

MINUTES

CITY OF COCOA DISTRICT 2 TOWN HALL MEETING

August 16, 2016

A District 2 Town Hall Meeting was held on Tuesday, August 16, 2016, at City Hall in Council Chambers, located at 65 Stone Street, Cocoa, Florida, as publicly noticed.

I. OPENING MATTERS:

Councilwoman Warner called the meeting to order at 6:02 p.m.

Present:	Henry Parrish	Mayor
	Don Boisvert	Deputy Mayor
	Brenda Warner	Councilwoman
	Michael Blake	Councilman (arrived at 6:36 pm)
	John Titkanich	City Manager
	Matt Fuhrer	Assistant City Manager
	Angela Ferguson	Assistant City Clerk

Absent:	Tyler Furbish	Councilman
	Anthony Garganese	City Attorney

Councilwoman Warner welcomed everyone and pointed out Ms. Barbara Jenkins who was in attendance and mentioned she was happy to see her at the meeting. She noted that she is the woman for whom Barbara Jenkins Street is named after.

City Council was introduced by Councilwoman Warner and City Manager Titkanich introduced staff to the citizens.

Ed Wegerif, Public Works Director; Lora Howell, Deputy Finance Director, Mike Cantaloupe, Chief of Police, Gene Prince, Fire Chief, Jonathan Lamm, Deputy Fire Chief, Tammy Gemmati, Administrative Services Director; Jack Walsh, Utilities Director; and Steven Belden, Community Services Director.

II. Discussion Topics

1. Fire Station Presentation

Councilwoman Warner informed all that City Manager Titkanich would be providing the Fire Station Update presentation.¹

City Manager Titkanich explained the City had provided multiple public presentations on the fire station locations since September of last year in order to keep everyone informed.

He provided a short agenda which included how the City will improve and renew the fire service and stations, the plans for those new stations as well as the plans for the existing stations, the relocation analysis, a general timeline, and a questions and answer period.

City Manager Titkanich mentioned that in 2013 Council expressed that it was time to plan to expand the fire stations in the City and a consultant was hired last year to conduct a study to evaluate needs.

City Manager Titkanich shared a multi-year fiscal year time line starting with the enhancement of the ALS services in 2013 and adding more staff in 2014. In FY 2015 consultants were hired to do the station analysis and for station design. A ladder truck, mobile response vehicle, and two new engines were procured. FY 2016 brought a new rescue vehicle that should be complete and delivered by the second week of September. Coming in FY 2017 in October, the fire assessment revenue will be pledged. He indicated that on Thursday, he would be in court to validate the bond so that the builds can start.

He indicated the fire station analysis was a very data driven decision based on data collected for the last five years, as well as a calls for service analysis. He reviewed the various types of calls for service, the properties that are covered, and the mutual aid agreements with both the County and the City of Rockledge.

He stressed this was an independent analysis that was done by the consultant.

City Manager Titkanich expressed the importance of updating and replacing the current fire stations as some are outdated, with the oldest being built in 1958. He indicated modernization was necessary in order to accommodate both genders.

In addition, they must be ADA and OSHA compliant. The growth of the City and an increase in land area from 7 square miles to 14, has resulted in a less effective service. In order to operate effectively, the City also will aim for a 90%

¹ Exhibit A: Fire Station Analysis Update and Progress Report

fulfillment of a NFPA standard of a 4 minute response time to any location. Considering those factors, the City must have ideal locations to make that happen.

A City boundary map from 1994 was compared to the current boundary map and City Manager Titkanich noted those industrial occupancies and sites that pose a greater risk and need service coverage.

A graph of population growth was shown indicating the growth from 3,500 people in 1950, in 1958 there was 12,500, to just over 16,000 people today. Further projections to 2030 indicate a continued climb. It was expected to grow quicker than forecasted.

City Manager Titkanich shared the 2015 density maps which summarize the location of the calls for service for both EMS and fire. 85% of calls are EMS or paramedic transport calls. He stressed every second is important.

The locations of the existing stations 1, 2, and 3 were given as well as the County station 44 and 46 rescue units that alternate calls for service.

City Manager Titkanich wants to ensure that 90% of the calls for service are responded to within the NFPA standard response time of four minutes. Additionally, he added that it was important to have a station east of the railroad tracks to be able to do that as well.

He advised the consultant took the data and evaluated the criteria for every potential location a fire station could go and developed a multitude of scenarios. It was narrowed down to 15 scenarios that were considered the most viable locations. He then scored them, highlighting their characteristics.

Of the top 3 scenarios, scenario 5B stood out the most as it took the current coverage of 65% of the city to 82%. City Manager Titkanich expressed that Council wants all areas covered equally. He reviewed the map coverages which brings in High Point, industrial area, Cocoa North, all of College Green, more of the Lost Lakes community, and other areas that expand north of 524 and west of 95 in scenario 5B. Coverage to the south would not have reduced services.

The top 3 scenarios presented the SR 524 location, which has been secured, the Brunson Boulevard satellite station which can be acquired from the Cocoa RDA, and the Dixon Boulevard/Clearlake Road location which has been purchased. The designs for each were reviewed.

City Manager Titkanich reviewed the plans for the existing stations. Station #1 will be closed for services and repurposed for future development, Station #2 will remain in service with enhanced EMS and transport. The agreement with the County to utilize the station is ready. Station #3 will be utilized for storage of equipment and backup apparatus.

City Manager Titkanich mentioned the importance of the continued presence of services in the Diamond Square Area where Fire Station #2 is situated.

Mayor Parrish mentioned the mutual aid services that Rockledge had provided in his neighborhood years ago.

Chief Cantaloupe confirmed that the City of Cocoa is the only one with a ladder truck. In furtherance, City Manager Titkanich stated that if Rockledge had a situation in their industrial area, that they would need the City's support with the ladder truck. He said that the cities need to work together.

City Manager Titkanich reviewed Brevard County's Fire Rescue calls for service 2013, 2014, and 2015 and highlighted the mutual aid calls between the City and the County.

2. Citizen Input

A citizen in attendance asked where the City of Rockledge was on the map and the City Manager clarified its location and advised that a rescue unit would come from Fire Station #2 where the County would be occupying.

City Manager Titkanich advised that an agreement comes before Council on September 13th for Station 2 which would lease the building to the County as well as make some exterior improvements.

Mayor Parrish asked about the Provost Park project.

City Manager Titkanich shared that although the project is not related to the Fire Station realignment, a parking lot will be built which would alleviate flooding and provide more organization and look better aesthetically.

He advised that in mid-September bids were due for the satellite stations and the main station will be under way. The City has eight million dollars to build all three stations which also includes furniture, fixtures, and equipment.

City Manager Titkanich reviewed the project timeline in detail. The study for the relocation was approved in September 2015, and talks were held with the County in regards to Station #2. He pointed out that 9 different public meetings have occurred thus far, this Thursday the bond validation hearing will be attended by

himself, the Assistant City Manager and the City Attorney. Construction for the first station will begin around October 16, 2016.

City Manager Titkanich stressed that he wants people to know that they will still have fire service, referencing the closing of the Michigan station. While he understood the issue is sensitive for some, the data demonstrated over and over that the City can handle the calls most efficiently with the relocation of Fire Station #3 and the realignment of the others.

He mentioned that the anticipated completion of construction of all three stations is September 2017.

City Manager Titkanich concluded the presentation and opened the meeting up for questions.

Ms. Jackie Jenkins, a citizen, asked which station would be started first. In response, City Manager Titkanich responded that all three are planned to run concurrently in terms of construction and all three would be scheduled to be completed in September of 2017 if construction starts this October.

Deputy Mayor Boisvert asked if the same contractor could build all three and in response City Manager Titkanich said that would be ideal but that a lot of it is based on price.

Chief Prince advised that two different bid processes had to be done per state law; that is why Fire Station #1 was done first and other two are simple bids which can be awarded right away around September 15th.

City Manager Titkanich ensured the public that the plans are in place.

Mr. Ben Cain asked if there was a backup plan if problems arise and the response times are higher. In response, City Manager Titkanich stated that based on roadway conditions not changing, such as addition of speed humps, and population, he sees no major changes happening.

Chief Prince reiterated that the City looked at 15 scenarios and narrowed it down to the best fit based on history. He felt good about the data but will manage it over time. Additionally, over time the City will look at the concentration of population to make sure that they can respond most of the time within the 4 min response time in a metro urban area. He further stated that they can always come back to Council and the City Manager. Utilizing the County and mutual aid agreements are integral.

Mayor Parrish asked if the Fire Department aided Merritt Island often and Chief Prince confirmed they go over on a regular basis.

Mr. Cain asked if there were any minority contracts available to build the fire stations, and in response, City Manager Titkanich advise that the general contractor, WMJ, was from Rockledge but advised it is not a requirement as a whole.

Assistant City Manager Fuhrer shared that 90% of the subcontractors are from Brevard County.

Councilman Blake announced that his cousin Jackie was in attendance and pointed out that she is a former Cocoa firefighter.

Ms. Barbara Jenkins, a citizen, stated she appreciates all of the City and staff. She said Cocoa is her city and has been since she was born here over 88 years ago. She is very happy and knows the city is doing their best. She is proud of everyone.

Councilman Blake announced that Aug 29th is Barbara Jenkins birthday. Councilwoman Warner told her she was glad she came out to tonight's meeting and that she herself moved to Cocoa 41 years ago today.

Ms. Virgie Prude, a citizen, asked about the larger fire truck traveling on Varr Avenue and wanted to know if that was the reason traffic humps haven't been talked about. In response, City Manager Titkanich advised that humps impede emergency vehicles and have the potential to damage them.

Ms. Prude asked about what each staff member in attendance does. In response, City Manager Titkanich pointed out each employee and explained their position. Additionally, she asked how to become a council member and Councilman Blake advised she can go to the Clerk's Office for a packet. She further thanked the City for changing the timing on the red light at Varr Avenue.

Deputy Mayor Boisvert commended City Manager Titkanich on the presentation.

Council thanked everyone for coming.

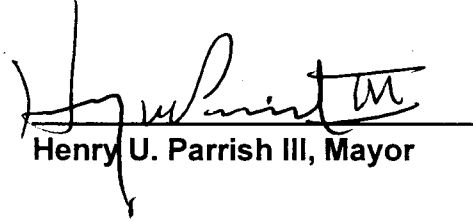
Councilman Blake advised to keep the current Councilmembers in mind for the upcoming election.

Councilwoman Warner asked for all to keep Councilman Furbish and his wife Nancy in their prayers as he is very ill and missed by everyone.

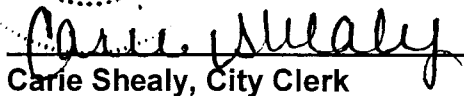
City Manager Titkanich shared the date of the Mayor's Community Summit, which will be on Thursday, September 8th at 6 pm at the Civic Center. He further provided information on the upcoming budget meetings.

III. ADJOURNMENT:

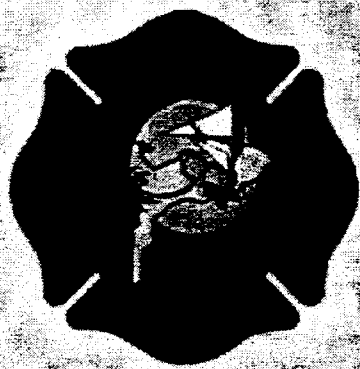
The meeting was adjourned at 7:09 pm.


Henry U. Parrish III, Mayor




Carrie Shealy, City Clerk

(Transcribed by A. Ferguson, Assistant City Clerk)

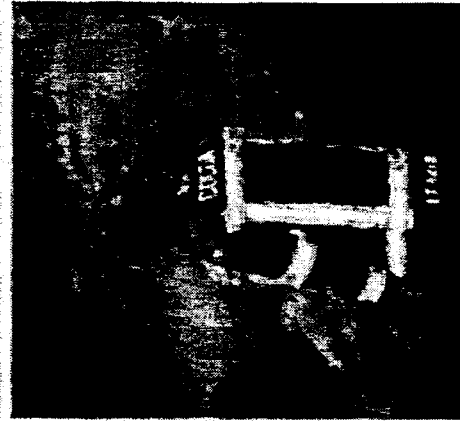
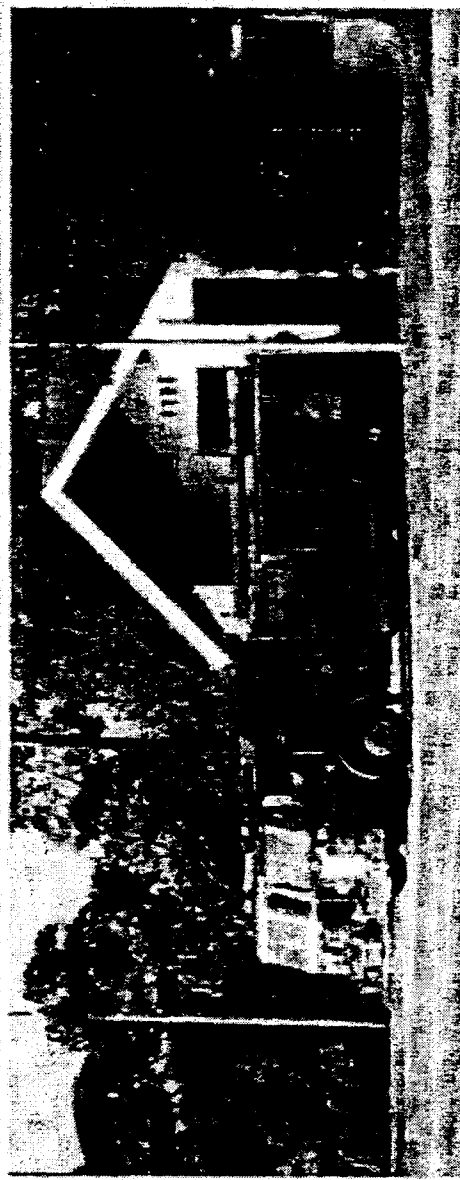


City of Cooocoo

FIRE STATION STUDY

Space Needs Assessment and Station Location Analysis

Update and Progress Report



City of Cocoa Fire Station Renewal and Relocation

Agenda

**Plan to Improve Cocoa Fire Service
Renewal and Replacement
Station Relocation Analysis
Plans for Existing Fire Stations
Actions/Timeline
Questions and Answers**

City of Cocoa – Plan to Improve Fire Service

FY2013 – Increased the number of Solo-Paramedics to enhance ALS service

FY2014 – Increased staffing by 4 FF/FM to ensure a minimum staffing level of 3 FF/FM per station, per shift

FY2015 – Purchased fire life-safety equipment, 1 new Ladder Apparatus, 2 new Fire Engines, MERV, and a new District Chief vehicle and Retained Consultant for Station Location Analysis and Architect for Design

FY2016 – Purchased new Rescue Vehicle, Fire Admin Vehicle, additional fire fighting protection equipment, and continue design/engineering for stations

FY2017 – Commence construction of new stations

City of Cocoa – Preliminary Station Location Analysis

Data Driven Evaluation and Decision

Evaluated 5 years of City Calls for Service provided by Cocoa Fire Rescue as well as Brevard County Fire Rescue.

Based on Calls for Service Analysis (by type and volume) initiated dialogue with Brevard County regarding EMS Calls (85%) as well as Auto Aid Agreement.

Reviewed Mutual Aid/Auto Aid Agreements with City of Rockledge.

City of Cocoa – Need for Renewal/Replacement

Growth of City (land area, population increase and shift) has resulted in inefficient and ineffective provision of fire service to cover all areas and residents of the City

Critical when considering NFPA Standard 1710

Response Time – 4 minute response, 90%

Stations are aged and obsolete

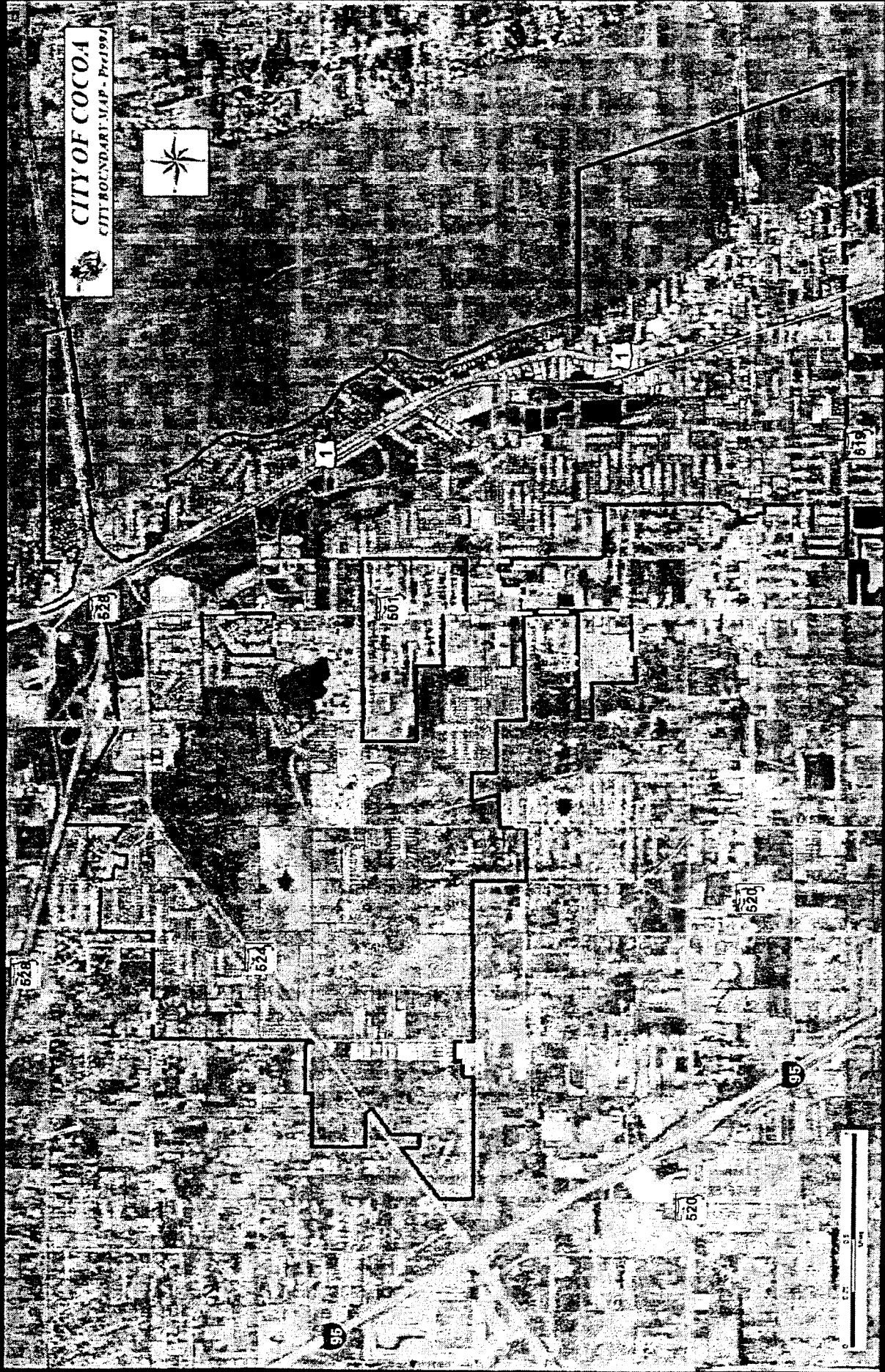
Significant maintenance and repair issues

Stations do not meet ADA or OSHA requirements

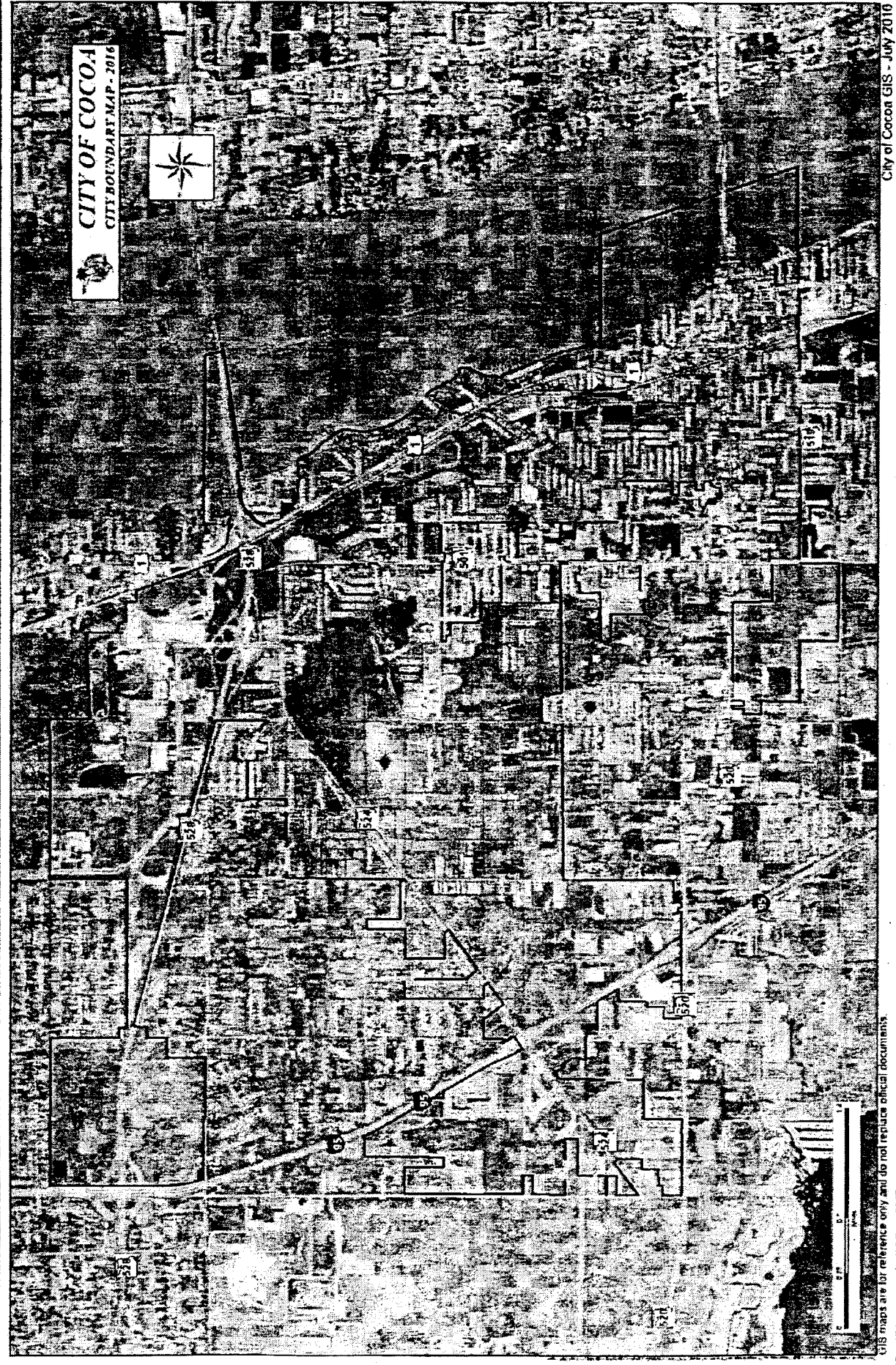
Fire Service has evolved with both male and female FF/FM – need to have separate facilities

Ensure facilities are effectively positioned/located to optimize response to calls for service and natural or man-made disasters

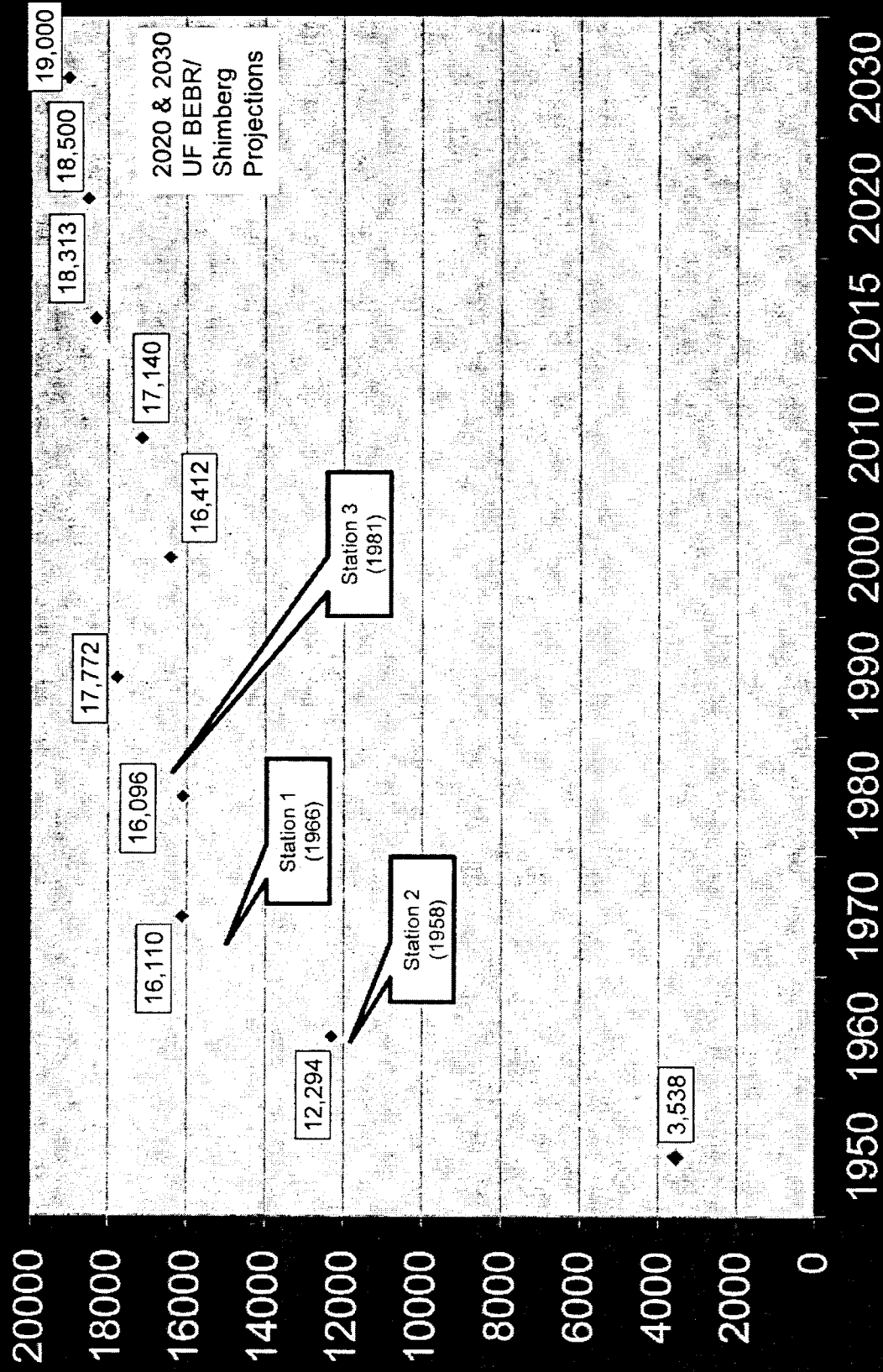
City of Cocoa – City Boundary Map 1994



City of Cocoa – City Boundary Map (Current)

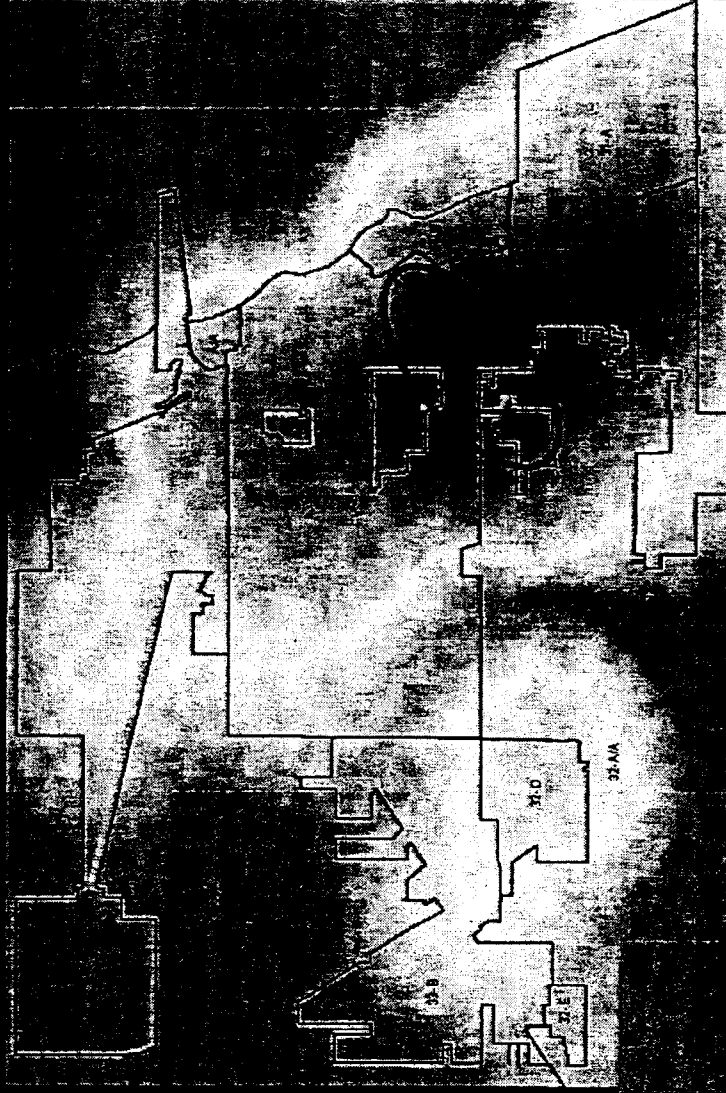


City of Cocoa Fire Station Facilities Study: Population

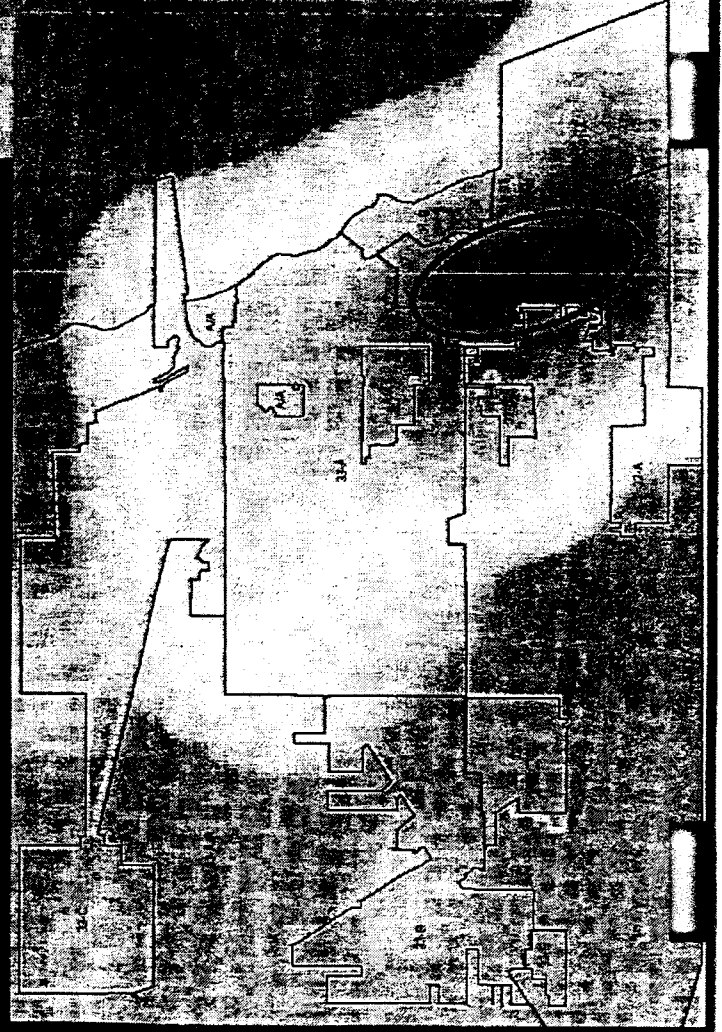


City of Cocoa Fire/EMS Incidents (2015) Density Maps

EMS CFS



Fire CFS



Fire Station Facilities Study – Existing Stations



Brown shaded areas depict where City cannot respond to a Call For Service in 4 minutes or less

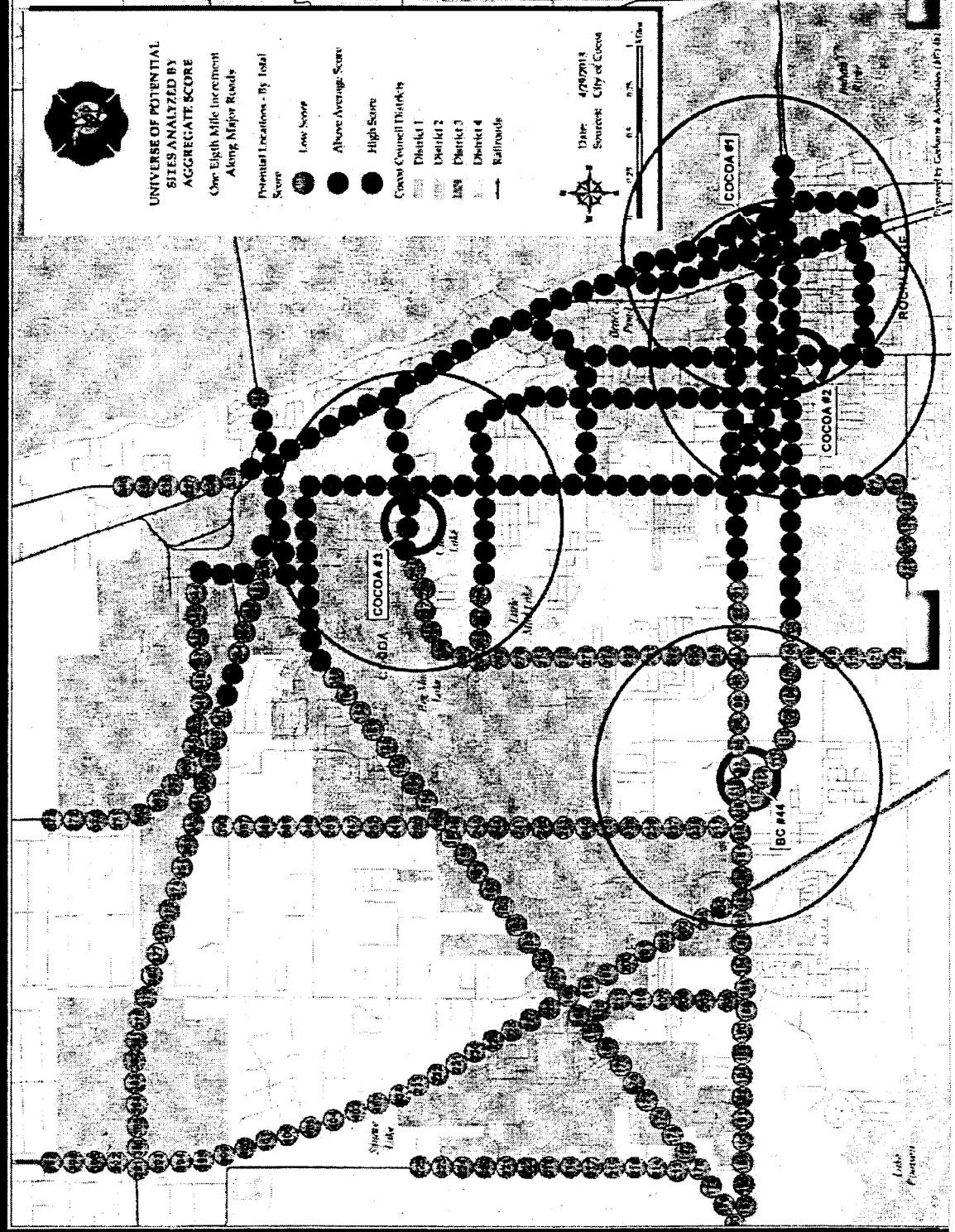
General Alignment Considerations:

- ☐ Aggregate
- ☐ NFPA Standard 1710 –
- ☐ One Station east of railroad.
- ☐ Readily available sites or controlled by the City.
- ☐ Accommodate existing redevelopment areas and future growth areas north of SR524 and west of I-95

Fire Station Facilities Study

Universe of Potential Sites Analyzed (Theoretical)

Readily available sites or controlled by the City.



Fire Station Facilities Study

Response Scenario Summary

Scenario Rankings

Scenario	Total Score	Dependence on BC 44 Adjustment	Ease of Property Acquisition Adjustment	Coverage Railroad Adjustment	Percent of City Area Covered	Percent of			Percent of			Building Value Score	Total Population	Percent of Total Population	Percent of			Households Score	Percent of			Elevated Risk Score	Total Maximum Risk Score	
						Area Score	All City Calls	Percent of City Area Covered	Total Square Feet	Building Area Score	Total Building Value				Total Population	Total Households	Elevated Risk Properties		Total Maximum Risk Properties					
Scenario 7B (47, 130, 145, BC44)	32	-2	2	2	81.40%	4	95.66%	4	96.74%	4	94.38%	4	95.60%	4	95.01%	4	97.73%	4	100.00%	4	4	100.00%	4	4
Scenario 5B (25, 130, 144, BC44)	32	-2	2	2	82.86%	4	94.43%	4	96.84%	4	94.41%	4	95.81%	4	95.19%	4	97.73%	4	100.00%	4	4	100.00%	4	4
Scenario 4 (80, 144, 313, BC44)	31	-2		2	79.99%	4	93.44%	4	94.97%	4	93.34%	4	95.48%	4	94.86%	4	97.27%	4	94.74%	4	4	94.74%	4	4
Scenario 2 (53, 144, 166)	22				78.20%	3	92.92%	3	92.75%	3	91.18%	3	91.14%	2	90.44%	2	96.36%	3	94.74%	3	4	94.74%	3	3
Scenario 6B (25, 130, 161, BC44)	21	0	-2	2	69.92%	3	90.29%	2	90.22%	2	88.69%	3	95.39%	3	95.10%	4	88.41%	7	92.11%	2	4	92.11%	2	2
Scenario 1 (53, 144, 311, BC44)	20	2		0	76.69%	3	92.99%	3	93.22%	3	91.61%	3	90.05%	1	89.04%	1	96.59%	3	94.74%	3	4	94.74%	3	3
Scenario 3 (66, 161, 297)	19			2	67.88%	2	90.24%	2	90.33%	3	86.88%	2	91.00%	2	89.72%	2	91.14%	3	94.74%	3	4	94.74%	3	3
Scenario 7 (47, 130, 145)	18	2	2	2	69.05%	2	90.64%	3	90.06%	2	84.51%	2	92.48%	3	91.89%	3	88.64%	2	84.21%	1	4	84.21%	1	1
Scenario 5 (25, 130, 144)	15				68.40%	2	90.61%	2	89.87%	2	84.32%	2	92.48%	2	91.89%	2	88.41%	2	84.21%	1	4	84.21%	1	1
Scenario 6 (25, 130, 161)	13		2	2	66.40%	1	89.24%	1	87.37%	1	84.11%	1	93.19%	3	93.29%	3	87.27%	1	89.47%	2	4	89.47%	2	2
Current With BC44	9	-2			65.95%	1	89.90%	1	84.60%	1	78.37%	1	80.03%	1	79.59%	1	88.41%	1	92.11%	2	4	92.11%	2	2
Current Without BC44	8	-2			51.71%	1	86.13%	1	77.70%	1	68.15%	1	76.70%	1	76.28%	1	78.64%	1	78.95%	1	4	78.95%	1	1
Scenario 8B (25, 139, 411, BC44)	8	-2	2	2	56.13%	1	75.36%	1	70.78%	1	74.39%	1	76.71%	1	75.34%	1	82.27%	1	76.32%	1	4	76.32%	1	1
Scenario 8 (25, 139, 411)	8		2	2	52.01%	1	75.21%	1	67.77%	1	69.50%	1	74.52%	1	73.53%	1	81.16%	1	73.68%	1	4	73.68%	1	1

Fifteen Scenarios evaluated

Scores determined for each variable.

Fire Station Facilities Study

Characteristics of Top Three Station Siting Scenarios

Characteristics of Top Three Station Siting Scenarios

Characteristic	Scenario			
	Status Quo	78	58	4
Aggregate Scenario Score	9	32	32	31
Ease of Property Acquisition	N/A	High	High	Unknown
Coverage East of Railroad	Yes	Yes	Yes	Yes
Percent of City Area Covered	65.95%	81.40%	82.86%	79.99%
Percent of All City Calls	89.90%	95.66%	94.43%	93.44%
Percent of Total Square Feet	84.60%	96.74%	96.84%	94.97%
Percent of Total Building Value	78.37%	94.38%	94.41%	93.34%
Percent of Total Population	80.03%	95.60%	95.81%	95.48%
Percent of Total Households	79.59%	95.01%	95.19%	94.86%
Percent of Total Elevated Risk Properties	88.41%	97.73%	97.73%	97.27%
Percent of Total Maximum Risk Properties	92.11%	100.00%	100.00%	94.74%

Fire Station Facilities Study – Existing Stations

Brown shaded areas depict where City cannot respond to a Call For Service in 4 minutes or less



General Alignment Considerations:

- ☐ Aggregate
- ☐ NFPA Standard –
- ☐ One Station east of railroad.
- ☐ Readily available sites or controlled by the City.
- ☐ Accommodate existing redevelopment areas and future growth areas north of SR524 and west of I-95

LEGEND

EXISTING FIRE STATION

OUTSIDE 4-MINUTE RESPONSE AREA

Map labels include: GILSON PARK, MARTIN ANDERSEN DRAGLINE CORP., COCAIN BLVD, WHITE SANDS CAUSEWAY, WHITE SANDS MISSILE RANGE, and various road numbers (25, 40, 50, 69, 520, 524, 529, 530).

OUTSIDE AIR UNIT RESPONSE AREA

Fire Station Facilities Study – Scenario 5B (Selected)



Fire Station Facility Study – Realignment Scenario 5B



General Alignment Considerations:

- ✓ Aggregate
- ✓ NFPA Standard –
- ✓ One Station east of railroad.
- ✓ Readily available sites or controlled by the City.
- ✓ Accommodate existing redevelopment areas and future growth areas north of SR524 and west of I-95

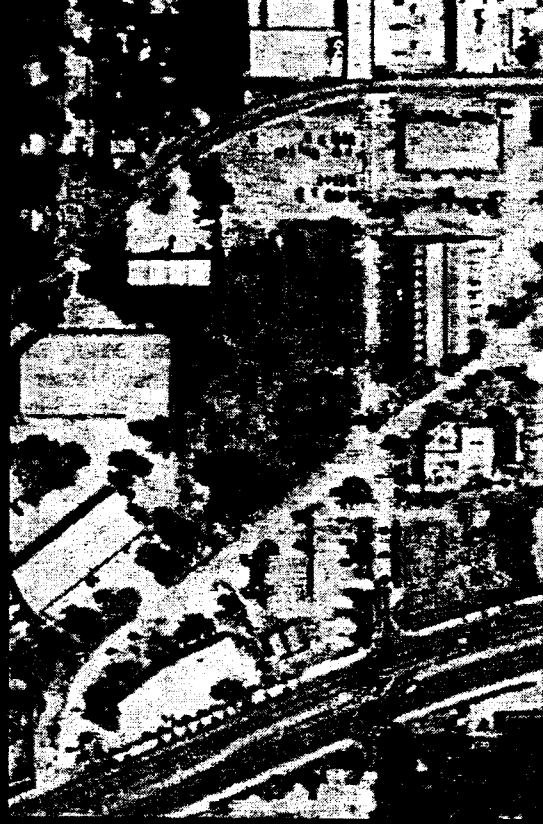
City of Cocoa Fire Station Facilities Study

Sites Designated for Station Locations – Optimal Scenario (5B)

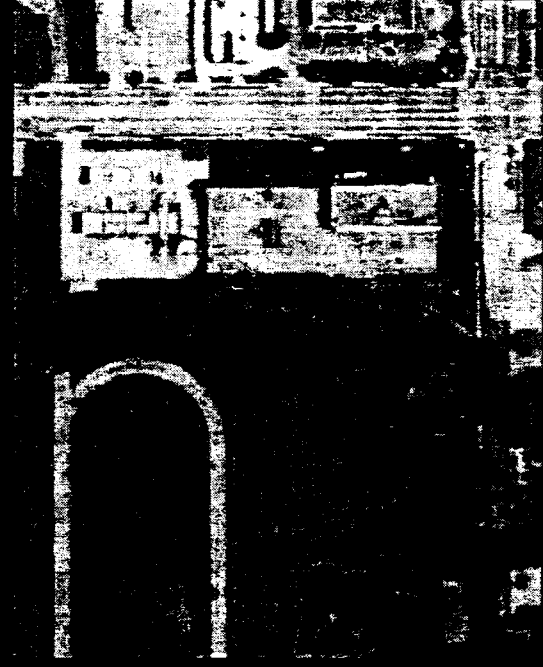
S.R. 524



Brunson Boulevard



Dixon Blvd. / Clearlake



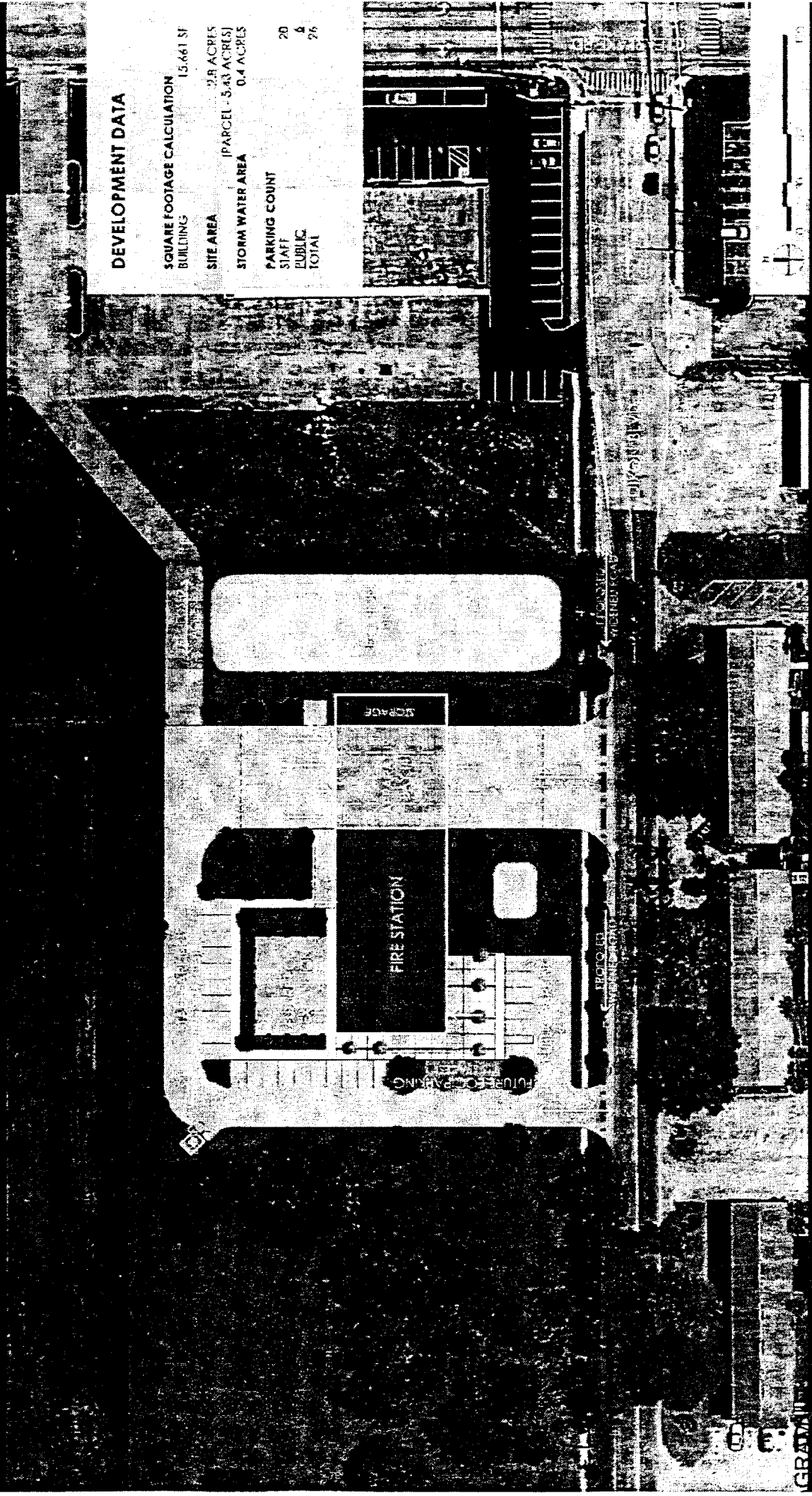
Purchased

Ability to acquire from Cocoa CRA

Purchased

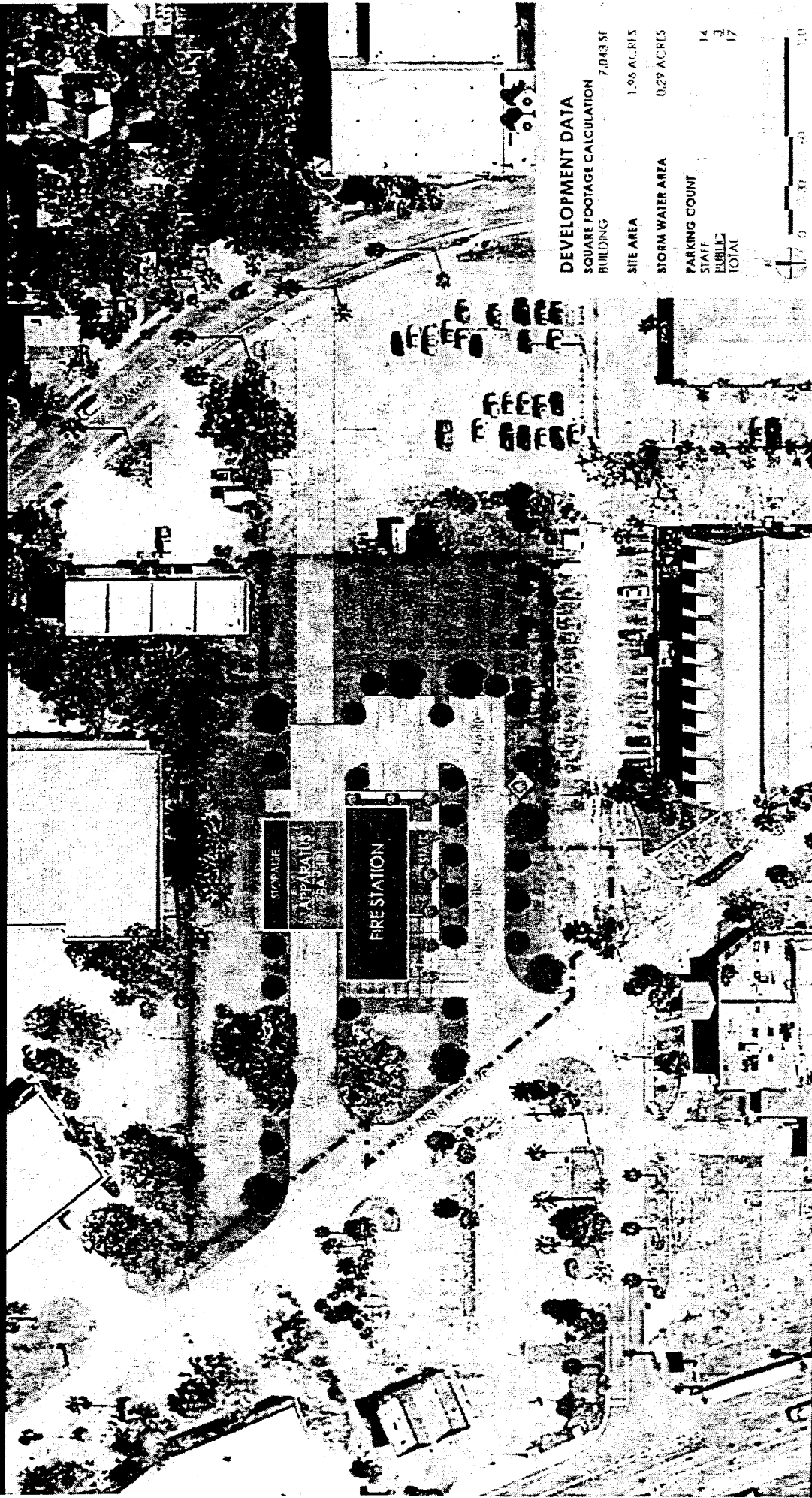
City of Cocoa Fire Station Facilities Study

Preliminary Design: Fire Headquarters – Dixon Blvd. / Clearlake



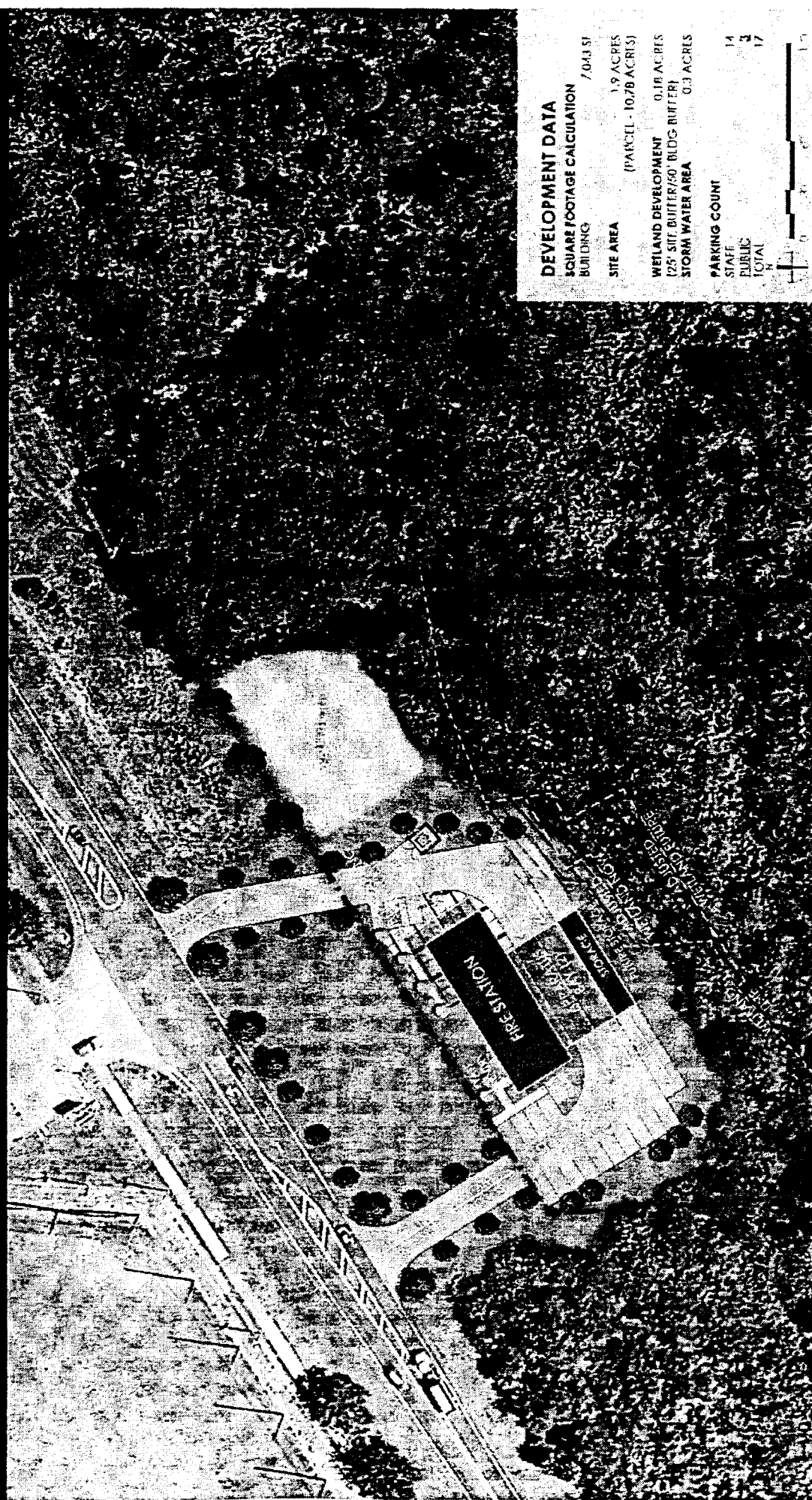
City of Cocoa Fire Station Facilities Study

Preliminary Design: Satellite Station – Brunson Boulevard



City of Cocoa Fire Station Facilities Study

Preliminary Design: Satellite Station - S.R. 524



Plans for Existing Fire Stations

City of Cocoa – Plans For Existing Fire Stations

Station 1 – Closed for services. Will be repurposed for future redevelopment.

**Station 2 – and
repurposed to provide enhanced
EMS/Transport Services**

Station 3 – Closed for services. Retained for storage of equipment and back-up apparatus

City of Cocoa – Plan For Existing Fire Station 2

Based on Calls for Service Analysis (by type and volume) initiated dialogue with Brevard County regarding EMS Calls (85%) and revising Auto Aid Agreement.

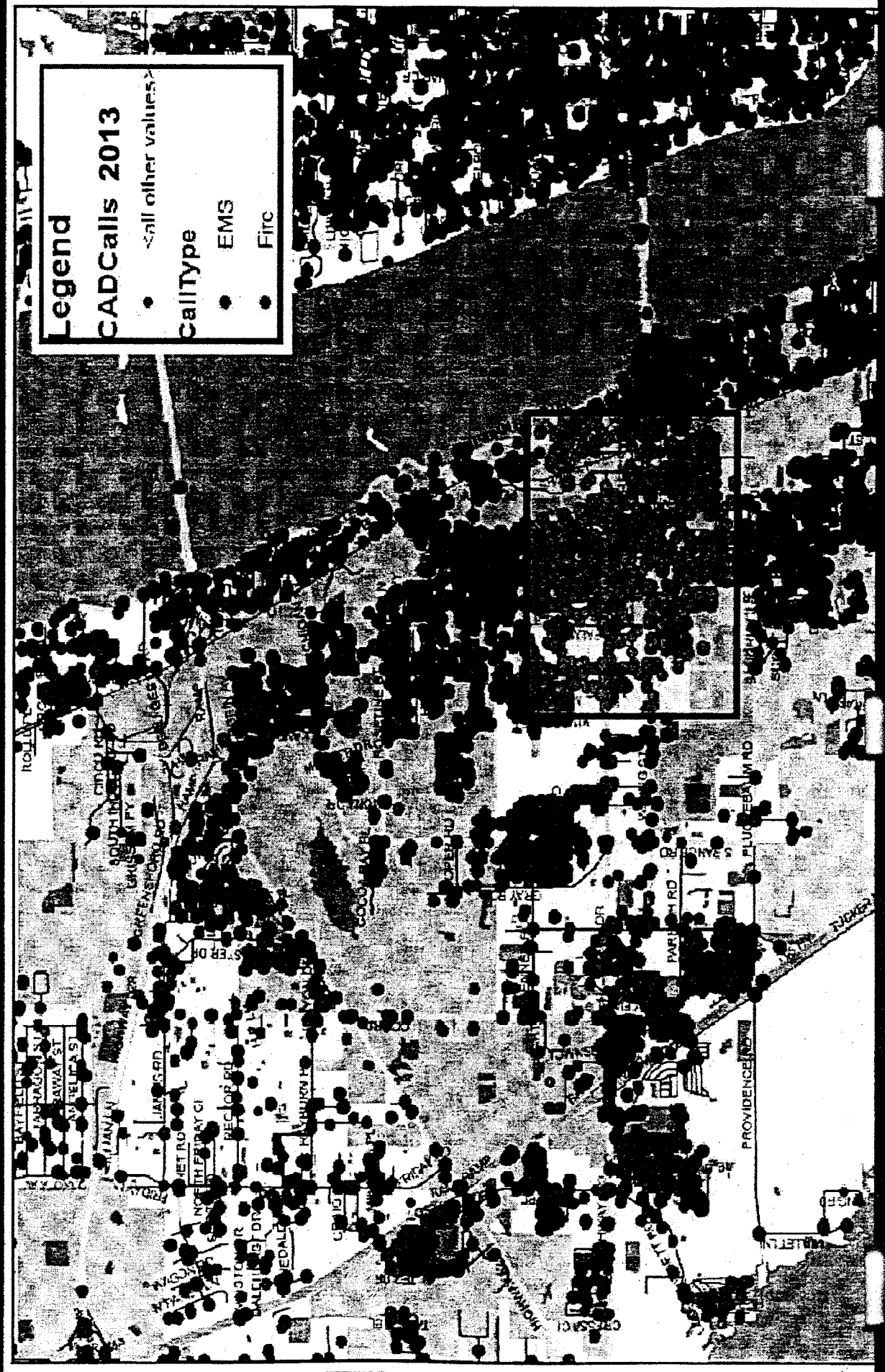
Agreement with Brevard County being finalized for the relocation of BCFR Rescue Unit 46 (currently operating out of Brevard County Station 44) into the City of Cocoa.

Revised Auto Aid Agreement with Brevard County being finalized.

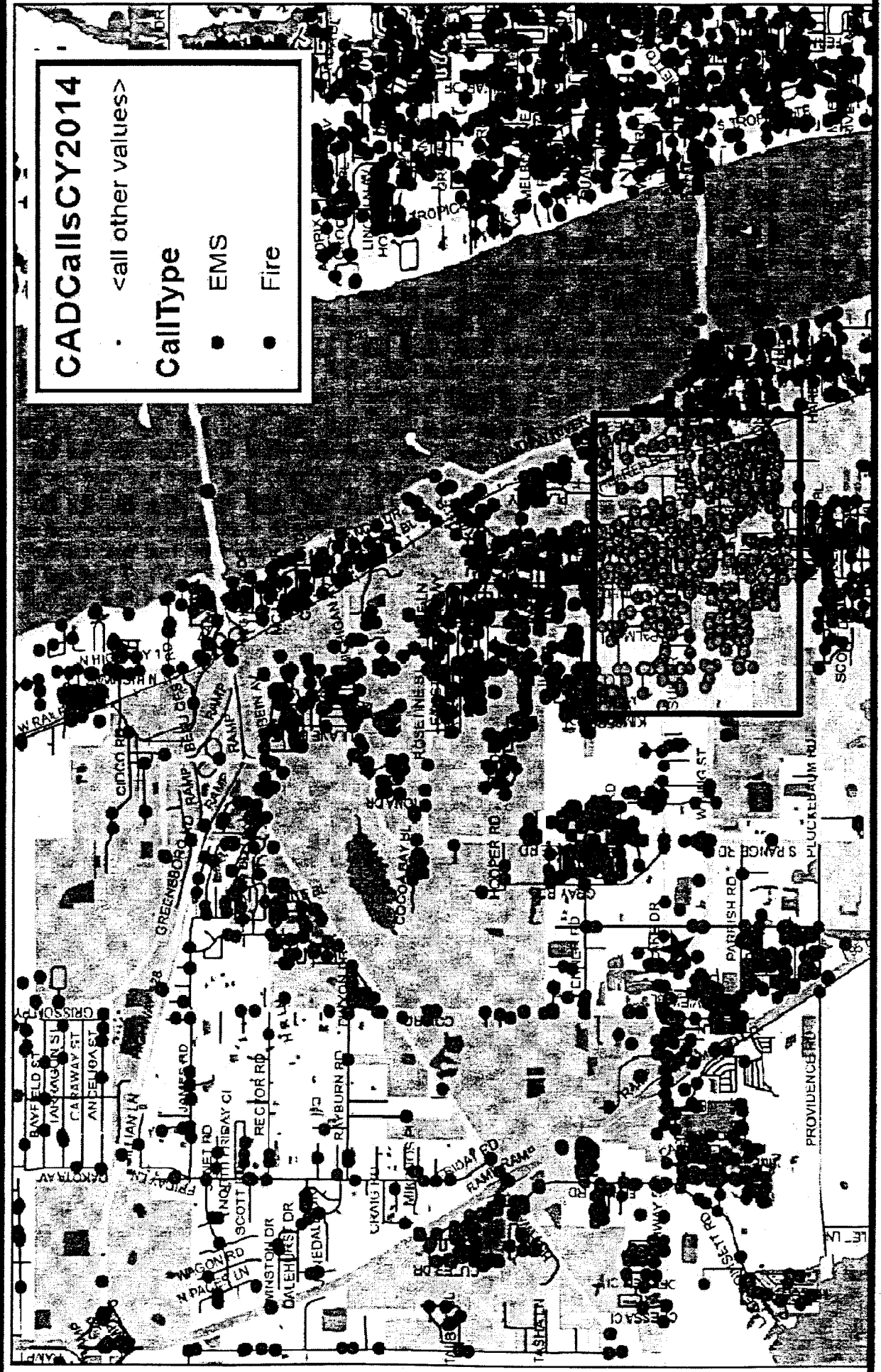
Reviewed and Initiated Mutual Aid/Auto Aid discussion with City of Rockledge.

Mutual Aid Agreement already in place.

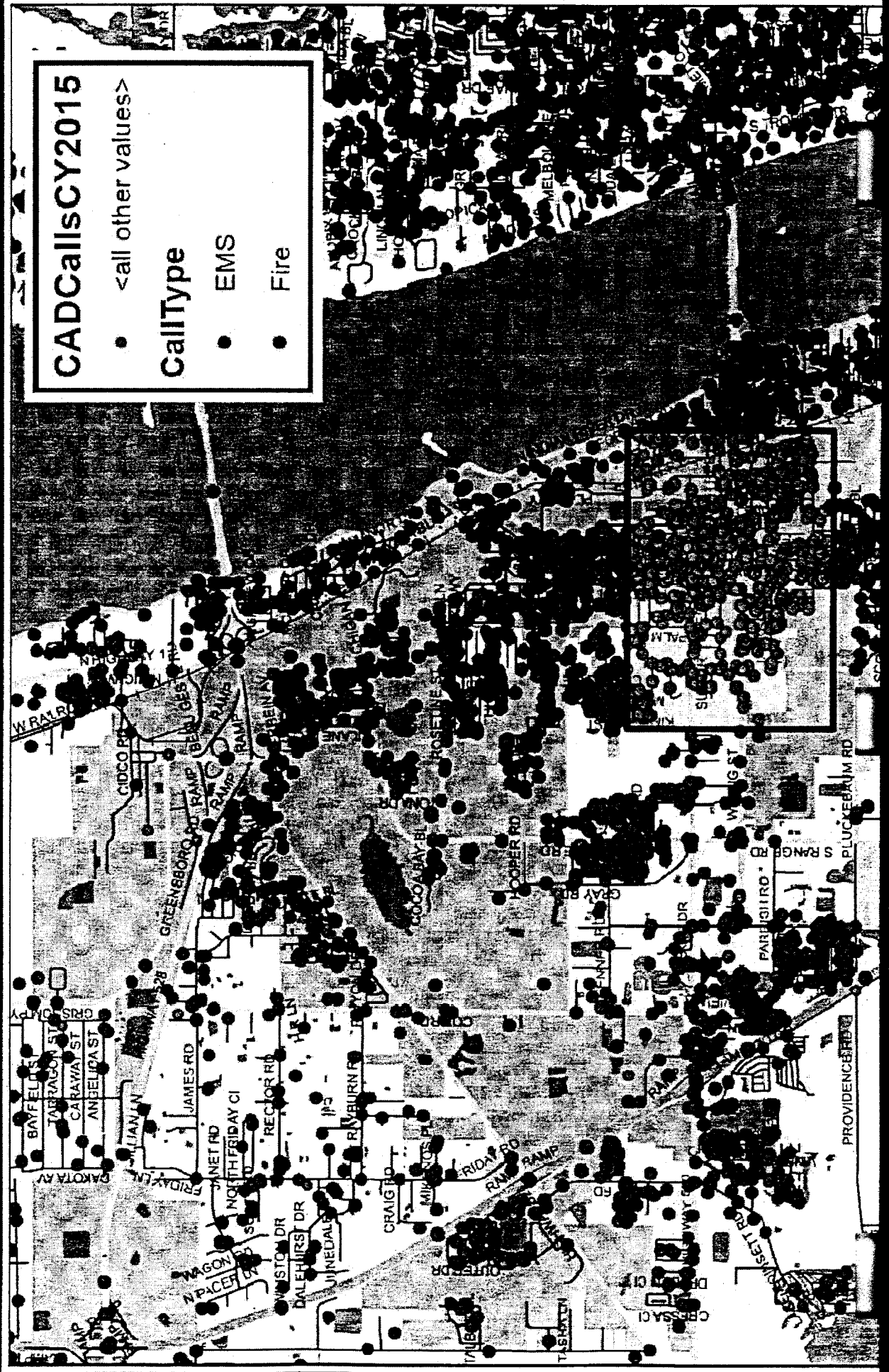
Calls for Service provided by BCFR 2013



Calls for Service provided by BCFR 2014



Calls for Service provided by BCFR 2015



City of Cocoa – Plans For Existing Fire Station 2

Station 2 conducive and functional to remain in service to run EMS/Rescue Calls with BCFR

Size of Station

Closer for BCFR to respond to EMS/Rescue calls versus BCFR Station 44 located at Lake Drive/SR520

Improvements to existing Station 2 in FY2017

Exterior

Hurricane Hardened Bay Doors/Windows

BCFR would overlap service and then assume station once station realignment completed and all are operational

City of Cocoa Fire Station Relocation – Actions/Timeline

Fire Station Location Analysis Presented to City Council

Fire Station Location Workshop – September 29, 2015

Approved Study and Station Relocations

Directed staff to work with BCFR on keeping Existing Station 2 in services for emergency medical services/transport

Agreement (ILA, Lease and Auto-Aid) between Brevard County and City – City Council to consider and approve August 23, 2016

District 1 Town Hall Meeting – October 20, 2015

Fire Station Relocation Study Results Discussed

Fire Station Presentations

Mayor's Town Hall Meeting – February 16, 2016

District 4 Town Hall Meeting – April 19, 2016

CPD Faith-Based Roundtable Meeting – May 11, 2016

District 3 Town Hall Meeting – June 21, 2016

Ministerial Alliance Meeting – July 15, 2016

Diamond Square CRA Board Meeting – July 18, 2016

Diamond Square Community Meeting – August 9, 2016

District 2 Town Hall Meeting – August 16, 2016 (Scheduled)

City of Cocoa Fire Station Relocation – Actions/Timeline

New Fire Station 1/HQ Station

RFP Issued and respondents evaluated

City Council approved selected firm on July 12, 2016

Satellite Stations (New Fire Stations 2 and 3)

RFP Issued (due August 25, 2016)

RFP Submittals will be evaluated once received

Value Engineering of Stations

Fire Assessment Bond Validation Hearing

District 2 Town Hall Meeting – August 16, 2016

Construction Activities commence October 2016

Anticipated completion of construction September 2017

City of Cocoa

FIRE STATION STUDY

Space Needs Assessment and Station Location Analysis

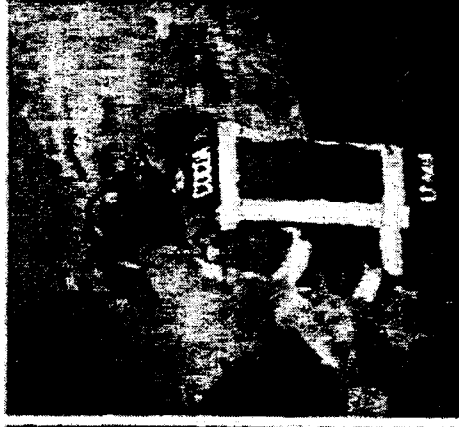
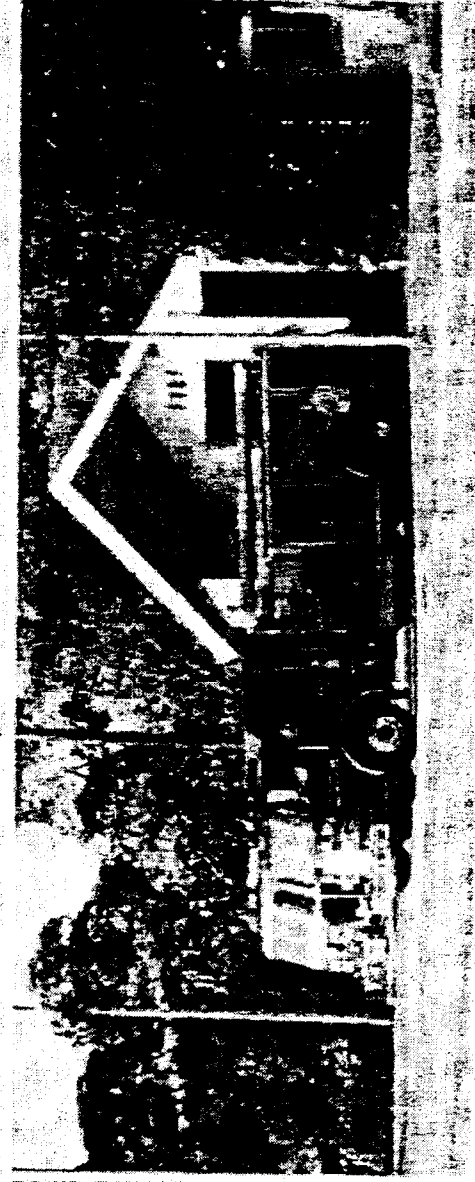
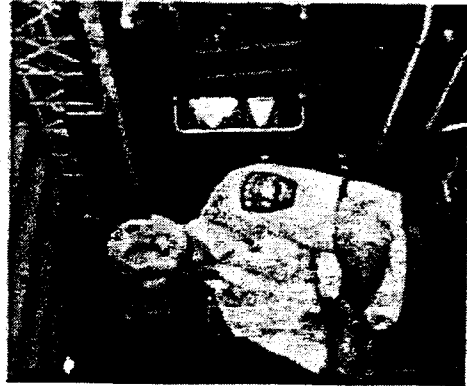


Discussion and Questions

City of Cood

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Architects Design Group
WINTER PARK, FL • DALLAS, TX

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