CITY OF COCOA BEACH, FLORIDA
CITY COMMISSION
COCOA BEACH COUNTRY CLUB
5000 TOM WARRINER BLVD.
COCOA BEACH, 32931
MINUTES
August 1, 2024

A. MEETING CALLED TO ORDER

1. Pledge of Allegiance

2. Invocation by Pastor Keith, Club Zion

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. SPECIAL PRESENTATIONS

1. Proclamation - Florida Water Professionals Month

Mayor Capizi read a special presentation about water safety for the Florida water professionals month.
Brad Kalsow thanked several members of Brevard County. The Commission members and Mr. Kalsow took a group photo.

D. 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.

Janice Scott congratulated Ms. Carolyn Marks for her Olympic Gold.
Ms. Scott said she received an e-mail that stated that SpaceX is moving to California.
Ms. Scott asked everyone to read the Maritime Hammock Preserve Plan. She stated that in 2002 the commission voted to buy that property. Ms. Scott talked about the north and south of Thousand Islands and how the area is covered with invasive plants. Asked to find funding and do something with the property, and that there are recreational opportunities.
Mayor Keith stated that he loved the park and stated that he's for figuring out a way to do that.
Mr. Anderson Coastal Produce says its important that the pavers are permeable.

He also presented a map for a north-south bicycle trail. And stated that it would be a nice amenity for the city.

E. STAFF REPORTS AND ANNOUNCEMENTS

F. CITY ATTORNEY REPORTS AND ANNOUNCEMENTS

G. CITY COMMISSION REPORTS AND ANNOUNCEMENTS

Commissioner Williams asked Ms. Draycott about the viability ARPA funds for Ms. Scott's public comment. Ms. Scott said it was viable. Mr. Williams asked how many uncommitted ARPA funds were available before 12/31/24 and would like to create an Agenda item for a potential project. Commissioner Williams stated that any volunteers need to work on the ground level and that a contractor is needed for above ground level projects.

Mr. Carragino stated that we have continuing service agreements and that if a project is under $300k they could use them.
Mr Williams stated that unless there is something absolutely pressing, he proposed a $100k project.
Mayor Capizzi asked if there were any more pressing issues to use for the ARPA funds other than this proposed project.
Ms. Draycott stated that anything not used in ARPA funds would go towards the completion of the City Hall and that anything used otherwise would be pulled from that instead.

Vice Mayor Hutcherson asked if pulling from city hall funds for this would cause an increase in the City Hall loan.
Mr. Williams said $100k would go a long way and volunteers could help finish the ground level items.
Stated that a lot of invasives need to come out.

Mayor Capizzi stated he would like to see a volunteer crew first before using a contractor.
Mr Williams stated that there is a lot of poison Ivy in that park and, if left unattended, could cause some problems, and he thinks it's worth the money.
Ms. Woulas stated she would like to add it to the next Agenda.
Vice Mayor Hutcherson seconded Ms. Woulas' statement.

Mayor Capizzi said they'll pull from reserves regardless.
Mr. Williams asked Mr. Carragino if he could talk to contractors. Mr. Carragino stated that he would get multiple quotes.

The commission discussed the timing and cost of the potential project.
The commission agreed to put it on an upcoming agenda.

Ms. Scott wanted to clarify that she supports volunteers for the Marritime Hammocks and stated that a special chemical is needed to get rid of the wedelia invasive species.

She also stated that residents shouldn't have to deal with poison ivy.
Vice Mayor Hutcherson commented on the project's price.

Vice Mayor Hutcherson commented on the parking garage and that it is about $200,000 return on a $7.8 million investment, so the return on it hasn't been great and factoring in the $600,000 in improvements, and is beginning to be a negative return with a 2% return, but doesn't include $570k which makes it negative.
Mayor Capizzi. Stated that $5 million on a new fire station is not a necessity and wants to avoid putting it in the budget.
Mayor Capizzi. Discussed main street operations and how they make money from various sources. And that the city shouldn't keep subsidizing them anymore. He also stated that we are still giving them a monthly $3,000 in aid.

Commissioner Williams stated that Main Street was sold to the city. Not in favor of increasing it to $30,000, but leave it at $15,000 and put them on notice that next year it will go to $0.
Commissioner Jackson mentioned an email he got from a high schooler interested in doing a presentation about a new flag and asked about getting them on the agenda. They discussed that the flag should represent Cocoa Beach.

H. CONSENT AGENDA

1. Approve the July 18th, 2024 Commission Minutes.
   Staff Representative: City Clerk

There was no discussion.
Motion passed 5-0

2. Request to Approve Amendments to The Community Development Block Grant Policies
   Staff Representative: Devan Pritts, Director of Grants and Special Projects

There was no discussion.
Motion passed 5-0

3. Approve Commercial Visual Improvement Program Grant Application for Coastal Market Cocoa Beach, LLC that was previously approved at the CRA Board meeting on 8/1/24

   Staff Representative: Devan Pritts, Director of Grants and Special Projects

There was no discussion.
Motion passed 5-0

4. Adopt Resolution 2024-19, A Resolution of the City Commission of the City of Cocoa Beach, Florida, approving and adopting the August 2021 Stormwater Master Plan Update and providing an effective date.
   Staff Representative: Morgan Zuhlke, Stormwater Utility Manager

There was no discussion.

Motion passed 5-0

I. ITEMS REMOVED FROM THE CONSENT AGENDA

J. UNFINISHED BUSINESS

K. NEW BUSINESS

1. Approve the Treatment Plant Injection Well Repairs and Modifications in the amount of $61,000 to be performed by All Webb's Enterprises, Inc. pulled from the current fund balance of $206,197.96 utilizing a piggyback contract from the Town of Jupiter. This is not a budgeted item. Contingency funds will be used to cover expenses.
   Staff Representative: Brad Kalsow, Public Works & Water Reclamation Director.

Williams move to approve Mr. Bryan was asked to clean up the wording on the agenda about the fund balance and edit it.
Motion passed 5-0

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

Mr. Anderson weighed in on the parking garage and asked about the parking spaces that were behind the old city hall. Suggested getting more parking spaces behind the fire station and that there might be more alternative and inexpensive parking space potential.

Mayor Capizzi asked Mr. Carragino if parking under the new City Hall will be made available for the public. Mr. Carragino stated that it would be.

M. ADJOURNMENT

Keith Capizzi
Mayor-Commissioner

Karin Grooms, MPA, CMC
City Clerk