



**Agenda  
City of Cocoa  
Regular Meeting**

**February 17, 2026  
6:00 PM**

**65 Stone Street, Cocoa, FL 32922**

**I. Opening Matters:**

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call

**II. Approval of Agenda:**

1. Agenda: City Council Priorities and Planning Special Meeting of February 17, 2026.

**III. Staff Presentation:**

**IV. Council Discussion on Priorities:**

**V. Public Comment:**

**VI. Adjournment:**

**VII. Notice to the Public:**

This is a public meeting. All interested parties may attend in person. The facility wherein this public meeting will be held is accessible to the physically handicapped. In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk of the City of Cocoa, listed below, at least 48 hours prior to the meeting: Monica Arsenault, City Clerk, 65 Stone Street, Cocoa, by telephone at (321) 433-8488 or via email at [marsenault@cocoafl.gov](mailto:marsenault@cocoafl.gov). Additionally, interested persons may view or listen to the meeting electronically at the following internet sites:

1. <https://cocoafl.gov/291/City-Meetings> or
2. <https://www.youtube.com/@CityofCocoaFlorida/streams>

However, the City is not responsible for technical difficulties that may occur while attempting to view or listen to the meeting on the internet.

Interested persons may submit their written comments or questions regarding the meeting prior to the meeting through email at [cityclerk@cocoafl.gov](mailto:cityclerk@cocoafl.gov). Written comments or questions not relevant to the Council meeting agenda will not be made part of the meeting record but will be maintained as public record.

Pursuant to Section 286.0105, Florida Statutes, the City hereby advises the public that: if a person decides to appeal any decision made by the City Council with respect to any matter considered at its meeting or hearing, that person will need a record of the proceedings and for such purpose, affected persons may need to assure that a verbatim record of the proceedings is made, and such record shall include the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission into evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals otherwise not allowed by law.

Although members of the public are entitled to be heard by the City Council on certain items on the meeting agenda pursuant to the City Council Rules of Procedure, members of the public are not entitled to an immediate response by either administrative staff members or Council; however, the City Council or administrative staff may provide a response at their discretion.

When presenting before the City Council, all comments or questions should be directed to the Mayor or the chair of the meeting. Comments or questions should not be made directly to administrative staff without permission from the Mayor or chair.

Public debate by individual speakers from the audience on public hearing items shall be limited to three (3) minutes. Applicants or representatives of recognized groups with special interests in a matter shall be limited to ten (10) minutes; and total debate on a single issue shall be limited to thirty (30) minutes. Only one presentation per person per item shall be allowed.

A Council member may add an item to the agenda during the meeting only at the time the agenda is approved. If the item requires action by the Council, then it may be added to the agenda by an affirmative vote of the Council, and written documentation must be submitted at the time the item is added to the agenda. Matters may also be raised by the Council, City Manager or City Attorney under reports and acted upon by the City Council.

This agenda is posted on the Municipal Bulletin Board and at the Central Brevard Library and Reference Center in Cocoa for public review.

# CITY COUNCIL AGENDA ITEM

Memo Date: January 21, 2026  
Agenda Date: February 17, 2026  
File ID: 2026-50  
Prepared By: Monica Arsenault, City Clerk  
Through: Stockton Whitten, City Manager  
Requested Action: Approval of the Agenda for the February 17, 2026, Cocoa City Council Priorities and Planning Special Meeting either as written or with amendments.

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## **BACKGROUND:**

N/A

## **PRIORITY AREA CONNECTION:**

## **BUDGETARY IMPACT:**

Budgeted? Yes/No

If not budgeted, is amendment / transfer attached?

Source/Use of Funds

Account Number

Amount

If a P.O. Change Order is involved, please complete the following:

Change Order Amount: \$

Original Purchase Order Amount: \$

For this Agenda Item note Prior Change Order Information:

Total Number of change orders to date:

Total amount in change orders to date: \$

## **PREVIOUS ACTION:**

N/A

## **RECOMMENDED MOTION:**

Approval of the Agenda for the February 17, 2026, Cocoa City Council Priorities and Planning Special Meeting either as written or with amendments.



## **AGENDA**

### **City Council Priorities and Planning Special Meeting**

**Tuesday, February 17, 2026  
5:00 p.m. – 6:30 p.m.**

**Cocoa City Hall  
City Council Chambers  
65 Stone Street, Cocoa, FL 32922**

NOTICE is hereby given that the Cocoa City Council will hold a City Council Priorities Workshop on Tuesday, February 17, 2026, from 5:00 p.m. until 6:30 p.m., in City Council Chambers, located in Cocoa City Hall, 65 Stone Street, Cocoa, FL 32922, as publicly noticed.

#### **I. Workshop Topics are as follows:**

1. Call to Order
2. Pledge of Allegiance
3. Staff Presentation (City Manager/Finance Director)
4. Council Discussion on Council Priorities
5. Public Comment

#### **II. Adjournment.**

**\*Please note that Action may be taken on various item(s) at this Workshop\***

#### **Notice To The Public:**

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# CITY COUNCIL

Priorities and  
Planning

Special  
Meeting

February 17, 2026

# Agenda

1. Call to Order
2. Pledge of Allegiance
3. Staff Presentation (City Manager/Finance Director)
4. Council Discussion on Council Priorities
5. Public Comment
6. Adjournment





# Staff Presentation





# PRIORITY AREAS & PERFORMAN CE MEASURES

PUBLIC SAFETY AND COMMUNITY STANDARDS

INVESTMENT IN PUBLIC INFRASTRUCTURE

ECONOMIC AND COMMUNITY DEVELOPMENT

COMMUNITY OUTREACH AND ENGAGEMENT

ORGANIZATIONAL EFFECTIVENESS



### **PUBLIC SAFETY & COMMUNITY STANDARDS**

- Create and monitor a monthly repeat crime location list to direct patrols in an effort to reduce crime.
- Establish a quarterly Faith-based alliance meeting.
- Hold annual disaster preparedness training.
- Response time of 3:20 minutes or less.
- Monitor top incident types and develop action plans.
- Incorporate advances in technology related to the effective and efficient delivery of public safety services.



### **PUBLIC INFRASTRUCTURE**

- Decrease residential leaks/loss of water by checking for a leak within 1 business day of the meter being read if consumption is over 50,000 gallons and turn the meter off if active loss is occurring.
- Convert up to 20% of all lighting fixtures to LED.
- Repave 2.5 miles of City-owned roadways.
- Plant 15 trees annually in the city using Arbor Mitigation Funds.
- Ensure drinking water production is continuous and in compliance with EPA/FDEP regulations.



### **ECONOMIC & COMMUNITY DEVELOPMENT**

- Enhance available property search tool on the Economic Development website to enhance search features for prospective businesses
- Implement at least two business development conferences or programs in FY 25 that attract at least 50 business owners to learn more about small business and incentives offered through the City of Cocoa.
- Improve Residential Development and Rehabilitation Program to Ensure a Diversity Housing Options





### COMMUNITY OUTREACH & ENGAGEMENT

- Increase Citizen's Academy participation by 4% each year.
- Maintain a branding kit with standards and a use policy application for the community.
- Host 6 City sponsored special events throughout the year to reach our diverse community.
- Reduce the number of unanswered abandoned calls to 8% and increase the number of contacts from an average of 6,000 per month
- Send a monthly letter and flyer to Cocoa churches giving them information on big events happening in the City of Cocoa.



### ORGANIZATIONAL EFFECTIVENESS

- Introduce at least two new processes each year that improve citizen engagement and create efficiencies in departmental operations.
- Optimize current spending to achieve higher value, aiming to enhance IT service delivery without increasing overall spending beyond the rate of inflation.
- Reduce the number of misread meters to under 1% of a Meter Reader's daily meter reading submission.
- Achieve an average PO cycle time of 10 business days or show a reduction from the previous year
- Attend at least one recruitment event each quarter, targeting the Cocoa community, minorities, and Veterans.
- Maintain a public records management system that ensures compliance with Florida Statutes 119 and facilitates efficient retrieval and dissemination of information upon request.

[www.CocoaFL.gov/budget](http://www.CocoaFL.gov/budget)



# Legislative Priorities

- Support for Federal Grant Funding for Cocoa's Multi-modal Station
- Protection of Local Home Rule
- Property Tax Reform
- Restrictions on Land Use Regulations
- Additional State Funding for SHIP Program Affordable Housing Initiatives
- Community Redevelopment Areas
- Continued Funding of Hiring Bonus and Incentive Pay for First Responders



# Appropriations Requests

## State Appropriations Requests

- State Road 524 and State Road 501 Curve Widening and Station Access Road
- J&K Septic to Sewer Conversion Project Funding
- Dr. Joe Lee Smith Community Healthcare Facility
- Stradley Park Septic to Sewer Conversion
- Provost Park Redevelopment
- Water Quality Baffle Box Installation





# FINANCIAL UPDATE



# Property Tax Information

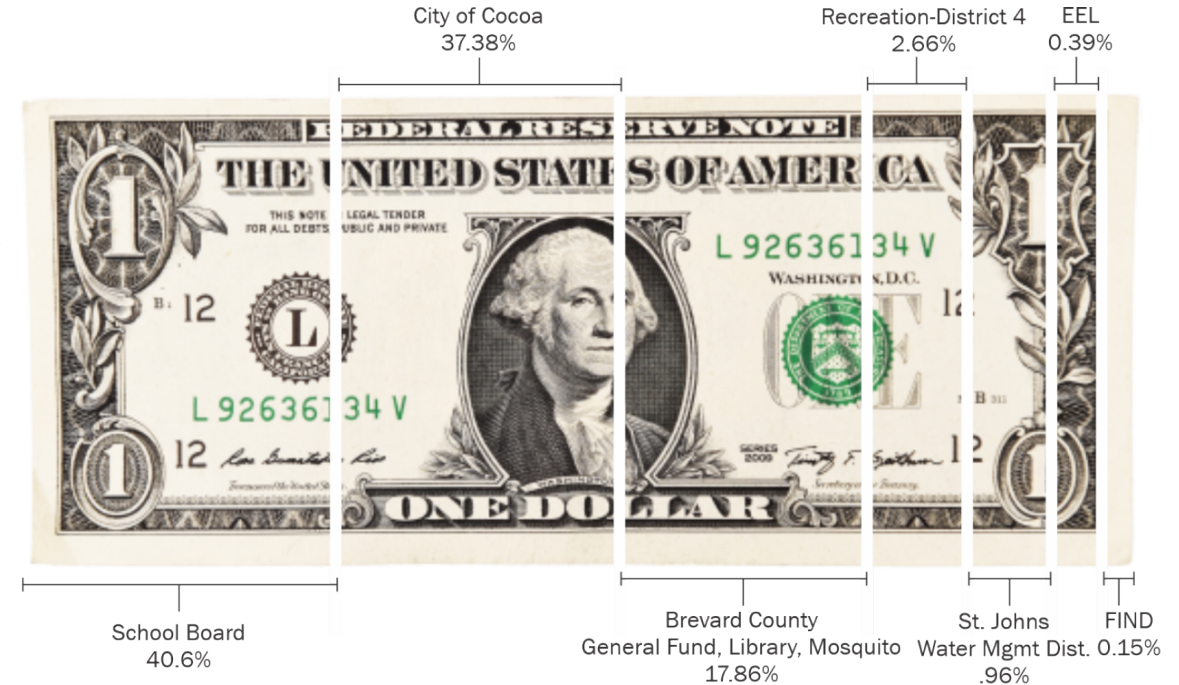
Over the last 10 years the City of Cocoa has seen an 11% growth.



Of every dollar collected in local property taxes, the City of Cocoa receives approximately 37%.



| Property Taxes                       |        |
|--------------------------------------|--------|
| Ad Valorem Property Taxes            | ~\$13m |
| Cocoa Police Department Budget       | ~\$14m |
| Funded through other revenue sources | ~\$1m  |



# Unknown FY27 Financial Impacts

- Additional Homestead Exemption:
  - Legislative Proposal: Reduce the taxable value of your primary residence by \$25,000 plus an additional exemption of \$25,000 for properties valued over \$50,000.
- Federal/State Spending Cuts
- Rebuilding the T-Docks and day slips
- Brevard County Parks agreement actual costs for FY



# Property Tax (Estimates Due to Possible Legislative Changes)

| FY2027 Budget Property Tax Scenarios                                                                                                       | Impact        |
|--------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Homestead Properties (Property Tax Eliminated) Annually                                                                                    | (\$2,819,503) |
| Phased Elimination of Non-School Property Taxes for Homesteads, Increasing Homestead Exemption by 100K each year for 10 years - Year 1     | (\$1,423,801) |
| Senior Citizen Exemption (Age 65+)                                                                                                         | (Unknown)     |
| Insurance-Linked Exemption (Additional \$200,000 exemption on homestead properties covered by comprehensive multiperil property insurance) | (Unknown)     |



# New Money (Estimates)



| FY2027 Budget                                  |                  |
|------------------------------------------------|------------------|
| Fire Assessment 3%                             | \$113,000        |
| Utility/Stormwater Indirect Cost Allocation 5% | \$440,600        |
| Utility Return on Investment (ROI) 10%         | <u>\$865,795</u> |
| Estimated New Money                            | \$1,419,395      |

# Increase in Expenses (Estimates)



| FY2027 Budget                                 |                 |
|-----------------------------------------------|-----------------|
| General Fund Salaries (5 Unions and GF Staff) | \$1,342,050     |
| Medical Insurance 10%                         | \$381,685       |
| General Fund Utilities 5%                     | \$59,756        |
| General Fund Liability Insurance 5%           | \$49,917        |
| General Fund Fuel 5%                          | <u>\$16,106</u> |
| Estimated Expense Increase                    | \$1,849,514     |

Estimated Shortfall (\$430,119)



# Wage Increases

| Group                | FY26/27   |
|----------------------|-----------|
| LIUNA                | 7%        |
| IAFF                 | 7%        |
| PBA R/F              | 8%        |
| PBA Lt               | Negotiate |
| Fire District Chiefs | Negotiate |
| General              | TBD       |



# Public Safety Needs for a Growing Community

- Population increase due to new residential and commercial developments leads to demand for public safety personnel
  - Budgeting for one additional position each FY with anticipation for growth - Fire and Police (year 2 of additional positions)
  - Need for an additional Fire Station located in the northwest section of the city due to new development
  - Additional capital needs such as equipment, machinery and infrastructure (multi-million \$ required)

Proactive investment to keep pace with growth





# COUNCIL PRIORITIES



# Code of Conduct

## Resolution No. 2002-08

### Section 1 Code of Conduct

a. The proper statutory and City Charter role of a City Council Member, as with any elected member of a legislative body, is to **act collectively**, not individually, to set and/or revise the City of Cocoa's governing policies and the City Manager and staff administer such policies.



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# PUBLIC COMMENT



