

**MINUTES**  
**City of Cocoa**  
**Regular Meeting of The City Council**

**October 28, 2025**

A Regular City Council Meeting was held on Tuesday, October 28, 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.

Councilmember Hearn provided the invocation, and the assembly stood for 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; 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 October 28, 2025. (2025-793).

- \* **MOTION by Mayor Blake; Seconded by Councilmember Koss to approve the agenda with an amendment to add Consent item V.13, approving Resolution 2025-082 to provide a temporary waiver of building permit fees for repairs related to building or structural damage caused by the storm event on October 26-27, 2025, for discussion.**

Councilmember Goins asked Mayor Blake if he would amend his motion to move Consent item V.1 to Council Business VII.4, to which he agreed.

- \* **MOTION by Mayor Blake; Seconded by Councilmember Koss to approve the agenda with an amendment to add Consent item V.13, approving Resolution 2025-082 to provide a temporary waiver of building permit fees for repairs related to building or structural damage caused by the storm event on October 26-27, 2025, and to move Consent item V.1 to Council Business VII.4.**

**THE VOTE ON THE MOTION WAS:**

**AYES: Blake, Weeks, Goins, Hearn, Koss**

**THE MOTION CARRIED UNANIMOUSLY (5-0)**

2. Minutes: 1<sup>st</sup> Budget Hearing of September 3, 2025. (2025-794)

- \* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Hearn to approve the minutes for the September 3, 2025 1<sup>st</sup> Budget Hearing of the City Council as written.**

**THE VOTE ON THE MOTION WAS:**

**AYES: Blake, Weeks, Goins, Hearn, Koss**

**THE MOTION CARRIED UNANIMOUSLY (5-0)**

3. Minutes: Regular Meeting of September 9, 2025. (2025-993)

- \* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Hearn to approve the minutes for the September 9, 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. Proclamation recognizing Viewpoint with Seeta and Friends community radio show for their Fifteen Years in the City of Cocoa. (2025-918). (Councilmember Koss)  
Councilmember Koss read the proclamation into the record and congratulated Ms. Seeta and her colleagues on their fifteen years of service to the community.
2. Proclamation Recognizing November 9 - 15, 2025 as Law Enforcement Records Personnel Week. (2025-989). (Police Chief)

Chief Collier read a proclamation into the record recognizing Law Enforcement Records Personnel Week.

**IV. Delegations:**

Aleck Greenwood, 640 Brevard Ave., Cocoa, spoke about a claim he made to the Florida Commission on Ethics about a Councilmember. He explained that it has been made out that he has a personal vendetta against this Councilmember which is not true. He asked Council to look at his complaint and see what was written. He also feels that misinformation is being spread and that an apology should be made.

In response, Councilmember Koss explained that the response she received from the Florida Commission on Ethics stated that it is not corrupt nor illegal to have a difference of opinion. She also noted that she will not apologize for representing her constituents.

Brad Whitmore, 351 Rockledge Dr., Rockledge, congratulated the city on finishing the Lee Wenner Park Project and for obtaining the FIND Grant for the day slips in Riverfront Park.

He talked about the Sail to the Sun event and those who bring their boats down to Florida and to our coast. He asked Council to consider where these people will go and park their boats. He also pointed out that we do not have dingy and asked Council to consider using the southernmost dock as a designated dingy.

Anita Gibson, 451 Stone St., Cocoa, shared that she wrote a letter to Council that was dropped off today and asked that Council read it and reach out to her.

George Frazier, 221 Dixie Ln., Rockledge, thanked Council for their support and also personally thanked Councilmembers Hearn and Goins for being on their panel.

Mr. Frazier shared that they had a small group show up to their Wealth and Prosperity workshop, but they had a huge impact. He shared that one family is already talking to

an estate planning attorney to set up a trust, five families are scheduled to meet with life insurance professionals, and one family has begun the process of purchasing their first home.

On November 8<sup>th</sup> from 11am-1pm, they will have another workshop. Mr. Frazier shared that they will be talking about obstacles businesses face and how to grow your business.

Pam Shaia, 14 Oleander St., Cocoa, thanked Leisure Services for their hard work at the Fall Festival this past weekend. She also thanked Public Works for their hard work in cleaning up the city after the bad rainstorm. She thanked the Records Department at the Police Department and noted that she has always received great customer service there.

Lastly, she talked about the Gobble Wobble event being put on in part with the Cocoa Fire Department and shared that more information can be found on her Facebook page. The money raised will be given to help the Fire Department purchase and provide turkey donations for families for thanksgiving. The event is all month long, is a \$20 fee and requires those to walk a minimum of three miles during the month.

Rose Flowers, 814 Hillsdale Dr., Cocoa, wished to come to Council with her daughter to thank Council for their support in installing handicap park equipment. It has made such a difference for her daughter and she wished to thank Council personally.

## V. Consent Agenda:

1. ~~Approve the installation of Inclusive Playground Equipment at Provost Park using fund balance in the amount of \$99,538.60 to Playmore Recreational Products & Services utilizing Sourcewell contract #010521-LTS; Approve a Resolution Amending the FY26 Budget, BAF #2026-013-A; and Authorize the City Manager to execute the contract, issue the purchase order, and execute any necessary construction rider(s). (2025-963). (Public Works Director)~~ **Moved to Council Business VII.4.**
2. Approve the utilization of the Piggyback Contract under IFB #21-01MK with J & M Materials of Riverview, Inc. for the disposal of residual sludge products from the Claude H. Dyal Water Treatment Plant in the amount of \$250,000.00; Authorize the City Manager to Approve Contracts, Amendments and Purchases up to this amount. (2025-965). (Utilities Director)
3. Approve a Resolution Waiving the Competitive Bidding Process for the Purpose of Making Sole Source Purchase with Myra Planning and Design in the amount of \$87,587 for the Master Plan Design of Provost Park Improvements, including: 2 soccer mini pitches, fitness court, parking lot, and other amenities. Approve a Resolution Amending the FY26 Budget, BAF # 26-012-T-PW. Authorize the City Manager to execute the contract and issue the purchase order. (2025-966). (Public Works

Director)

4. Planning and Zoning Fee Resolution 2025-069. (2025-640). (Planner)
5. Approve the purchase of a Vermeer D8x12 Horizontal Directional Drill Package for the Utilities Department from Vermeer Southeast of Orlando, Florida, in the amount of \$174,916.62, utilizing the Florida Sheriffs Association Cooperative Contract No. FSA23-EQU21. (2025-970). (Utilities Director)
6. Approve Task Order 2026-17 with Carollo Engineers, Inc. to assist Sewer Field Operations (SFO) in Project Management Coordination, Technical Support and Review, SCADA Maintenance, Data Collection and Support, and Manhole/Gravity Sewer Program Maintenance. (2025-971). (Utilities Director)
7. Approval for a requested street closure outside of the Central Business District. (2025-979). (Comm. & Economic Dev. Director)
8. Announcement of Mayor Blake, Deputy Mayor Weeks, and Councilmember Goins to attend the Florida League of Cities Legislative Conference from December 3-December 5, 2025. (2025-980). (City Clerk)
9. To Approve the Change Order for Connect Consulting, Inc. to add additional funds to FY25 PO#83062 in the amount of \$1,595.00 to pay the difference for the Final Invoice #3579 for the work that was completed with the Piggyback Contract Agreement utilizing Palm Coast contract RFSQ-CD-20-31 with Connect Consulting, Inc. (CCI), High Springs, Florida for Professional Hydrogeological Services, Project No. WS1106 in an Amount Not to Exceed \$250,000.00 for FY 2025. Authorize the City Manager to approve the Change Order in the amount of \$1,595.00 for a total cost for FY25 \$251,595.00. (2025-981). (Utilities Director)
10. Council Approval to Enter into a multi-year contract with NEOGOV a parent company of POWERDMS in the amount of \$24,937 for POWERVETTED and POWERENGAGE subscription over a two year time period. (2025-972). (Police Chief)
11. Authorize the City Manager to execute a purchase agreement with Tyler Technologies, Inc. for the procurement and implementation of the Enforcement Mobile E-Citation and E-Crash software in the amount of \$54,238 based off Sourcewell Contract 06062-TTI, and to approve an amendment to the annual maintenance for the existing Tyler Aegis Public Safety platform with a current cost of **\$139,373.13 for a total of \$193,611.13**. Approve a Resolution to Waive Competitive Bidding for the existing services. (2025-975). (Police Chief)
12. Authorize the City Manager to execute FY25 change orders to PO# 82854 in the amount of \$32,998.98 to cover additional operating expenses and a change order to PO#83130 in the amount of \$28,812.14 to cover additional parts and services expenditures for departmental vehicles and equipment utilizing Sourcewell Contract #110520-GPC with Genuine Parts Company (dba Napa Auto Parts). (2025-994).

(Public Works Director)

13. Approve Resolution 2025-082 providing a temporary waiver of Building Permit Fees for repairs related to building or structural damage caused by the Storm Event on October 26-27, 2025. (2025-1019). (Community Services 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. Second Reading of Ord. 10-2025 Uptown Forrest Future Land Use Map Amendment. (2025-938). (Planner)

City Attorney Garganese announced that this is the Second and Final Reading and read the title of the Ordinance into the records as follows:

**Ordinance 10-2025**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COCOA, BREVARD COUNTY, FLORIDA, RELATING TO COMPREHENSIVE PLANNING; AMENDING THE FUTURE LAND USE MAP FOR EIGHT (8) PARCELS OF REAL PROPERTY WITHIN THE CITY OF COCOA TOTALING 1.9 ACRES, MORE OR LESS, AND GENERALLY LOCATED ALONG FORREST AVENUE, SOUTH OF MULBERRY ST AND NORTH OF PEACHTREE STREET, IN COCOA, FLORIDA, AS MORE PARTICULARLY DEPICTED AND LEGALLY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO; AMENDING THE FUTURE LAND USE MAP DESIGNATION OF SAID PARCELS FROM "HIGH DENSITY RESIDENTIAL" TO "MIXED USE"; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT ORDINANCES AND RESOLUTIONS, SEVERABILITY, INCORPORATION INTO THE COMPREHENSIVE PLAN, AND AN EFFECTIVE DATE AND LEGAL STATUS OF THE PLAN AMENDMENT.

Ms. Jennifer Webster added that no changes have been made since the first reading.

Mayor Blake opened the Hearing to the public.

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

- \* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Koss to approve Ordinance 10-2025 on Second and Final Reading.**

**THE VOTE ON THE MOTION WAS:**

**AYES: Blake, Weeks, Goins, Hearn, Koss**

**THE MOTION CARRIED UNANIMOUSLY (5-0)**

2. Resolution 2025-077 Modwash Lot Split. (2025-982). (Planner)

Ms. Webster provided a presentation<sup>1</sup>. She explained the lot split requested by the applicant and noted that there is a shared access agreement because there is only one shared access between the lots.

Ms. Webster reviewed the two conditions as noted in the Resolution.

Deputy Mayor Weeks asked for clarification regarding the first condition, inquiring as to why the owner has to obtain written consent from the City in order to sell the property. She shared that she has an issue with this.

In response, City Manager Whitten and Attorney Garganese provided clarification regarding the Binding Declaration. City Manager Whitten also spoke about the history of the property and that the City wants to ensure that the two separate owners will always have access to their lots.

Attorney Garganese offered to do some further research, but it may not be resolved this evening.

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 Goins to approve Resolution 2025-077 of the City Council of the City of Cocoa, Brevard County, Florida; providing for the division of one (1) originally platted lot owned by Modwash LLC, generally located southeast of the intersection of University Lane and Clearlake Road and having an address of 1540 Clearlake Road, Cocoa, Florida 32922 into two (2) resulting lots of record; providing for repeal of prior inconsistent resolutions, severability, and an effective date.**

**THE VOTE ON THE MOTION WAS:**

**AYES: Blake, Weeks, Goins, Hearn, Koss**

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<sup>1</sup> Exhibit A: Resolution 2025-077 "Modwash" Lot Split Presentation

**THE MOTION CARRIED UNANIMOUSLY (5-0)**

**VII. Council Business:**

1. Consider the Reappointment of Todd Anderson and Aleck Greenwood to the Planning and Zoning Board through November 2028. (2025-991). (City Clerk)

- \* **MOTION by Mayor Blake; Seconded by Councilmember Goins to approve the reappointments of Todd Anderson and Aleck Greenwood through November, 2028, for discussion.**

Councilmember Koss noted that she attends some of the meetings or watches them online, and she really appreciates the work that Mr. Anderson has done for the board. With that being said, he has served for about eleven years and reminded everyone that Council approved a resolution a few years ago establishing term limits.

Discussion was held on waiving the term limits for Mr. Anderson as he has completed his three consecutive terms.

- \* **MOTION by Mayor Blake; Seconded by Councilmember Goins to rescind the motion to allow for the ballot process.**

**THE VOTE ON THE MOTION WAS:**

**AYES:** Blake, Weeks, Goins, Hearn, Koss

**THE MOTION CARRIED UNANIMOUSLY (5-0)**

The City Clerk took the nomination ballots submitted by the Council to reach a decision. She announced that Mr. Anderson received a score of 9, Ms. Milhoan received a score of 11, Mr. Greenwood received a score of 14 and Mr. Philpot received a score of 16.

With the lowest score ranking the highest, the ballots reflect appointing Mr. Anderson and Ms. Milhoan as Regular members and Mr. Greenwood would become an Alternate member.

- \* **MOTION by Mayor Blake; Seconded by Deputy Mayor Weeks to approve the ballot based on the rankings and to waive the term limit condition as written in Resolution 2024-049.**

**THE VOTE ON THE MOTION WAS:**

**AYES: Blake, Weeks, Goins, Hearn, Koss**

**THE MOTION CARRIED UNANIMOUSLY (5-0)**

2. Consider the appointment of Susan Milhoan or Rex Philpot to fill one Alternate Member Vacancy on the Planning and Zoning Board. (2025-152). (City Clerk) **Combined with Council Business item VII.1.**
3. City Council approval of the 2026 Legislative Priorities and State Appropriations Requests. (2025-990). (Comm. & Economic Dev. Director)

City Manager Whitten explained that staff has prepared and submitted the following legislative priorities and state appropriations requests based on community feedback and discussion with City Council. They are as follows:

- **Support for Federal Grant Funding for Cocoa's Multi-modal Station**
- **Additional State Funding for SHIP Program Affordable Housing Initiatives**
- **Continued Funding of Bonus and Incentive Pay for First Responders**
- **Protection of Local Home Rule**
- **Property Tax Reform**
- **Community Redevelopment Areas**
- **Restrictions on Land Use Regulations**
- **SR 524 and SR 501 Curve Widening and Station Access Road**
- **Septic to Sewer Conversion**
- **Dr. Joe Lee Smith Community Healthcare Facility**
- **Stradley Park Septic to Sewer Conversion**
- **Provost Park Redevelopment**
- **Water Quality Baffle Box Installation**

It was noted that staff needs to select a top five.

Deputy Mayor Weeks shared she feels the multi-modal station is the first choice and Councilmembers Koss and Goins agreed.

Mayor Blake shared that he thinks Home Rule is number 2 and Councilmember Koss agreed.

Councilmember Hearn feels that property tax reform is number 3. Mayor Blake agreed.

Mayor Blake shared that Senate Bill 180 is his fourth choice.

Councilmember Goins shared that he would like to see the additional state funding for SHIP funding on the list too.

The final list is as follows:

- 1) Support for Federal Grant Funding for Cocoa's Multi-modal Station
- 2) Protection of Local Home Rule
- 3) Property Tax Reform
- 4) Restrictions on Land Use Regulations
- 5) Additional State Funding for SHIP Program Affordable Housing Initiatives

\* **CONSENSUS BY COUNCIL TO APPROVE THE LIST.**

4. Approve the installation of Inclusive Playground Equipment at Provost Park using fund balance in the amount of \$99,538.60 to Playmore Recreational Products & Services utilizing Sourcewell contract #010521-LTS; Approve a Resolution Amending the FY26 Budget, BAF #2026-013-A; and Authorize the City Manager to execute the contract, issue the purchase order, and execute any necessary construction rider(s). (2025-963). (Public Works Director)

Councilmember Goins shared a video of Ms. Flowers thanking the Council and staff for their support in allowing for inclusivity at the parks.

- \* **MOTION by Councilmember Goins; Seconded by Deputy Mayor Weeks to approve the item.**

**THE VOTE ON THE MOTION WAS:**

**AYES: Blake, Weeks, Goins, Hearn, Koss**

**THE MOTION CARRIED UNANIMOUSLY (5-0)**

**VIII. City Business:**

1. Outdoor Programmable Digital L.E.D. Message Board. (2025-1005). (Councilmember Hearn)

Councilmember Hearn shared photos depicting the locations of the City's current digital message boards and he does not have any in his district. He would like to broaden the City's ability to share messages to the community.

Additionally, he estimates the price to be somewhere around \$9,000 dollars. He asked Council to support this request.

- \* **MOTION by Councilmember Hearn; Seconded by Mayor Blake to authorize the City Manager and staff to solicit bids and proceed with the procurement and installation of a programmable digital L.E.D. message board. The proposed installation site is the City-owned parcel located at the southwest corner of Dixon Boulevard and Fiske Boulevard. This initiative aims to improve public engagement and information accessibility in an underserved area, for discussion.**

Councilmember Goins asked Councilmember Hearn to consider a multi-facing message board so that it can be viewed at different angles, depending on where it is located. In response, Councilmember Hearn agreed that this was his vision.

Councilmember Koss asked if this will come back to Council so they can see the final cost beforehand. In response, Mayor Blake explained that this will come back to Council for approval before the bid is awarded.

**THE VOTE ON THE MOTION WAS:**

**AYES: Blake, Weeks, Goins, Hearn, Koss**

**THE MOTION CARRIED UNANIMOUSLY (5-0)**

**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. (2025-974). (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. (2025-975). (Finance Director)
3. FY 2025 September Budget Adjustment Report. (2025-976). (Finance Director)
4. Informational Only - The City of Cocoa's Open Board Vacancies. (2025-995). (City Clerk)
5. Bi-weekly Report from October 10, 2025 – October 23, 2025. (2025-992). (City Manager)

**X. Reports:**

Chief Lamm shared updates related to the rain event that took place on Sunday, October 26<sup>th</sup>. He talked about all the behind-the-scenes effort that went into assessing the damage city wide and getting reports together. He gave shoutouts to staff for all of their hard work and dedication to make sure every issue and complaint was heard and addressed.

Councilmember Koss shared that she has a short report but wished to thank all of the staff who helped at her Town Hall meeting.

Additionally, she has some concerns about the water and the leakage along Indian River Drive, but more particularly at Indian Circle. She shared that this will be her focus over the course of her next year on Council.

Councilmember Hearn shared photos from the Hunger Project where he volunteered to help serve food to the residents. He also participated in a cleanup initiative at Bracco Pond.

Councilmember Hearn also attended the Fall Festival and was a panelist for the costume contest.

He was also a panelist at the Wealth and Prosperity summit and shared photos from that meeting.

Councilmember Goins shared photos from the Wealth and Prosperity summit as well. He shared that on December 6 from 11am-4:30pm there will be a 321 Empowerment Inc. Financial Literacy workshop at the EFSC Palm Bay Campus. Anyone who is interested can register online.

He also shared photos from the rain event on Sunday, October 26<sup>th</sup> and spoke about the flooding. He noted that he witnessed several cars trying to race through the water and got stuck. He reminded everyone to make sure that they are being safe on the roads, especially in inclement weather.

He asked staff to look at properties that we own that we could use in the future as rain parks. He thanked staff for their hard work and noted that their efforts don't go unnoticed.

Lastly, he participated in a radio show to support local youth and shared photos from that event.

Councilmember Hearn added that Endeavor Elementary is having their Walk to School event on October 30<sup>th</sup> at 7am. They will be meeting at Save A Lot if anyone wants to participate.

Deputy Mayor Weeks shared that she spoke at a Successful Women event where she received a plaque at the Moore Center and shared photos. She also shared several photos from a tour she participated in in West Palm Beach to see their CRA areas. She also shared photos from the seminars she attended at the FRA conference.

Deputy Mayor Weeks added that the basement at the Cocoa Village Playhouse flooded again from the storm and they are having issues with their system keeping up with the water.

Mayor Blake shared photos and spoke about his attendance at the FRA conference. He also shared photos from a Habitat for Humanity home dedication that he attended.

Mayor Blake attended the re-dedication of the Humane Society building and shared photos from the event.

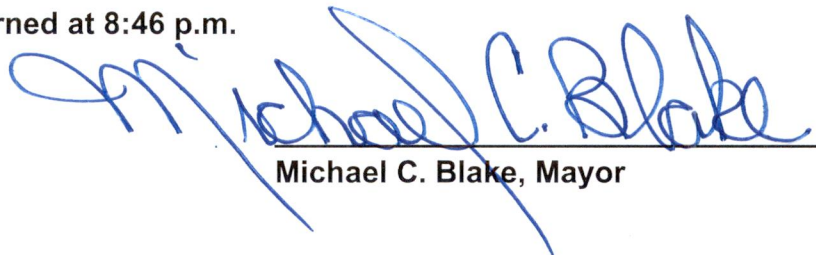
**XI. Adjournment:**

\* **MOTION by Deputy Mayor Weeks; Seconded by Councilmember Hearn to adjourn the Regular meeting of October 28, 2025.**

**AYES: Blake, Weeks, Goins, Hearn, Koss**

**THE MOTION CARRIED UNANIMOUSLY (5-0)**

**The meeting adjourned at 8:46 p.m.**



Michael C. Blake, Mayor

**ATTEST:**



Monica Arsenault, CMC, City Clerk

