

CITY OF COCOA BEACH, FLORIDA
CITY COMMISSION MINUTES
October 24, 2024

A. MEETING CALLED TO ORDER

1. Pledge of Allegiance
2. Invocation by Pastor Keith Capizzi, Club Zion
3. Roll Call

Commission members present:

Keith Capizzi - Mayor seat 1.
Jeremy Hutcherson – Vice Mayor seat 5
Joshua Jackson – Commissioner seat 2
Karalyn Woulas - Commissioner seat 3
Skip Williams - Commissioner seat 4

Administrative members present:

Wayne Carragino - City Manager
Becky Vose - City Attorney
Karin Grooms - City Clerk
Devan Taly - Project/Grant Coordinator CRA Administrator
Scott Maxim - Project Manager
Morgan Zuhlke - Stormwater Utilities Manager
Brad Kalsow - Water Reclamation Director
Jonathon Mickler - Fleet Director
Justin Grimes - Fire Chief
Brian Thomas - Building Maintenance Supervisor

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.)

MOTION BY WILLIAMS/WOULAS

I MOVE TO APPROVE THE AGENDA AS READ

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

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.

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Ms. Melissa Byron mentioned the contract between the Brevard County Commission and Westin. she stated her displeasure with the situation.

Mayor Keith Capizzi mentioned his part in the county meeting about Lori Wilson Park. Stated that the city was offered the park when it was in disarray. Stated that acquiring the park could be a \$500k liability.

Commissioner Karalyn Woulas mentioned the funding for it and asked if it was a possibility for residents to pay for parking for revenue.

Mayor Capizzi stated he didn't want to have to go to the pay for parking route.

Commissioner Joshua Jackson mentioned opening space for vendors who can rent from the city.

Vice Mayor Hutcherson stated that he is in favor of acquiring the park as long as it's cost-effective.

Commissioner Skip Williams mentioned the meeting at the Cocoa Beach Hilton on Tuesday the 25th at 5 P.M.

He noted a variety of permits currently in use for city activities. He added that the Hilton should go through the same process for a special event permit and that there should be a case-by-case basis instead of a blanket cost.

Commissioner Woulas mentioned that The Westin planned on spending \$1 million on the park. Mayor Capizzi mentioned the rentals should be fair across the board and wants to have the park free for everyone.

Commissioner Williams mentioned past meetings he had about the park

Commissioner Woulas shared concerns with costs and revenue after obtaining the park. Mayor Capizzi shared his concerns with future contracts and that they should be looked at every 4 years.

There was a discussion about potential parking fees for the park.

Ms. Becky Vose, City Attorney, mentioned Volusia County who runs beach access points have a vehicle pass that is like pay by plate.

Commissioner Woulas mentioned that not charging residents wouldn't be viable.

Commissioner Jackson inquired about Brevard residents paying for parking as part of the stipulation.

Ms. Janice Scott Shared her concerns with Lori Wilson Park and stated her displeasure with the hotel and the business itself. She thanked city staff for their efforts during hurricane Milton.

Ms. Angela Cobb Stated that there are no easements on Lori Wilson Park and if there could be some easements put onto the park to help maintain it and that this deal could affect a lot of people at the park. Mr. Finke suggested getting creative with ordinances.

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C. STAFF REPORTS AND ANNOUNCEMENTS

Mr. Carragino, City Manager, thanked several members of the city staff for their efforts during hurricane Milton. Mentioned the difficulty of the cleanup, but that it should be completed by 10-25-24.

He mentioned the St. Vincent Paul Society and received a letter thanking the city for their contributions to their food pantry.

D. CITY ATTORNEY REPORTS AND ANNOUNCEMENTS

No Reports

E. CITY COMMISSION REPORTS AND ANNOUNCEMENTS

Commissioner Woulas reiterated the great job the city employees did.

Commissioner Jackson Mentioned city residents Mike Corel and Brian Galloway who helped during the hurricane. Vice Mayor Hutcherson mentioned the tornado risks.

Mayor Capizzi applauded the Fire, police departments for their efforts during the tornado, and public works departments for clearing debris after the tornado. He added that this was the best response for a post storm cleanup he had seen to date.

Commissioner Williams mentioned Hurricane Erma and his experience with tornadoes.

F. CONSENT AGENDA

MOTION BY WILLIAMS/WOULAS

I MOVE TO APPROVE THE CONSENT AGENDA AS READ

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

1. Approve the October 3, 2024, Commission Meeting
Minutes Staff Representative: City Clerk's Office
2. Execute Hold Harmless Agreement between Martin Family Revocable Trust
and the City of Cocoa Beach
Staff Representative: Brad Kalsow, Water Reclamation and Public Works
Director
3. Approve the purchase of a Valve Exercising Trailer utilizing the Florida Sheriffs
Association heavy trucks and busses contract FSA 23-VEH-21-RO. Approved
budget shows \$85,000. Equipment price came in at \$89,887.72. Contingency
funds may be used to cover the overage.
Staff Representative: Brad Kalsow, Water Reclamation and Public Works
Director
4. Approve the purchase of 5 rolling steel doors with standard metal finish to be
replaced within the Public Works Facility. C&D industrial maintenance is under

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a continuous service contract with the City and have replaced a few doors for us in the past. Most recently Fire Station 51. Total cost for the 5 doors including installation is \$59,575 and this is a budgeted item.

Staff Representative: Brad Kalsow, Water Reclamation and Public Works Director

- ~~5. Request to approve a Grant Funding Agreement between the CRA and Cocoa Beach Main Street for \$35,000. Budgeted. Previously approved by the CRA Board on 10/24/24.~~

~~Staff Representative: Devan Taly, Director of Grants & Special Projects~~

6. Approve the purchase of a new Bucket Loader from National Equipment Dealers, LLC. utilizing Florida Sheriff's Contract #FSA23-EQU21.0 in the amount of \$175,461.68. Purchase price includes a 102" Grapple Rake attachment to be used for debris pickup during storms. Purchase price also includes a 5 year/10,000-hour full machine warranty. This is a budgeted item.
Staff Representative: Brad Kalsow, Water Reclamation and Public Works Director

7. Request permission to enter contract negotiations with Mead & Hunt for the Inflow and Infiltration Abatement Program Project CB 24-012.
Staff Representative: Devan Taly, Director of Grants & Special Projects, Brad Kalsow, Water Reclamation Director/ Public Works Director

8. Approve the proposal from Garcia Civil Contractors in the amount of \$99,522.58 to perform the Public Works sidewalk extension project between S. Orlando Avenue and S. Atlantic Avenue to coincide with the new FDOT crosswalk locations. Garcia is a continuing service contractor with the city. This is a budgeted item.
Staff Representative: Brad Kalsow, Water Reclamation and Public Works Director

9. Approve the amended 2024 Commission Policies and Procedures to include Civic Clerk Agenda Software procedures and Incorporate the Community Redevelopment Agency meetings into the City Commission Meetings.
Staff Representative: Karin Grooms, City Clerk

G. ITEMS REMOVED FROM THE CONSENT AGENDA

5. Request to approve a Grant Funding Agreement between the CRA and Cocoa Beach Main Street for \$35,000. Budgeted. Previously approved by the CRA Board on 10/24/24.
Staff Representative: Devan Taly, Director of Grants & Special Projects

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6. UNFINISHED BUSINESS

- a. Requesting commission approval to award bid and contract W&J Construction, the highest ranked and most responsive bidder, for the Bicentennial Park Improvements project.
This is a budgeted item.
Total Project Cost - \$3,735,815.60
Staff Representative - Scott Maxim, Project Manager
Recommendation Approve

Commissioner Williams inquired about the elevation and drainage changes. Mr. Scott Maxim, Project Manager stated that it will be elevated and will have an exfiltration system along with a seawall. Mr. Brad Blaze stated that it will not be above the crown of the road, and they are raising it 24 inches which will improve drainage conditions.

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO APPROVE TO AWARD THE BID AND CONTRACT WITH W&J CONSTRUCTION FOR THE BICENTENNIAL PARK IMPROVEMENT PROJECT
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

- b. Requesting Commission approval to execute the Construction, Engineering, & Inspection (CEI) Contract with Mead & Hunt for the Bicentennial Park Improvements Project utilizing the Continuing Services Contract between the City & Mead & Hunt.
This is a budgeted item.
Total Cost - \$237,208.00
Staff Representative: Scott Maxim, Project Manager
Recommendation Approve

Vice Mayor Hutcherson asked if the FDEP grants covered the engineering and construction costs. Mr. Maxim confirmed that both are covered.

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO APPROVE TO EXECUTE THE CONSTRUCTION, ENGINEERING, & INSPECTION CONTRACT WITH MEAD AND HUNT FOR THE BICENTENNIAL PARK IMPROVEMENTS.
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

- c. Approve the settlement agreement for McNabb / Dempsey Park.

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A settlement of the litigation by the City against Darryl's Docks relating to defects in the McNabb / Dempsey Park Seawall has been reached. Darryl's Docks has agreed to conduct remedial construction of the seawall at Darryl's Docks' sole expense. The remedial construction will be in accordance with plans approved by the City's consulting engineer. Once the remedial work is complete, the lawsuit will be dismissed, and releases exchanged.

Staff Representative: Becky Vose, City Attorney
Recommendation Approve

MOTION BY WOULAS/HUTCHERSON

I MOVE TO APPROVE THE SETTLEMENT AGREEMENT FOR MCNABB/DEMPSEY PARK. A SETTLEMENT AGREEMENT OF THE LITIGATION BY THE CITY AGAINST DARRYL'S DOCKS.

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Mayor Capizzi asked if payment had been made to start fixing it, or if it was left.

Ms. Vose stated that it had been left.

Vice Mayor Hutcherson inquired about approval of funding for the repairs for the litigation.

Mr. Carragino stated that it was approved.

Vice Mayor Hutcherson reiterated that the funding was approved, but the repairs weren't executed.

7. NEW BUSINESS

- a. Requesting permission from the commission to contract Engineered Cooling Services to replace the Country Club chiller unit under our Continuing Services Agreement.

This item is not budgeted

Total Cost - \$148,940.00

Staff Representative: Brad Kalsow, Water Reclamation & Public Works

Director

Recommendation: Approve

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO APPROVE THE CONTRACT FOR THE ENGINEERED COOLING SERVICES TO REPLACE THE COUNTRY CLUB CHILLER UNIT.

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Commissioner Williams inquired about the cost.

Mr. Carragino stated that the 400-channel dredge project was budgeted at \$1.2 million. That project only cost \$300,000 so the remaining was used for this item.

Commissioner Hutcherson and Mr. Carragino discussed costs, plans, and maintenance of future projects to keep in line with the CIP. There was a discussion about replacement plans for equipment.

Mr. Carragino stated that the building department is small and reactive.

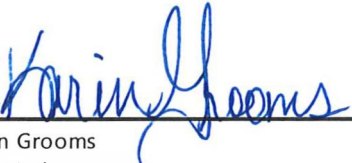
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Mr. Brad Kalsow stated that the current unit has no housing unit and lasted 7.5 years and has been repaired or replaced in the last 15 years.
Commissioner Jackson stated that it is needed to plan and put it in the budget.

8. GENERAL PUBLIC COMMENT
No Comments

9. ADJOURNMENT

Meeting adjourned at 7:57 P.M.

X 
Karin Grooms
City Clerk

X 
Keith Capizzi
Mayor

