

MINUTES
City of Cocoa
Regular Meeting of The City Council

August 26, 2025

A Regular City Council Meeting was held on Tuesday, August 26, 2025, 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.

The invocation was provided and the Pledge of Allegiance was held.

The City Clerk took the roll.

PRESENT:	Michael C. Blake	Mayor
	Patricia Weeks	Deputy Mayor (via phone)
	Alex Goins	Councilmember
	Lavander Hearn	Councilmember
	Lorraine Koss	Councilmember
	Anthony Garganese	City Attorney
	Stockton Whitten	City Manager
	Monica Arsenault	City Clerk

ABSENT:

OTHER STAFF MEMBERS PRESENT:

Abby Morgan, Public Works Director; Rebecca Bowman, Finance Director; Charlene Neuterman, Community Services Director; Jonathan Lamm, Fire Chief; Evander Collier, Police Chief; Jack Walsh, Utilities Director; Samantha Senger, Communications and Economic Development Director; Lorne Stinnett, HR Director; Tom Wilkinson, Code Enforcement Manager; Robert Beach, Chief Technology Officer; and Megan Crutcher, Helpdesk Support Tech.

II. Approval of Agenda and Minutes:

1. Agenda: Regular Meeting of August 26, 2025. (2025-697).

* **MOTION by Mayor Blake; Seconded by Councilmember Koss to approve the agenda with an amendment to remove Council Business item VII.1.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Minutes: Regular Meeting of July 8, 2025. (2025-698).

* **MOTION by Councilmember Koss; Seconded by Councilmember Hearn to approve the minutes for the July 8, 2025 Regular City 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. National Suicide Prevention Awareness Month. (2025-823). (Mayor Blake).

Mayor Blake read the proclamation into the record.

2. Sageview Presentation of Retirement Investment Performance. (2025-741). (HR Director)

Ms. Bowman introduced the item and a presentation was given by Sageview regarding the City's retirement investment performance.

IV. Delegations:

Kellie Gant, 2820 Slippery Rock Dr., Cocoa, is a twenty-year resident of Cocoa. She shared she lives in College Green and one of her neighbors moved an RV into their yard. She was okay with the RV being there until there was a situation where a woman overdosed in it. It has become an ongoing issue, and she is very concerned. They have notified the police on several occasions, and the issues persist. She would like

to request a meeting with the Police Department, Code Enforcement and other necessary staff.

Geff Gant, 2820 Slippery Rock Dr., Cocoa, the husband of Kelly Gant, reiterated her comments and stressed that something needs to be done immediately. They deal with these issues all hours of the day and night and their kids are involved. This is not acceptable and the situation needs to be addressed urgently.

Aleck Greenwood, 640 Brevard Ave., Cocoa, wished to clarify comments that were made at the last meeting. He wished to clarify that he is not the property owner of the property on Dixon and that was implied at the last meeting. That being said, he does support its development and feels that one of the Councilmembers has been trying to deter that.

Councilmember Koss pointed out that Council has seen the letter she wrote to the State and nowhere in it does it ask that the development be denied. She wished to clarify that it asks how citizens can provide input on the project. Additionally, she feels that Mr. Greenwood has a vendetta and has come to Council to discuss this complaint repeatedly. She would like to know how long this will go on for.

V. Consent Agenda:

1. Approve the continuation of the piggyback agreement with Public Trust Advisors (PTA) for investment management services utilizing the City of Dania Beach Contract No. RFQ-22-008, with annual renewals through FY2030. Authorize the City Manager to negotiate and execute renewals and amendments. (2025-629). (Finance Director)
2. Approve Participation in a Multi-Year, Piggy-Back Agreement with W & J Construction Corp. for Construction Manager at Risk Services Utilizing Brevard County's Continuing Construction Manager (At Risk) Services, Contract # RFQ-6-22-05 Effective July 7, 2022 Through November 21, 2025 for the Stradley Park Football Field Concession Project; Approve the Construction Rider; Approve a Resolution Amending the FY25 Budget, BAF 2025-076-A to Fund the Project; Approve a Task Order 2025-04 and Purchase Order to W & J Construction Corp. for the GMP of \$286,831; To Approve a Contingency Resolution Authorizing the City Manager to Issue Change Orders not to exceed \$28,469; Authorize the City Manager to Approve a Task Order and Purchase Order to Architects RZK for Construction Management for this Project in the Amount Not to Exceed \$20,000. (2025-750). (Public Works Director)
3. Approve a multi year piggyback contract with Universal Protection Service, LLC d/b/a Allied Universal Security Services, LLC, for armed security guard services at City Hall and the Dyal Water Treatment Plant, and authorize the City Manager to execute contract amendments. (2025-809). (Finance Director)

- * **MOTION by Councilmember Koss; Seconded by Councilmember 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. Adopt on Second and Final Reading of Ordinance 06-2025, Amending the City Code Regarding Code Enforcement Board Jurisdiction and Duties regarding Noise and Excavation Violations, and Code Enforcement Lien Reduction Requests. (2025-689). (Community Services Director)

City Attorney Garganese announced that this is the Second and Final Reading of Ordinance No. 06-2025 and read the title into the record as follows:

Ordinance No. 06-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, AMENDING CHAPTER 6, ARTICLE II, DIVISION 1, OF THE CITY CODE REGARDING THE POWERS AND JURISDICTION OF THE CODE ENFORCEMENT BOARD; AMENDING CHAPTERS 12.5 AND 13.5 OF THE CITY CODE REGARDING ENFORCEMENT AND PENALTIES FOR MINING AND EXCAVATION OPERATIONS AND NOISE DISTURBANCES; PROVIDING A PROCEDURE FOR ENTERING INTO CODE ENFORCEMENT COMPLIANCE AGREEMENTS; ALTERING THE PROCEDURE FOR PROCESSING CODE ENFORCEMENT LIEN REDUCTION REQUESTS; MAKING ADDITIONAL HOUSEKEEPING AMENDMENTS IN COMPLIANCE WITH CHAPTER 162, FLORIDA STATUTES; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY, AND AN EFFECTIVE DATE.

Deputy Mayor Weeks shared her concerns with streamlining the process, specifically the part that applicants must reimburse the city upfront for recording costs. She pointed out that we have seen several cases that should have never been recorded in the first place and has an issue with applicants paying up front.

In response, Ms. Neuterman clarified the staff report and assured Council that staff will be reviewing each case.

Councilmember Koss requested that this be brought before the Code Board first before Council makes a decision.

- * **MOTION by Councilmember Goins; Seconded by Mayor Blake to approve Ordinance No. 07-2025 on Second and Final Reading, for discussion.**

Councilmember Goins shared that he feels this will streamline the process and fully supports it. He shared that he spoke with some members of the Code Board and he acknowledges that some of them felt slighted and this was in no way meant to disrespect them. He added that he feels these changes should have been communicated to them better.

Mayor Blake opened the Hearing to the public.

Aleck Greenwood, 640 Brevard Ave., Cocoa, feels this will streamline the process immensely and thinks it's a great idea. He hopes that Council will approve it.

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

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn

NAYES: Koss

THE MOTION CARRIED (4-1)

2. 2025 City of Cocoa Evaluation and Appraisal Report (EAR) Based Amendments 1st Reading (Transmittal Hearing). (2025-757). (Planner)

City Attorney Garganese announced that this is the First Reading of Ordinance No. 05-2025 and read the title into the record as follows:

Ordinance No. 05-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, SETTING FORTH AMENDMENTS TO THE CITY OF COCOA COMPREHENSIVE PLAN BASED ON THE CITY'S EVALUATION AND APPRAISAL OF THE COMPREHENSIVE PLAN PURSUANT TO SECTION 163.3191, FLORIDA STATUTES; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS; INCORPORATION INTO THE COMPREHENSIVE PLAN; LEGAL STATUS OF THE COMPREHENSIVE PLAN AMENDMENTS; SEVERABILITY; AND AN EFFECTIVE DATE.

Alexis Crespo, RVi Consultant, provided a presentation¹ on the City's EAR-Based Comprehensive Plan Update.

¹ Exhibit A: EAR-Based Comp Plan Update Presentation

Mayor Blake opened the Hearing to the public. There being no questions or comments, the public portion of the Hearing was closed.

- * **MOTION by Councilmember Hearn; Seconded by Deputy Mayor Weeks to approve Ordinance No. 05-2025 on First Reading.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Approve the Final Assessment Resolution 2025-052 for Fire Protection, for Fiscal Year 2026. (2025-835). (Finance Director)

Ms. Bowman provided a brief explanation of the item.

- * **MOTION by Mayor Blake; Seconded by Councilmember Hearn to approve Resolution No. 2025-052, approving the Final Fire Protection Assessment, for discussion.**

Mayor Blake opened the Hearing to the public. There being no questions or comments, the public portion of the Hearing was closed.

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION PASSED UNANIMOUSLY (5-0)

4. Approve the Final Assessment Resolution No. 2025-053 for Fiscal Year 2026, Stormwater Utility Services. (2025-836). (Finance Director)

Ms. Bowman provided a brief explanation of the item.

Mayor Blake opened the Hearing to the public. There being no questions or comments, the public portion of the Hearing was closed.

- * **MOTION by Mayor Blake; Seconded by Councilmember Koss to approve Resolution No. 2025-053, approving the Final Stormwater Utility Services Assessment.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION PASSED UNANIMOUSLY (5-0)**VII. Council Business:**

1. ~~Consider the Appointment of Joseph McClain to Fill an Alternate member vacancy on the Board of Adjustment. (2025-827). (City Clerk)~~ **Item Removed.**
2. Consideration of enhanced service options and contract extension for waste collection services. (2025-833). (Comm. & Economic Dev. Director/Public Works Director)

Ms. Senger and Ms. Morgan gave a presentation² and explained that in October 2021, the City's waste services contract with Waste Management was renewed for a term of October 1, 2021, to September 30, 2028 (via Ordinance No. 10-2021). Council approved to negotiate a contract with the current provider, Waste Management of Florida, as opposed to soliciting bids due to the cost increases recently seen in new contracts around the state. As part of that extension of the contract, and to keep increases for our residents to a minimum, the bulk yard waste pick-up process was changed in the previous contract; it was regularly serviced once a week without having to call for pick-up. This service is now picked up on an as-needed basis instead of a regular service day. This means that any resident who has a large pile of yard debris has to call Public Works to schedule a pick-up, which would occur within 10 business days. The reason for this change was that not every resident has bulk yard waste and thus does not use the service. But it would still be available to those residents who need the service; they just have to make a phone call to request the service.

To highlight the new changes to the bulk yard pick-up process, city staff conducted the following public information campaigns:

- Included the new change in every quarterly newsletter mailed to every resident in the city.
- Mailed two postcards to every resident in the city, highlighting the change in pick-up service and the phone number to call if the service was needed. (One postcard included a pop-out magnet that could be used for easy access to the contact number.)
- Trash-tip Tuesday social media campaigns.
- Produced a video detailing the new pick-up process.

The bulk waste trash collection process did not change from the previous contract.

² Exhibit B: Waste Management - Enhanced Service Options and Contract Extension

There has never been a routed, regularly scheduled collection of bulk trash. The process was and remains that any bulk trash (appliances, toilets, household goods, furniture, etc.) must be placed in separate piles and called in to Waste Management at least 72 hours in advance (bulk waste can be collected only once per week per household) for pick-up. Some of the issues seen with bulk trash items are that they are mixed in one pile and thus are unable to be picked up. Waste Management is required, per the contract, to tag any piles that cannot be picked up and explain to the customer why they are not being picked up. They will be ensuring this provision of the agreement occurs and will be coordinating with Code Enforcement on any recurring issues. Also to note, there are no other local communities that offer a regularly scheduled bulk waste collection service. They all have the call-in option for this service.

Staff is receiving calls and reports for isolated issues of bulk yard and trash sitting out for periods of time, and reached out to Waste Management to discuss changes to the current contract to include these services as regular, routed weekly services.

There are five different options for the City Council to consider in regard to regular bulk yard and trash service:

- **Option 1: Stay with the current agreement.** Residents will call Public Works for bulk yard waste pick-up and Waste Management for bulk trash pick-up. This will still include the 3% annual CPI increase. With this option, residents would see a \$0.53 per month CPI increase beginning October 1, 2025. The current agreement expires September 30, 2028.
- **Option 2: Add on a regularly scheduled, routed bulk yard waste collection every other week and extend the current agreement term date to September 30, 2030.** Residents will get their bulk yard waste picked up every other week without having to call in for this service. This will still include the 3% annual CPI increase. With this option, residents would see a \$2.44 per month increase beginning October 1, 2025. If this option is selected, the term date on the current agreement would be extended for two years and end September 30, 2030.
- **Option 3: Add on a regularly scheduled, routed bulk trash collection every other week and extend the current agreement term date to September 30, 2030.** Residents will get their bulk trash picked-up every other week without having to call in for this service. This will still include the 3% annual CPI increase. With this option, residents would see a \$1.83 per month increase beginning October 1, 2025. If this option is selected, the term date of the current agreement would be extended for two years and end September 30, 2030. (Commercial rates would also increase \$0.41 per cubic yard.)

- **Option 4: Add on both regularly scheduled, routed bulk yard waste and bulk trash collection every other week (alternating) and extend the current agreement term date to September 30, 2030.** Residents will get their bulk yard waste picked up one week and their bulk trash picked-up the next week without having to call in for this service. This will still include the 3% annual CPI increase. With this option, residents would see a \$3.74 per month increase beginning October 1, 2025. If this option is selected, the term date on the current agreement would be extended for two years and end September 30, 2030. (Commercial rates for bulk trash pick-up would also increase \$0.41 per cubic yard.)
- **Option 5: Continue to negotiate with Waste Management.** This will still include the 3% annual CPI increase on current rates beginning October 1, 2025.

Councilmember Hearn thanked Ms. Senger and staff for putting this all together. He stated that he truly appreciates the work they've done to address all the concerns. He has received many phone calls complaining about trash pickup and he is particularly in favor of Option 4.

Councilmember Goins added that while he doesn't want to pay any more money, he feels the extra service is needed and he does not feel there is any better option than Option 4.

Mr. Jordin Chandler, with Waste Management, spoke to Council's comments and concerns and reassured them that their equipment will be able to handle the increase in waste pickup.

Deputy Mayor Weeks shared that she is also in favor of Option 4. She added that she wants Waste Management to be aware that two of the biggest complaints she receives is that when people call Waste Management no one answers. When they do answer, no one ever comes to pick it up.

Councilmember Koss asked if there will be a regularly scheduled pick up day. In response, Mr. Chandler stated that he would need to check what day specifically but confirmed it will be a consistent day. Once the maps with the routes come out, they will push those out to citizens so everyone knows what their trash day will be.

Councilmember Koss shared that she is also in favor of Option 4.

David Pryor, 2915 Colchester Rd., Cocoa, stated that this is the fourth Tuesday in a row that Waste Management hasn't shown up. He would like this addressed immediately. He has called Waste Management, City staff and Council to get his trash picked up.

- * **MOTION by Councilmember Goins; Seconded by Mayor Blake to select Option 4, to include Waste Management's \$7500 annual donation, and to approve a budget amendment to do the necessary budget shore-up for this service.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

3. Approve grant acceptance of \$30,000 from the National Fitness Council for an Outdoor Fitness Court, with a City Grant Match of \$285,000. Approve a Resolution Amending the FY25 Budget, BAF # 2025-080-A for \$315,000. Approve a Resolution Waiving Competitive Bid, as a Sole Source Purchase, and allow the City Manager to issue the Purchase Order. (2025-834). (Comm. & Economic Dev. Director)

Ms. Senger provided a brief explanation of the item.

- * **MOTION by Councilmember Goins; Seconded by Mayor Blake to approve the item.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

4. Council direction on how to proceed with the proposed rehabilitation project at 1001 Montclair Rd. (2025-845). (Community Services Director)

City Manager Whitten introduced the item and briefed the Council on what is being asked this evening.

He and Ms. Neuterman explained that the City receives annual funding through the State Housing Initiative Program (SHIP) to conduct a variety of services to residents in Cocoa. One of the more active programs for Cocoa's SHIP program is the Home Rehabilitation and Repair Program for residents that are homeowners in Cocoa. The City opens applications to residents to begin the verification process for approval. Once a resident is approved, the home is placed on a rehabilitation list to perform rehabilitation/repair services when the funds are available. In FY2026, the City is expected to receive \$147,115. The average rehabilitation project is approximately \$75,000 per home, thus allowing up to two homes potentially eligible to receive a rehabilitation.

Currently, the City has a balance of \$341,000 available for rehabilitation services, not including the \$147,115 expected in FY2026. The City has completed or are in the process of completing multiple projects for homeowners in FY2025. During this fiscal year, Staff schedule inspections on potential homes for future rehabilitations to determine funding availability and eligibility. One such house is 1001 Montclair Rd. Percival and Alfreida Wright reside in the home and applied for a rehabilitation in 2020. They are currently eligible for a rehabilitation due to meeting the SHIP set asides for qualifications - disabled and income under 40% AMI.

The City's third-party housing rehabilitation inspector conducted an inspection on the property and estimated the rehabilitation cost at approximately \$200,000. The recommendation from the inspector was that this home is a complete rebuild due to the major structural issues at the home.

An RFP for rehabilitation services was conducted for 1001 Montclair Rd. and below are the three bids that were received.

1. H2D Total Construction Solutions, Inc. \$151,855
2. DPS Professional Systems \$193,434
3. JJ's Design and Construction \$202,350

The options presented below represent possible solutions to expend the SHIP funds:

1. Utilize the available SHIP funding to continue completing the rehabilitation on a minimum of 4-5 homes on the rehabilitation list and not complete the rehabilitation on the home at 1001 Montclair Rd.
2. Utilize the available SHIP funding plus the General Fund Affordable Housing Set Asides (proceeds from the sale of the five Michael C. Blake homes in 2024) to complete the rehabilitation at 1001 Montclair Rd. and a minimum of 4-5 homes on the rehabilitation list to expend the SHIP allocation.
3. Utilize the available SHIP funds to complete the rehabilitation at 1001 Montclair and perform no other rehabilitations until additional SHIP money is allocated.

Ms. Neuterman stated that staff is requesting Council select the best option for the City to maximize the use of SHIP allocations and complete rehabilitations for our residents on the rehabilitation list.

Councilmember Hearn shared that he would love to rehab this home and make a difference for this family. He is familiar with this home as he used to live down the

street from it. He stated that he is concerned with flooding behind the house when it rains. He acknowledged that this is a tough decision because as much as he'd like to help them out he's not sure that this is the best way to use the funds.

Councilmember Koss asked if there is a policy. In response, Ms. Neuterman replied affirmatively and provided clarification.

City Manager Whitten added that Council does in fact need to establish a policy and that will be brought back to Council at a later date.

Deputy Mayor Weeks asked if there are any other options. It seems to be more cost efficient to tear the house down and either rebuild it or put a manufactured home on it. In response, Ms. Neuterman explained that SHIP does allow for demolition and rebuild, however a minimum of \$250,000 dollars needs to be allotted for the reconstruction which would exhaust most of the funds.

Deputy Mayor Weeks added that she feels like it would make more sense to take the funds and use it for several homes versus spending it all on one house. She noted that she would like to do something to help them though.

Councilmember Hearn made a suggestion to move this family into one of the Michael C. Blake Subdivision homes and for the City to take ownership of 1001 Montclair Rd., Cocoa, and add it to the surplus property list.

- * **MOTION by Councilmember Hearn; Seconded by Deputy Mayor Hearn to approve Option 1.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Hearn, Koss

NAYES: Goins

THE MOTION CARRIED (4-1)

VIII. City Business:

IX. Informational Agenda:

1. Inform City Council of the City Manager's Approval to Participate in the Florida Department of Emergency Management's F-ROC Program for 2026 and future years. (2025-699). (Finance Director)
2. Data showing the relation between the estimated and actual income and expenses to date. (2025-830). (Finance Director)

3. FY 2025 July Budget Adjustment Report. (2025-831). (Finance Director)
4. 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. (2025-832). (Finance Director)
5. Informational Only - The City of Cocoa's Open Board Vacancies. (2025-843). (City Clerk)
6. Bi-Weekly Report for August 7, 2025 - August 21, 2025. (2025-844). (City Manager)

X. Reports:

Mayor Blake wished the City Manager and several of the directors a Happy Birthday month.

Deputy Mayor Weeks shared that she is at a real estate convention this evening and is sorry to have missed the meeting in person. She announced that she was nominated and selected to serve on a board for the Florida League of Cities.

Additionally, she attended the Chief's Walk in District 3 and it was a great event. She thanked Mayor Blake for coming out and participating.

Councilmember Goins shared photos from events he recently attended. He gave a shout out to Jayda Davis's family, who recently lost Ms. Davis. She was only sixteen years old and passed away tragically in a car accident in Cocoa. He wished to share his condolences to the family.

Councilmember Koss shared her District 4 report. She talked about coyotes in Florida and provided tips on how to avoid conflicts.

Additionally, she attended a symposium with Space Florida and spoke about the event.

Lastly, she shared that out of her six years on Council the Florida League of Cities Annual Conference that she attended last week was the best one she's attended yet. She thought the speakers were great this year.

Councilmember Hearn shared that he submitted his pictures for tonight too late and will present them at the next meeting.

He spoke about the basketball court at Anderson Park and wants to get it painted. He asked the City Manager to work on getting the paint scheduled. He'd also like to get the fence fixed and will share photos at the next meeting.

Mayor Blake shared photos from events he recently attended, including the Florida League of Cities conference, the first day of school at Emma Jewel Charter Academy, and an event at the Early Learning Coalition, among others.

XI. Adjournment:

- * **MOTION by Councilmember Goins; Seconded by Deputy Mayor Weeks to adjourn the Regular meeting of August 26, 2025.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 9:09 p.m.



Michael C. Blake, Mayor

ATTEST:



Monica Arsenault, CMC, City Clerk

