

CITY OF COCOA BEACH
CITY COMMISSION
MINUTES
June 16, 2026

A. MEETING CALLED TO ORDER

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

Commission Members Present:

Mayor Keith Capizzi
Vice-Mayor Skip Williams
Commissioner Joshua Jackson
Commissioner Tim Tumulty
Commissioner Jeremy Hutcherson

Administrative Members Present:

City Attorney, Becky Vose
City Manager, Wes Mullins
City Clerk, Karin Grooms
Deputy City Clerk, Cole Helms
Assistant City Manager / Development Services Director, Dave Dickey
Development Deputy Services Director, Brian Palmer
Engineer, Gary Basham
Executive Assistant City Manager, Carrie Lombardo
Finance Director, Hana Juman
Finance Deputy Director, Devan Taly
Fire Chief, Justin Grimes
Fire Deputy Chief, Steve Lea
Fire Admin Chief, Shelby Teat
Fire EMS Chief, James Shindler
Fire Marshal, Salvatore Liberto
Fleet Director, Jonathan Mickler
CBCC Food & Beverage Manager, Roy Hough
CBCC Golf Superintendent, Nicholas Czerkies
Human Resources Manager, Leira Mumby
Information Technology Deputy Director, Ron Munn
Information Technology Senior Support Coordinator, Lauren Domenech
Information Technology System Administrator, Tristian Takacs
Leisure Services Director, Andi Segarra
Recreation Supervisor, Cara Potter
Police Chief, Kris Kuehn
Police Deputy Chief, Todd Hutchinson
Police Major, Joseph Versaggi
Police Major, Manny Hernandez
Police Logistics Manager, Steve Macko
Stormwater Manager, Morgan Zuhlke
Water Rec / Public Works Director, Brad Kalsow

Public Works Manager, Marcus Baker

1. Pledge of Allegiance
2. Invocation

B. NEW BUSINESS

1. Discuss FY2027 proposed 5-Year Capital Improvement Program budget requests.
Staff Representative: Hana Juman, Finance Director, Wes Mullins, City Manager

Finance Director Hana Juman discussed the closure of the 310 Capital Fund per Resolution 2025-21 and the city's requirement to meet Ordinance 1681. She communicated that the city's reserves are currently at a critical balance and that the city's projected expenses are greater than the projected revenues. In order to compensate for this, she advised that additional cuts are necessary, mentioning that city departments have been tasked with reducing their budget by an additional 10%. Commissioner Hutcherson and Mayor Capizzi discussed the fiscal impact of pending RFPs with Ms. Juman. She shared that the second budget workshop is expected to have updated RFP figures. Mayor Capizzi commented on previous capital project fund usage. Ms. Juman also discussed the pending Florida property tax bill and the negative impact it will have on the city throughout multiple fiscal years.

CIP - Summary

Ms. Juman and Commissioner Hutcherson spoke about grant funding and potential revenue. Vice-Mayor Williams asked Ms. Juman about the future CRA budget, requesting that the city utilizes "TBD" instead of a dash as a placeholder. Ms. Juman also mentioned that the balance for fiscal year 2028 has been inflated to compensate for deferred projects.

CIP - Information Technology & City Clerk

Vice-Mayor Williams discussed the necessity behind the requested I.T. software for FY 2028. Ms. Juman shared the necessity of the City Clerk's document accessibility platform in order to adhere to compliance standards. Commissioner Tumulty talked about rising technological hardware costs and how this could be reflected in future budget years. Vice-Mayor Williams suggested that the city explores the idea of shared-use computers.

CIP - Police & Communications

Ms. Juman shared that the Communications budget correlates to the city's recent communication contact. Mayor Capizzi discussed both the body camera and taser budgets with Police Chief Kris Kuehn, who shared that these are due to recent contract changes and migrations. Mayor Capizzi also inquired about the cost of the budgeted

radar system and Ms. Juman advised that radars need to be installed in new police vehicles. In response to a question from Vice-Mayor Williams, Chief Kuehn explained that the drying cabinet will be replaced and has been included in the budget.

CIP - Fire

Commissioner Hutcherson and Fire Chief Justin Grimes discussed the only FY 27 budgeted item; software. The timeframe and logistics behind a future budgeted item, a fire engine replacement, was discussed. It was disclosed that this item will be brought back to the commission for further review.

CIP - Public Works: Roads & Streets

Stormwater Manager Morgan Zhulke provided clarification for Minutemen's shoreline project by discussing expected yearly expenditures and its current permitting status. Vice-Mayor Williams suggested that the city should continue to explore street paving pricing options. Ms. Juman indicated that this project is a necessity and that it was deferred to 2028.

CIP - Public Works: Building Maintenance

Ms. Juman shared that the Ramp Road swing set replacement might have incoming grant revenue. Commissioner Hutcherson and Ms. Juman conversed about how the budgeted cost for painting city buildings is covered under the operating costs. Ms. Juman referenced the deferment of projects to FY 2028.

CIP - Public Works: Grounds Maintenance

Regarding the 520 median project, Commissioner Tumulty asked about the status of Florida Department of Transportation grant funds and expressed interest in having an additional backup funding option.

CIP - Public Works: Fleet

Fleet Director Johnathan Mickler shared information about the average mileage, age, and the disposal logistics for the police fleet. Mr. Kalsow and Mr. Mickler conversed about upcoming generator replacements and Mayor Capizzi suggested that we could convert Fire Station 51's, which is expected to be replaced via FEMA grant funding, into a portable backup. City Hall's generator elevation was discussed and Mayor Capizzi shared his desire to make elevating it a priority in the future. City Manager Wes Mullins advised that the Police Department is in the same predicament.

CIP - Public Works: Capital Improvements

Ms. Juman advised that Fire Station 50's proposed construction is expected to have access to grant funding. The commission spoke about the expected maintenance fees

for the ADA park and potential ways to offset it, including community involvement. Commissioner Tumulty asked if we would be able to defer this project and Mayor Capizzi agreed. Mr. Mullins advised the city has until June 22nd to update the federal government regarding any requested changes to the ADA park's plans. Commissioner Tumulty asked the city to continue discussions regarding the ADA park and the Fire Station 50 funding at the next budget meeting. Discussion ensued regarding the Brevard Ave project, park light replacements, school board funding, and future dredging projects. Ms. Zhulke explained the multiple phases of the Sunset Bridge project. Mr. Kalsow, in relation to the Minuteman light pole replacement project, advised that Florida Power and Light will not currently grant the city funding unless we replace the underground conduit.

CIP - Leisure Services

Ms. Juman discussed the proposed FY 27 Leisure Services requests, including recreational software, Ramp Road court resurfacing, and pool locker room plumbing repairs. Mayor Capizzi inquired about the \$350,000 funding requirement for the pump at the golf course. Golf Superintendent Nicholas Czerkies advised that the majority of the cost is due to the older pump drives and the age of the pump. Ms. Juman relayed that this project is currently going out to bid.

CIP - CRA

Ms. Juman introduced the CRA CIP. Chief Kuehn spoke on the importance of the proposed road barriers and how they better protect the public during large gatherings. Commissioner Tumulty expressed his support. Discussion ensued regarding the personnel logistics behind these new barriers and Mayor Capizzi inquired if bollards would be more cost-effective.

CIP - Utilities

Mr. Kalsow shared that the Inflow and Infiltration project is completely grant funded. SRF low interest loans were also discussed. Mr. Kalsow explained that, for the Cape Canaveral FDOT drainage project, FDOT requires us to move utility lines in order for them to install stormwater pipes. Commissioner Jackson expressed interest in externally reaching out to seek assistance. Discussion ensued between the commissioners about the importance of the reuse storage tank mural project, which will be brought before the commission at a later meeting. Mr. Kalsow indicated that the reclaim distribution system budget item aligns with a consent order from the Florida Department of Environmental Protection. Mr. Kalsow indicated that the city's residential water pumps are in decent condition, only one is slated for refurbishing in FY 2027, and that we have some as backups. Commissioner Tumulty asked for a ratio of gallons per minute at the golf course versus residential properties. Discussion ensued about the possibility of issues if residential reclaimed water pumps were also used for the golf course. Mayor Capizzi inquired about the possibility of joining both the golf course and residential pumps, creating redundancy in the case of an emergency. Commissioner

Hutcherson requested the city to look into the utilization of different funds for the golf course pump, since reclaimed water is getting pumped to both the golf course and residential communities.

Ms. Juman informed the Commission that the millage rate will be determined at the Commission meeting scheduled for 7/16/26.

Mr. KP Finke mentioned the possibility of adding a new line to the budget documents, disclosing grant funding amounts, when applicable. Mr. Finke also spoke about the fact that this is the city's last opportunity to adjust the millage rate to help push projects through before the property tax bill passes.

Ms. Janice Scott voiced her concern about upcoming city projects and their potential impact on local taxpayers. She suggested partnering with local nonprofits and reiterated the importance of utilizing grant funding to assist with funding requirements. Ms. Scott inquired about the city's usage rate of gasoline.

Mr. Rick Anderson spoke about the pending property tax bill and its potential impact on the city. He expressed interest in focusing on the city's reserve fund and Mayor Capizzi shared that this is on the city's radar. Commissioner Hutcherson expressed his dislike for deficit spending and raising taxes in order to recuperate costs.

Mr. Greg Lund communicated his desire to have the city focus on increasing revenue instead of cutting expenses. Commissioner Jackson spoke on the importance of tapping into the revenue that flows through the city.

C. ADJOURNMENT

The meeting was adjourned at 7:30 PM.

[MIN_SIGNATURES]