CITY OF COCOA BEACH
CITY COMMISSION
MINUTES
August 18, 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 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 Marshal, Salvatore Liberto
Fleet Director, Jonathan Mickler
CBCC General Manager, Ed Thinger
CBCC Food & Beverage Manager, Roy Hough
CBCC Pro Shop Manager, Brent Naylor
Human Resources Director, Cindy DePina
Human Resources Manager, Leira Mumby
Information Technology Director, Kevin Perez
Information Technology Deputy Director, Ron Munn
Information Technology Senior Support Coordinator, Lauren Domenech
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
Public Works Director, Brooks Webb
Water Reclamation Director, Brad Kalsow

Public Works Manager, Marcus Baker

1. Pledge of Allegiance

2. Invocation

B. NEW BUSINESS

1. Considerations for Fiscal Year 2027 Budget
Staff Representative: Hana Juman, Finance Director; Wes Mullins, City Manager

Ms. Kathy Dillon and Ms. Diane Little addressed the Commission regarding local traffic concerns on East Osceola Lane. Ms. Dillon, when referencing two separate events, talked about a previous petition to install speed bumps down East Osceola Lane, requesting that they are included in the upcoming budget.

Ms. Janice Scott briefly spoke about Florida's gubernatorial primary race.

Mr. Greg Lund addressed the city's general financial responsibilities. He talked about the relationship between Cocoa Beach's tourism industry and the cost of city-provided services. Mr. Lund expressed interest in proposing legislation that allows Cocoa Beach to explore resort taxing options.

Finance Director Hana Juman introduced the budget. She advised the Commission that the presented budget was balanced at the rolled-back rate instead of the max millage rate. Ms. Juman proceeded to share that the consolidated expected revenues for fiscal year 2027 will exceed expenditures by roughly $647,000. She indicated that the jump in intergovernmental revenue is due to upcoming awarded utility grants.

Budget Summary - General Fund

Ms. Juman reported that the revenues for the general fund are expected to exceed expenses and that the required reserve total, per Ordinance 1681, is expected to be met with the proposed rolled-back budget.

Budget Summary - CRA Fund

Ms. Juman advised that the revenues for the CRA are expected to exceed expenses.

Budget Summary - Building Permit Fund

Ms. Juman shared that the revenues for the Building Permit Fund are expected to exceed expenses. She spoke about an increase in Personnel Services expenditures and future reserve monitoring efforts. Mayor Capizzi inquired about the difference in services charged between 2024 and 2026. Ms. Juman, specified that these charges vary depending on permit completion timelines. City Manager Wes Mullins and Assistant City Manager / Development Services Director Dave Dickey advised that

2024's increase is, in part, due to the Weston project.

Budget Summary - Impact Fee Fund

Ms. Juman communicated that this fund's budgeted revenues and expenses cannot currently be determined.

Budget Summary - Utility Fund

Ms. Juman circled back to her previous point regarding intergovernmental revenue, notating the presence of SRF funds for plant upgrades. She shared that the expected reserves for this fund will be around $7.9 million.

Budget Summary - Stormwater Fund

Ms. Juman remarked that the revenues for the Stormwater Fund are expected to exceed expenses. She also spoke about the expected reserve balance for this fund.

Budget Summary - Health Care Fund

Ms. Juman explained that this fund is utilized for tracking internal health care costs.

CIP - IT & City Clerk

Ms. Juman disclosed the expected costs of IT laptops, IT security improvements, and City Clerk ADA software.

CIP - Police

Ms. Juman stated that the Police CIP consists of in-car cameras, body cameras, radars, and Flock cameras. She also shared that the communication expenditures are tied to a previous contractual agreement with the Brevard County Sheriff's Office.

CIP - Fire

Ms. Juman disclosed that the requested report writing software has cost-saving potential and will replace existing software.

CIP - Public Works (Roads & Street)

Discussion ensued between the Commission, Ms. Juman, and Mr. Mullins regarding deferred capital projects. Ms. Juman shared that Public Works Director Brooks Webb is working on a paving plan before budgetary options can be presented. A timeline of previous paving efforts was mentioned between the Commission, Mr. Mullins, and Water Reclamation Director Brad Kalsow. Commissioner Timulty articulated his dislike of infrastructure project pushback due to increasing costs and uncertain future funding avenues. Commissioner Hutcherson voiced his desire for a comprehensive plan regarding financing upcoming road paving efforts. Vice-Mayor Williams explained that approved projects could later be deferred due to numerous factors, potentially allowing the reallocation of funding to other projects.

CIP - Public Works (Building Maintenance)

Ms. Juman apprised the Commission on three Building Maintenance projects; A/C unit replacements, a fire alarm panel, and a swing set.

CIP - Public Works (Ground Maintenance)

Ms. Juman conveyed that the 520 project had grant funding.

CIP - Public Works (Fleet)

Ms. Juman briefly presented the proposed fleet expenditures for each department.

CIP - Public Works (Capital Improvements)

Commissioner Hutcherson and Ms. Juman conversed about the yearly phase breakdown of Fire Station 50's state appropriation funding. Discussion ensued between Vice-Mayor Williams, Commissioner Hutcherson, and Ms. Juman regarding the potential impact of deferring a state-funded project. Commissioner Timulty asked about the dredging program's funding source and Ms. Juman shared that it isn't currently grant funded. Mr. Mullins talked about issues with the Brevard Avenue project and how the project has been redesigned to the Brevard Avenue Streetscape project, which will utilize CRA funding. Mayor Capizzi inquired about the possibility of grant funding for the sunset bridge repair.

CIP - Leisure Services (Rec, Parks, Pool, and Golf)

A new software platform, resurfacing efforts, locker room plumbing, and a new beverage cart were all mentioned by Ms. Juman as requested expenses from Leisure Services.

CIP - CRA

Ms. Juman listed new mobile road barriers, various stormwater improvements, and Brevard Avenue's Complete Street Project as potential CRA expenditures. She indicated that the mobile road barriers were previously allocated under the Police Department's budget but were moved to the CRA's due to the frequency of CRA use.

CIP - Utility

Ms. Juman broke down the expected usage of grant funding for utility projects into three separate categories; federal grants, SRF, and state appropriations, all of which total $25,887,500.

CIP - Stormwater

Ms. Juman discussed stormwater grant funding opportunities, including: Slip-Lining, Cocoa Isles Blvd, and SOIRL.

Debt Summary

Ms. Juman presented the city's debt summary. She disclosed that the city's expected debt service will be roughly $28 million by the end of fiscal year 2027.

Budget Hearings

Ms. Juman reminded the Commission of the upcoming budget approval hearings; one on 9/3/26 and another on 9/17/26.

Mr. KP Finke commended the city on their efforts to balance the rolled-back budget without employment cuts. He also expressed his disapproval of deferring important capital projects. Mr. Mullins responded to Mr. Finke by sharing that city positions have been cut, such as communications.

Mayor Capizzi and Commissioner Jackson thanked city staff for their hard work and dedication in balancing the rolled-back budget despite the prior approval to balance it at the max rate. Vice-Mayor Williams, Commissioner Jackson, and Ms. Juman conversed about the process of submitting a budget amendment if road paving projects were later determined to be obtainable. Commissioner Hutcherson talked about the importance of project prioritization. Commissioner Timulty conveyed his concern about long-term vs. short-term debt, specifically mentioning the risk that inflation could play on future projects. He shared his desire to address city infrastructure concerns before it becomes an absolute necessity. Commissioner Timulty encouraged residents to voice their opinions at upcoming budget meetings.

Ms. Scott explained that there will be a cost to maintain State Road 520 after the budgeted project has been completed. She remarked her disapproval of the Country Club's overall maintenance costs. Ms. Scott suggested that the Beach Ranger program should be budgeted using tourism revenue. She applauded utility grant writing efforts, referencing the aforementioned $25,887,500 of expected utility grants.

C. ADJOURNMENT

The meeting was adjourned at 7:00 PM.

[MIN_SIGNATURES]