



Meeting Agenda
Thursday, July 18, 2024

7:00 PM

REGULAR

Cocoa Beach Country Club - 5000 Tom Warriner Boulevard, Cocoa Beach, 32931

WELCOME

Meeting re-broadcasts on: Spectrum - Channel 499 and www.cityofcocoabeach.com.
Meeting Video Archives: www.cityofcocoabeach.com

Packets: Packets are on the City's website (www.cityofcocoabeach.com) and at Commission meetings

Rules of Order: Robert's Rules of Order and the Florida Sunshine Law govern the conduct of our meeting

Speaking Courtesy Rules:

- The Commission accepts relevant comments.
- A time limit of three minutes is imposed on each speaker. If speaking for a group, the Commission may grant an additional three minutes
- Please direct comments and questions through the Mayor
- Complete speaker cards are required for each of the items you wish to address. Submit the card to the City Clerk prior to the introduction of the item. Speaker Cards are available in the rear of the Commission Room and in the City Clerk's office prior to the meeting. The purpose of the card is to obtain the spelling of your name, contact information if follow-up is needed, and provide for efficient meeting administration
- Upon being recognized by the Mayor, please approach the dais, state your name and address, and speak into the microphone

Approval Of Order Of Business:

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

Appealing a Decision:

Any person desiring to appeal any decision made by the City Commission, with respect

to any matter considered at such meeting or hearing, will need a record of the proceedings and for such purposes must ensure that a verbatim record and transcript of the proceeding is made in a form acceptable for official court proceedings, which record includes the testimony and evidence upon which the appeal is to be based. It shall be the responsibility of the person desiring to appeal any decision to prepare a verbatim record and transcript at his/her own expense as the City does not provide one

American with Disabilities Act:

ATTN: PERSONS WITH DISABILITIES. In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing special accommodations to participate in this proceeding shall, at least forty-eight (48) hours prior to the meeting, contact the Office of the City Clerk at (321) 868-3286; Florida Relay Service (800) 955-8771 (TDD); or (800) 955-8770 (Voice) or 711.

THANK YOU for participating in your Cocoa Beach City Government.

A. MEETING CALLED TO ORDER

1. Pledge of Allegiance
2. Invocation by ~~Greg LeSieur, Pastor, Christ Lutheran Church~~ **Pastor Paul from Faith Lutheran as of 7/17/24**
3. Roll Call

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.)

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.

D. STAFF REPORTS AND ANNOUNCEMENTS

E. CITY ATTORNEY REPORTS AND ANNOUNCEMENTS

F. CITY COMMISSION REPORTS AND ANNOUNCEMENTS

G. CONSENT AGENDA

1. Approve the June 20th Meeting Minutes
Staff Representative: City Clerk

2. Approve Kimley-Horn and Associates Task Order #5 for Minutemen Causeway Shoreline Stabilization - Design, Permitting and Bidding Services in the amount of \$88,701. This is a budgeted item.
Staff Representative: Morgan Zuhlke, Stormwater Utility Manager
3. Approve renewal of piggyback contract agreement for street sweeping services provided by Sweeping Corporation of America, LLC, a subsidiary of Sweep America Intermediate Holdings, LLC. The street sweeping services are required by the City's National Pollutant Discharge Elimination System (NPDES) Permit. This is a budgeted item.
Staff Representative: Morgan Zuhlke, Stormwater Utility Manager
4. Approve \$60,000 ARPA funds for painting Fire Station 51.
Staff Representative: Morgan Zuhlke, Stormwater Utility Manager

H. ITEMS REMOVED FROM THE CONSENT AGENDA

I. UNFINISHED BUSINESS

1. Approve the recommendation to promote Wes Mullins to Police Chief for the City of Cocoa Beach. *Per Chapter 2, Article 1. Section 2.5 Police Department of the City of Cocoa Beach Code of Ordinances*
Staff Representative: Wayne Carragino, City Manager
2. Adopt Ordinance 1691, on second reading, An Ordinance of the City of Cocoa Beach, Florida, related to the vacation of a portion of McNabb Parkway right-of-way, approximately sixty feet long by three feet wide. More particularly described herein; making findings; and providing for conflicts, severability, non-codification, and effective date.
Staff Representative: Randy Stevenson, Director of Development Services

J. NEW BUSINESS

1. Adopt Resolution 2024-17, A Resolution of the City Commission of the City of Cocoa Beach, Florida, Amending Resolution 2023-06, a master resolution for fees, to change fees in exhibit 9 Utility Rates, Reuse Charges: and providing for: Amendment of Fees - Incorporation of recitals, and providing for an effective date.
Staff recommends reuse charges remain at the current rate for fiscal year 2025 as opposed to the 20% increase approved in resolution 2023-06.
Staff Representative: Brad Kalsow, Director of Water Reclamation and Public Works
Recommendation: Adopt
2. Discuss and Present Stormwater Rate Study
Staff Representative: Morgan Zuhlke, Stormwater Utility Manager

Adopt Resolution 2024-15 A Resolution of the City Commission of the City of Cocoa Beach, adopting the Stormwater system rate review, prepared by

RAFTELIS Financial Consultants, Inc. dated June 18, 2024, which provides for a review of City Stormwater Utility Rates and provides for proposed rates and financial plan for the Fiscal Year 2024 through Fiscal Year 2025 period; providing for an effective date.

Staff Representative: Morgan Zuhlke, Stormwater Utility Manager

Adopt Resolution 2024-16, A Resolution of the City Commission of the City of Cocoa Beach, Florida, adopting Stormwater fees and method for charging, and providing for interpretation and for an effective date.

Staff Representative: Morgan Zuhlke, Stormwater Utility Manager

3. Adopt Resolution 2024-14 A Resolution of the City Commission of the City of Cocoa Beach, Florida accepting a proposal of JPMorgan Chase Bank, NA to provide the city with a term loan in order to finance certain costs of the acquisition, construction and equipping of a new city hall building and Cocoa Beach Centennial Square the form of a loan agreement; authorizing the issuance of a promissory note pursuant to such loan agreement in the aggregate principal amount of not to exceed \$3,953,000 in order to evidence such loan; authorizing the repayment of such note from a covenant to budget and appropriate legally available non-ad valorem revenues; delegating certain authority to the city manager and others for the authorization, execution, and delivery of the loan agreement and the note and various other documents with respect thereto; and providing for an effective date.

This approval allows the City Manager to sign the loan agreement with JPMorgan Chase Bank NA to obtain \$3,953,000 in debt financing and loan fees for the construction of the new City Hall facility.

Staff Representative: Patrisha Draycott, Chief Financial Officer/Assistant City Manager

4. Staff is requesting the City Commission review and authorize the execution of the attached three-party agreement. This agreement is between the City, Brevard County, and Westgate, the owners of the pier. This agreement establishes an easement to be used to facilitate access to the beach north of the pier for the beach renourishment program. Execution of this agreement is a requirement of finalizing the vacation of a portion of Mead Avenue (Ordinance 1668, March 2022) as well as the execution of the Development Agreement and the Master Plan for the Westgate Resort at the Pier.
Staff Representative: Randy Stevenson, Development Services Director.

5. Adopt Ordinance 1690 on First Reading: An Ordinance of the City of Cocoa Beach, Brevard County, Florida; to approve a planned development project with an accompanying master conceptual development plan, master conceptual site plan, and development agreement with accompanying attachments; to amend the official zoning map of the City of Cocoa Beach by changing the zoning designation from Oceanside (OC) to Planned Development (PD) for two parcels of land totaling 4.667 acres, more or less, located east of Ocean Beach Blvd on the north, south side of Meade Avenue

and north of Pulsipher Avenue on parcels identified with parcels no.24-37-26-cg-113-6 and 24-37-26-cg-112-12 within the public records of Brevard County, Florida; providing for authorization; providing for conflicts; providing for severability; and providing for an effective date.
Staff Representative: Loren Wiltse, Principal Planner, Randy Stevenson, Development Services Director

K. GENERAL PUBLIC COMMENT

(Only if not accommodated in the 30-minute Public Comment period earlier)

L. ADJOURNMENT