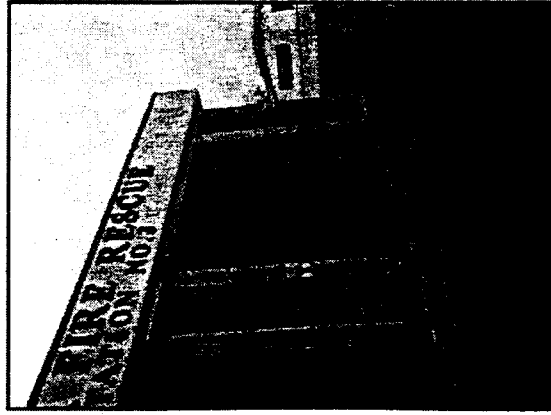
City of Cocoa Fire Station Relocation Analysis



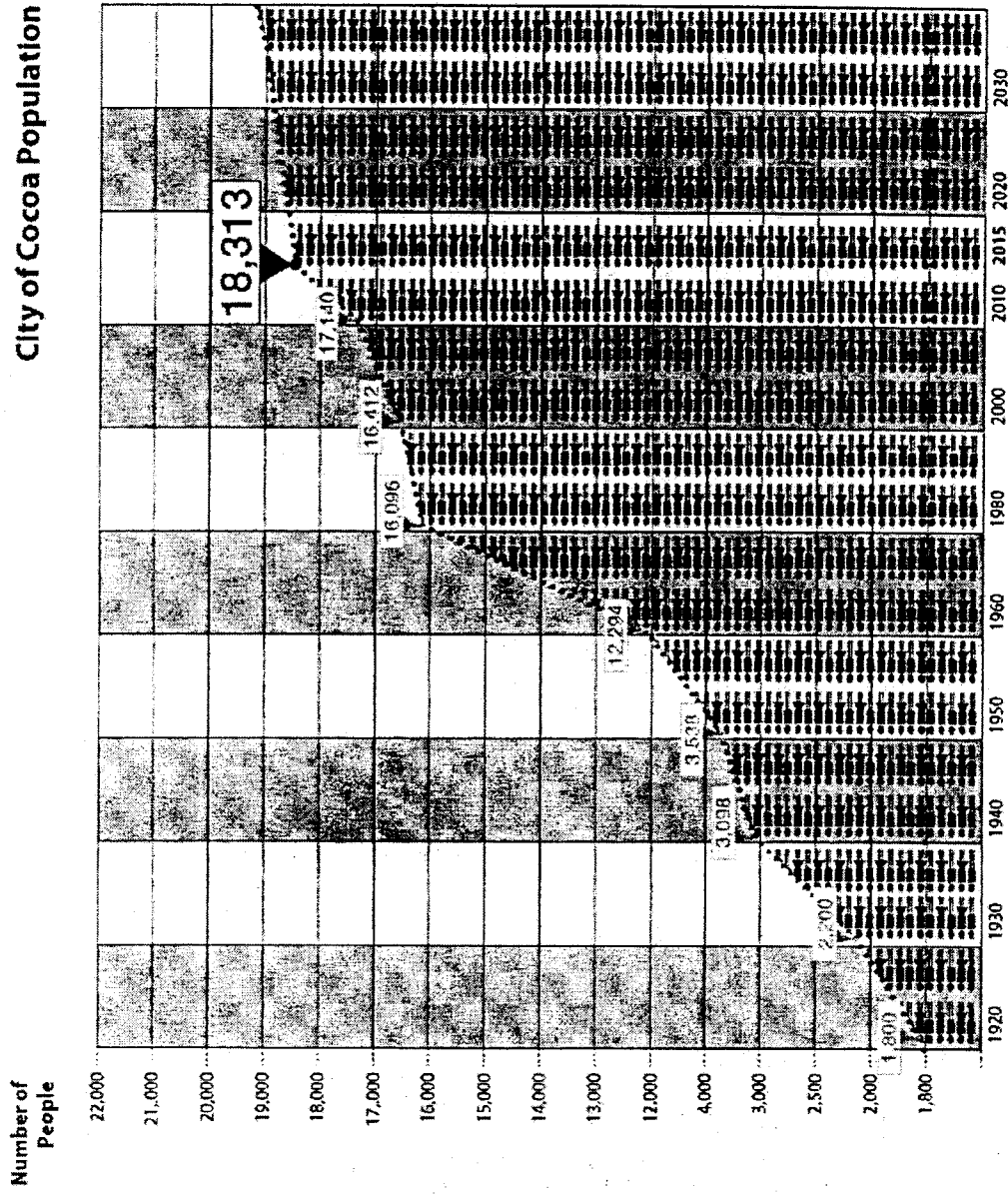
Selected Response Scenario 5B

City of Cocoa Fire Station Facilities Study

Spatial Needs Assessment – Existing Station No. 3 (Satellite)

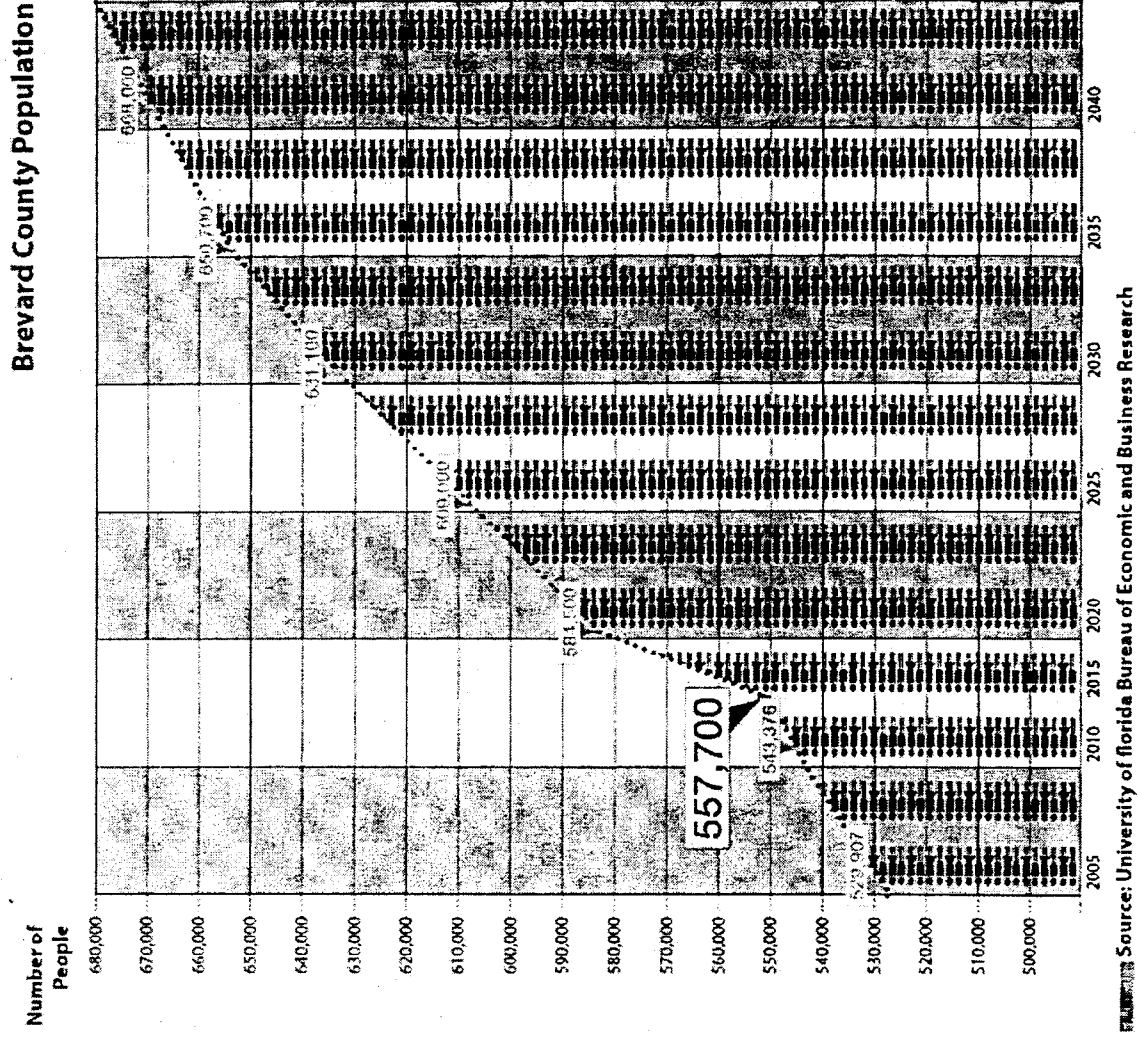


City of Cocoa Fire Station Facilities Study



Source: University of Florida Bureau of Economic and Business Research

City of Cocoa Fire Station Facilities Study



Spatial Needs Assessment

City of Cocoa Fire Station Facilities Study

Spatial Needs Assessment: Conclusions

Headquarters Station – 15,661 SF

- **Administration**
- **Command Area**
- **Crew Quarters – 8 Bunkrooms**
- **Apparatus and Support – 4 Bays**
- **Plan for Future EOC (2,825 SF)**

Satellite Station – 7,043 SF

- **Command Area (Lieutenant)**
- **Crew Quarters – 5 Bunkrooms**
- **Apparatus and Support – 2 Bays**
- **Plan for Future Apparatus Bay and 3 Bunkrooms**

City of Cocoa Fire Station Facilities Study

Comparable Facility Tours - Conclusions

Program / Spatial Needs Assessment 1.0 Headquarters Station - Administration & EOC

Fire Department Facilities Study
Cocoa, Florida
ADG Project Number: 868-11

General Notes	Space Designations		Space Requirements (square feet)			
	No.	Space Function	Recommended Areas	Brevard Viera	Holopaw	Harmony
	1.5	Crew Quarters				
	1.5.1	Food Preparation / Kitchen	160	100	107	279
	1.5.2	Shift Pantry @ 20 S.F. each	60	(3) 48	(3) 29	(3) 28
	1.5.3	Ice Machine	20	20	12	16
	1.5.4	Dining Area	240	} 800	} 474	} 585
	1.5.5	Dayroom	360			
	1.5.6	Command Bunkroom w/ RR & Shower	—	—	202	(2) 408
	1.5.7	Bunkroom (9' x 10' module)	540	} 880	} 640	} 848
	1.5.8	Crew Storage Lockers (2' x 2'-6" module)	30			
	1.5.9	Toilet / Shower @ 120 S.F. each	240	(2) 240	(2) 268	(3) 411
	1.5.10	Domestic Laundry (washer/dryer)	60	w/apparatus	48	48
	1.5.11	Subtotal: Crew Quarters	1,710	—	—	—
	1.5.12	Efficiency Factor @ 30%	513	—	—	—
	1.5.13	Total	2,223	—	—	—

1.5.3: Provide near kitchen sound attenuation required.

1.5.5: Sized for seating 10 crew with minimal formed equipment and storage.

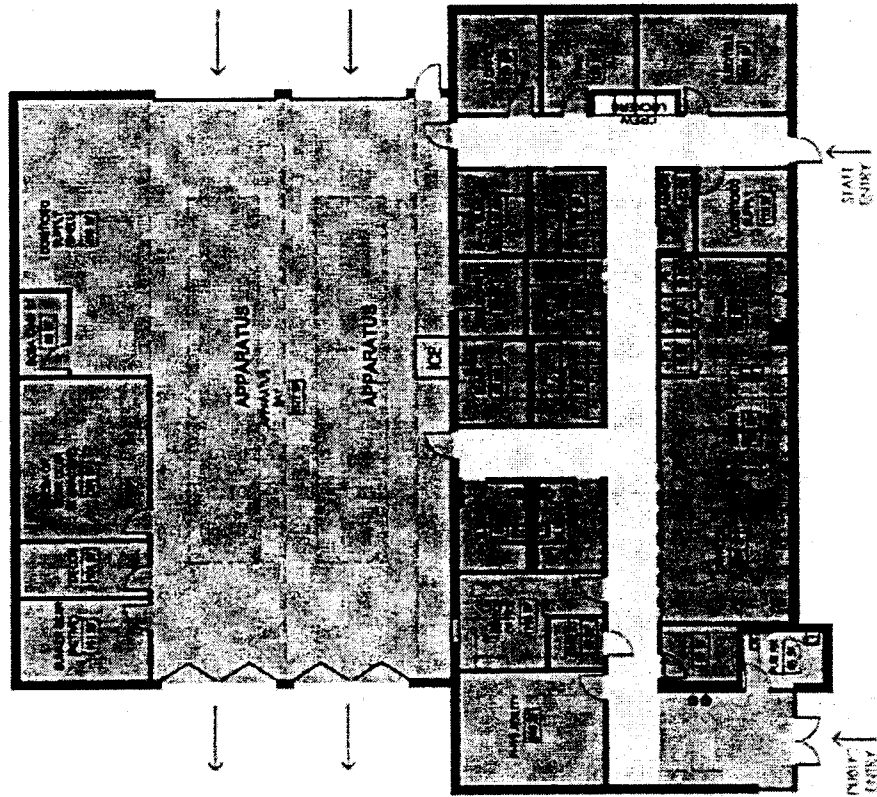
1.5.7: Provide with partial height wall.

1.5.9: Provides additional storage to wardrobe included with Bunkroom.

1.5.12: General allowance for space utilized for corridors, wall thickness, etc.

City of Cocoa Fire Station No. 3 Relocation

Satellite Floor Plan – Fire Station No. 3 Plan

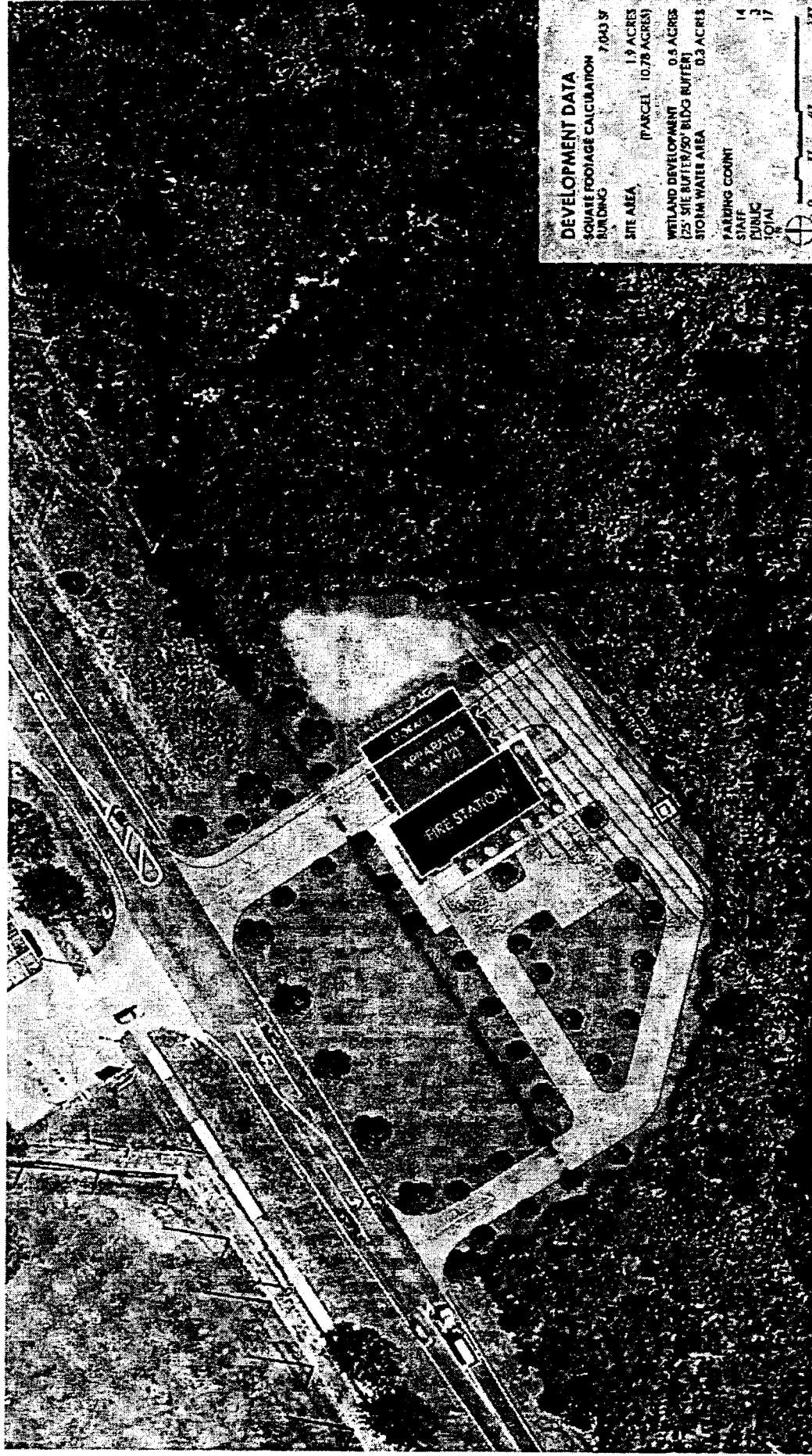


LEGEND
PUBLIC
ADMINISTRATION
CREW
PHYSICAL AGILITY
FACILITY SUPPORT
APPARATUS/STORAGE

0 8' 16' 32'

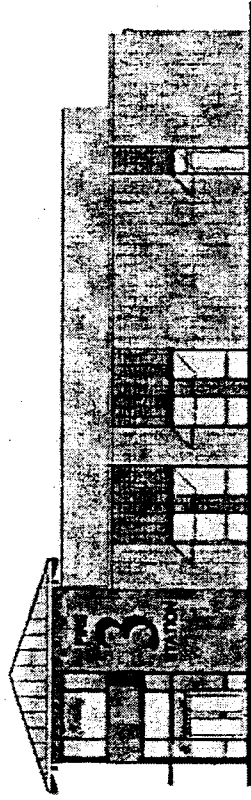
City of Cocoa Fire Station No. 3 Relocation

Satellite Site Plan - Site Plan Fire Station No. 3 / SR 524

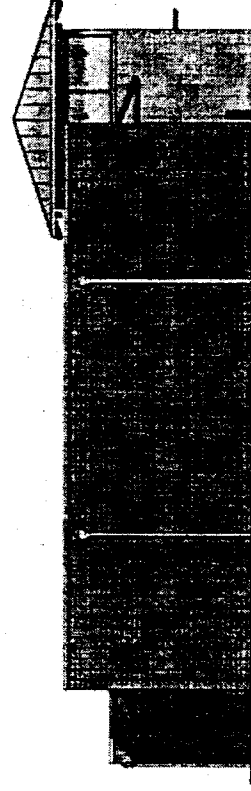


City of Cocoa Fire Station No. 3 Relocation

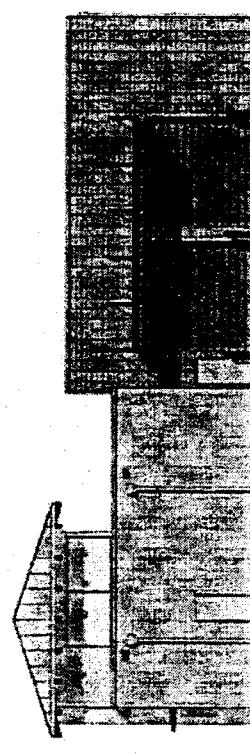
Satellite Elevation Concept



WEST ELEVATION



EAST ELEVATION



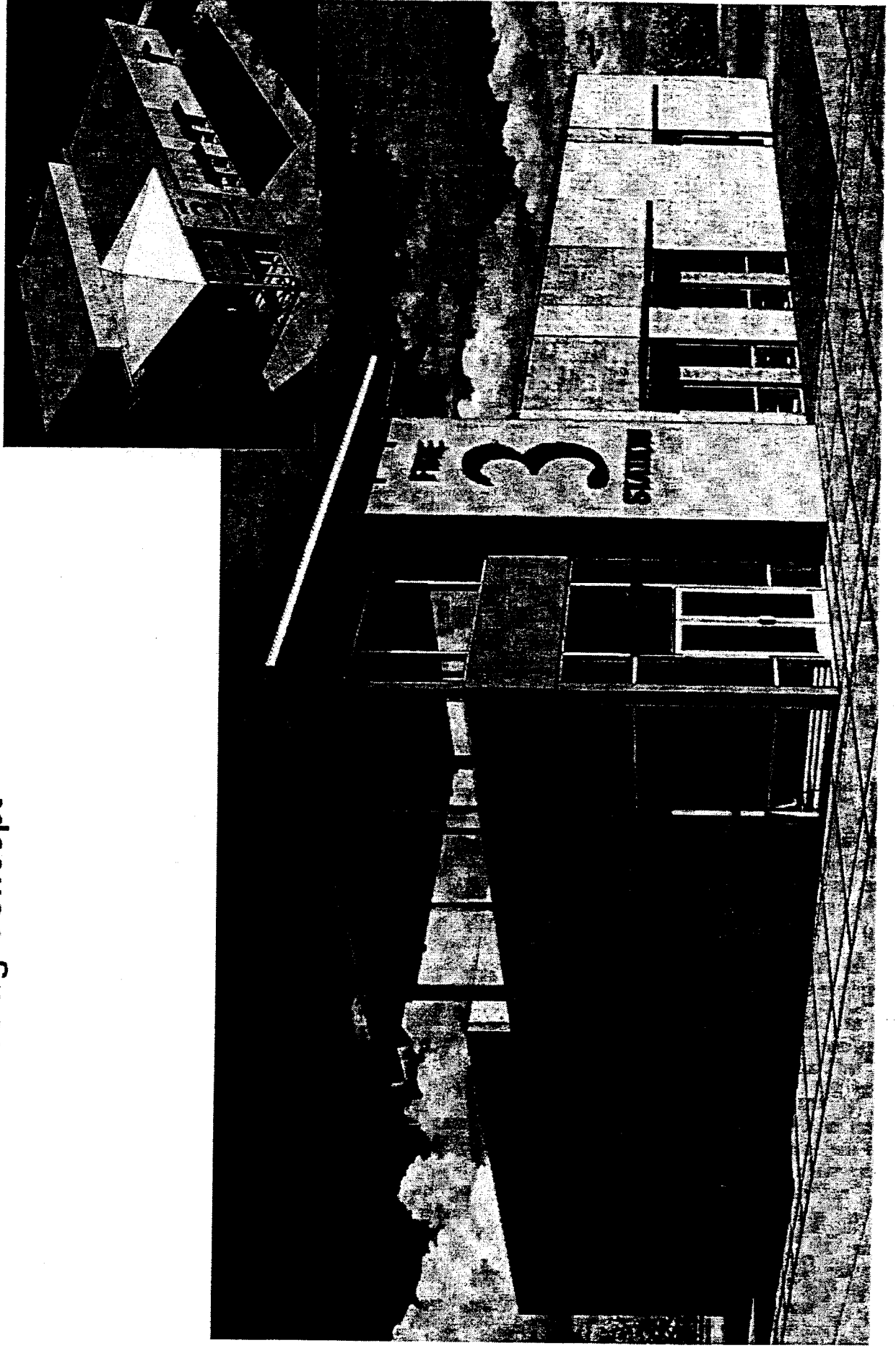
SOUTH ELEVATION



NORTH ELEVATION

City of Cocoa Fire Station No. 3 Relocation

Satellite Massing Concept



City of Cocoa Fire Station No. 3 Relocation

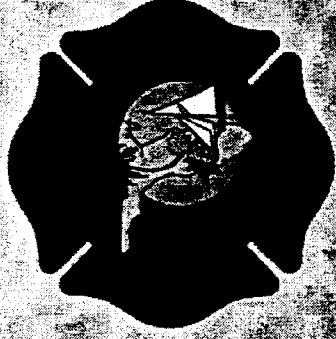
Milestone Schedule

No.	Milestone	Week	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	121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City of Cocoa Fire Station No. 3 Relocation

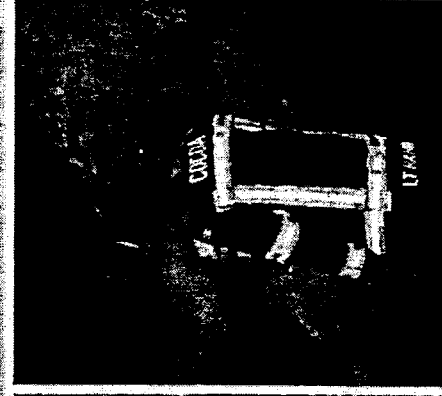
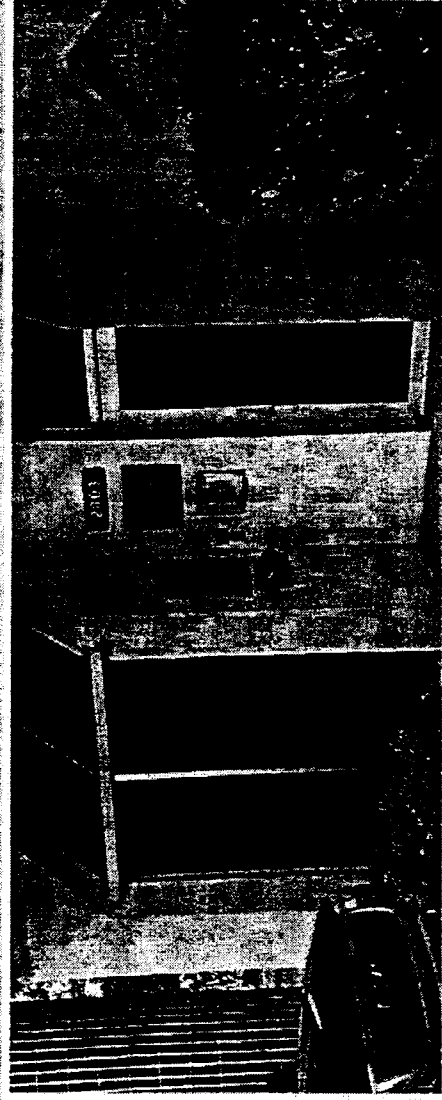
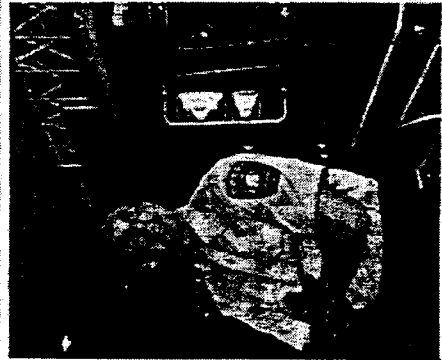
Budget / Estimate of Probable Cost

City of Cocoa Fire Department Facilities Study					
	Cost Per Unit	Units (SF)*	FD Headquarters No.1	FS No. 2	FS No. 3
Opinion of Probable Cost			Dixon Blvd.	Brunson Blvd.	S.R. 524
Project "Hard Costs"					
Building Construction (SF):					
Fire Headquarters	@ \$165.00	15,110	2,493,150		
Satellite Station (no expansion)	@ \$165.00	7,236		1,193,940	1,193,940
Satellite Station (single-bay expansion)	@ \$120.00	474			56,880
Building Hardening	@ \$16.00		241,760	115,776	123,360
Site Development (SF):					
Fire Administration			353,670		
Satellite Station				255,151	255,151
Subtotal "Hard Costs"			3,088,580	1,564,867	1,629,331
Other Potential "Soft costs"					
Land Acquisition			250,000		250,000
FF&E Allowance					
Fire Administration	Allowance		140,000		
Satellite Station	Allowance			70,000	70,000
Technology -Structured Cabling	Allowance		60,000	30,000	30,000
Technology Systems	Allowance		88,000	49,000	49,000
Professional Design Fees, Miscellaneous "Soft" Costs and Contingency (includes survey, geotech, permitting, etc.)	@ 10%		308,858	156,487	162,933
Subtotal "Soft Costs"			846,858	305,487	561,933
Total Project Opinion of Probable Cost			3,935,438	1,870,353	2,191,264
Project Total		30,056	GSF		7,997,055



City of Cocco

Community Outreach March 29, 2016 Fire Station No. 3



Architects Design Group
WINTER PARK, FL • DALLAS, TX

City of Cocoa Fire Station No. 3 Community Outreach

Discussion / Q + A / Council Consensus

1

2

3