

CITY OF COCOA BEACH, FLORIDA
CITY COMMISSION
COCOA BEACH COUNTRY CLUB
MINUTES
July 16, 2024

A. MEETING CALLED TO ORDER

1. Roll Call

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

Commission Members Present:

Mayor Keith Capizzi
Commissioner Joshua Jackson
Commissioner Skip Williams
Commissioner Karalyn Woulas
Vice-Mayor Jeremy Hutcherson

Administrative Members Present:

City Attorney Becky Vose
City Manager Wayne Carragino
City Clerk Karin Grooms
Information Technology Director Kevin Perez
Water Reclamation Director Brad Kalsow
Recreation Director Laird McLean
Development Services Director Randy Stevenson
Interim Police Chief Wes Mullins
Chief Financial Officer/Assistant City Manager Patrisha Draycott
Fire Chief, Ryan Duckworth
Human Resources, Cindy Depina
Stormwater Manager, Morgan Zuhlke
Grants and Special Projects, Devan Pritts
Information Tech, Nate Guruwatte
IT Support/Digital Communications, Lauren Domenech
EMS Chief, James Schindler
Fire Administrator, Shelby Teat
Police Lt. Joseph Versaggi
Golf Manager, Joe Tucker
Major Kris Kuehn
Fire Marshall, Sal Liberto
Public Works Manager, Darryl Bratlie
Fleet Director, Jonathan Mickler
Assistant Recreation Director, Andrea Segarra

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B. 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.

Mr. Klaus-Peter Finke noted the agenda stated setting the millage rate. Mr. Finke urged the commission to set the highest millage rate allowed and work from there. He mentioned the previous budget workshop and how the commission seemed to have a decision on the millage. He requested that the commission speak with the staff and the departments regarding the city's needs and go from there with the millage.

Mr. Rick Anderson inquired about the meeting status due to the advertisement for the meeting as a Special Meeting and the slide presentation on the screen noted workshop.

Ms. Patrisha Draycott explained that she would provide a workshop and then the Commission would set the tentative max millage.

Ms. Margaret Schneider inquired about sidewalks and asked if she should wait until the end of the meeting so it could be addressed.

Ms. Sandra Sullivan spoke about lifeguards, noted Mr. Randy Fine was at a meeting, and gave a synopsis of the TDC funding from a recent meeting. Ms. Sullivan recommended that the city go to the state representatives to work on the TDC funds and change the public safety and funding language.

Ms. Janice Scott mentioned being part of a Board for the County. Requested the commission to have the lobbyist work on spending money for the lifeguards and explained how that would work with the state.

C. STAFF REPORTS AND ANNOUNCEMENTS

No reports from staff.

D. NEW BUSINESS

1. Request to:
 - a) Set a Tentative Millage Rate for Fiscal Year 2025 and
 - b) Confirm the Budget meeting dates and times for September 4, 2024, at 6:00 pm, and September 19, 2024, at 7:00 pm, to set the Tentative Millage and Final Millage Rates for Fiscal Year 2025.Representative: Wayne Carragino, City Manager; Patrisha Draycott, Chief Financial Officer/ Assistant City Manager

Ms. Patrisha Draycott, Chief Financial Officer, presented the budget for Fiscal Year 2025. She highlighted that she had incorporated changes from the previous workshop

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and updated the commission's budget accordingly. Ms. Draycott then discussed the reserve requirements by fund and separated the debt service, acknowledging prior confusion regarding capital improvement projects funded by grants or other means. Specifically, she mentioned the fire department design and marina design from the budget while including the estimated costs for the parking garage, which will be a Public-Private Partnership (PPP). She presented the debt payments and the time frame for which the payments could occur over time. Expanded on the expectations of funding of the builds before and after completion.

Commissioner Williams inquired if the projects were removed from the budget. Ms. Draycott mentioned it is not taken out but more about how the city will fund the projects.

Commissioner Williams noted the projects. He stated he would remove the parking garage, keep the firehouse design, planning, and construction, and would like to discuss with the mayor regarding the marina. He spoke about the survey and the funds that were spent. Requested the City Manager to get feedback from the Brevard County Manatee Management Plan and see if it would affect the manatees. He noted if the county was not on board while using the first \$75,000, then they would not have to spend the additional \$75,000. Request to defer the \$45,000 as it is prudent to spend the funds elsewhere. Did note if the results came back from the agencies in favor, then Commissioner Williams would proceed with the project.

Commissioner Woulas requested Ms. Draycott to explain what would have occurred with the projects if cash had not been used for the City Hall Project. Ms. Draycott explained the process of debt financing along with the reserve fund. She explained the City Hall financing and the debt service. She spoke about how to fund projects and have reserves. Noted debt service will not impact FY 25. Commissioner Woulas noted that funds were pulled from reserves and the commission must now figure out what to do.

Commissioner Hutcherson noted that the 1st two projects listed in the presentation are in the budget. It was confirmed. The offsetting revenue from debt, if taken out, would be a net-zero change because the revenue is going away.

Ms. Draycott noted the overall budget number and the miscellaneous with the balance change is the debt proceeds.

Mayor Capizzi noted he was OK with people not understanding the tax revenue. He noted pulling the \$445,000 but requested to continue with the feasibility study to see what it would say.

Vice-Mayor Hutcherson noted to defer the \$445,000.

Commissioner Williams mentioned taking it out for now, discussed receiving the results of the first \$75,000, and then having a discussion regarding the second \$75,000. If the results are in favor, then the commission can move forward with a discussion of design to build.

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Mayor Capizzi mentioned only voting for the marina if it was feasible to make money. Commissioner Williams noted the city's previous studies. He mentioned the funds spent to put all the plans on the shelf. It was not thought about future funding. He explained why he would like to see the feasibility study, then move forward and see if it's feasible. He understands the investment return with the costs and all the items needed for the marina.

Mayor Capizzi noted the difference between investment opportunities and just building to build.

Commissioner Williams noted not supporting the \$445,000 for a design unless the feasibility says otherwise.

A comment was made regarding removing the parking garage. Commissioner Woulas requested that it not be removed. Mayor Capizzi noted that parking garages are profitable and make sense, but noted a garage at this time is not profitable. Noted in 5 years there could be a need for the garage.

Commissioner Williams made a motion by consensus, to move the parking garage to the following year.

Commissioner Woulas noted she did agree with the decision.

Commissioner Jackson notes the revenue as well as construction costs. He did note the garage being at capacity regularly. Concerned about the high cost of construction at this time, and pushing it off for another year is a good thing.

Mr. Leonard Beckett commented on the city's spending and discussed various projects within the city.

Mayor Capizzi inquired from Ms. Draycott about comments made during the public comment. He inquired about the amount of debt at the beginning of his term and the current debt status at this time. Mayor Capizzi noted that the commission is dedicated to reducing debt.

Ms. Draycott noted that as a government agency, it is not designed to make a profit. Mentioned it is a balancing process. The parking fees are to offset public safety and not have tax dollars being used for tourist visitors. Mentioned the debt financing as it smooths the cost of the debt and does not burden the taxpayer.

Mayor Capizzi inquired 9 years before the commission regarding raising the debt consecutively. Ms. Draycott explained the city's total debt to include using the State Revolving Fund Loan (SRF).

Commissioner Williams noted the fire station loan at 1.5% and the parking garage at 2%.

Mayor Capizzi noted not being for debt, however, noted the money in the funds, and having the debt is making money.

Commissioner Woulas mentioned keeping the money in the bank and borrowing where they can. Noted being part of the group of the debt growth, noted it was needed.

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Vice-Mayor Hutcherson noted that the debt is a tool. Mentioned focusing on the millage using available funds and not opening the budget.

Mr. John Lose commented that the primary problem was in the draft budget which requires to draw down \$10 million from the reserves. Noted this is not wanted. Mentioned the three projects listed earlier in the meeting and discussed the costs. The impression is it will be done next year as it's not physically possible. The funds mentioned are all in cost. It should show that the items are spread over five years.

Commissioner Williams, we have projected out our budget for the 10 years plus, with those out-year projects on the horizon, in the budget. Mentioned the bottom line with the up-down in the reserves, it kind of just forgets them and then throws them back in without messing with the reserve balance.

Mr. Lose inquired about the five-year and the large number showing a lower number in future numbers with the capital projects.

Mr. Tim Tumulty noted the motion on the table in the moving parking garage.

Ms. Draycott noted the capital project is the muck capping project and it is budgeted and has offsetting revenues. The project is fully granted. It is not covered by tax dollars. Ms. Draycott spoke on the budget adoption and if the commission wishes to proceed forward with a different direction, then a budget amendment can be done. Commissioner Williams noted the direction to take out the \$445,000 and the \$7,800,000 for the parking garage.

MOTION BY WILLIAMS/HUTCHERSON

THE MOTION TO DEFER MARINA \$445,000 AND THE PARKING GARAGE \$7,800,000 FROM THE BUDGET.

VOICE VOTE 4/1 - NAY COMMISSIONER WOULAS

Mr. Orson Tarver noted that by taking the parking staff out, they can track the utilization. The following year, they reconsidered then. Discussed the marina and the feasibility study. Suggested marina companies.

Commissioner Woulas inquired to move forward and research the parking garage. City Manager, Wayne Carragino, noted it can be done in-house.

Commissioner Williams inquired about the slide of the recommendations meeting the current proposed millage rate. Ms. Draycott noted everything based on the current millage.

Commissioner Williams noted the deferment and inquired if that changed any of the numbers on the slide. He spoke on each item on the slide from the top down.

Commissioner Williams spoke about the tennis courts and the projects that had been completed in the past. Ms. Draycott spoke on the slides and the quotes were less than what was being presented. An inquiry was made on staff COLA's and expectations. Request the departments to make cuts within the department's operating budget. Ms. Draycott noted items not currently in the budget but will come forward such as labor negotiations. Commissioner Williams noted issues that could arise with the labor

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negotiations and the challenges.

Commissioner Jackson noted the big picture being the millage. Noted this is the ideal budget for staff. Ms. Draycott noted that staff worked to cut this down as much as they were able to.

Commissioner Williams explained to the commission that the reduction process is not realistic at 10%.

Commissioner Jackson stated that the budget provided to show the commission from a millage perspective.

Ms. Draycott noted that the cuts will be capital projects.

Commissioner Williams inquired about the cuts needed from the budget. Ms. Draycott explained the cuts needed.

Mayor Capizzi noted that personnel is the highest cost.

Ms. Draycott noted the increase of water by Cocoa at 5%, FPL increase of 7%, and garbage will increase as well. The final 2024 expenditures/ revenues are not known yet.

Ms. Draycott also spoke on employee benefits and insurance costs are unknown.

Commissioner Woulas inquired if the presentation was based on the current millage rate. Ms. Draycott confirmed.

Commissioner Williams mentioned the current millage rate is a tax increase unless the city goes to roll back. Based on the projected ad valorem, at that millage rate, what is the percentage increase from last year? Vice-Mayor Hutcherson pointed out that the slide was 8%. Ms. Draycott could not confirm if it was 8%. Commissioner Williams inquired about the increased overall for ad valorem. Ms. Draycott stated it was the revenue, not the trim. Ms. Draycott confirmed that the advertisement for the final budget will include tax increases by a percentage and by an amount.

Commissioner Woulas inquired if millage was increased. Ms. Draycott noted every quarter increases the mileage by about \$800,000.

Commissioner Woulas asked Ms. Draycott asked how her recommendations would change if the mileage increased. Ms. Draycott noted she would not change anything. Speaking with Mr. Scott Maxim, spoke with USTA, and they are still providing a grant for the tennis courts. It was noted that the project could be deferred, as well as the lighting on the courts.

Ms. Draycott noted the tentative maximum millage. She noted the commission can stipulate the millage and can determine what funds go to the reserve.

Commissioner Woulas asked what millage would be needed to make the reserves minimum requirements. Ms. Draycott explained the unchanged reserves if certain projects are removed from the budget.

Vice-Mayor Hutcherson explained how the funding currently works.

Commissioner Woulas inquired about making the cuts if they have increased reserves.

Ms. Draycott noted that the budget is about balanced, and they can increase millage to increase the reserve.

Ms. Draycott went over the other funds that are within the city.

Commissioner Woulas questions the following year's projections. Ms. Draycott noted this year and the budget. She mentioned the new ordinance increase of 1% and the reserves will be higher next year. Negotiations will affect the budgets and it will add

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additional cuts. Commissioner Woulas inquired if Ms. Draycott had any recommendations regarding upping the millage to cover the cost of police and fire. Ms. Draycott did not have a recommendation for the commission as its a decision of the commission.

Vice-Mayor Hutcherson noted the 19 million capital budget. Mentioned the 12 million and its a large number to pull from.

Mr. Tim Tumulty inquired about the operated budget being 13,000,000 and a number on her slide with \$32,000. He noted it should be \$300,000 and it would be another reduction. He mentioned setting a millage rate going forward. He handled the commission a market value of the commissioner's home. He noted the increases from 2012 to 2024 in property taxes. That is based on a millage of 1.1 which is less than a 1% increase in taxes per year. Discussed the golf course and how it is losing money. He discussed the funds and how it's an amenity for the residents.

Mr. John Lose on the revenue stream of the Ad-Valerom. We are talking about taxes to property owners. He spoke on the behind-the-scenes and looked at user fees. It makes sure the amenities are maximized.

Mr. Lou Beckett noted the maximum budget. He conveyed his dissatisfaction with the continuing failure of this city's fiducial responsibility. He gave the city clerk a write-up of his comments. (added to the signed minutes)

Mr. Klaus Finke noted the budget. He mentioned the millage rate, and he understood the knowledge of the unknown budget. Request for the higher millage to save it.

Commissioner Williams requested the City Manager to review the boat ramp on Holiday Lane. He noted it is in the budget of 2026 for \$75,000. He asked for research for a grant or FIND funds and it would be brought forward to the 2025 budget.

Mr Rick Anderson inquired about the sprinkler system on the golf course. He noted the budget showing zero spent. Also requested the commission to set the millage rate higher, he noted the rainy day fund to use for future capital investments. If it's established should show in the budget as a zero balance.

Ms. Draycott explained the situation and how the funds will be moved forward this year to do the golf course.

Vice-Mayor Hutcherson commented that the project was supposed to start however there were issues and it fell in the city's favor.

Ms. Janice Scott noted the golf course and gave a history of the golf course. She spoke about the course. She inquired about reclaim water and who uses that. She compared the usage of the golf course to the reclaim water fees.

Mr. Scott Cunningham noted he has attended all the annual budget meetings. He noted that for the previous three years, some items have only gone up 1%. Mentioned that it was rolled back and it is the same every year. Noted items brought forward that will be cut once again due to the budget being cut. Mr. Cunningham mentioned having to pay

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for everything eventually to run the city. He requested the city give staff what is needed. He mentioned the reserves and one storm.

Commissioner Williams noted the need to confirm the tentative max millage and the meeting dates.

Commissioner Woulas inquired about the quarter of the mill is approximately \$800,000. She proposed raising the millage a point to increase the fund balance. Discussion occurred on the millage increase to dedicate to the reserves. Propose a .5 increase for the reserves.

Commissioner Williams clarified the meeting is the meeting for setting the tentative maximum millage.

Commissioner Woulas motions to set the maximum millage at 6.6644 (half a mill) - motion dies for lack of a second.

MOTION BY HUTCHERSON/WILLIAMS
MOTION TO APPROVE 6.1644 MAX MILLAGE.
VOTE CARRIED UNANIMOUSLY 5-0

Commissioner Jackson noted the comments and mentioned a ceiling. Noted the unions, and needed to make sure there was room. He noted employees and residents who are on fixed incomes. He discussed the taxes and families moving to the area. Opened to the millage ceiling increase. Would need to be careful as it has an impact on the city and the residents.

Commissioner Williams mentioned to Commissioner Jackson his experience with the maximum rate being adopted. Discussed the deltas and the process in previous years. Mentioned everyone at home would need to tighten the belt and come up with numbers to meet it.

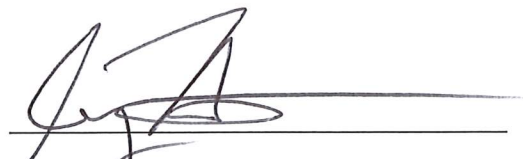
MOTION WILLIAMS/HUTCHERSON
MOTION SEPTEMBER 4TH AT 6:00 PM AND SEPTEMBER 19TH AT 7:00 PM.
VOTE CARRIES UNANIMOUSLY 5-0

E. ADJOURNMENT

The meeting was adjourned at 8:00 pm.



Karin Grooms, MPA, CMC
City Clerk



Keith Capizzi,
Mayor-Commissioner

MARGARET MIGLIORE SCHNEIDER

191 Seminole Lane, Apt. 201
Cocoa Beach, Florida 32931
(marge318schneider@gmail.com)

July 16, 2024

City Commission
City of Cocoa Beach

RE: 2025 BUDGET

I am writing to request that the Commission place a necessary and critical emphasis on improvements to our infrastructure. I would like to particularly address the condition of sidewalks on the west side of A1A. Since I am most familiar with the sidewalks from Route 520 south to Minutemen, I will limit my comments to that area.

Simply put, the sidewalks on the west side of A1A from the Route 520 intersection south to Minutemen Causeway are absolutely terrible. I considered taking photographs to attach to this letter, but instead invite each and every Commissioner to either walk or bike that stretch of A1A to see for yourself the multiple potholes, washouts, cracks, general lack of pavement and overhanging trees obstructing the walkway. The sidewalks are narrow and in a complete state of disrepair. From personal observation on almost a

daily basis, I will guess that several hundred residents and tourists walk, bike, skateboard or ride a scooter on those sidewalks every day. It's an accident and a major personal injury lawsuit waiting to happen.

There has been a lot of talk lately about budgeting monies to construct a new marina at Cocoa Beach County Club. While that might be an interesting "glamour" concept plan", isn't it smarter and in keeping with your fiduciary responsibility as Commissioners to put that type of new project on hold in favor of funding necessary items such as infrastructure improvements that will keep citizens and tourists alike safe and happy.

I sincerely hope you will see the necessity and value of fixing our sidewalks by budgeting the funds needed to repair them to ensure they are a pleasurable experience for the many people who use them every day.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Margaret Schneider', with a long, sweeping horizontal line extending to the right.

Margaret Schneider

STATEMENT FOR THE RECORD

Leonard Beckett
1503 Minutemen Cswy
Cocoa Beach, FL 32931

Good evening commissioners and thank you for all you do for Cocoa Beach.

I would like to convey my dissatisfaction with the continuing failure of this city's fiducial responsibility to its' residents and businesses!

Having spent just an hour perusing this proposed budget I have identified areas where there is cause to believe that money is being spent irresponsibly and need to be addressed!

Those pages identified are :

Budget workshop report

Pg# 30 police

Pg# 34 Fire

Pg# 40 fleet

Cost of funding capital

Pg# 3 & 4

Page 30 represents the police budget,

problems include furniture and equipment (242,000.00), \$89,000.00 for new weapons on open market this sells for \$1000.00 each before a qty discount, Other \$100,000.00 ??????, magazines and subscriptions \$10,000.00, support services \$41,000.00??

In addition to these issues is the irresponsible policy of allowing these officers to take their cruisers home. At a cost to the city exceeding \$250,000.00 per year (based on number of officers living in other communities at an average of 22 miles round trip) plus considering that the overage of vehicles needed cost and extra \$2,088,000.00 and that none of this money is accounted for in the police budget? Nor is the income from the sale of the old vehicles. Where is this accounted for?

Page #34

Fire budget- WHY ARE WE BUDGETING ANOTHER \$5,000,000.00 FOR BUILDINGS?

STATEMENT FOR THE RECORD

Leonard Beckett
1503 Minutemen Cswy
Cocoa Beach, Fl 32931

Page #40

Fleet services-

\$1,500,000.00 for furniture and equipment?

\$400,000.00 on maintenance over and above payroll dollars?

\$1,000,000.00 on vehicles and machinery?

Cost of Funding Capital projects-

Pg #1 police Glock 47 w/light \$89,000.00 for 55 guns @\$1500.00 each (market value \$979.00 ea (before discounts) WHY??? What we buy new ones every other year and what happens to the barely used old ones it is not like we have a lot of shoot outs in Cocoa Beach?

And Finally

Most irresponsibly budgeted is the \$445,000.00 dollars for a marina not wanted by most of this community, certainly not by the residents and especially the residents who will have to deal with the nonsense brought by the wonderful visitors that already tax our roads and services. If you say you don't have the money to pay your current bills then why are you spending our money frivolously on a pet project of one man?

This is very irrespecutful and insulting to your citizens and very inappropriate. Let alone the money already committed to a feasibility study on the same lame idea.

Thank you for your time!