CITY OF COCOA BEACH
CITY COMMISSION
MINUTES
June 17, 2025

A. MEETING CALLED TO ORDER

Vice-Mayor Williams called the meeting to order at 6:05 pm.

B. NEW BUSINESS

1. Discuss FY2026 proposed 5-Year Capital Improvement Program budget requests
   Staff Representative: A.J. Hutson, City Manager, Hana Juman, Finance Director

Finance Director Hana Juman presented staff's recommendations on the 5-Year Capital Projects Plan to the Commission. She provided an overview of the full presentation, including a comparison of the city's millage rate to those of surrounding municipalities, explaining the factors contributing to lower rates in some cities.

Ms. Juman also reviewed the city's debt summary, outlining current financial obligations. Vice-Mayor Williams noted that the presented debt obligations reflect figures post-payment in Fiscal Year 2026. Ms. Juman provided a breakdown of each debt schedule the city holds.

Commissioner Hutcherson asked whether existing debts could be "retired" using other loans. Ms. Juman confirmed and elaborated on how the loans are grouped and how they could be structured.

Vice-Mayor Williams inquired about the possibility of using SRF (State Revolving Fund) loans and whether the City Hall loan could be included. It was clarified that SRF loans are restricted to water infrastructure projects and cannot be used for facilities like City Hall.

Ms. Juman noted that the final payment on the Vac-Con truck is scheduled for Fiscal Year 2026. Vice-Mayor Williams asked for clarification regarding the term "lease" used in reference to the truck, specifically its expiration and what follows. Mr. Brad Kalsow, Public Works/Water Reclamation Director, confirmed that it is a lease-to-own agreement, and the truck will become city property after the final payment.

Ms. Juman continued her presentation with an explanation of additional debt schedules, including the consolidation of treatment plant loans under the SRF program. She highlighted the inclusion of stormwater projects in this consolidation and emphasized the benefit of low interest rates through this approach.

Ms. Juman presented the current 5-Year Capital Improvement Plan (CIP), noting that it serves as a comprehensive overview. She highlighted that approximately $53 million is included in the plan, with $52 million allocated for the muck-capping project. This project is largely grant-funded, and she detailed which grants had been awarded and by whom.

Commissioner Hutcherson inquired about the remaining $12 million difference. Ms. Juman responded that she was not aware of any additional grant opportunities at this time and suggested that the Fiscal Year 2026 budget may need to be revised to address the shortfall. Commissioner Hutcherson expressed concern, noting that this would be a liability for the city.

Vice-Mayor Williams shared his perspective on the project, stating that moving forward as planned would now require the city to contribute $12 million. Commissioner Hutcherson asked whether the project could be scaled back or if it was too late to make changes. Vice-Mayor Williams indicated that the scope of the project would remain the same and cautioned that altering it at this stage could lead to complications.

Ms. Juman introduced the Commission to the staff involved in preparing the Capital Improvement Plan. At the Commission's request, she focused on highlighting key elements of the presentation. She provided a departmental breakdown of the proposed capital projects.

Vice-Mayor Williams asked about the capital projects listed for Fiscal Year 2027. Ms. Juman explained that departments were instructed to input all requested projects citywide, noting that the list is preliminary and subject to change. She confirmed that the budget trimming process has not yet begun.

Commissioner Hutcherson commented on the proposed fees and anticipated budget cuts. Commissioner Jackson expressed appreciation for the staff's efforts in submitting necessary projects, even if some may not move forward.

Vice-Mayor Williams clarified for the public that this presentation represents only one part of the overall budget process.

Ms. Juman added that each commissioner received the detailed Naviline reports and noted that several projects may be eligible for grant funding.

Information Technology

Ms. Juman highlighted departmental capital requests, including a $130,000 request for a new storage server.

Vice-Mayor Williams questioned the cost, referencing the price of other storage devices. Mr. Kevin Perez, Information Technology Director, explained that the city's current storage system is nearing full capacity and experiencing performance issues. He noted that the existing server is at the end of its life cycle and is no longer supported by the manufacturer.

When asked by Vice-Mayor Williams about the purchase date, Mr. Perez stated the system was purchased approximately seven years ago. Vice-Mayor Williams also inquired if the server was the one located at the fire department, and it was clarified that it is not.

Vice-Mayor Williams further asked about the expected lifespan of the new server. Mr. Perez responded that, due to the rapid pace of technological advancement, he could not guarantee a 10-year lifespan.

Commissioner Hutcherson asked about transitioning to cloud storage. Mr. Perez said the city has explored cloud options, but costs remain high compared to physical servers. He also noted that while prices are trending downward, cloud storage still presents challenges, including security concerns and compliance requirements—particularly for the city and police department.

The Commission continued discussing server costs, the price of terabyte systems, and the specifications of the proposed new server.

Vice-Mayor Williams expressed interest in ensuring that the city includes both standard and extended warranties for its IT infrastructure. Mr. Perez explained that vendors typically provide clear timelines for when servers reach end-of-life and are no longer supported.

Commissioner Hutcherson asked whether the city has a policy or threshold regarding warranties, and whether strategic decisions are made about when warranties should be purchased.

Commissioner Jackson inquired whether the city had consulted with AWS regarding cloud security and server lifecycle management. Mr. Perez confirmed that the city had previously explored AWS but encountered several challenges, particularly related to cost and compliance.

Commissioner Jackson emphasized the importance of comparing costs, referencing how the federal government manages similar infrastructure. He requested a cost comparison between maintaining physical servers and transitioning to cloud-based solutions.

Clerk
There were no questions about the City Clerk's CIP.

Police

Vice-Mayor Williams expressed surprise at the conservative budget numbers presented by the department and commended their frugality. Chief Wes Mullins responded, noting that some line items, such as radios, will see further reductions.

Vice-Mayor Williams raised the issue of ballistic shields, emphasizing their importance. Chief Mullins explained the purpose of the shields, noting they have expiration dates and that the department would like to acquire one per shift to ensure proper coverage.

The Commission also discussed the need to update the department’s arsenal. Chief

Mullins provided an overview of the current equipment and shared plans to transition to a different model in order to maintain the required maintenance schedule and improve long-term efficiency.

Fire

Vice-Mayor Williams brought up the lease agreement for a new fire truck. Fire Chief Grimes confirmed it is a lease-to-own agreement and explained that the city entered into the contract early due to the extended 40-month build time. This early commitment also allowed the city to lock in a lower purchase price.

Vice-Mayor Williams remarked that the cost for a non-ladder truck is approximately $1.3 million. Chief Grimes elaborated on current pricing trends and lead times for fire trucks and noted that the existing fire station may not be able to accommodate a ladder truck due to space constraints.

Vice-Mayor Williams also inquired about cardiac monitors. Chief Grimes explained that the monitors are being carried over in the budget and will be fully paid off, emphasizing their importance for emergency response.

Commissioner Hutcherson suggested including a footnote in the documentation to indicate that the fire truck is part of a multi-year spend plan. Chief Grimes assured the Commission that they would be kept informed of the agreement and future expenditures.

Ms. Juman briefly explained the financial process related to these types of capital purchases. Vice-Mayor Williams requested that final payments be clearly notated on future presentation slides for clarity.

Public Works

Vice-Mayor Williams referenced the City's 2007 budget, which allocated $3.1 million to repave all city streets. Mr. Kalsow noted how inflation has significantly impacted costs, as the current $1.3 million allocation would now only cover one or two streets.

Commissioner Hutcherson highlighted the importance of focusing on priority streets and referenced the 2023 engineering study, which provided a Pavement Condition Assessment (PCI) for each roadway. He noted that this data is part of the full report and is being used to develop a prioritized list of paving projects.

Mr. Kalsow added that the paving plan is structured as a five-year rolling program, guided by the PCI data, and will be adjusted annually to reflect evolving conditions and priorities.

Vice-Mayor Williams emphasized the long-term value of repaving all city streets at once, approximately every 20 years, for the sake of economy of scale.

Commissioner Hutcherson asked how long it would take to complete a full cycle of street repaving under the current model. Mr. Kalsow responded that, based on funding and scope, it would likely take 15–20 years before the cycle restarts.

Acting City Manager A.J. Hutson noted that funds are being set aside for paving, though costs are heavily influenced by fluctuating oil prices. Mr. Kalsow further suggested coordinating paving with Water Reclamation (WR) projects to reduce costs through joint planning.

The Commission discussed how oil prices and the broader economy impact project costs.

When asked by Vice-Mayor Williams about the use of State Revolving Fund (SRF) financing for road projects, it was clarified that SRF is restricted to water and sewer infrastructure and cannot be used for general road work.

Commissioner Jackson referenced the street condition report and reinforced the need to prioritize repairs. Mr. Kalsow confirmed that curbing costs are included in the paving estimates. Commissioner Hutcherson proposed creating a comprehensive financing strategy for infrastructure repairs that could support grant applications and increase cost efficiency.

Vice-Mayor Williams asked about the LED lighting project and whether it was specific to Fischer Park. Mr. Kalsow clarified the project applies to the north and south ends of the city but may be delayed by one year to reallocate funds for softball field lighting repairs.

Commissioner Jackson inquired about the status of legislative language related to the distribution of TDC funds. Finance Director Hana Juman confirmed that, as of the meeting, no changes had been made at the state level.

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Mr. Kalsow noted that the full replacement of the Police Department’s RTU is scheduled to return for Commission approval in two nights.

Commissioner Hutcherson asked about improvements at the Country Club. Mr. Kalsow outlined plans that include new landscaping, upgraded lighting, improved irrigation systems, and new signage. Commissioner Jackson identified a discrepancy in the project details, which will be corrected.

Mr. Kalsow assured the Commission that all projects are moving forward. Commissioner Hutcherson emphasized the importance of leveraging all available funding sources to complete critical infrastructure improvements.

Capital Improvement- Public Works

Commissioner Jackson inquired about the status of the scorer’s building located on school property. Mr. Kalsow confirmed that the building is situated in the center of the ballfields and is indeed on school-owned land. He described the structure as dilapidated, with all internal electrical components removed. Mr. Kalsow also confirmed that, under the existing agreement with the school, the City is responsible for maintaining the building.

Vice-Mayor Williams requested an update on the fire station design. City Attorney Becky Vose explained that a reverter clause is attached to the property designated for the new station. She is actively working to resolve the issue by contacting two families who are heirs to the property. Draft release documents have been sent; however, communication with the heirs has stalled. Ms. Vose noted that compensation may need to be considered in order to secure the necessary releases.

Vice-Mayor Williams also referenced the $150,000 allocated in FY 2026 for planning and special permitting related to the fire station.

Project Manager Scott Maxim clarified that no permitting or design work is currently underway, as the City must first secure full ownership of the property. He explained that although the $150,000 was included in earlier budget discussions, a discrepancy between the printed budget book and the financial accounting software resulted in the funds not being officially budgeted. Consequently, no funds are currently available to proceed. Mr. Maxim confirmed that the $150,000 has since been re-budgeted to correct the issue.

Vice-Mayor Williams inquired whether spoil removal is included as part of the muck-capping project. Mr. Scott Maxim clarified that spoil removal is not directly included in the muck-capping scope. He explained that the existing spoil island is currently at full capacity and must be cleared before any further dredging operations can resume.

Acting City Manager A.J. Hutson addressed the current proposal for the tennis court improvements, stating that the City would like to revisit the agreement to ensure it aligns more closely with the City’s interests.

Vice-Mayor Williams expressed concern over the projected costs, noting that significant funding is allocated for the tennis courts in the Capital Improvement Plan (CIP), but no future maintenance costs are currently listed.

Mr. Maxim provided a brief overview of the improvements required under the existing USTA agreement, including infrastructure upgrades and potential commitments tied to the partnership.

Commissioner Jackson raised questions regarding the spoil material stored at the city's spoil site, asking whether it could pose environmental risks and if it could be repurposed as fill. Mr. Scott Maxim responded that the spoil material could be used in certain types of projects and noted that some companies accept such material for reuse in development initiatives.

Commissioner Jackson added that several federal properties have upcoming projects and suggested that the City explore partnerships with those agencies to provide fill material from the spoil site.

Vice-Mayor Williams outlined the logistical considerations involved in transporting the spoil material off the island. Commissioner Hutcherson inquired about the dredging process, specifically the feasibility of relocating spoil material versus leaving it in place. Mr. Maxim explained the dredging and removal process, acknowledging high fuel costs but emphasizing that removing the material would be more efficient and allow dredging operations to proceed without further delay.

Vice-Mayor Williams also discussed the volume of spoil and the cubic footage that would need to be cleared. Commissioner Hutcherson noted that some local residents are in need of fill material. Mr. Maxim reaffirmed the importance of fully removing the spoil to ensure future dredging efforts can continue without obstruction.

The Commission directed Mr. Maxim to coordinate with Commissioner Jackson to explore options for re-purposing the fill, including potential community or project-based uses.

Commissioner Hutcherson brought up the skate park, referencing recent community feedback and online reviews. Mr. Maxim acknowledged the feedback was mixed and noted that quotes had been obtained to complete two separate repair projects at the park. He added that the more extensive repairs, particularly to the coping, would increase overall costs.

Commissioner Hutcherson inquired whether rusting remains an issue at the skate park. Mr. Scott Maxim confirmed that rusting is inevitable due to the coastal environment. However, he assured the Commission that the company responsible for the coping repairs has committed to inspecting and maintaining the park every six months as part of an ongoing maintenance agreement.

The Commission also discussed the lighting at the softball fields. Mr. Darryl Brattle, Public Works Manager, provided an overview of the stadium lighting system. While he does not oversee day-to-day lighting operations, he noted that these are the final ball fields pending lighting upgrades.

Mr. Maxim added that the cost to upgrade the softball field lights is accounted for in the FY 2026 budget. He also confirmed that the existing lights are still under warranty.

Vice-Mayor Williams inquired why the budget appears to show the City spending funds that are actually offset by grant funding.

Finance Director Hana Juman explained that, under governmental accounting standards, grant-funded expenditures must still be reflected in the City’s budget as outgoing costs. While it may appear that the City is spending its own funds, those expenditures are reimbursed or covered by the corresponding grant, which is accounted for separately in the revenue section.

Commissioner Hutcherson questioned whether it is necessary to improve all four ball fields, considering the level of current use. Ms. Andi Segarra, Director of Leisure Services, responded that the fields are used by Little League, college teams, and a rental group with a dedicated contract.

Commissioner Jackson emphasized the importance of maintaining balance and continuing efforts to secure additional funding. Mr. Scott Maxim stated that staff have been in contact with the Florida Inland Navigation District (FIND) and other potential sources, and intend to revisit funding opportunities through SOIRL (Save Our Indian River Lagoon).

Commissioner Hutcherson asked whether the project could be split into two phases over two fiscal years. Mr. Maxim responded that due to the project scope and funding structure, it would not be feasible to phase the work.

Mr. Brad Kalsow provided an update on the softball field lighting project, explaining that additional funds would be needed due to cost escalations, in particular for the poles and infrastructure.

Vice-Mayor Williams recommended that staff seek bids from additional contractors to ensure competitive pricing.

Public Works - Fleet
Vice-Mayor Williams inquired whether Mr. Johnathan Mickler had conducted due diligence regarding the pricing of vehicles proposed in the budget. Mr. Mickler confirmed that pricing was based on the Florida Sheriff's Association Contract or Sourcewell, both of which are approved for government pricing.

Commissioner Hutcherson discussed the need to approach vehicle purchasing on a scheduled and piecemeal basis. Mr. Mickler responded that a formal vehicle replacement schedule is in place, typically following an 8-10 year replacement cycle.

Vice-Mayor Williams commented on the cost of slides in the presentation and raised a question about the cost of a proposed motorcycle. Mr. Mickler explained the associated costs and clarified which departments are responsible for budgeting specific vehicles.

It was noted that a grant program intended to help fund generators had fallen through. As a result, the removal of certain generator requests from the proposed budget was discussed.

Commissioner Hutcherson requested that staff identify which items are still eligible for future grant funding. Vice-Mayor Williams specifically inquired about the generator proposed for Fire Station 50. Chief Grimes spoke on the operational importance of the generator, and Mr. Mickler emphasized its critical necessity.

The Commission discussed generator requirements, including operational hour requirements and recommendations for facility use.

Commissioner Hutcherson also inquired about the grant application status and asked for clarification on the preventive maintenance program. Mr. Mickler described the City's preventive maintenance approach and ongoing evaluation procedures.

Further discussion was held regarding the opportunity to recoup up to 75% of eligible generator costs through grant or priority funding programs. Commissioner Hutcherson noted the usefulness of portable generators and stressed the importance of continued maintenance efforts.

Commissioner Hutson asked Mr. Mickler to elaborate on the preventive maintenance program, which he did in detail. Commissioner Hutcherson acknowledged the explanation and confirmed his understanding of the current maintenance procedures.

Leisure Services CIP

Commissioner Jackson inquired about the Golf Simulator listed in the proposed budget. Ms. Andrea Segarra, Leisure Services Director, explained that the idea originated from the Leisure Services Board. However, she noted there is no guarantee the simulator would be financially self-sustaining.

Ms. Segarra also shared that the Country Club is increasingly being booked for weddings and events, which could conflict with repurposing space. When Commissioner Hutcherson asked where the simulator would be placed, Ms. Segarra stated it would be located in the 19th Hole area of the Country Club. She further expressed concern that the simulator could negatively impact restaurant operations due to the amount of space required.

Vice-Mayor Williams asked about the equipment involved specifically golf clubs and balls, and Ms. Segarra provided clarification. Vice-Mayor Williams also requested a presentation from the Leisure Services Board regarding the simulator proposal.

Ms. Segarra additionally raised the issue of noise generated by the simulators and its potential effect on the restaurant environment.

Commissioner Hutcherson inquired about the current golf cart fleet, including the status of any remaining payments and plans for replacement. He asked whether the existing fleet had been paid down and if a new fleet was being considered in the upcoming budget.

Ms. Segarra responded to the inquiry and provided a general update on the condition and future of the golf cart fleet.

Community Redevelopment Agency -

Vice-Mayor Williams inquired about the condition of the electrical conduit in the City garage. Mr. Maxim explained that the existing electrical system is deteriorating due to harsh environmental conditions. He outlined proposed upgrades, including the use of more durable materials to improve reliability and longevity.

Commissioner Hutcherson followed up by asking about potential issues within the City Hall building. He emphasized the importance of addressing these concerns proactively before they escalate into larger problems.

Vice-Mayor Williams asked about the cost of the conduit replacement. Mr. Maxim responded that while the total project cost is still being refined, funding has been included in the proposed budget. He also confirmed that the project is reportable and will be monitored throughout its development.

Water Rec CIP

The Commission discussed the budget line items for the Water Reclamation Facility, specifically referencing the rounded cost estimates for certain items. Mr. Kalsow clarified that the numbers in question were tied to grant funding allocations.

Vice-Mayor Williams asked for clarification on which components were *not* covered by grant funding. Mr. Kalsow explained that the facility roof was not fully grant funded but noted that a portion of its cost could potentially be covered through a State Revolving Fund (SRF) loan.

Commissioner Hutcherson requested the total estimated cost of the roof project, and Mr. Kalsow provided the relevant figures and background.

Vice-Mayor Williams also inquired about the reclaimed distribution system rehabilitation project. Mr. Kalsow explained that the rehabilitation was necessary due to a consent order issued by the Florida Department of Environmental Protection (FDEP). The plan aims to address and prevent future reclaimed water line failures, which are classified as sewer breaks.

Mr. Kalsow reviewed the scope of the project, including the current phase and future Phase 2 work, which involves replacing older metal pipes. He noted that many of these pipes run underneath City streets, and their replacement would result in significant road disruption.

Vice-Mayor Williams asked if those lines were indeed under existing roads, and Mr. Kalsow confirmed that they were, emphasizing the impact this would have on street surfaces. Commissioner Hutcherson suggested bundling the road work with the pipe replacement. Mr. Kalsow acknowledged that the two projects are being coordinated and will be combined into a single effort to minimize disruption and maximize efficiency.

Stormwater

The Commission discussed the proposed floating vegetative islands project at the Maritime Hammock, with reference made to a similar project in Merritt Island. It was noted that this project would not move forward unless full grant funding is secured.
Vice-Mayor Williams spoke about the pond at Ramp Road Park and noting it was a dumping ground and had been for years.

Vice-Mayor Williams commented on the condition of the pond at the site, describing it as a former dump and suggesting the bottom may need to be dredged or cleaned.

Commissioner Jackson inquired about methods to assess the condition of the pond bottom to determine the appropriate course of action.

Ms. Morgan Zulkhe, Stormwater Utility Manager, noted she would look into it.

Public Comment
Vice-Mayor Williams commended Ms. Juman for her presentation and how it was presented to the commission. He requested that the comments that were made be looked into.
Mr. KP Finke inquired about the funding for the muck capping not being fully funded. He noted the Holiday Lane repairs and the increased cost for the ramp repairs. Commissioner Hutcherson inquired about the increased $250,000 for Holiday Lane projects. Mr. Maxim noted he had been reaching out to contractors. He also spoke to a few, and noted it was not feasible to do said projects due to the current structure. He noted the quote being $250,000. Mr. Maxim noted received a proposal and it was less than the $250,000. Mr. Maxim met with Pelican Coast Marine and provided a proposal of $150,000. He noted that the proposal is over the bid process of $15,000 and it would need to go out to bid.

Mr. Scott Cunningham addressed the Commission regarding paving and roadway improvements. He specifically noted the sidewalks on Brevard Avenue, highlighting that they were not completed at the same time as the roadway improvements. He stressed the importance of aligning sidewalk repairs with street projects, as the existing sidewalks are now deteriorating.

Commissioner Hutcherson inquired about the sidewalk conditions. Mr. Kalsow responded that sidewalks are being repaired on an as-needed basis. Commissioner Hutcherson then asked about the possibility and cost of adding curbing and sidewalks in certain areas. Mr. Kalsow stated he would review existing streets to determine where sidewalks currently exist and assess the potential for additional improvements.

Commissioner Jackson emphasized that sidewalks contribute to both quality of life and public safety, reinforcing the need for continued investment.

Ms. Janice Scott thanked City staff for their budget presentation. She spoke on the City's taxing authority and referenced several organizations that had received grants or funds for upgrades. Ms. Scott expressed her appreciation for the inclusion of Maritime Hammock Park in the proposed budget and discussed additional areas of interest for funding in the upcoming fiscal year.

The meeting was adjourned at 8:07 PM.

C. ADJOURNMENT

The meeting was adjourned at 8:07 pm.

[MIN_SIGNATURES]