CITY OF COCOA BEACH
CITY COMMISSION
MINUTES
August 21, 2025

A. MEETING CALLED TO ORDER

Mayor Capizzi called the meeting to order at 7:00 PM.

1. Pledge of Allegiance

2. Invocation by Pastor Keith, Club Zion

3. Roll Call

Commission Members Present:
Mayor Keith Capizzi
Vice-Mayor Skip Williams
Commissioner Joshua Jackson
Commissioner Tim Tumulty
Commissioner Jeremy Hutcherson

Administrative Members Present:
City Attorney Becky Vose
City Manager AJ Hutson
City Clerk Karin Grooms
Fire Chief Justin Grimes
Development Services Dave Dickey
Executive Assistant City Manager Carrie Lombardo
Human Resources Cindy DePina
Leisure Services Andi Segarra
Police Chief Wes Mullins
Deputy Police Chief Kris Kuehn
Major Manny Hernandez
Major Joseph Versaggi

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 Hutcherson tumulty
I MOVE TO APPROVE THE AGENDA AS WRITTEN
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

C. SPECIAL PRESENTATIONS

1. Proclamation celebrating the 50-Year Anniversary of the Space Coast Communities Association
   Representatives: Terrie Kroger, Mary Kaufold

Mayor Capizzi read the proclamation for the 50-year Anniversary of the Space Coast Communities Association.

2. Main Street Cocoa Beach Presentation
   Representative: Kenne Wells Executive Director Cocoa Beach Main Street

Ms. Kenne Wells, Executive Director of Downtown Cocoa Beach Main Street, presented the organization's annual update. She discussed volunteer contributions, including the number of hours and their estimated monetary value, and explained how city funding is currently utilized.

Commissioner Hutcherson inquired about the organization's profits exceeding costs. Ms. Wells responded that the goal is to generate a profit. Ms. Wells noted the positive community impact and outlining how Main Street reinvests in schools and other nonprofit organizations.

She discussed current projects underway in the downtown area and provided the Commission with the organization's strategic plan. Ms. Wells concluded her presentation by highlighting upcoming grant opportunities the organization is pursuing.

Mayor Capizzi inquired about the status of the contract with the City. It was clarified that the contract is up for renewal and will be forwarded to the Commission once finalized.

Mayor Capizzi also asked the Interim City Manager whether funds for Cocoa Beach Main Street were included in the budget. Mr. AJ Hutson, Interim City Manager, stated he was not certain but noted that, if included, the allocation would be consistent with the previous year. He added that he would review the budget to confirm.

Mayor Capizzi expressed his support for Main Street, commending the Friday Fest events and other community activities.

Commissioner Hutcherson inquired about revenue from brick sales in the prior year and asked about plans moving forward. Ms. Wells explained that the organization intends to conduct another brick sale with the goal of generating similar revenue as the previous year.

Commissioner Tumulty commented on the grant funding, noting that it is designated for specific purposes rather than operational expenses. He expressed support for Main Street, highlighting his experience working with the organization and emphasizing the positive impact of Friday Fest and other community events on local businesses. The commissioner also spoke about the Pink Team, a student robotics team, noting their

championship participation and how they raise funds for their organization through ticket sales at Friday Fests.

Commissioner Jackson thanked Ms. Wells for her presentation and noted that he wanted to reach out to her prior to the meeting regarding ideas he wished to share.

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.

Ms. Noel Heiks, co-owner of the Cosmic Tiki, spoke about her business and the benefits it brings to the city. She discussed cruise ship excursions, her proposal for a beach rental request, and the existing beach vendor contracts. Ms. Heiks asked the Commission to support the growth of her business by directing staff to amend the code to allow her to operate as a beach vendor.

Ms. Karalyn Woulas spoke in support of Cosmic Tiki, noting that the business has improved the downtown area and provides a family-friendly environment. She requested that the Commission grant Cosmic Tiki's request. Ms. Woulas highlighted Cosmic Tiki's ability to work with other vendors.

Mayor Capizzi inquired of Interim City Manager Hutson about the beach vendor for 1st Street. Mr. Hutson explained that the number of vendors allowed under the code is currently capped. He also acknowledged concerns raised regarding brick-and-mortar establishments and asked how staff should address the vendor list and determine precedence.

Vice Mayor Williams requested that the City Attorney review potential repercussions and provide guidance. He asked whether Cosmic Tiki was included among the ten approved vendors. Ms. Vose confirmed that it was. Vice Mayor Williams recommended that the Commission allow the City Attorney to review issues related to multiple vendors at the same site.

City Attorney Becky Vose noted that she had already begun reviewing the matter and suggested potential adjustments to the code. She mentioned the risks of litigation from other vendors and offered to bring back draft code revisions for Commission consideration.

Commissioner Hutcherson asked whether the vendor list was site-specific or flexible for any location. Mr. Hutson clarified that the list was not site-specific.

Mayor Capizzi expressed concern about allowing multiple vendors at a single location, noting potential conflicts and fairness issues. Ms. Vose clarified that vendors are

assigned exact locations under the current system. Mayor Capizzi further raised questions about upland ownership rights.

Mr. JD expressed his interest for the city to reach out and display a SpaceX booster on the front lawn. He noted this would be an ideal fit for the city and provided examples of existing booster display locations.

Mayor Capizzi remarked on the presence of rockets throughout the region and the city's space history. He stated that if a rocket were donated and installed, he would support making it happen. Commissioner Hutcherson concurred with the Mayor.

Vice Mayor Williams referenced the Saturn V rocket displayed outside the Vehicle Assembly Building, noting the significant maintenance costs. He emphasized the need to consider long-term maintenance expenses for any similar project in Cocoa Beach.

Commissioner Tumulty expressed support for the idea, noting the impressive scale of such a display. He suggested utilizing underused park space as a potential location and acknowledged the expense, while also highlighting the potential to attract visitors and tourism revenue.

Mr. Gabriel Hensley addressed the Commission, noting that he had applied for the City Manager position. He gave his review of the City's gateway master-plan, strategic plan, charter, and budget. Mr. Hensley outlined his vision, project priorities, and timelines for the community.

Ms. Janice Scott addressed the Commission regarding the budget season and the taxing authority. She referenced the Main Street presentation, noting its level of detail, and discussed how certain agencies do not pay due to exemptions.

E. STAFF REPORTS AND ANNOUNCEMENTS

Interim City Manager AJ Hutson provided an update to the Commission. He reported on the Space Coast League of Cities Dinner, noting that 80–90 guests from 13 cities attended. Although the caterer failed to appear, Country Club staff, led by Roy Hough, successfully assembled a dinner within 90 minutes, which Mr. Hutson described as one of the best catered events in a long time. He commended Mr. Roy Hough and Mr. Ed Thinger for their efforts.

Mr. Hutson also provided updates on ongoing projects and activities:

- Coffee with the City Manager at the Country Club was on the 19th.
- Staff is preparing the budget, following the recent workshop, and is finalizing details.
- The HR Department is continuing negotiations with the unions with Police and Fire.

- Staff worked hard with the ordinance for towing that was before the commission later within the evening.

- Met with Jason Steele and participated in a Teams meeting with the Governor's Office, receiving guidance on advancing funding requests more effectively for shovel-ready projects.
- Staff are working with the organizers of the Surfing Santas event regarding location held at Coconuts.
- Staff have been coordinating the City Manager hiring process. Candidate packets have been prepared, and Mr. Hutson outlined the schedule and next steps for the upcoming week.

Vice-Mayor Williams inquired for clarification of the locations of the events for the City Manager Search. Mr. Hutson also provided clarification regarding the upcoming City Manager meeting.

Mayor Capizzi commended the staff for the dinner. Also requested that staff work with Surfing Santas and request that they keep the event downtown.

F. CITY ATTORNEY REPORTS AND ANNOUNCEMENTS

No reports.

G. CITY COMMISSION REPORTS AND ANNOUNCEMENTS

Commissioner Tumulty commented on the new cell phone law in schools, noting that during the first week he observed students engaging more with one another, particularly in the cafeteria. He also mentioned upcoming testing and that students are aware of new e-bike regulations being introduced.

Commissioner Jackson commended staff for their efforts during recent events and thanked local businesses for being peacemakers in the community. The businesses offered their parking lots to help with an ongoing issue.

Commissioner Hutcherson spoke about the TRIM report mailed to residents, noting that his personal report reflected a lower amount. He thanked the staff and commended Finance Director Ms. Juman for her work.

Vice Mayor Williams reported on the General Pension Meeting held earlier that day.

H. CONSENT AGENDA

MOTION BY TUMULTY/JACKSON
I MOVE TO APPROVE THE CONSENT AGENDA
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

1. Ratify the wage re-opener for the Laborers' International Union of North America (LIUNA) Local 630 union contract, for wages beginning October 1,

2025, between the City of Cocoa Beach and LIUNA.

Staff Representative: Cindy DePina, Human Resources Director
Recommendation: Approve

2. Approve CRA Special meeting for budget - 9-18-2025 at 6:30 pm- regular commission meeting to follow at 7:00 pm
Staff representative: Devan Taly, Deputy Finance Director
Recommendation: Approve

MOTION BY TUMULTY JACKSON
I MOVE TO APPROVE
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

I. ITEMS REMOVED FROM THE CONSENT AGENDA

J. UNFINISHED BUSINESS

K. NEW BUSINESS

1. Adopt Resolution 2025-25. A resolution of the City Commission of the City of Cocoa Beach, Brevard County, Florida, authorizing the City to make application to the Florida Commerce for a Rebuild Florida Infrastructure Repair Program Grant, for recovery due to damages sustained to the City stormwater infrastructure, in 2024, during Hurricane Milton; providing for an effective date.
Staff Representative: Brad Kalsow, Public Works and Water Reclamation Director, Morgan Zuhlke, Stormwater Utility Manager
Recommendation: Adopt

MOTION BY WILLIAMS/HUTCHERSON
I MOVE TO APPROVE RESOLUTION 2025-25
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

2. Emergency Ordinance 1701 - An emergency ordinance of the City of Cocoa Beach, Florida, regulating tow truck operations within the city; providing for findings of emergency; providing definitions; establishing requirements for towing operations and signage in accordance with state law; providing for enforcement and penalties; providing for conflicts, non-codification, severability, an effective date and an ending date.
Staff representative: David Dickey, Development Services Director
Recommendation: approve

MOTION BY WILLIAMS/TUMULTY
I MOVE TO APPROVE EMERGENCY ORDINANCE
ROLL CALL ON THE MOTION CARRIED UNANIMOUSLY. AYES 5-0

3. Resolution 2025-27 - A resolution of the City Commission of the City of Cocoa Beach, Florida, adopting a fine schedule applicable to violations of Emergency Ordinance 1701 relating to the regulation of non-consent towing of vehicles in

the city; making findings; adopting fine schedule for non-consent towing of vehicles; requiring posting of fine amounts on city website and implementation of new fines; and providing an effective date
Staff Representative: David Dickey, Development Services Director
Recommendation: Approve

MOTION BY WILLIAMS/HUTCHERSON
I MOVE TO APPROVE RESOLUTION 2025-27
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

4. Ordinance 1702, an ordinance of the City of Cocoa Beach, Florida, creating a new article iii, "towing of vehicles from private property", of chapter 13, "licenses and business taxes" of the code of ordinances of the City of Cocoa Beach, regulating tow truck operations within the city; providing for findings and definitions; establishing requirements for towing operations and signage; requiring permits and insurance and providing for revocation of permits; establishing a towing victim reimbursement account; providing for enforcement and penalties; providing for conflicts, codification, severability, and an effective date.
   Staff representative: David Dickey, Development Services Director
   Recommendation: approve

MOTION BY WILLIAMS/TUMULTY
I MOVE TO ADOPT ORDINANCE 1702 ON FIRST READING
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

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

M. ADJOURNMENT

The meeting was adjourned at 8:02 PM.

X Karin Grooms

~~Michael Bryan~~ Karin Grooms
~~Assistant to the~~ City Clerk

X

Keith Capizzi
Mayor