

MINUTES

CITY OF COCOA Fire Station #2 Community Meeting

August 9, 2016

A Community Meeting regarding Fire Station #2 was held on Tuesday, August 9, 2016, at the Joe Lee Smith Recreation Center, located at 419 Washington Street, in Cocoa, Florida, as publicly noticed.

I. OPENING MATTERS:

City Manager Titkanich thanked those in attendance for coming and called the meeting to order at 6:00 p.m.

PRESENT:	Henry U. Parrish III	Mayor (arrived at 6:15 p.m.)
	John Titkanich	City Manager
	Matthew Fuhrer	Assistant City Manager
	Carie Shealy	City Clerk

STAFF MEMBERS PRESENT:

Gene Prince, Fire Chief; Gary Palmer, Projects Manager; Ed Wegerif, Public Works Director; Teri Butler, Finance Director; and Chris Perry, Desk Top Support Technician.

City Manager Titkanich welcomed all in attendance and pointed out that this meeting was to provide a presentation¹ which included an update and progress report of the upcoming new fire stations.

He discussed the agenda for the evening, noting he would be going over the plan to improve Cocoa's fire service, the renewal and replacement of stations, the station relocation analysis, plans for the new stations, actions that have and will be taken, along with timelines, and a questions and answer period at the end of the meeting.

¹

EXHIBIT A: Fire Station Study Space Needs Assessment and Station Location Analysis Update & Progress Report

City Manager Titkanich provided a brief background on the preliminary station location analysis and spoke in detail about the plans from FY 2013-FY 2017. He pointed out that the City contracted with a consultant to perform the independent Fire Station Location Analysis, and they also evaluated the spatial needs analysis.

The need of the new fire stations was discussed and City Manager Titkanich advised that the replacement of these stations was mainly due to the growth of the city, stations being aged and obsolete, stations do not meet ADA or OSHA requirements, need for separate facilities for male/female firefighters, and the assurance that the facilities were effectively positioned in order to optimize response to calls for service or natural/manmade disasters.

City Manager Titkanich further showed a graph of how the city boundaries have changed, along with its population. He pointed out that Station #3 was the newest station, but old, having been built in 1981.

Additionally, he showed a graph pertaining to Fire/EMS calls. He advised that all calls should be responded to in four (4) minutes or less.

Scenarios for different types of service were shown and discussed and City Manager Titkanich explained the goal of achieving maximum coverage and optimal response citywide. Out of all of the scenarios discussed, Scenario 5B was chosen.

The three sites chosen were:

- S.R. 524: Satellite Station, land has been purchased
- Brunson Boulevard: Satellite Station, ability to acquire property from Cocoa CRA
- Dixon Boulevard/Clearlake Road: Headquarters, land has been purchased

City Manager Titkanich provided an overview of the plans for the new stations, in addition to an update for the plans for the existing fire stations.

He advised that plans for the existing Fire Station 2 were to ensure a continued level of service and presence in the Diamond Square area, and to keep the station open through a partnership with Brevard County Fire Rescue. He noted that based on a calls for service analysis, 85 % of the calls were EMS calls.

They are also revising the Auto Aid Agreement with Brevard County and the Mutual Aid Agreement was already in place.

Furthermore, there would be improvements made to the existing Station #2 to the exterior and the addition of hurricane hardened doors and windows.

City Manager Titkanich reviewed the timeline and actions of the project, including when and where the Fire Station Location Presentation had been provided.

An RFP is in the market for Fire Stations 2 and 3, and submittals will be evaluated once they were received.

Construction would commence in October 2016 with the anticipated completion to be September 2017.

Ms. Purvette Bryant felt that taking a station of District 1 was not of the City's best interest and felt an interlocal agreement should be done. She believed the City should reconsider the locations.

In response to her concerns, City Manager Titkanich reviewed the map and explained the four minute response time, noting it did not affect Diamond Square. He reassured her that all of data had been analyzed and it was all based on existing calls for service. Additionally, Station #2 was being kept open and was 2 ½ miles closer.

Ms. Bryant felt that a person's life was more important.

Chief Prince mentioned that all call data shows that the demand for service has changed. He explained the Mutual Aid agreement with Rockledge and assured her that Cocoa would make it within the four minute response time.

Chief Prince further assured her and those in attendance that services were not being taken away or diminished, but that the city had grown and they were now providing services to 14 miles versus 7 miles. These new locations were the best for the City.

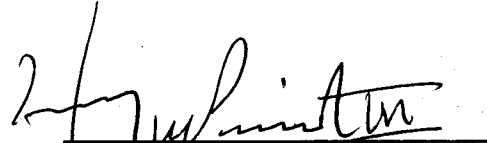
Ms. Bryant thought that a fire station was insurance and there should be a truck at the end of Stone Street. The City could get grants. In response, City Manager Titkanich noted they could not, and that it had been looked into.

Chief Prince understood but advised that there was not a need for a fire station at that location.

City Manager Titkanich pointed out that there would be a District 2 Town Hall Meeting in City Council Chambers, at City Hall, on Tuesday, August 16, 2016 at 6 p.m.

II. ADJOURNMENT:

The Fire Station #2 Community Meeting adjourned at 6:32 p.m.


Henry U. Parrish III, Mayor

ATTEST:

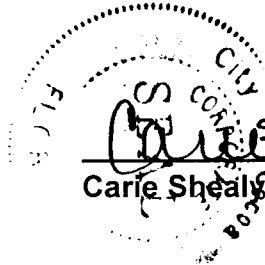
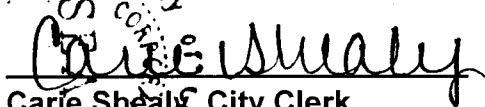
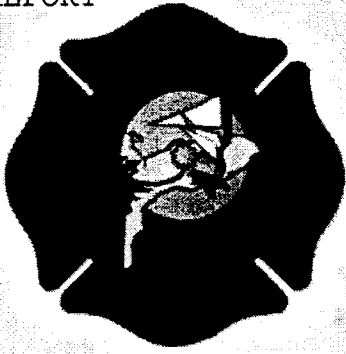


Carrie Shealy, City Clerk

EXHIBIT A: FIRE STATION STUDY
SPACE NEEDS ASSESSMENT AND STATION
LOCATION ANALYSIS UPDATE AND PROGRESS
REPORT

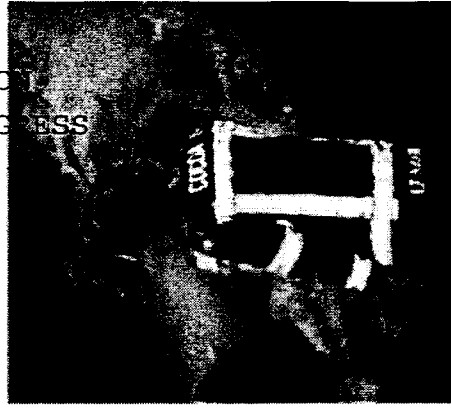
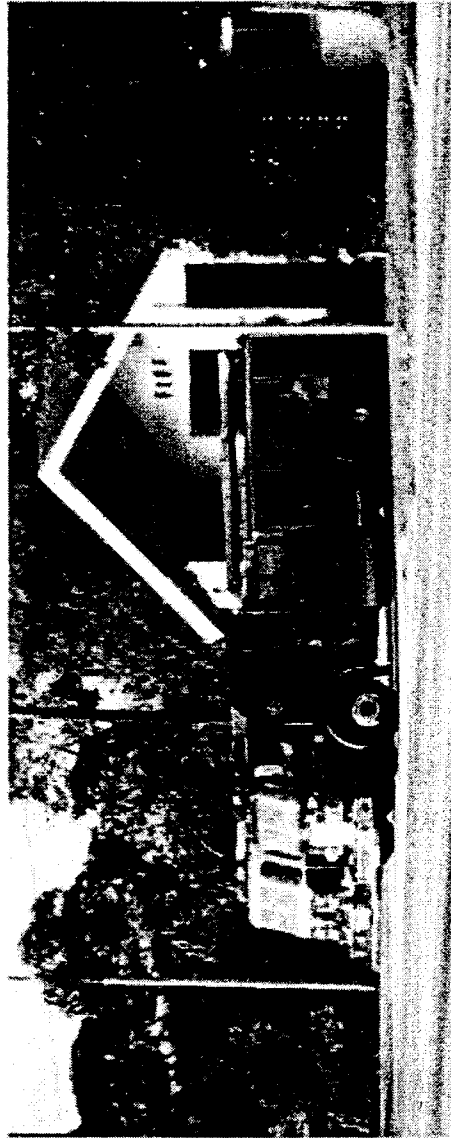
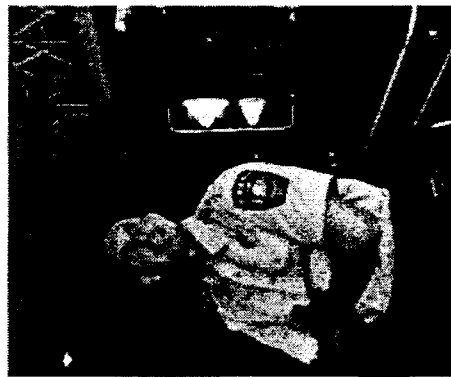


City of Cocoa

FIRE STATION STUDY

Space Needs Assessment and Station Location Analysis

Update and Progress Report



Architects Design Group
WINTER PARK, FL • DALLAS, TX

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

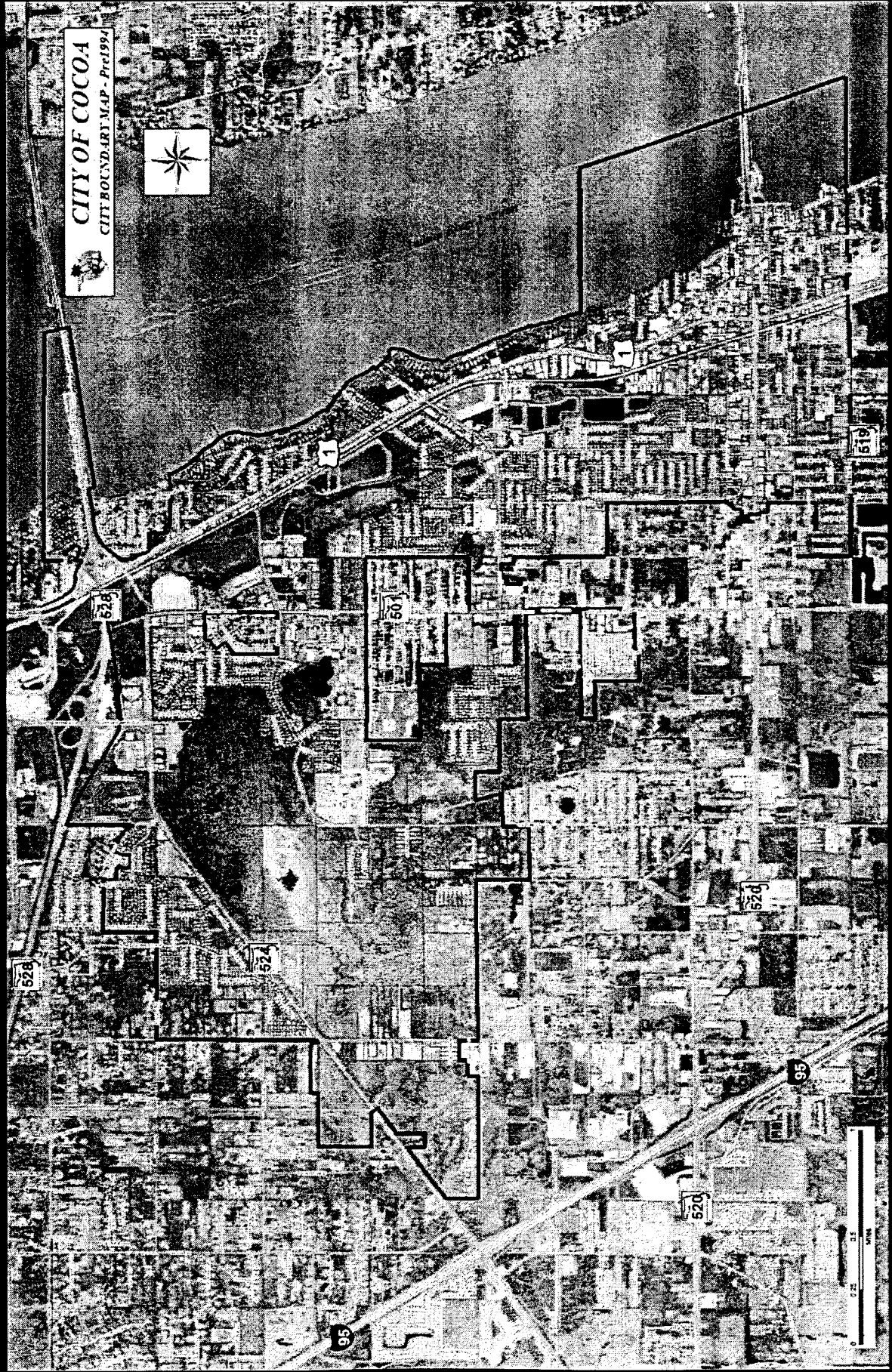
Significant maintenance and repair issues

Stations do not meet ADA or OSHA requirements

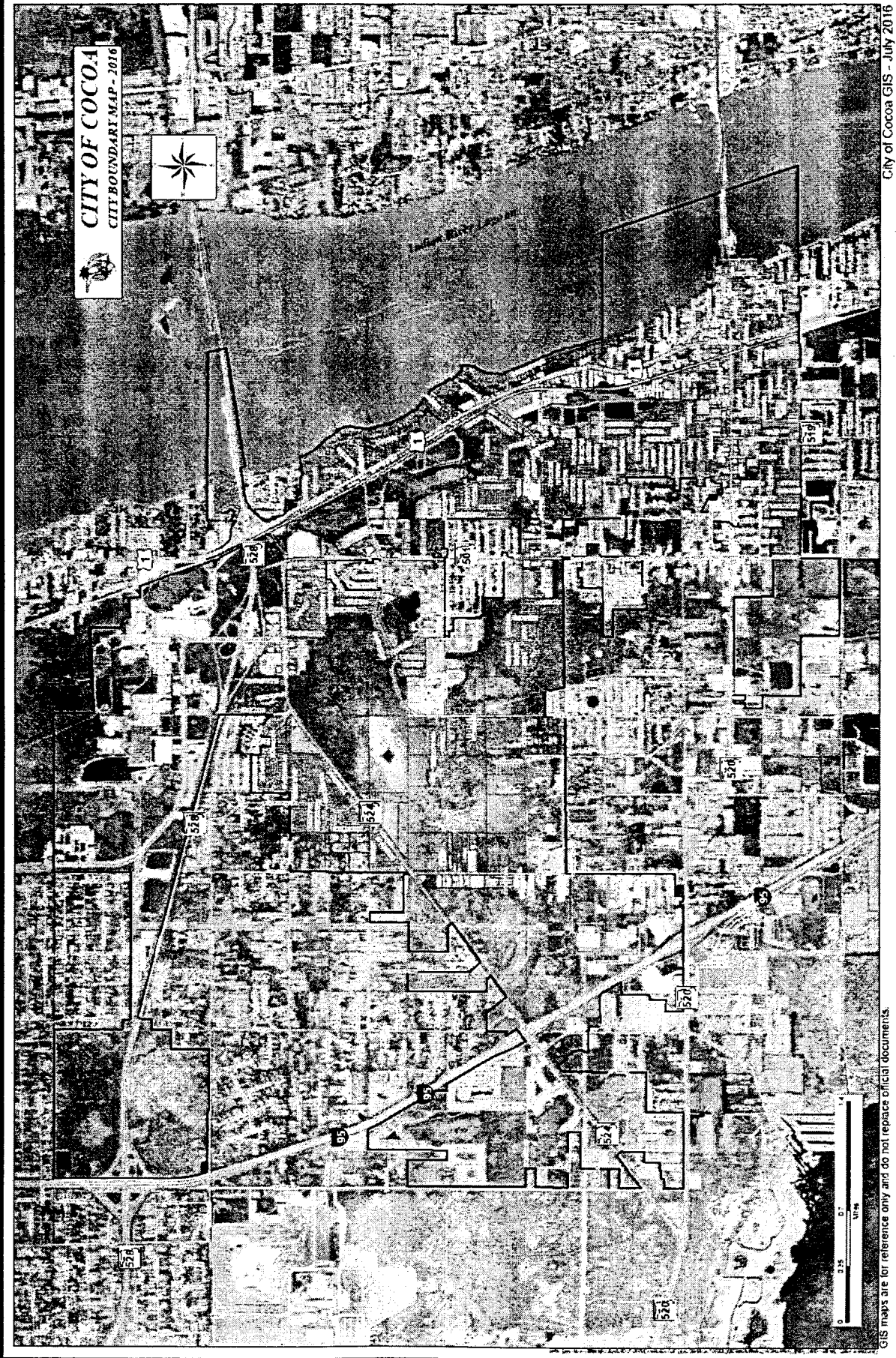
Fire Service has evolved with both male and female FF/FM – need to have separate facilities

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

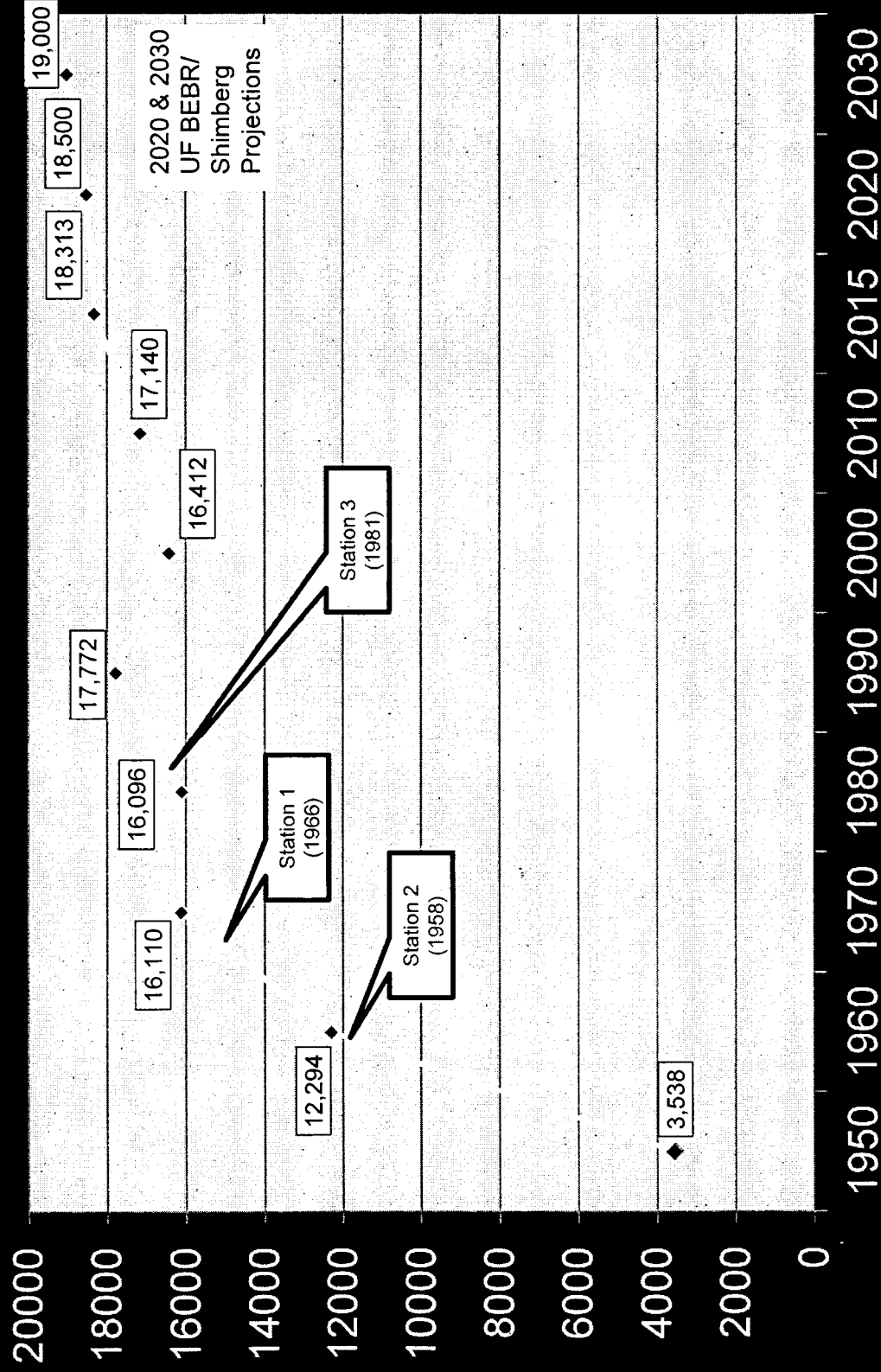
City of Cocoa – City Boundary Map 1994



City of Cocoa – City Boundary Map (Current)

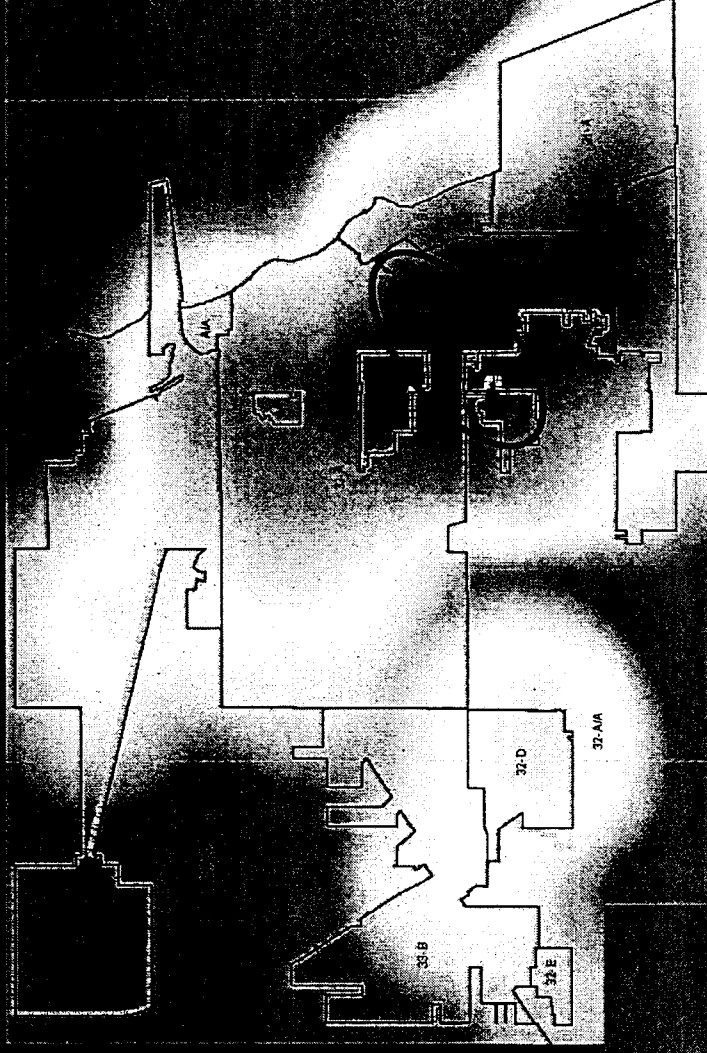


City of Cocoa Fire Station Facilities Study: Population

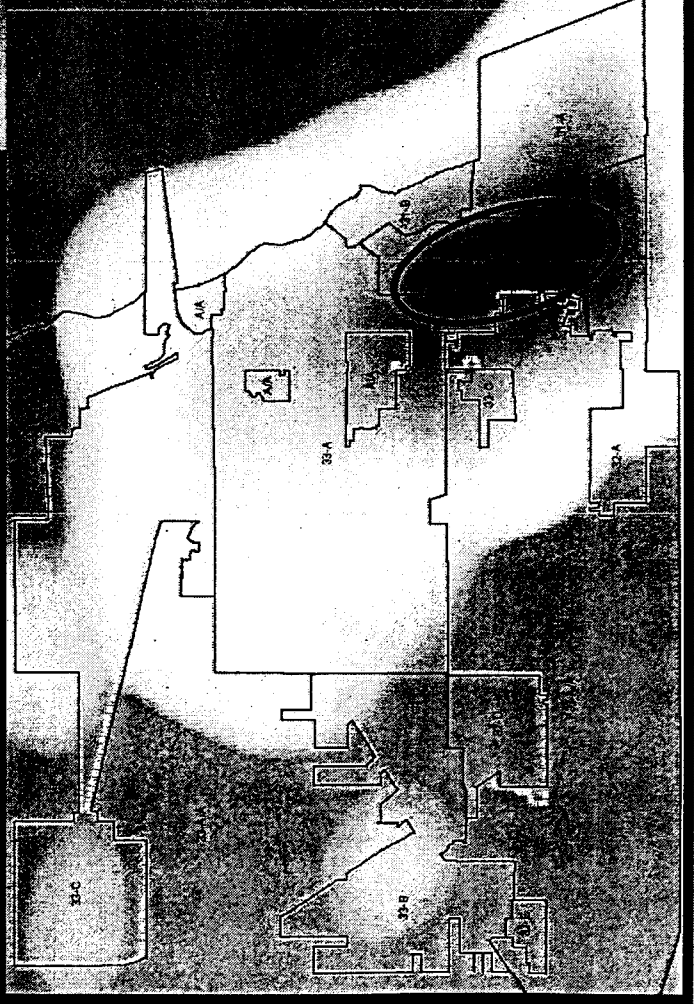


City of Cocoa Fire/EMS Incidents (2015) Density Maps

EMS CFS

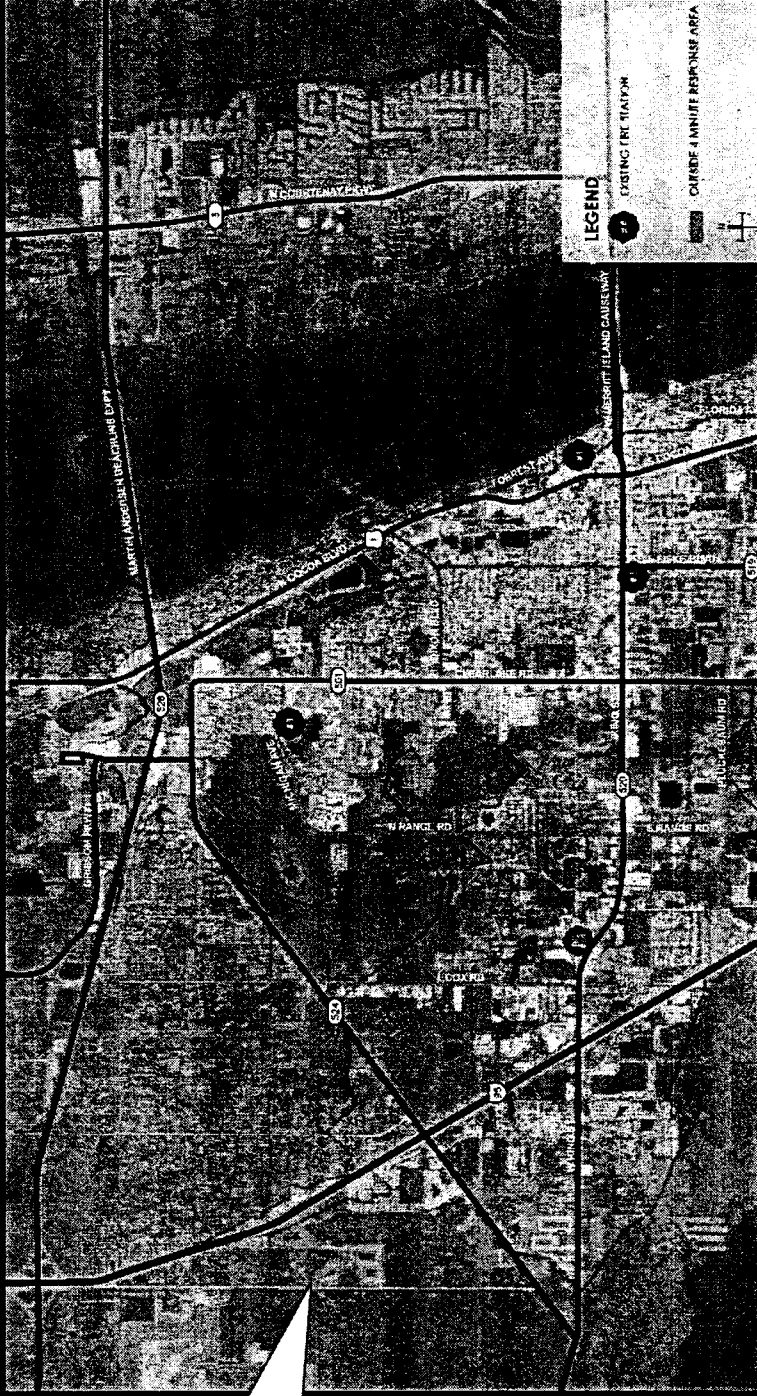


Fire CFS



Fire Station Facilities Study – Existing Stations

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



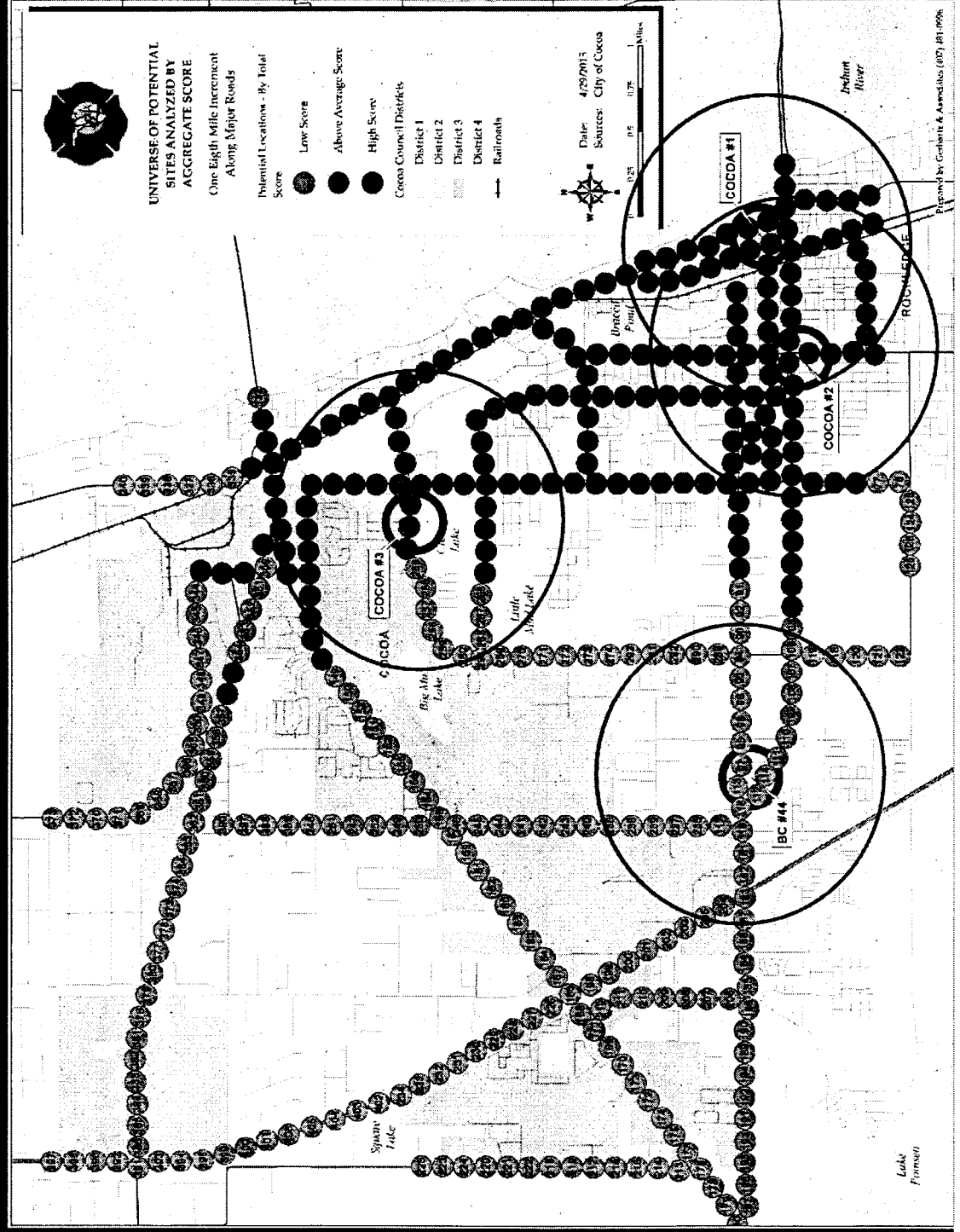
General Alignment Considerations:

- ☐ 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		Percent of City Area Covered	Coverage		Percent of Area Score	Percent of City Calls Score	Percent of Total Feet	Building Area Score	Percent of Total Building Value	Building Value Score	Percent of Total Population Score	Percent of Total Households Score	Households Score	Percent of Total Elevated Risk Properties		Maximum Risk Score	Maximum Risk Score
			Adjustment	Adjustment		East of Railroad Adjustment	West of Railroad Adjustment													
Scenario 7B (47, 130, 145, BC44)	32	-2	2	2	81.40%	2	2	96.74%	4	94.38%	4	95.60%	4	95.01%	4	97.73%	4	100.00%	4	4
Scenario 5B (25, 130, 144, BC44)	32	-2	2	2	82.86%	2	2	96.84%	4	94.41%	4	95.81%	4	95.19%	4	97.73%	4	100.00%	4	4
Scenario 4 (80, 144, 313, BC44)	31	-2		2	79.99%	2	2	94.97%	4	93.34%	4	95.48%	4	94.86%	3	97.27%	4	94.74%	4	4
Scenario 2 (53, 144, 166)	22				78.20%			92.75%	3	91.18%	3	91.14%	3	90.44%	2	96.36%	3	94.74%	3	3
Scenario 6B (25, 130, 161, BC44)	21	0	-2	2	69.92%	2	2	90.22%	3	88.69%	2	95.39%	3	95.10%	4	88.41%	2	92.11%	2	2
Scenario 1 (53, 144, 321, BC44)	20	2		0	76.69%	3	3	93.22%	3	91.61%	3	90.05%	3	89.04%	1	96.59%	3	94.74%	3	3
Scenario 3 (66, 161, 297)	19			2	67.88%	2	2	90.33%	2	86.88%	2	91.00%	2	89.72%	2	91.14%	3	94.74%	3	3
Scenario 7 (47, 130, 145)	18		2	2	69.05%	2	2	90.06%	2	84.51%	2	92.48%	2	91.89%	3	88.64%	2	84.21%	2	1
Scenario 5 (25, 130, 144)	15				68.40%	2	2	89.87%	2	84.32%	2	92.48%	2	91.89%	2	88.41%	2	84.21%	2	1
Scenario 6 (25, 130, 161)	13		2	2	66.40%	1	1	87.37%	1	84.11%	1	93.19%	3	93.29%	3	87.27%	1	89.47%	2	2
Current With BC44	9	-2			65.95%	1	1	84.60%	1	78.37%	1	80.03%	1	79.59%	1	88.41%	1	92.11%	2	2
Current Without BC44	8	-2			51.71%	1	1	77.70%	1	68.15%	1	76.70%	1	76.28%	1	78.64%	1	78.95%	1	1
Scenario 8B (25, 159, 411, BC44)	8	-2	2	2	56.13%	1	1	70.78%	1	74.39%	1	76.71%	1	75.34%	1	82.27%	1	76.32%	1	1
Scenario 8 (25, 159, 411)	8		2	2	52.01%	1	1	67.77%	1	69.50%	1	74.52%	1	73.53%	1	81.14%	1	73.68%	1	1

Fifteen Scenarios evaluated
Scores determined for each variable.

Fire Station Facilities Study

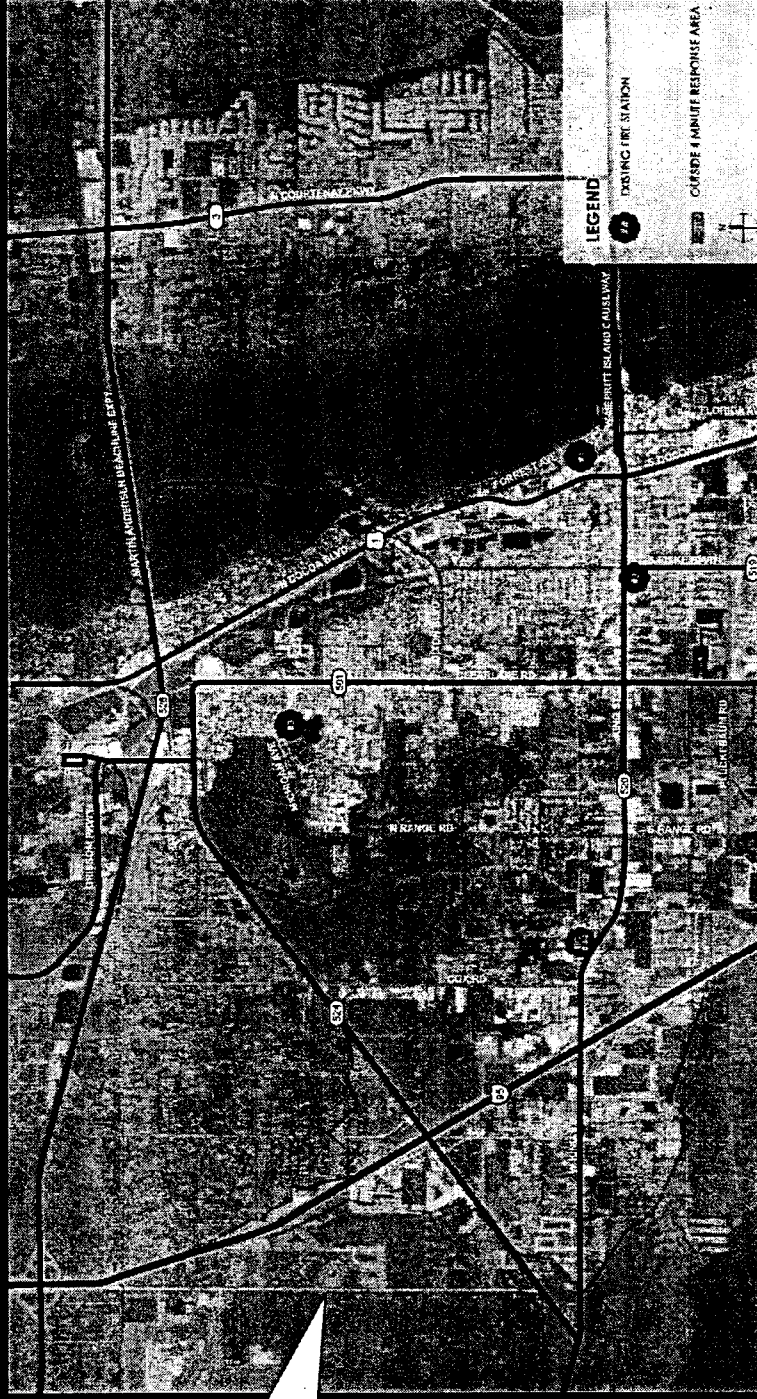
Characteristics of Top Three Station Siting Scenarios

Characteristics of Top Three Station Siting Scenarios

Characteristic	Scenario			
	Status Quo	7B	5B	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

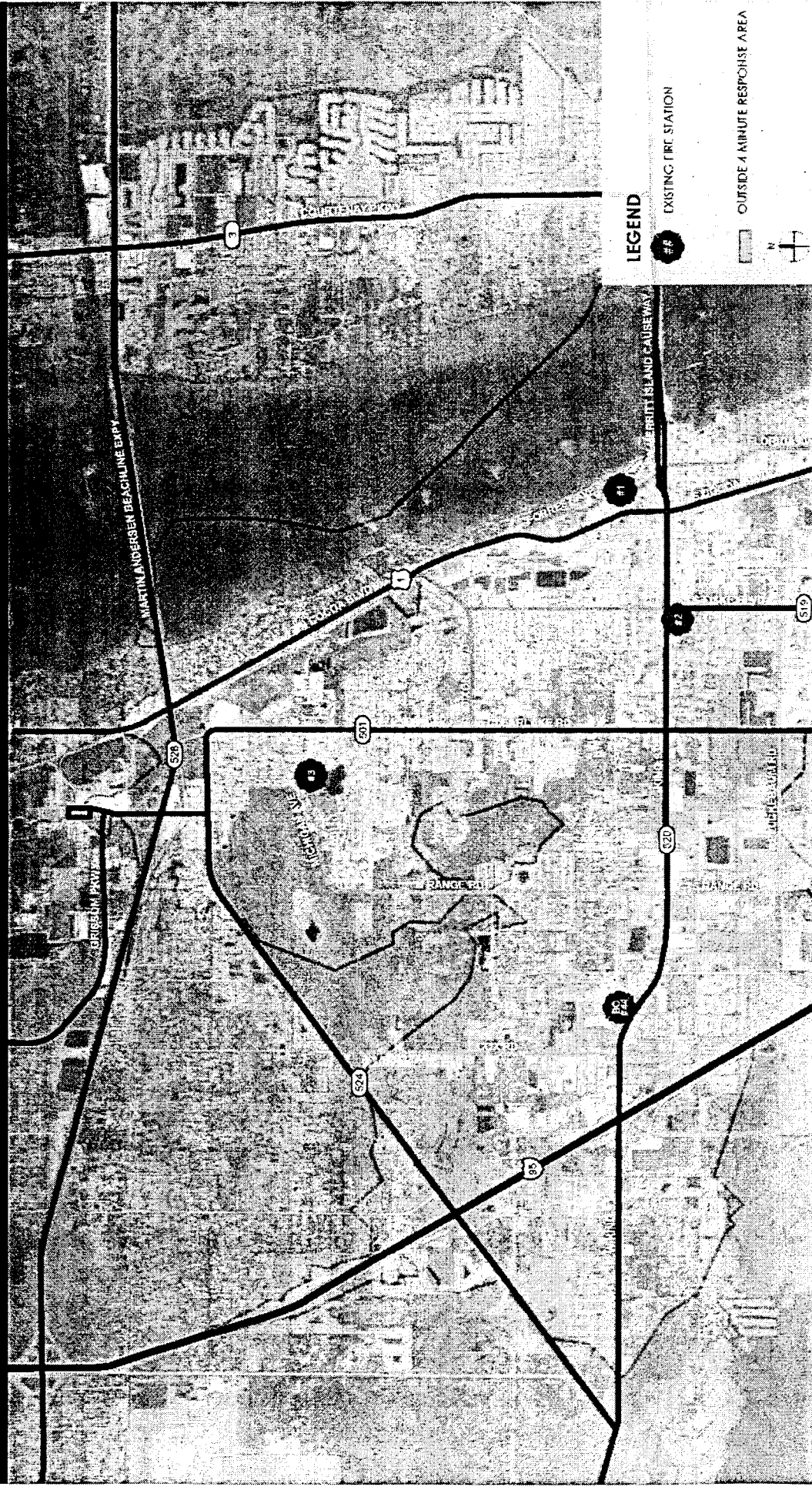
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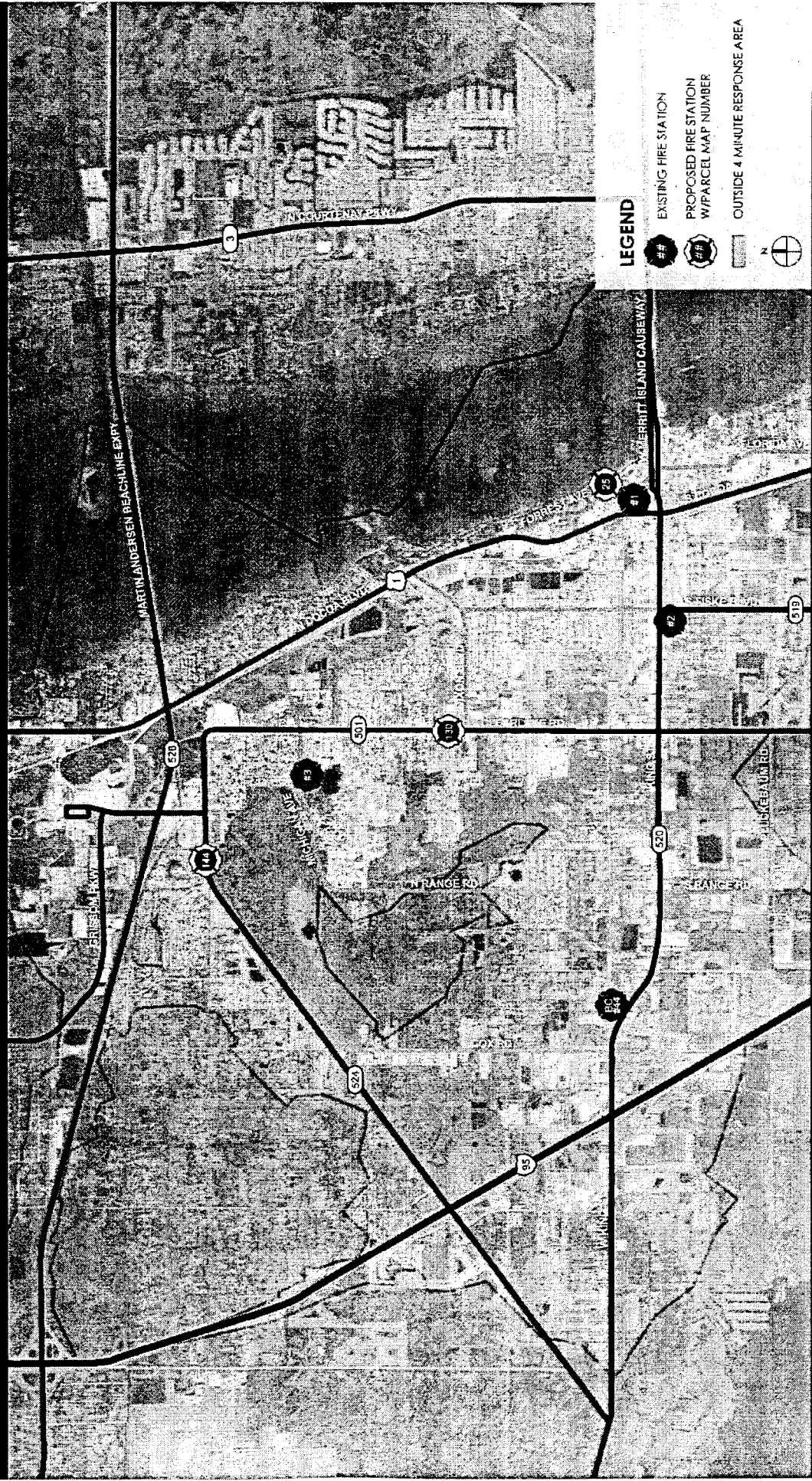
General Alignment Considerations:

- ☐ Aggregate
- ☐ NFPA Standard –
- ☐ One Station east of railroad.
- ☐ Readily available sites or controlled by the City.
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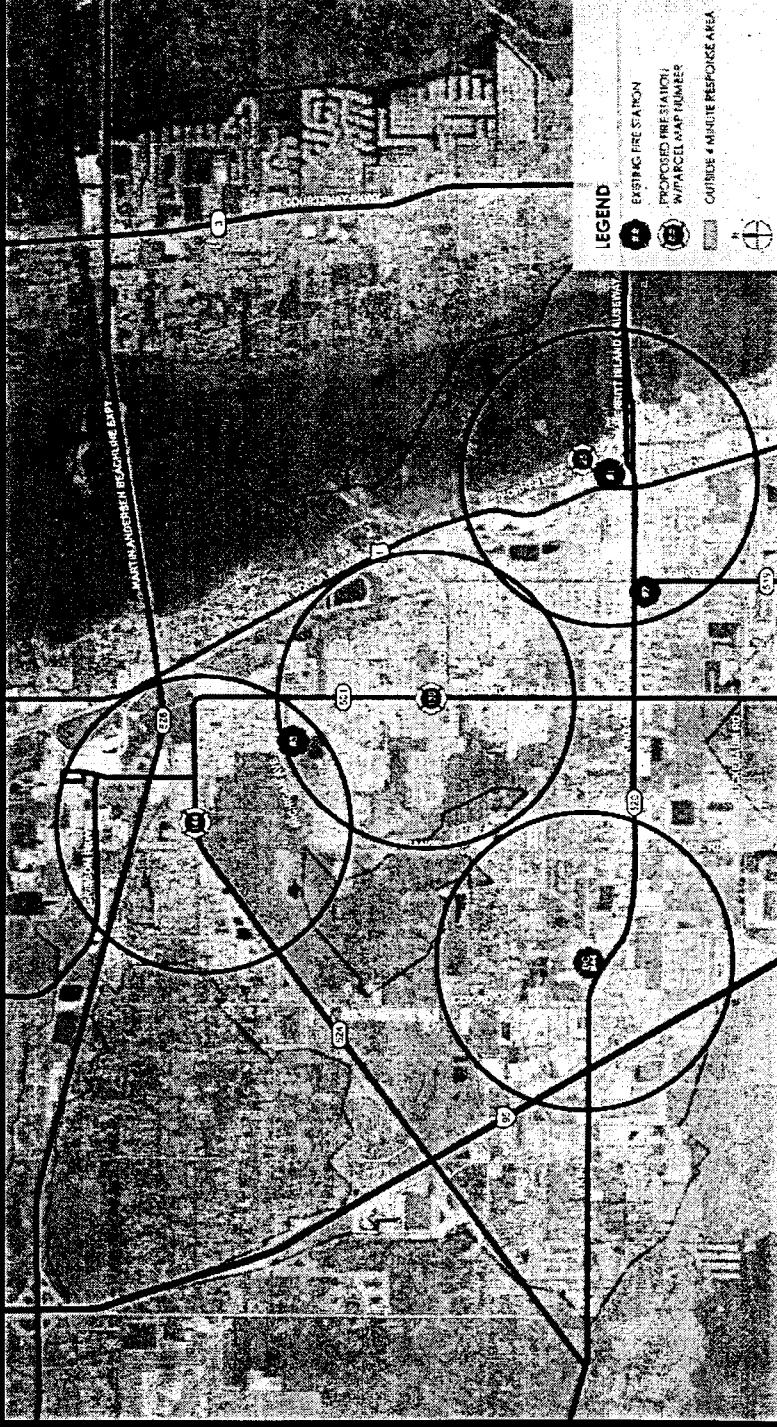
Fire Station Facilities Study – Existing Stations



Fire Station Facilities Study – Scenario 5B (Selected)



Fire Station Facility Study – Realignment Scenario 5B



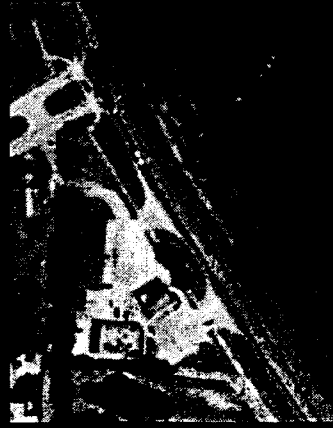
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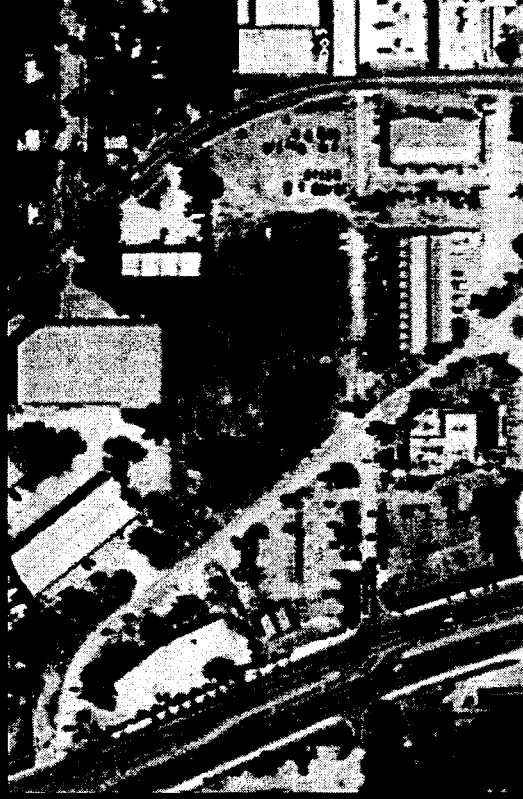
City of Cocoa Fire Station Facilities Study

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

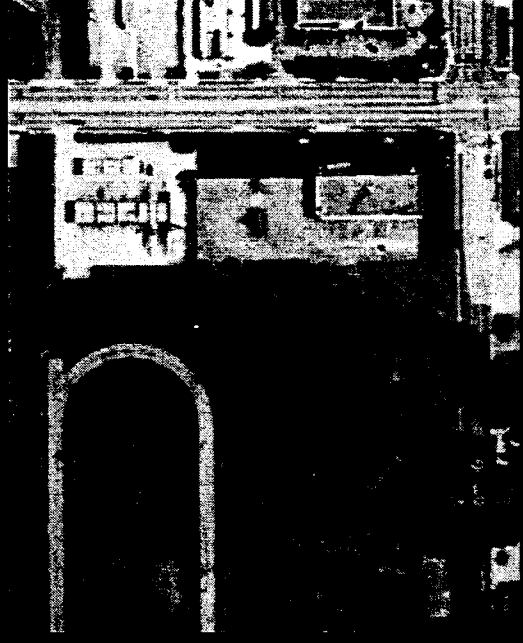
S.R. 524



Brunson Boulevard



Dixon Blvd. / Clearlake



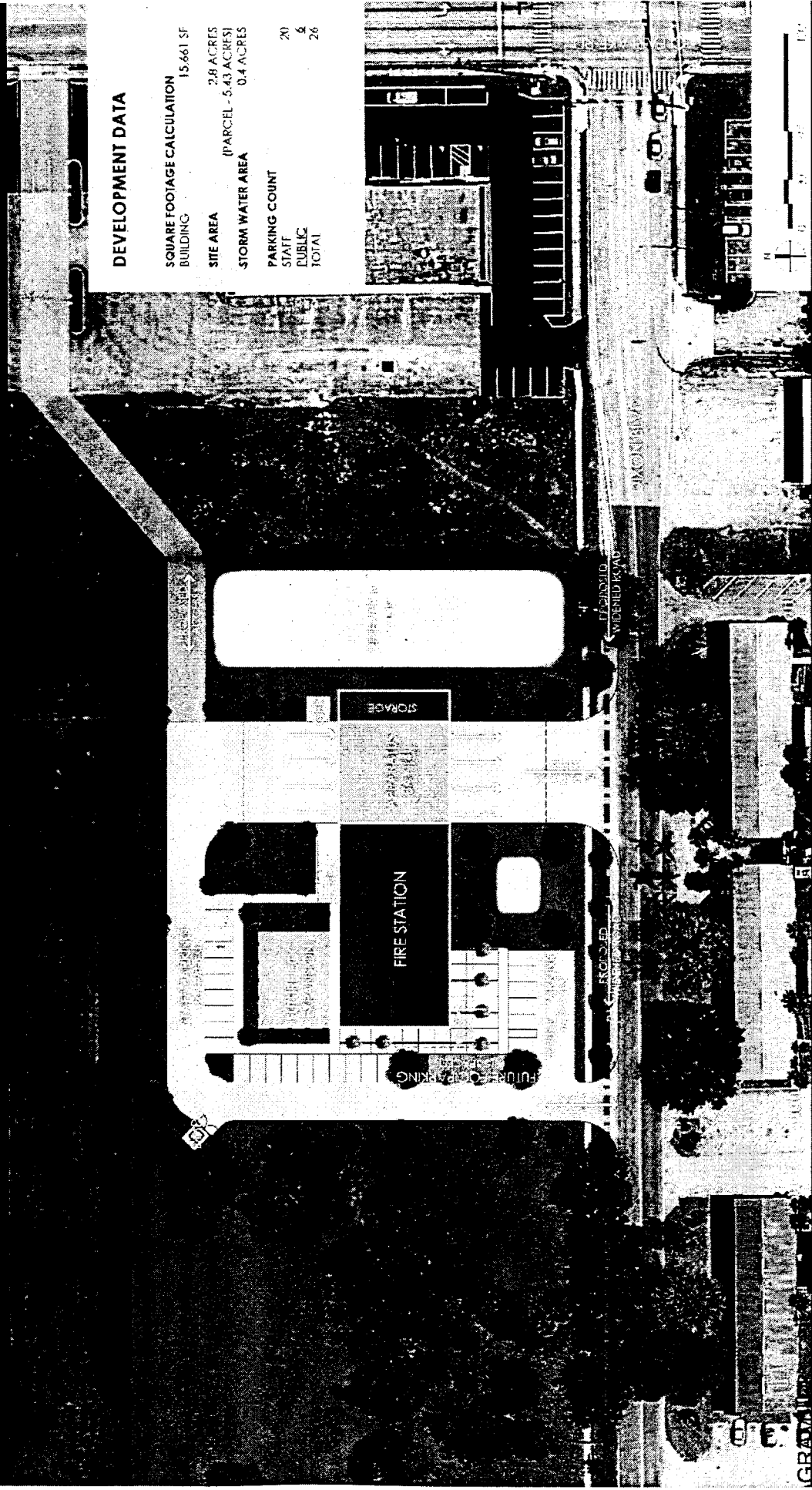
Purchased

Ability to acquire from Cocoa CRA

Purchased

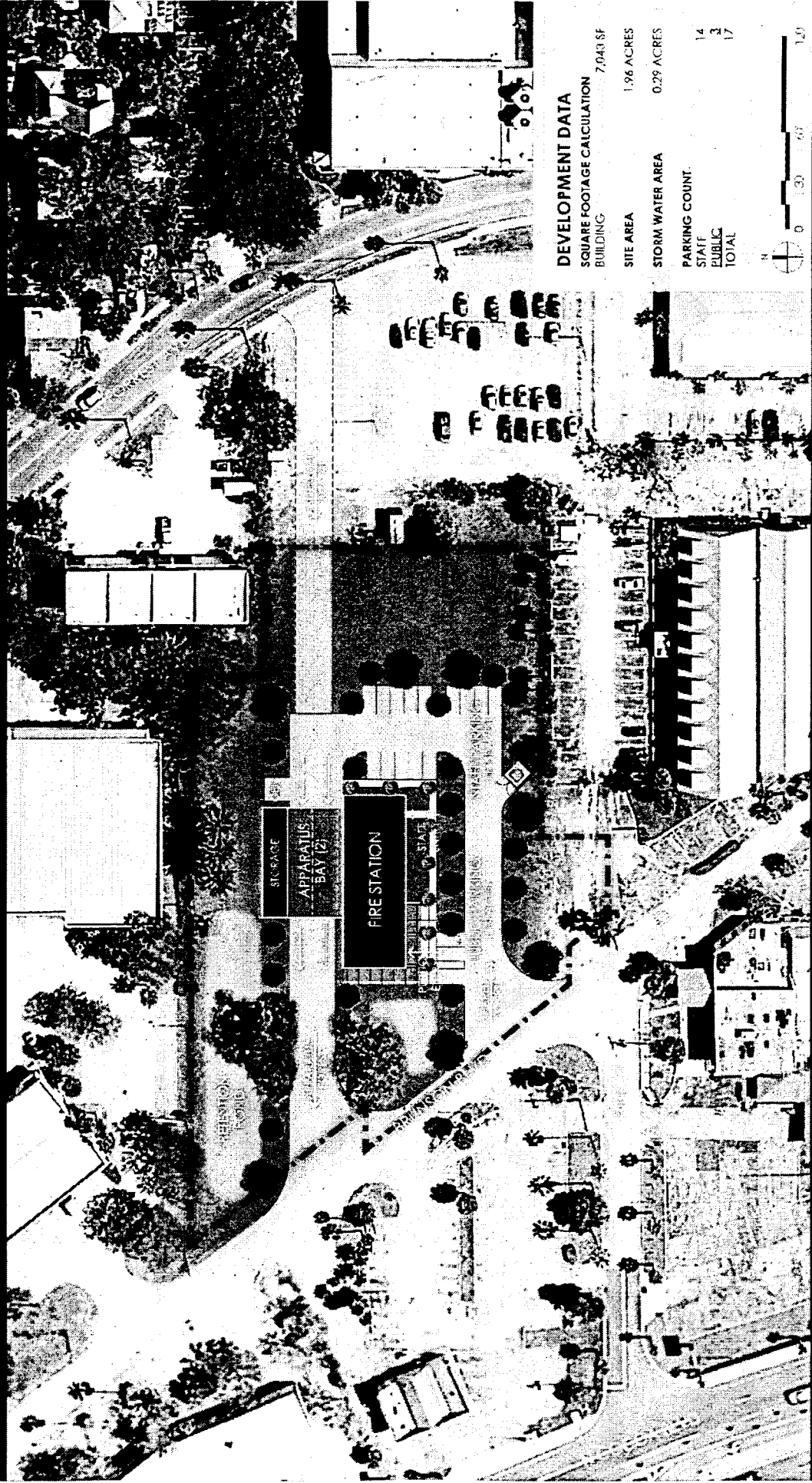
City of Cocoa Fire Station Facilities Study

Preliminary Design: Fire Headquarters – Dixon Blvd. / Clearlake



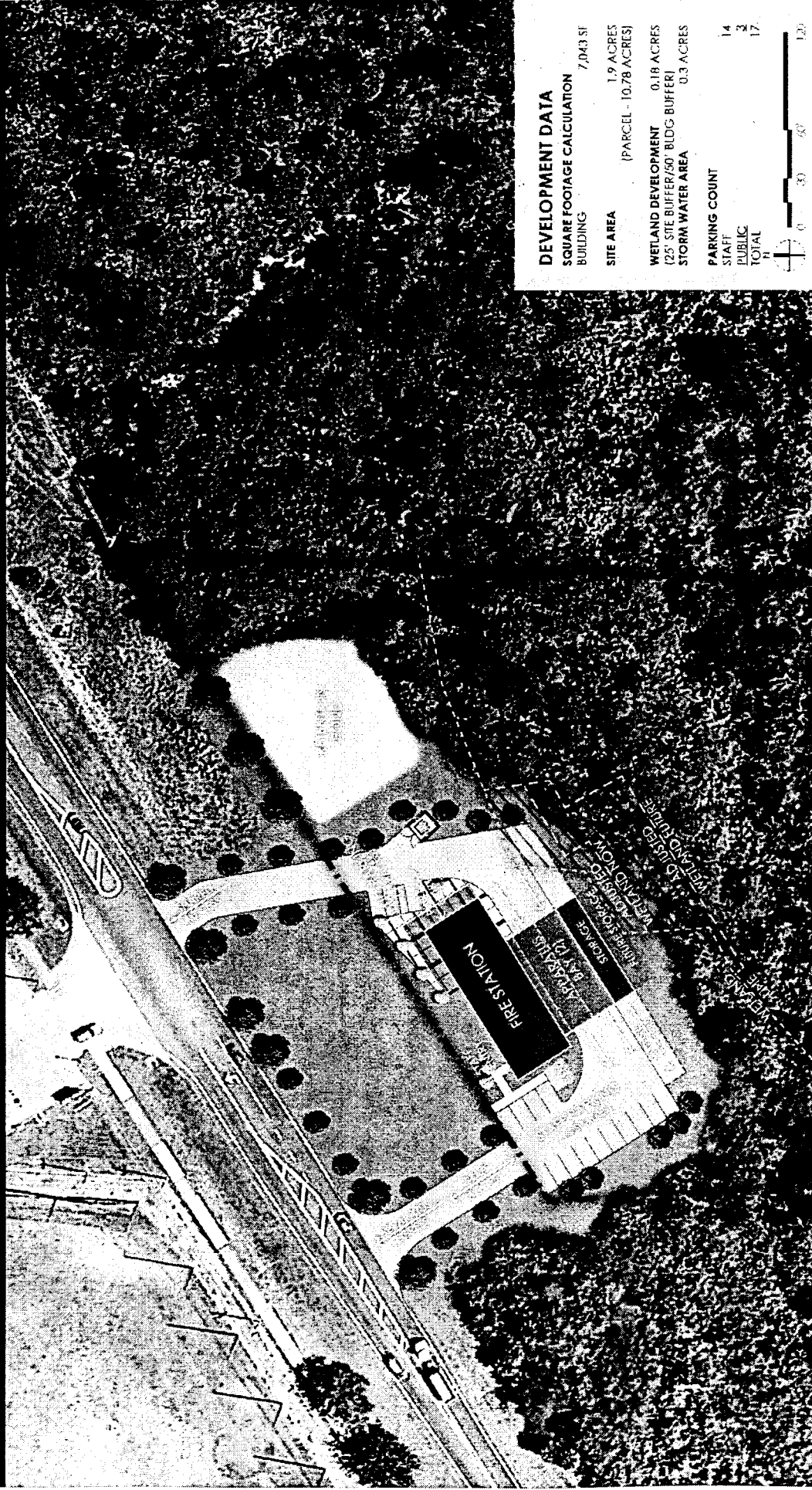
City of Cocoa Fire Station Facilities Study

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.

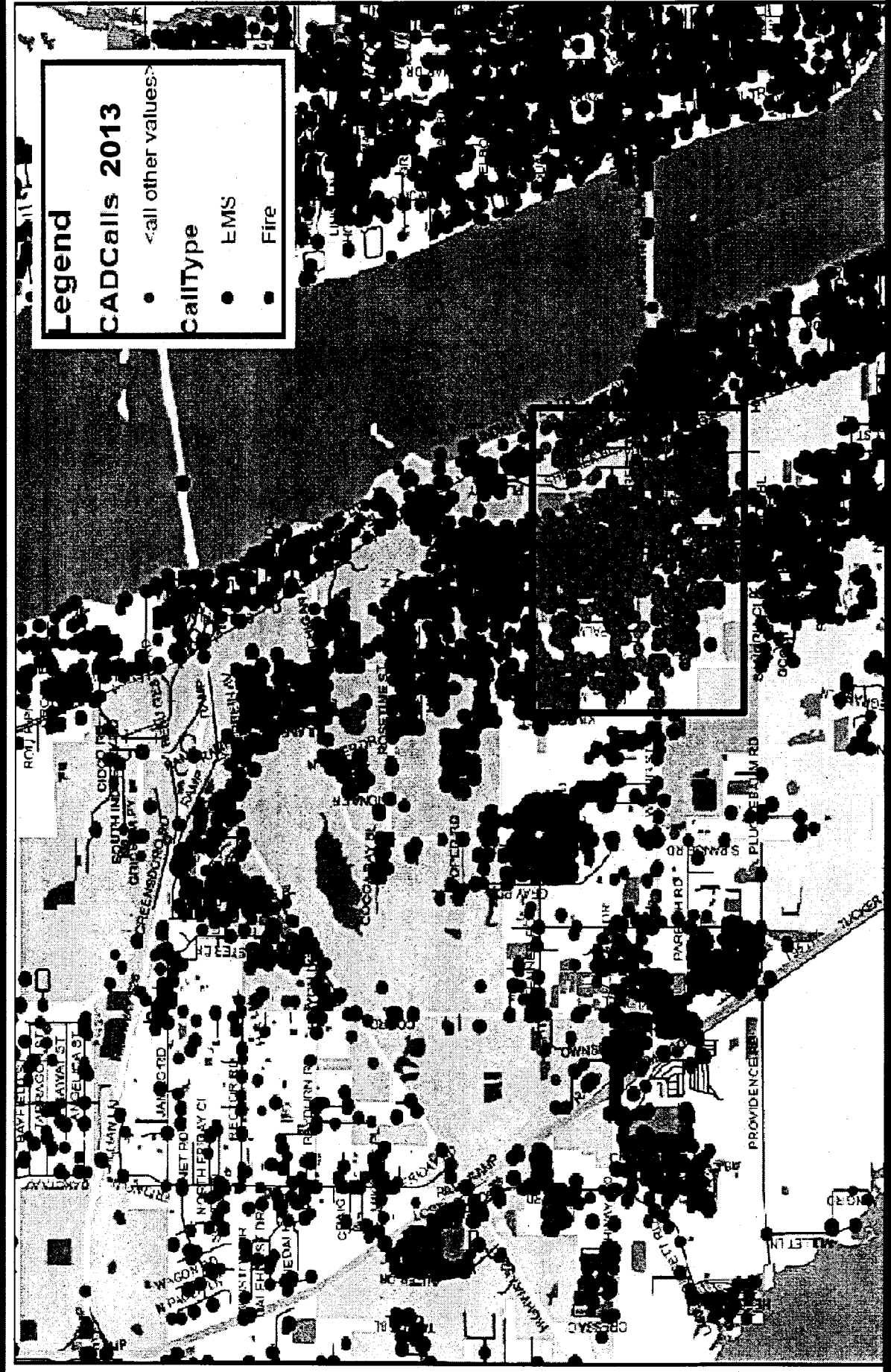
Agreement with Brevard County being finalized for the relocation of BCFR Rescue Unit 46 (currently operating out of Brevard County Station 44) into the City of Cocoa.

Revised Auto Aid Agreement with Brevard County being finalized.

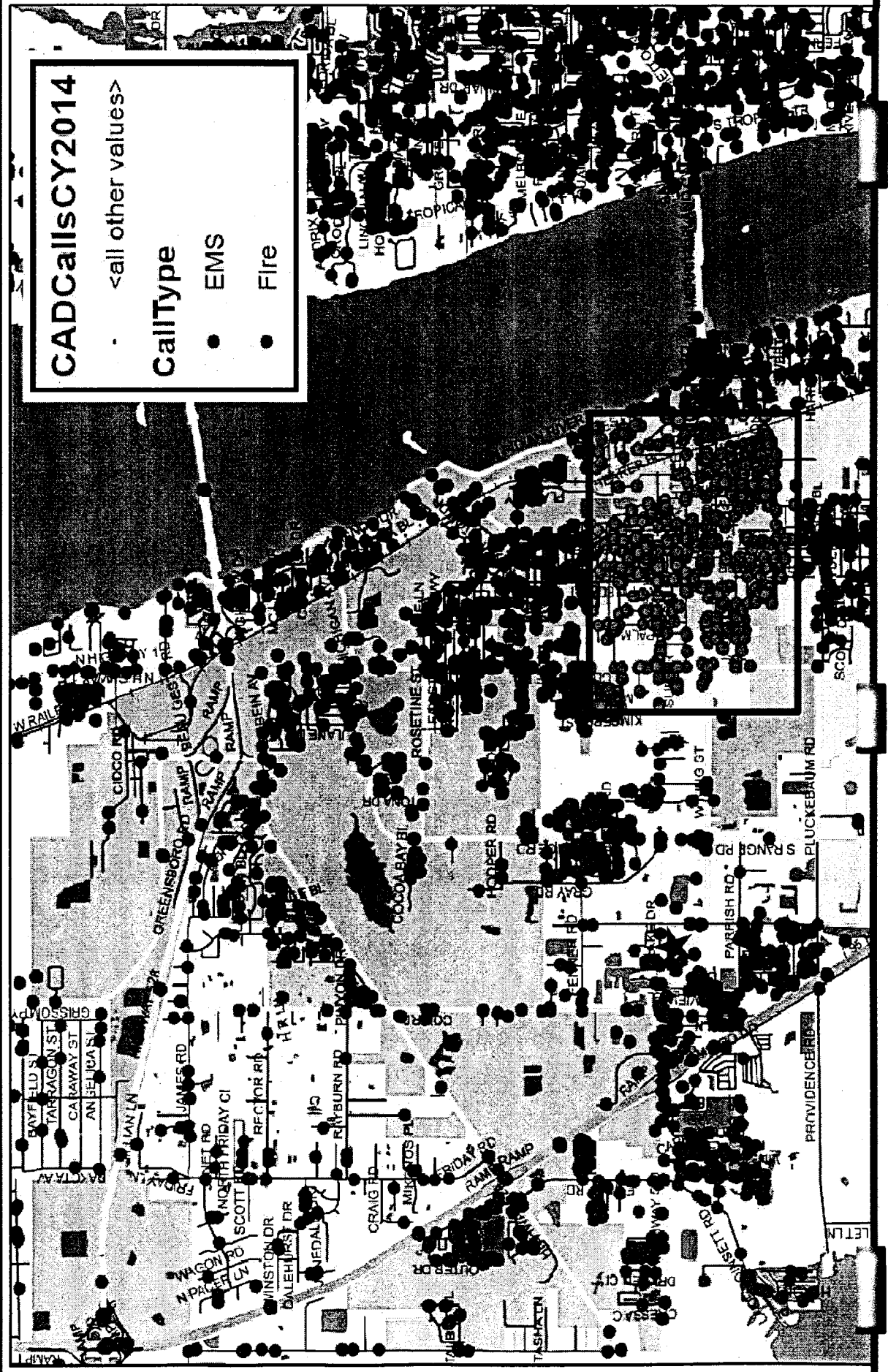
Reviewed and Initiated Mutual Aid/Auto Aid discussion with City of Rockledge.

Mutual Aid Agreement already in place.

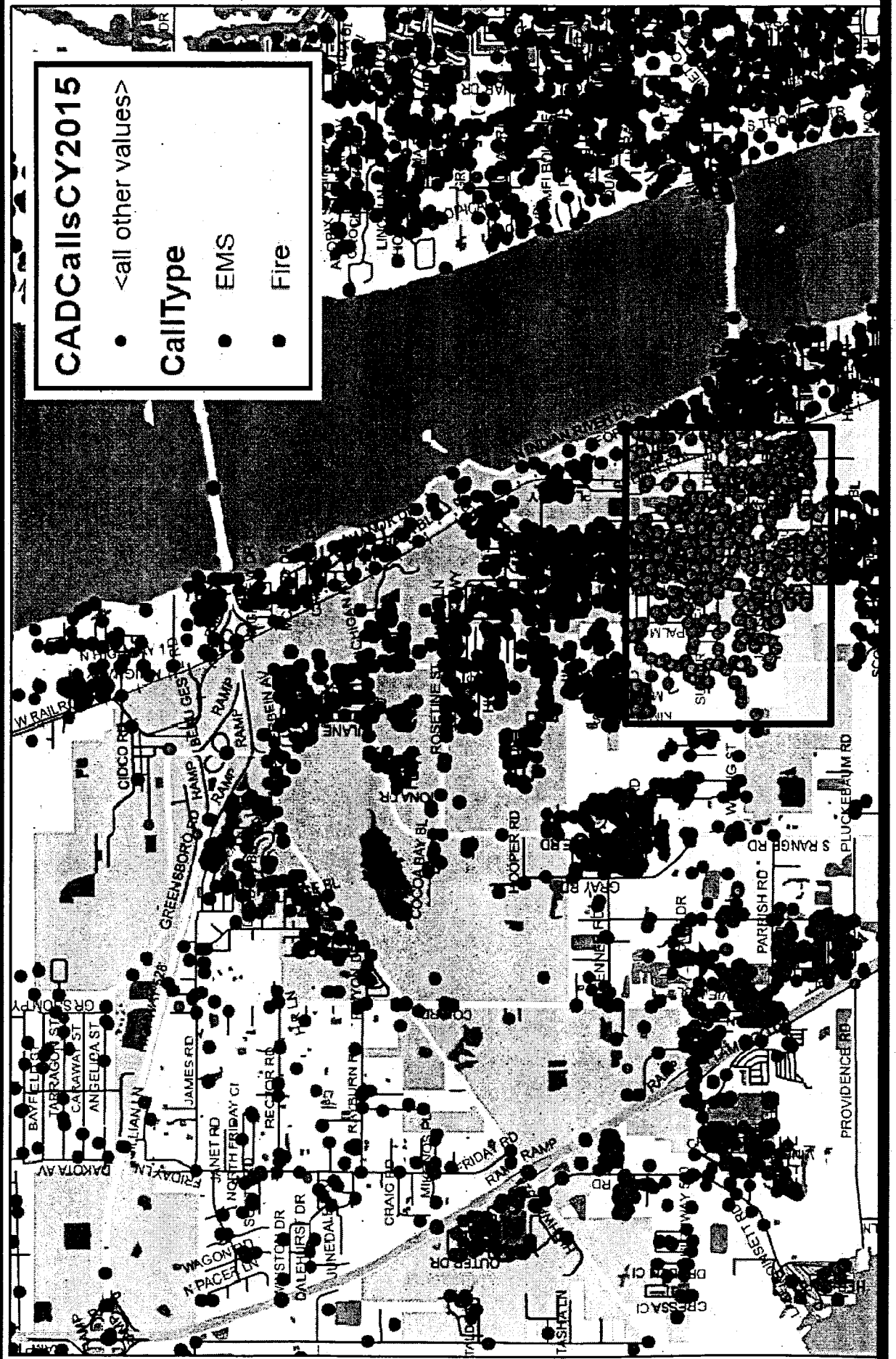
Calls for Service provided by BCFR 2013



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

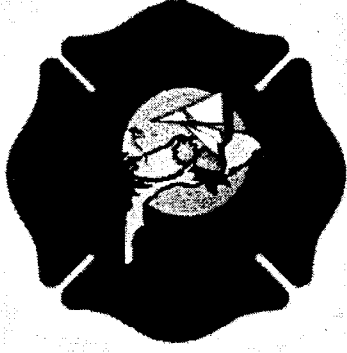
Construction Activities commence October 2016

Anticipated completion of construction September 2017

City of Cocoa

FIRE STATION STUDY

Space Needs Assessment and Station Location Analysis

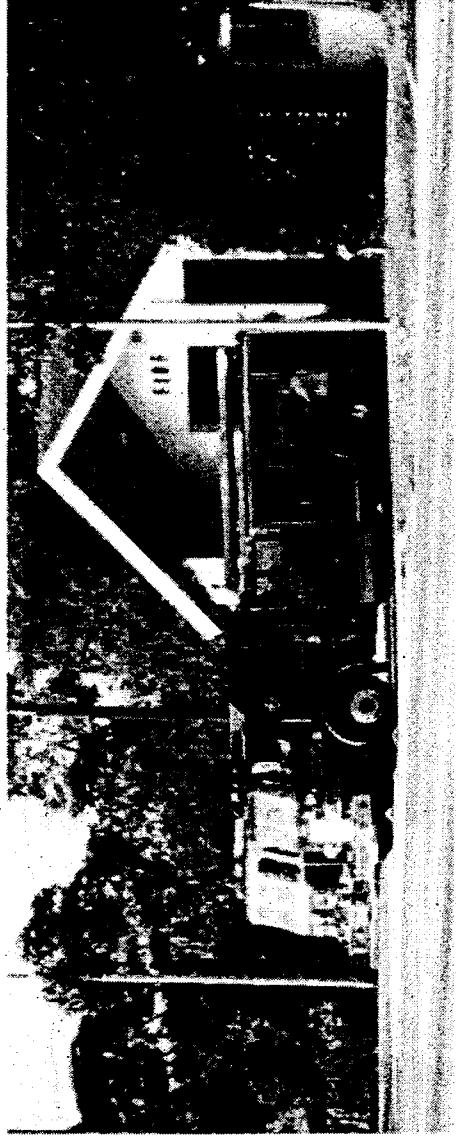
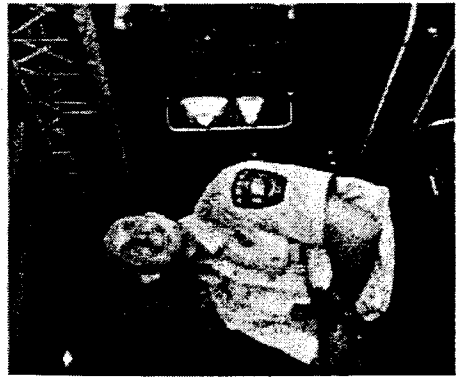
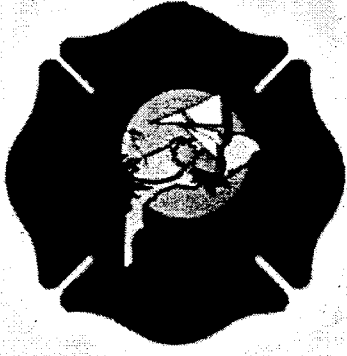


Discussion and Questions

City of Cocoon

FIRE STATION STUDY

Space Needs Assessment and Station Location Analysis



Architects Design Group
WHITE PARK, FL • DALLAS, TX