

MINUTES
City of Cocoa
Regular Meeting of The City Council

September 9, 2025

A Regular City Council Meeting was held on Tuesday, September 9, 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 6:02 p.m.

Chief Lamm provided the invocation, and Councilmember Koss led the assembly in the Pledge of Allegiance.

The City Clerk took the roll.

PRESENT:	Michael C. Blake	Mayor
	Patricia Weeks	Deputy Mayor
	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 September 9, 2025. (2025-769).

* **MOTION by Councilmember Koss; Seconded by Deputy Mayor Weeks to approve the agenda with an amendment to add Consent item V.11, approving a Resolution and amending the FY25 budget for the purchase of credit mitigation for the Brightline Station Project.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

2. Minutes: Minutes: Special Meeting of July 15, 2025. (2025-770).

3. Minutes: Regular Meeting of July 22, 2025. (2025-883).

* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Hearn to approve the minutes for the July 15, 2025 Special City Council meeting and the July 22, 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 Service Dog Month Proclamation. (2025-824). (Deputy Mayor Weeks)

Deputy Mayor Weeks read the proclamation into the record.

IV. Delegations:

Tiffany Smith, 800 N. Fiske Blvd., Cocoa, is trying to open her own early childhood education facility in the City. She was told she needed to apply for a business tax receipt so she has been trying to do that. Unfortunately, this has been an eight-month process and now she is being told that she needs to have a fire inspection, and she needs to have a sprinkler system installed. As a startup business, she does not have a lot of funds and is seeking assistance on making her dream come true.

Councilmember Hearn asked her where her business is located. In response, Ms. Smith shared she is close to the Celebration Tabernacle church.

Deputy Mayor Weeks asked why the sprinklers are required now and they weren't before. In response, Chief Lamm explained that any time there is a change of occupancy, there is a bolster in the code which they sometimes call the "trip effect". Unfortunately, these are state and federal regulations, and it is not something the City has control over.

Paul Kamus, 116 Olive St., Cocoa, shared that he was recently helping a friend along the 4800 block of Friday Road with a yard sale, and he noticed a fire hydrant in the weeds that was pretty well hidden with no markers. He would like Council and staff to consider placing markers where the hydrants are so that they can be easily detected in the case of an emergency.

V. Consent Agenda:

1. To Approve Task Order 2026-15 with Carollo Engineers, Inc., Orlando, Florida, in the amount of \$196,302.41 for the SCADA Maintenance at the Jerry Sellers Water Reclamation Facility; Pending the Adoption of the FY2026 Budget. (2025-815). (Utilities Director)

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

2. Approve the FY 2026 Joint Funding Agreement between the City of Cocoa and the United States Department of the Interior – U.S. Geological Survey for Water Quality Sampling and Water Level Measurements, Funding of \$115,685, pending the Adoption of the FY26 Budget. (2025-822). (Utilities Director)
3. Approve a Municipal Services Agreement with Alliance for Neighborhood Restoration of Brevard for FY2026, pending the final adoption of the City of Cocoa FY2026 budget. (2025-829). (Police Chief)
4. Approve a Fiscal Year 2026 Task Order No. 2026-58 with Jacobs Engineering, Inc., in the amount of \$224,976, to Provide Assistance with Project and Asset Management, Contractor Coordination and Documentation, Data Management and Quality Control, and Strategic Planning for Water Field Operations and the Cross-Connection Control Program subject to the adoption of the Fiscal Year 2026 Budget. (2025-837). (Utilities Director)
5. Request approval of the revised FY 2025 Pay Plan. (2025-826). (HR Director)
6. Approval to amend the City's 401(a) and 457(b) plans Retirement Plans Investment Policy and Committee Charter to revise Investment Committee members. (2025-828). (HR Director)

7. Approve two task orders with Jacobs Engineering Group (Jacobs): Task Order 2026-56 for Program Management Services in the amount of \$696,842, Project No. WS1221; and Task Order 2026-55 for Plan Review Services to include Engineering Land Development Review in the amount of \$308,448, Project No. WS1221; Pending the Adoption of the FY2026 Budget. (2025-846). (Utilities Director)
8. To Approve Task Order No. 2026-54 to Jacobs Engineering Group, Inc. in the amount of \$449,488 for Provide Program Management/Administration, Design Management and Construction Project Support Services for Operating Revenue funded Cocoa Utilities Capital Improvement Plan Program Projects related to Water Supply and Water Treatment; Pending Approval of the FY 2026 Budget. (2025-849). (Utilities Director)
9. Travel Authorization for Deputy Mayor Weeks to attend the Florida League of Mayor's Conference in Hollywood, Florida from September 17th through September 19th, 2025. (2025-884). (City Clerk)
10. Approve a Multi-Year Piggyback agreement for uniform supply and delivery services with Reads Uniforms Inc., utilizing the Sarasota County contract No. 232512TEG through January 29th, 2026. Authorize the City Manager to execute amendments and annual extensions through January 29, 2028, pending the adoption of the FY26 Budget. (2025-867). (Fire Chief)
11. Approve Resolution 2025-061, Amending the FY 2025 Budget, BAF#25-084-A for the Purchase of Credit Mitigation for the Brightline Station Project (BLTS25). The funding will be allocated through the use of the Assigned Fund Balance for Economic Incentives, in the amount of \$117,745, in conjunction with BAF#25-039-A, for a total Budget of \$297,500. (2025-900). (Comm. & Economic Development Director) Walk-on Item.

* **MOTION by Deputy Mayor Weeks; 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. Approval on First Reading of Ordinance 09-2025 adopting the proposed revisions to the solid waste contract/franchise with Waste Management Inc. of Florida to provide residential and commercial solid waste services within the incorporated city limits of the City of Cocoa. Authorize the Mayor, City Manager, and City Attorney to execute

all documentation needed to implement the proposed contract revisions. (2025-887).
(Comm. & Econ. Dev. Director)

City Attorney Eick announced that this is the First Reading of Ordinance No. 09-2025 and read the title into the record as follows:

Ordinance No. 09-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, FLORIDA, APPROVING AN AMENDED AND RESTATED SOLID WASTE FRANCHISE AGREEMENT BETWEEN THE CITY OF COCOA AND WASTE MANAGEMENT OF FLORIDA, INC., ATTACHED HERETO; ESTABLISHING SOLID WASTE SERVICE CHARGES AS PROVIDED BY SECTION 9-37 OF THE CITY OF COCOA CODE OF ORDINANCES; PROVIDING FOR ANNUAL INCREASES IN SERVICE CHARGES EQUAL TO THE CONSUMER PRICE INDEX FOR GARBAGE AND TRASH; EXTENDING THE ORIGINAL TERM TO SEPTEMBER 30, 2030; PROVIDING FOR REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, INCORPORATION INTO THE CODE, SEVERABILITY AND AN EFFECTIVE DATE.

Ms. Senger stated that this Ordinance includes the details that were discussed under Option 4 which was approved at the last Council meeting.

She wished to point out that one category that needs to be discussed is white goods. This is what is considered to be household appliances such as refrigerators, dishwashers, washers and dryers, etc. It is called white goods because it is recyclable and is processed differently than regular waste. This type of waste will also be picked up by a different truck. She added that Waste Management has reassured staff that this type of waste will be picked up.

Further discussion was held on trash pickup practices and the franchise agreement.

Mayor Blake opened the Hearing to the public.

Chris Iorio, 109 Riverside Dr., Cocoa, has had issues with her yard waste not getting picked up over the last 15 years. She tends to get missed at least once every two to four months. Over the last few weeks it has gotten progressively worse. Over the last six weeks she has had five missed pickups and they broke her trash bin and she still has not received its replacement. She would like her issues to be resolved permanently and not temporarily.

In response, Mr. Jordin Chandler, with Waste Management, gave her his business card and offered to talk to her directly.

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

- * **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to approve Ordinance No. 09-2025 on First Reading.**

THE VOTE ON THE MOTION WAS:

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

VII. Council Business:

1. Council consideration of a 3% increase in rent for the tenants at the Porcher House. (2025-866). (Comm. & Econ. Dev. Director)

Ms. Senger provided a brief synopsis of the item.

- * **MOTION by Councilmember Goins; Seconded by Deputy Mayor Weeks to approve a 3% increase in rent for tenants at the Porcher House.**

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. Informational Only - The City of Cocoa's Open Board Vacancies. (2025-888). (City Clerk)

X. Reports:

Councilmember Koss thanked Ms. Morgan and Public Works staff for addressing an ongoing issue.

She also reminded everyone that her Town Hall meeting will be on October 21, 2025.

Councilmember Hearn shared that he was recently at Endeavor Elementary and they are looking for volunteers and mentors if anyone is interested.

Additionally, he would just like to remind everyone of September 11th and honor those who serve our Country.

Councilmember Goins also thanked Ms. Morgan and her staff for addressing an issue he had reported. He also shared photos from events he recently attended, including an award ceremony for staff and a service for Dr. Joe Lee Smith.

He also shared a few pictures of some areas in the City that need some landscaping maintenance.

Deputy Mayor Weeks shared photos from the Florida League of Cities conference that she attended, a promotion event that was held at Fire Station #33, and some information about a haunted history tour of Cocoa Village. She also attended an event that Ashley Moody attended and shared that was a great event.

Mayor Blake shared a video for a Character Breakfast award ceremony he attended at Emma Jewel Charter Academy. He also shared photos from events he recently attended.

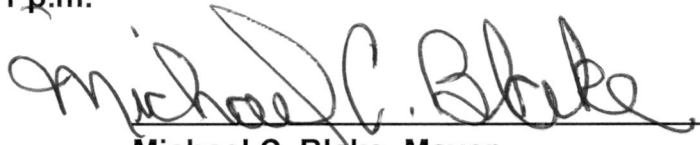
XI. Adjournment:

- * **MOTION by Deputy Mayor Weeks; Seconded by Mayor Blake to adjourn the Regular meeting of September 9, 2025.**

AYES: Blake, Weeks, Goins, Hearn, Koss

THE MOTION CARRIED UNANIMOUSLY (5-0)

The meeting adjourned at 7:11 p.m.


Michael C. Blake, Mayor

ATTEST:


Monica Arsenault, CMC, City Clerk

