CITY OF COCOA BEACH
CITY COMMISSION
MINUTES
June 18, 2026

A. MEETING CALLED TO ORDER

Mayor Capizzi called the meeting to order at 6:00 PM.

1. Pledge of Allegiance

2. Invocation by Mark Wodka, Reverend, Canaveral Port Ministry

3. Roll Call

<u>Commission Members Present:</u>
Mayor Keith Capizzi
Vice-Mayor Skip Williams
Commissioner Joshua Jackson
Commissioner Tim Tumulty
Commissioner Jeremy Hutcherson

<u>Administrative Members Present:</u>
City Attorney Becky Vose
City Manager Wes Mullins
City Clerk Karin Grooms
Deputy City Clerk Cole Helms
Development Services Dave Dickey
Development Deputy Services Director Brian Palmer
Engineer, Gary Basham
Executive Assistant City Manager Carrie Lombardo
Fire Chief Justin Grimes
Fire Marshal, Sal Liberto
Information Technology Director Kevin Perez
Information Technology Deputy Director, Ron Munns
Information Technology, Michael Ledesma
Police Chief Kris Kuehn
Police, Major Joseph Versaggi
Police, Major Manny Hernandez
Water Rec/ Public Works Director Brad Kalsow

B. APPROVAL OF THE AGENDA

(Note: Members of the public, Commission and Staff may remove items from the Consent Agendas if they wish to discuss them. Requests for removal need to be made known to the City Commission under the Approval of the Order of Business, at the beginning of the meeting.)

MOTION BY HUTCHERSON/TUMULTY
I MOVE TO APPROVE
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

C. PUBLIC COMMENTS

Comments will be heard on items that do not appear on the agenda of this meeting. Citizens will limit their comments to three (3) minutes. Per Commission Procedures, the City Commission will not take any action or discuss items brought up under the “Public Comment” section of the agenda. The City Commission may schedule such items as regular agenda items and act upon them in the future.

Ms. Janice Scott referenced the workshop held on Tuesday and discussed the investigations being conducted statewide by the Florida Chief Financial Officer (CFO). She stated that school boards are among the entities being reviewed for what she described as wasteful spending of taxpayer dollars. She also commented on the state budget and public school funding. Ms. Scott further discussed the City's budget, noting county funding items related to schools, collaborative funding for School Resource Officers (SROs), the half-cent sales tax, and what she described as undisclosed indirect taxes in Cocoa Beach. She expressed the opinion that recreational programs and services should operate on a pay-as-you-go basis. She also referenced the City's recreational facilities and requested that the Commission review how those facilities are being utilized and by whom.

D. STAFF REPORTS AND ANNOUNCEMENTS

There were no staff reports.

E. CITY ATTORNEY REPORTS AND ANNOUNCEMENTS

The City Attorney had no report.

F. CITY COMMISSION REPORTS AND ANNOUNCEMENTS

Commissioner Hutcherson noted that the July 2nd meeting has been cancelled. He also discussed the City's upcoming America 250 celebration planned for the downtown area for July 3rd, 2026.

Commissioner Hutcherson further commented on the solid waste services RFP, stating that residents are expected to see rate relief as a result of the new contract. He highlighted the competitive bid process and noted that it is designed to obtain the best value and pricing for residents.

G. CONSENT AGENDA

MOTION BY WILLIAMS/TUMULTY
I MOVE TO APPROVE THE CONSENT AGENDA
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

1. Approve the June 4th, 2026, Commission Meeting Minutes
   Staff Representative: City Clerk Department

2. Adopt Resolution 2026-05 - Calling for an Election, A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COCOA BEACH, FLORIDA, CALLING

FOR THE NOVEMBER 3, 2026, ELECTION AND AUTHORIZING THE CITY CLERK TO PROCEED WITH ALL PHASES OF THE ELECTION PROCESS.
Staff Representative: Karin Grooms, City Clerk
Recommendation: Adopt

3. Approve the renewal of the Microsoft Enterprise 3-year licensing agreement for our suite of Microsoft services — including email, servers, and desktops/laptops. This is a projected budget expense starting in FY27 $128,802 per year.
Staff Representative: Kevin Perez, IT Director
Recommendation: Approve

H. ITEMS REMOVED FROM THE CONSENT AGENDA

I. NEW BUSINESS

1. Approve State Revolving Fund Amendment #1 to Loan Agreement WW050640 providing additional time to complete planning, design and construction and revising certain provisions of the Agreement.
Staff Representative: Brad Kalsow, Public Works/Water Rec Director
Recommendation: Approve

MOTION BY WILLIAMS/HUTCHERSON
I MOVE TO APPROVE
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Commissioner Hutcherson inquired whether delaying the item could result in a higher rate and asked if the proposed rate would still be matched. Mr. Brad Kalsow, Water Reclamation Director, confirmed that the rate would remain the same.

2. Adopt Ordinance 1716 on first reading — An ordinance of the City of Cocoa Beach, Florida; amending provision related to the Special Magistrate; Amending Section 30-17 to include requirements for the release/reduction of liens; providing for conflicts; severability; providing for inclusion in the code; and providing for an effective date.
Staff Representative: Brian Palmer, Deputy Director Development Services
Recommendation: Adopt on First Reading

MOTION BY HUTCHERSON/TUMULTY
I MOVE TO ADOPT ORDINANCE 1716 ON FIRST READING
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Mayor Capizzi asked staff to explain the ordinance.
Mr. Brian Palmer, Deputy Development Services Director, explained that the ordinance creates a formal process for requesting reductions of code enforcement liens. He provided examples of situations where a lien reduction may be appropriate and outlined how the process would work.
Vice Mayor Williams referenced the Special Magistrate process and stated that the ordinance provides guidance and flexibility for considering lien reductions. Mr. Palmer

confirmed that the City currently does not have formal guidance or an established process outlining how property owners may request a lien reduction after coming into compliance.
Ms. Janice Scott questioned why the City would reduce code enforcement liens. She discussed the home buying process and stated that, in her opinion, too many liens are forgiven.
Mayor Capizzi provided an example of a circumstance in which a lien reduction could benefit a resident who has brought a property into compliance.
Mr. Rick Anderson expressed concerns similar to those raised by Ms. Scott. He asked about the standards and criteria used to determine whether a lien reduction would be granted, who would qualify, and who would not. He stated that he did not believe the ordinance contained enough detail.
Mayor Capizzi requested additional explanation from the City Attorney.
Ms. Becky Vose, City Attorney, explained that the ordinance contains 15 factors that may be considered when evaluating requests for lien reductions. She stated that the ordinance outlines both the factors and the process for applying them. Ms. Vose noted that staff worked extensively on the ordinance and that it provides more guidance than the City's current process.
Vice Mayor Williams stated that the current process contains a significant amount of discretion, while the proposed ordinance establishes clearer standards. He added that if the ordinance does not function as intended, it can be amended in the future.
Commissioner Tumulty commented there was no process prior. He noted this is a process that is clear and consistent. Noting it is laid out in front of them.
Mayor Capizzi noting before there were no rules and now there are rules.

3. Adopt Ordinance 1722 on first reading - AN ORDINANCE OF THE CITY OF COCOA BEACH, FLORIDA, AMENDING THE CITY CODE OF ORDINANCES, CHAPTER 9, “FIRE PREVENTION,” SECTION 9-6, “PENALTIES,” TO add a reference to notice of violation (NOV) as a method of enforcement and to UPDATE A CODE ENFORCEMENT CHAPTER REFERENCE; AMENDING SECTION 9-14, “CLASSES OF VIOLATIONS AND ASSOCIATED CIVIL PENALTIES IN ACCORDANCE WITH CHAPTER 31 OF THE CITY CODE,” TO CORRECT THE CHAPTER REFERENCE TO CHAPTER 30 AND TO ADD A CLASS III VIOLATION FOR FAILURE TO COMPLY WITH WRITTEN NOTICES, ORDERS, OR DIRECTIVES ISSUED BY THE FIRE OFFICIAL, INCLUDING NONPAYMENT OF LAWFULLY IMPOSED FIRE INSPECTION FEES AFTER NOTICE AND OPPORTUNITY TO CURE; PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY; AND FOR AN EFFECTIVE DATE.
   Staff Representative: Justin Grimes, Fire Chief
   Recommendation: Adopt

MOTION BY WILLIAMS/HUTCHERSON
I MOVE TO ADOPT ORDINANCE 1722 ON FIRST READING
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

J. GENERAL PUBLIC COMMENT
(Only if not accommodated in the 30-minute Public Comment period earlier)

K. ADJOURNMENT

The meeting was adjourned at 6:16 pm.
[MIN_SIGNATURES]