MINUTES
City of Cocoa
Regular Meeting of The City Council

February 10, 2026

A Regular City Council Meeting was held on Tuesday, February 10, 2026, in Cocoa City Hall, in City Council Chambers, located at 65 Stone Street, in Cocoa, Florida, 32922, as publicly noticed.

I. Opening Matters:

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

Councilmember Weeks provided the invocation, and Aviiana Price led the assembly in the Pledge of Allegiance.

The City Clerk took the roll.

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

ABSENT:

OTHER STAFF MEMBERS PRESENT:

Rebecca Bowman, Finance Director; Charlene Neuterman, Community Services Director; Jonathan Lamm, Fire Chief; Evander Collier, Police Chief; Jack Walsh, Utilities Director; Lorne Stinnett, HR Director; Luci Ribeiro, Planner; Mitch Lawyer, Interim Chief Technology Officer; and Dalyn Sims, Helpdesk Support Tech.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of February 10, 2026. (2025-1192).

* **MOTION by Deputy Mayor Goins; Seconded by Councilmember Hearn to approve the agenda as written.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Minutes: Regular Meeting of November 18, 2025. (2025-1193).

* **MOTION by Councilmember Weeks; Seconded by Deputy Mayor Goins to approve the minutes for the November 18, 2025 Council meeting as written.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

III. Awards and Presentations:

1. Presentation: Informational Annual Investment Report for FY2025. (2025-1162). (Finance Director)

Mr. John Grady, PTMA Financial Solutions, provided a presentation on the City's Annual Investment Report.

IV. Delegations:

Aviiana Price, Cocoa student, read a poem she wrote in school about all the things she would do if she was Mayor. In response, Council congratulated Ms. Price on her courage for coming to Council and reading her poem in front of an audience as that can be very challenging.

Ariah Ogere, wished to speak on her parent's behalf about their property at 1001 Montclair Rd., Cocoa, and their experience with the rehabilitation program. She thanked the City Manager for responding to their questions and concerns and they would like to request assistance in relocating from their home into one of the Michael C. Blake Subdivision homes. They were not aware this was an option and they would like to explore it further.

Mrs. Alfreida Wright spoke in furtherance of her home at 1001 Montclair Rd., and the repairs it needs. She and her husband are elderly and are trying their best to make ends meet. They are willing to do what it takes to get their issues resolved.

In response, City Manager Whitten explained that last year Council made a decision to use the money to help the most people they could instead of putting all of the funding into one home. He also noted that there is no option to trade their property for one in the Michael C. Blake subdivision as those lots are now owned by Lennar. However, he would be happy to set up a meeting with them and go over their situation to see if there is anything the City can do to help.

Roderick McGowen, 3815 Sentry Dr., Cocoa, spoke about the traffic congestion on SR524. He shared his concerns with all of the incoming homes and the increase in traffic that will cause. There is no traffic light and no roundabout to help maintain the traffic.

Additionally, there are day campers at Junny Rios Park that sit in the parking lot all day. He asked staff to investigate the activity going on there.

In response, Councilmember Weeks shared that unfortunately the City does not own SR524 so some things are beyond its control, however she assured him that things are happening behind the scenes and changes are coming soon.

Bernice Fox, 701 Aurora St., Cocoa, shared that she has been experiencing the same issue at her house for the last four years. There are oak trees around her property that have been there for many years and have never been trimmed. She has called Public Works several times and no one has come out, although they were out there the other day doing some trimming but they did not touch hers. She asked if someone could help her address the issue.

V. Consent Agenda:

1. Approve a Resolution Amending the FY 2026 Budget, BAF 26-003-A, to provide budget for the currently ongoing Grant projects that were budgeted within FY 2025 and not yet finished, through the use of Fund Balance Reserves and other Revenue Sources. (2026-9). (Finance Director)

2. To Approve a Purchase Order and Agreement with S-Works Construction Corp. under Equalis Group Cooperative Contract R10-1166D (Region 10 ESC) to Remove the Current Transformer, Install and Test a Remanufactured 1000 kVa 3-Ph Padmount Transformer; Approve a Budget Transfer to the FY2026 Budget, BAF#26-043-T; Approve a Resolution Authorizing the City Manager to Approve and Execute Change Orders in an Amount Not to Exceed $15,163.01 for the Total Combined Project Cost of $166,787.00.Approve a cost increase and a Change Order to Purchase Order

84298 for Ring Power in the amount of $36,768.84 for emergency generator repairs at Well #25, utilizing Sourcewell Contract RFP #092222, for a total FY26 project cost not to exceed $136,768.84. (2026-23). (Utilities Director)

3. Approve Task Order 2026-65 under Contract RFQ-20-03-COC with Jacobs Engineering Group Inc. for design, permitting, and bidding services related to the Dyal WTP High Service Pumps Improvements in the amount of $249,836.00. (2025-1215). (Utilities Director)

4. To approve Task Order 2026-63 with Jacobs Engineering Group, Inc. under Contract RFQ Q-20-03-COC in the amount of $156,612.00 for engineering services related to the Dyal Clarifiers 1 & 2 Rehabilitation Project. (2025-1294). (Utilities Director)

5. To provide approval for the City to apply for the Victims of Crime Act (VOCA) Grant Cycle 2026-2027, for salaries and benefits for the Victim's Advocate Program, in order to provide victim advocate services to crime victims. (2026-29). (Police Chief)

6. Approve the Danus Utilities, Inc. Proposals for Lift Station Rehabilitation Services Utilizing the City of Clermont Agreement No. 2023-71, Effective August 8, 2023, through August 7, 2026; Authorize a Budgeted Expenditure for these Services not to Exceed $301,958.70. (2026-30). (Utilities Director)

7. 2026 Street Closure time and date changes and additional Street Closure requests. (2026-45). (Comm. & Economic Development Director)

8. Approve the FY2025-2026 HOME Disbursement Agreement between the City of Cocoa and Brevard County for $369,187.25. Approve a HOME Investment Partnership (HOME) Program Agreement with Community Housing Initiative, Inc. (CHI) for $319,299.24 to award funds for the administration of the City's Purchase Assistance Program. Agenda 2026-009 will include the Budget Amendment for HOME on BAF# 26-003-A. (2025-1051). (Community Services Director)

9. Approve Task Order No. 2026-60 to Jacobs Engineering Inc. for Services During Construction for the Elevated Tower Repairs Project (Project DYET22) under Continuing Services Agreement RFQ-20-03-COC, with a total amount not to exceed $84,868. (2026-64). (Utilities Director)

10. Award Bid No. B-26-01-COC, Elevated Tower Repair Project (DYET22), to Tank Rehab, LLC., of Jacksonville, Florida, for $1,372,500. To Approve a Resolution Authorizing the City Manager to Approve and Execute Change Orders in an Amount Not To Exceed $137,250 (10% of the Contract Amount) for a Total Project Cost of $1,509,750 and approve BAF 26-047-PT transferring funds to this project number. (2026-65). (Utilities Director)

11. Approve a Resolution Amending the FY 2026 Budget, BAF #26-045-T, Providing Engineering Services from Carollo Engineers, Inc. for Operational Support at Sellers

Water Reclamation Facility. (2026-66). (Utilities Director)

12. Approve a Resolution Amending the FY26 Budget, BAF 26-048-A, to cover expenses for the two (2) new Building Code Enforcement Officers for $11,500 using Building Fund 107 Fund Balance Reserves. (2026-69). (Community Services Director)

13. Approve a multi-year renewal for VMware Cloud Foundation software licensing in the amount of $162,573.12 per year for three (3) years under Sourcewell Contract 121923 with CDW-G, Inc. as well as approve BAF 26-044-T for this year's costs. Authorize the City Manager to execute the renewal and approve future licensing adjustments within the City Manager's purchasing authority and subject to funding availability. (2026-31). (Interim IT Director)

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

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

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VI. Public Hearings:

1. Ordinance 01-2026 Annexing approximately 46.94 Acres of Real Property generally located east of Grissom Parkway north of Oxbow Circle, and south of Canaveral Groves Boulevard. (Request to Postpone to February 24th City Council Meeting). (2026-88). (Planner)

Mayor Blake opened the Hearing to the public if anyone wished to speak on the postponement of the item.

There being no questions or comments, the public portion of the Hearing was closed.

* **MOTION by Councilmember Koss; Seconded by Councilmember Weeks to postpone the item to the February 24, 2026 Regular City Council meeting, at 6pm at Cocoa City Hall.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VII. Council Business:

1. City Council approval to name the Promenade at Riverfront Park after Jerry Sansom, former Florida Inland Navigation District Board Member and Cocoa Governmental Affairs Consultant. (2026-68). (City Manager)

City Manager Whitten shared that he is recommending the naming of the Promenade at Riverfront Park to be named after Jerry Sansom in recognition of his passionate commitment to not only the City of Cocoa but to ensuring the growth and development of the Cocoa waterfront. Mr. Sansom passed away in 2024 and this will be a great way to honor him.

* **MOTION by Mayor Blake; Seconded by Councilmember Weeks to approve the naming of the Promenade at Riverfront Park after Jerry Sansom.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

Mr. Buddy Davenport, Chair of the Florida Inland Navigation District, spoke about Mr. Sansom and all of the great things he did. Mr. Sansom was his friend and mentor and he was an incredible man. He introduced Tom Morgan, the person who will be filling Mr. Sansom's shoes.

Mr. Tom Morgan formally introduced himself and shared some of his background. He is looking forward to working with the City in the future and noted that no one will ever be able to replace Mr. Sansom and shared his admiration for the knowledge he had and shared with everyone.

Ms. Janet Zimmerman also spoke about Mr. Sansom and all of the great things he did. She is also looking forward to continuing to work with the City and helping where they can.

Mrs. Dixie Sansom spoke about her husband and thanked everyone for their support, love and friendship. She expressed her gratitude that the City has decided to honor Mr. Sansom in this way.

2. Consideration and Approval of the First Addendum to the Development Agreement between Wal-Mart Stores East, LP, and the City of Cocoa, allowing expanded uses at 2700 Clearlake Road, including a convenience store with gasoline pumps, and

providing for property conveyance to the City in lieu of previously required right-of-way. (2026-32). (Planner)

Ms. Ribeiro provided a presentation[1], and shared that under the Original Development Agreement, the Developer was required to construct a Walmart Supercenter with a limited automotive service component as provided in an attached Site Plan concept. In addition, as part of the project, the Developer was required to construct and dedicate a public right-of-way and sidewalk connection across the property linking State Road 524 and Clearlake Road to an existing segment of vacated right-of-way formerly known as S.R. S-503A. In exchange, the city vacated approximately 0.547 acres of public right-of-way located within the project site. While the City fulfilled its obligation to vacate the right-of-way, the Developer did not and the connecting roadway and sidewalk were never constructed.

The Developer has requested approval of a First Addendum to the Development Agreement (Attachment A) to allow for the construction of a new fuel station consisting of a convenience store, fuel pumps, and canopy on a portion of the existing Walmart parking area fronting Clearlake Road. The proposed fuel station is shown on a separately approved site plan and engineering plan set (Attachment B). The fuel station use was not contemplated under the Original Development Agreement Site Plan and therefore requires formal amendment.

In addition to expanding the permitted project scope, the First Addendum updates outdated infrastructure obligations contained in the Original Development Agreement to better align with current City planning objectives, including future transportation improvements associated with the planned Brightline passenger rail station.

The First Addendum to the Development Agreement accomplishes the following:

1.Expansion of Permitted Uses: The Addendum amends the project scope to expressly allow the construction and operation of a fuel station with convenience store and gasoline pumps as an accessory use to the existing Walmart Supercenter. The fuel station must be constructed in substantial conformance with the approved final engineering and site plan and elevations, which is incorporated into the Development Agreement by reference.

2. Amendment to Site Plan Exhibits: The Addendum updates Exhibit "B" of the Original Development Agreement to include the fuel station site plan and architectural renderings as a new Exhibit "I." This ensures the Development Agreement accurately reflects the site's current and proposed development conditions.

3. Removal of Prior Roadway Construction Obligation: The Addendum removes the Developer's obligation to construct a connecting public right-of-way and sidewalk

[1] Exhibit A: Walmart DA Addendum Presentation

across the property that was required under the Original Development Agreement. This improvement is no longer consistent with current transportation planning for the area and intended Brightline station and has remained unconstructed since adoption of the original agreement.

4. Property Conveyance in Lieu of Road Construction: In place of the prior construction obligation, the Developer agrees to convey up to one (1) acre of property to the City, at no cost, for future public right-of-way purposes. The conveyance parcel is generally depicted in Exhibit "J" and is intended to support future roadway access serving the anticipated Brightline station and surrounding redevelopment area. The City has up to ten (10) years to initiate the conveyance, providing flexibility to coordinate with regional transportation planning and funding timelines.

5. Coordination During Future Roadway Construction: The Addendum includes provisions requiring coordination between the City and the Developer during any future construction of a public right-of-way within the conveyed area. Specifically, the city must use commercially reasonable efforts to maintain vehicular access to the Walmart Supercenter during construction, particularly access serving the pickup and delivery area. This provision does not prohibit temporary closures but ensures advanced coordination and reasonable alternative access when practicable. While the site has secondary access from Otterbein Avenue, the language recognizes that Clearlake Road access serves specific operational and circulation functions for the store.

6. City Maintenance Responsibilities: Upon conveyance and construction of the future public right-of-way, the City will assume responsibility for maintenance of the roadway, including landscape medians, consistent with City standards. The Addendum also requires that an ingress-egress driveway serving the Walmart Supercenter be maintained in the final roadway design.

7. Time Limitation on Fuel Station Entitlement: The Addendum includes a provision allowing the City to terminate the Development Agreement if the Developer fails to obtain a building permit and commence vertical construction of the fuel station within one (1) year of the effective date. This provision prevents indefinite vesting of the fuel station entitlement.

The First Addendum supports the City's Strategic Plan goals related to Transportation and Mobility, Economic Development, and Fiscal Sustainability by modernizing an outdated development agreement, facilitating reinvestment in an existing commercial center, and supporting long-term infrastructure planning associated with the Brightline station area.

* **MOTION by Councilmember Koss; Seconded by Deputy Mayor Goins to approve the First Addendum to the Development Agreement between the City of Cocoa**

and Wal-Mart Stores East, LP, for the Walmart Supercenter located at 2700 Clearlake Road, and authorize the Mayor to execute the same.

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Consider the Donation Application for Double Zero Athletics in the amount of $1,000. (2026-100). (City Clerk)

Mr. Terrance Parks, President of Double Zero Athletics, asked Council to consider their $1,000 request to help offset some of the costs for their 100 Dreams Basketball Camp. He spoke in furtherance of the program and the youth of Cocoa. He shared that they believe that athletics help fill the gaps with local youth and it further gives them academic accountability. They are trying to raise $50,000 dollars in total to pay for the facility rental, food, equipment and insurance.

* **MOTION by Mayor Blake; Seconded by Deputy Mayor Goins to approve the donation application request for Double Zero Athletics in the amount of $1,000.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VIII. City Business:

IX. Informational Agenda:

1. 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. (2026-10). (Finance Director)

2. In accordance with City Code, Section 2-74, at the beginning of each month during the fiscal year, the City Manager shall submit to City Council data showing the relation between the estimated and actual income and expenses to date. (2026-11). (Finance Director)

3. FY 2026 December Budget Adjustment Report. (2026-12). (Finance Director)

4. Informational Only - The City of Cocoa's Open Board Vacancies. (2026-102). (City

Clerk)

5. Bi-Weekly Report for January 9, 2026 – February 5, 2026. (2026-103). (City Manager)

X. Reports:

Mayor Blake asked everyone to take a moment of silence for Mr. Joe Robinson who passed away over the weekend and served on the City's Housing Authority Board for many years.

Mr. Walsh shared that as a reminder, from February 21 – March 21, the City will be conducting its annual water system maintenance.

Chief Lamm shared a brief video and invited everyone to come out on February 19th for the Fire Department's Push-In Ceremony to celebrate their new truck.

Additionally, Chief Lamm asked Council to honor a County-wide burn ban that was put into effect today and will be in effect until further notice.

City Manager Whitten recognized the City's Finance Department on receiving the Government Finance Officers Association's (GFOA) Distinguished Budget Presentation Award for its 2026 budget.

Additionally, he wished to provide an update that the City won the small claims case that was brought forward against the City by Mr. Johnny Dennis.

Deputy Mayor Goins shared the details for the Celebration of Life for Leon Tucker Sr. who had a great impact on his life.

He also shared pictures from a volunteer opportunity he had at Matthew's Hope. This was an eye-opening experience for him and he thanked all of the volunteers who provide assistance at the shelter.

Lastly, he spoke about the work going on at Stradley Park and thanked staff for doing the best job they can with the situation at hand.

Councilmember Weeks shared photos from events she recently attended, including the MLK Day event, her Advocacy Week Conference, the Florida League of Cities Legislative Action Days, including photos with Representative Sirois and Monique Miller. She also attended the 2026 Brevard Days at the Capitol and encouraged the rest of Council to participate with the Chamber if they have the opportunity.

Additionally, she attended the NAACP event where Chief Collier received an award. She congratulated him again on his award. Lastly, she shared photos from a Space Coast Realtors Association gala she attended with her husband.

Councilmember Hearn shared that he has no presentation this evening, however there are a few things he'd like re-address. He spoke about the lawsuit that the City was involved in and asked Council and staff to consider ways to educate the public on our meter reading processes so that they have a better understanding. In response, Mr. Walsh offered to put some information together to post on the City's website to help educate the City's water customers.

Councilmember Koss provided her District 4 report and shared photos from events she recently attended. There was an event held by the Space Coast Black Chamber at the Collins Museum which was a great event and she was glad that the museum is being utilized.

Additionally, there have been some merchants, particularly some of the boutique owners, who have concerns with the amount of road closures that are taking place in the Village as it can negatively impact their business. She would like Council to consider the business owners when voting on future road closures and the impact it can have on their business.

Mayor Blake shared photos of the new Cocoa Fire Truck. He also shared photos from events he recently attended, including the Florida League of Cities Legislative Action Days, his granddaughter's academic award ceremony, the MLK Day event, the groundbreaking ceremony at the Michael C. Blake Subdivision, and an Alzheimer's Walk.

Additionally, he asked everyone to save the date on February 26th for Emma Jewel Charter Academy's Black History Month event where they will be recognizing Mayor Blake.

XI. Adjournment:

* **MOTION by Councilmember Weeks; Seconded by Councilmember Hearn to adjourn the Regular meeting of February 10, 2026.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 8:22 p.m.

Michael C. Blake, Mayor

ATTEST:

Monica Arsenault, CMC, City Clerk

City of Cocoa SEAL Florida

[redacted] [redacted] [redacted]

COCOA
FLORIDA

City Council

February 10, 2026

First Addendum to Development Agreement

Walmart Supercenter

[redacted] [redacted] [redacted]

Walmart Supercenter

2700 Clearlake Road

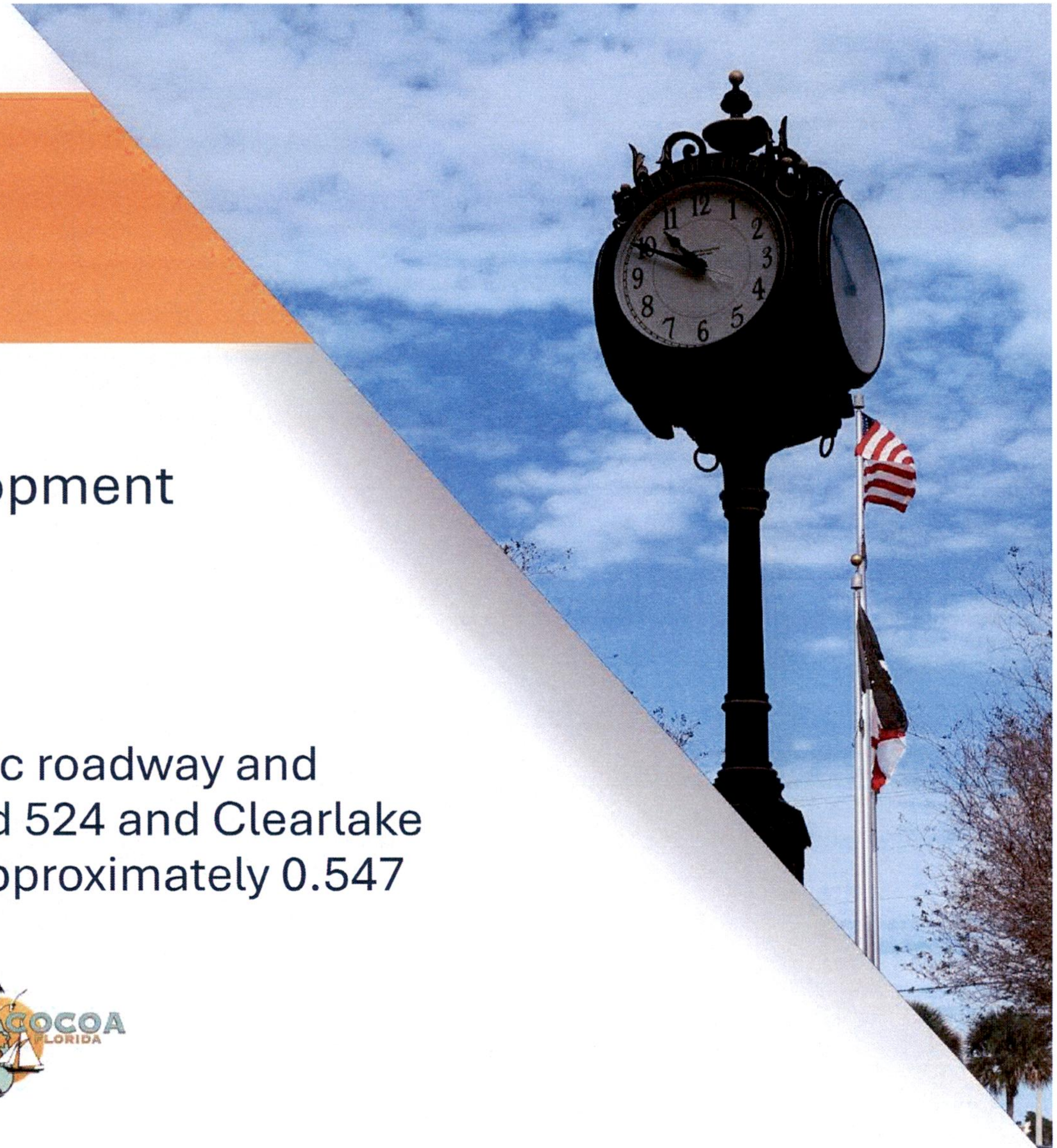
Requested Action

Request to consider approval of a First Addendum to the Development Agreement between the City of Cocoa and Wal-Mart Stores East, LP, allowing expanded uses at 2700 Clearlake Rd, including a convenience store with gasoline pumps, and providing property conveyance to the City in lieu of prior right-of-way requirements.

Walmart Supercenter

2700 Clearlake Road

Background



- Original DA signed on August 2003.
- Key Provisions of the Original Development Agreement

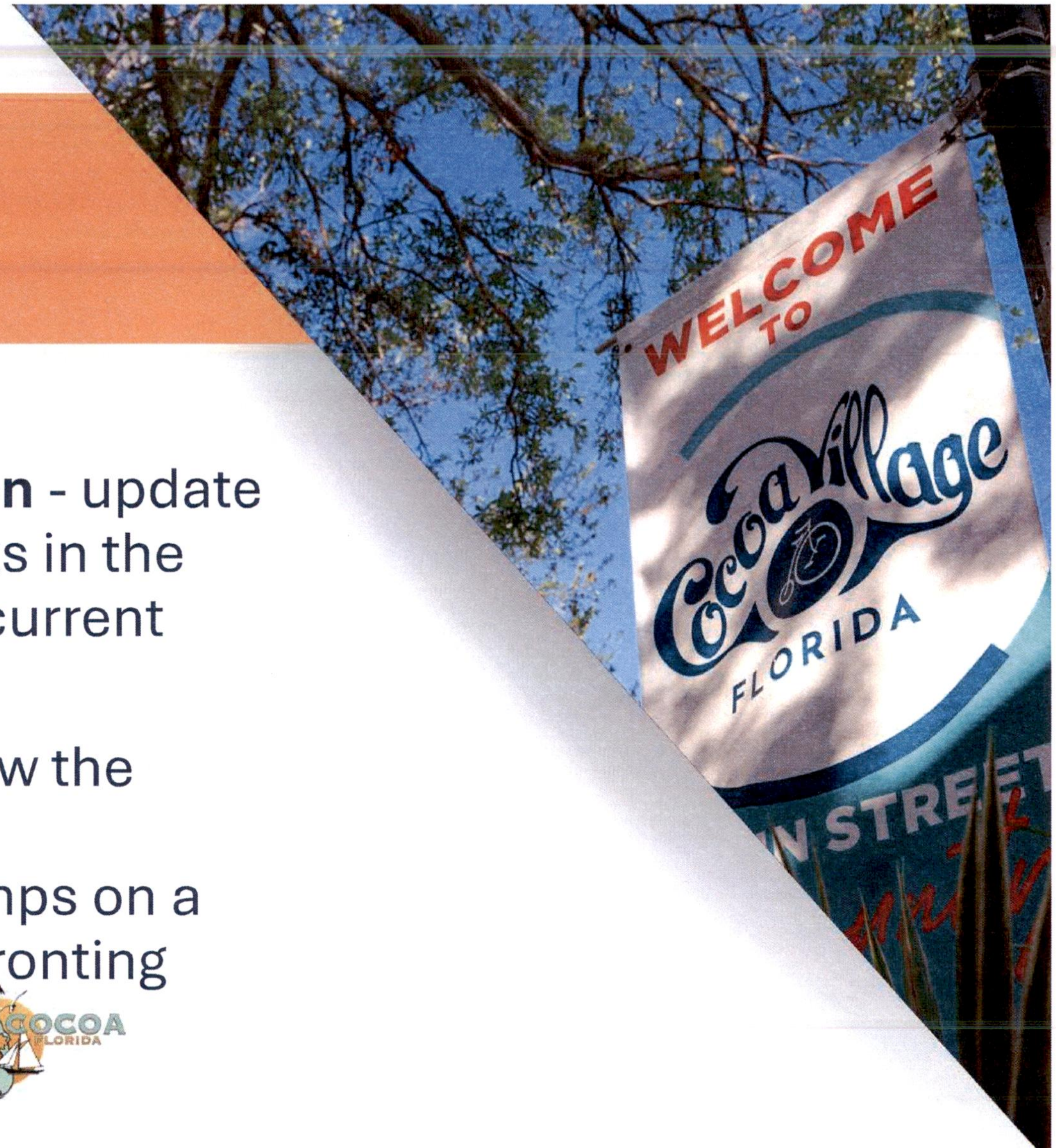
  ✓Construction of a Supercenter

  ✓Construction and dedication of a public roadway and sidewalk connection linking State Road 524 and Clearlake Road - in exchange, the City vacated approximately 0.547 acres of public right-of-way

[redacted] [redacted] [redacted]

[redacted] [redacted] [redacted]

Background Cont.



Purpose of the First Addendum

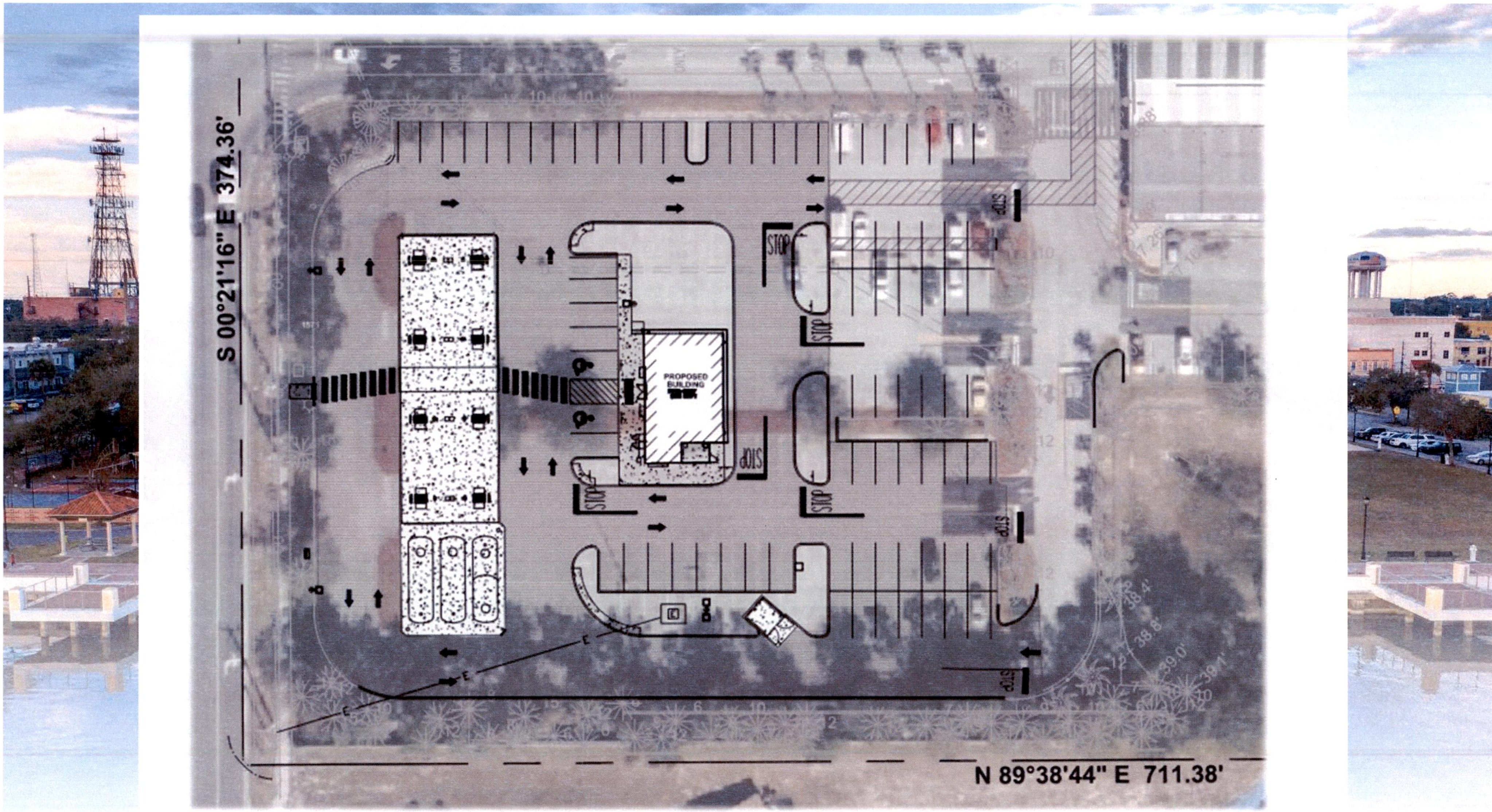
- **Unfulfilled infrastructure obligation** - update outdated infrastructure requirements in the original agreement to better reflect current and future transportation planning
- **Expansion of Permitted Uses - a**llow the construction of a fuel station with a convenience store and gasoline pumps on a portion of the existing parking area fronting Clearlake Road.

First Addendum Goals

This First Addendum to the Development Agreement is meant to accomplish the following:

1. Updated Site Plan Exhibits
2. Removal of Prior Roadway Requirement
3. Property Conveyance to the City
4. Coordination During Future Road Construction
5. Maintenance Responsibilities
6. Time Limitation on Fuel Station Approval

[redacted] [redacted] [redacted]



Recommended Action

Staff recommends approval of the First Addendum to the Development Agreement between the City of Cocoa and Wal-Mart Stores East, LP for the Walmart Supercenter located at 2700 Clearlake Road, and authorization for the Mayor to execute the agreement.

[redacted] [redacted] [redacted]