

CITY OF COCOA BEACH
CITY COMMISSION
MINUTES
August 7, 2025

A. MEETING CALLED TO ORDER

1. Pledge of Allegiance
2. Invocation by Deacon Joe Pecko, Our Saviour Catholic Church
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, A.J. Hutson
Assistant to the City Clerk, Michael Bryan
Fire Chief, Justin Grimes
Development Services Director, Dave Dickey
Deputy Finance Director, Devan Taly
Finance Director, Hana Juman
Human Resources, Cindy DePina
Information Technology, Nathan Guruwatte
Deputy Police Chief, Kris Kuehn
Stormwater Manager, Morgan Zuhlke
Water Rec/Public Works Director, Brad Kalsow
Leisure Services Director, Ande Segarra

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/HUTCHERSON

I MOVE TO APPROVE THE AGENDA AS READ

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

C. SPECIAL PRESENTATIONS

1. Proclamation - Florida Water Professionals Month
Staff Representative: Brad Kalsow, Water Reclamation and Public Works Director

Mayor Keith Capizzi read a proclamation regarding Florida Water Professionals Month. He proclaimed August 25th to be Florida Water professionals Month. Mr. Brad Kalsow, Public Works and Water Reclamation Director, accepted the proclamation on their

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behalf and stated that it is a great organization and shared his thanks for them.

2. Recognition of Voluntary Service to the Police Department
Staff Representative: Wes Mullins, Police Chief

Wes Mullins, Police Chief, spoke on the voluntary services of John and Sharron Harrelson. He shared various activities they have participated in. and their accomplishments outside of cocoa beach. stated that they remind us of what community means. Commissioner Tumulty shared his thanks with them as well.

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. Judi Everly Shared her concerns regarding the waste management and trash pickup. Shared a story about trash pickup and thanked A.J. Hutson for the conversation she had with him. She stated that some parking attendants did nothing. Ms. Maggie Heaston shared a letter that her sister wrote regarding her life in Cocoa Beach. stated that things going on at the beach and with beach rentals were getting out of hand. Stated that since working full-time there have been issues with the "Beach Shack" rentals and making it a hostile work environment. She shared further concerns there were cameras pointed in their direction.

Ms. Angela Cobb shared her support with her employees and the concerns with the camera pointed at her business.

Mayor Capizzi spoke about his conversations with code enforcement.

Mr. Dave Dickey, Development Services Director, spoke on the issue saying that they are aware of the situation and stated they brought in one of the vendors and had a detailed conversation with him. stated that if three issues arise that they would put them on notice and added that it goes for anyone who creates an issue.

E. STAFF REPORTS AND ANNOUNCEMENTS

Mr. AJ Hutson, Interim City Manager, stated that Brad Kalsow was the one who picked up the trash alone. Stated that he met with Chief Mullins, Leisure Services Director Andy Segarra, and Dr. Rendell to discuss coordination of activities between the city and the high school. They also met with FDOT to review communication and maintenance issues, including the condition of the A1A bike lanes. They emphasized concerns about grass intrusion forcing bikers closer to traffic and encouraged FDOT to perform edging and remove the grass. FDOT acknowledged this concern. They also reviewed right-of-way signage on A1A. Paint on the traffic mast was also discussed, and it was clarified that FDOT is not responsible for that item; it is an issue between Brevard Traffic Control and the city. The city and FDOT agreed to hold quarterly meetings moving forward to maintain open communication. Staff is currently working on an ordinance to address predatory towing operators and parking issues in the downtown area. A walkthrough was conducted with Schindler engineers at the downtown garage elevator to ensure appropriate components are ordered for a retrofit, with parts expected to arrive in November. In the meantime, five additional ground floor parking spaces were converted to handicap parking. Vice Mayor Williams inquired about an update on the OBB/ADA

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park property. Brad Kalsow explained that the National Park Service reviewed the submitted application and requested some revisions. Those revisions are currently being completed and are planned to be resubmitted the following day. The requested changes were not substantial.

F. CITY ATTORNEY REPORTS AND ANNOUNCEMENTS

There were no reports

G. CITY COMMISSION REPORTS AND ANNOUNCEMENTS

Commissioner Jackson mentioned the first day of school coming up on Monday. wanted to thank one of the students for stepping up and making her voice known. Tumulty stated teachers are having meetings and the biggest change is phones in the schools regarding banned phones and can't have them on between 8:30A.M.-3:30 P.M. stating the benefit it would have and mentioned the decline in social activities. Mentioned how much phones effects children.

H. COMMUNITY REDEVELOPMENT AGENCY (CRA)

City Commission will temporarily recess, and then convene as the Cocoa Beach Downtown Community Redevelopment Agency for the following item(s):

1. Approve revised Commercial Visual Improvement Program Grant
Staff Representative: Devan Taly, Deputy Finance Director/CRA
Recommendation: Approve

MOTION BY HUTCHERSON/JACKSON
I MOVE TO APPROVE THE REVISED
COMMERCIAL IMPROVEMENT PRGORAM GRANT
VOICE VOTE ON THE MOTION CARRIED
UNANIMOUSLY.

Ms. Devan Taly, Deputy Finance Director, stated that the grant facades are going from \$50,000 to \$25,000.

I. CONSENT AGENDA

MOTION BY WILLIAMS/JACKSON

I MOVE TO APPROVE THE CONSENT AGENDA
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

1. Approve the July 17th Commission Meeting
Minutes Staff Representative: City Clerk
Department Recommendation: Approve
2. Approve piggyback contract agreement for street sweeping services provided by United Sweeping, LLC. The street sweeping services are required by the City's National Pollutant Discharge Elimination System (NPDES) Permit. This is a budgeted item.
Staff Representative: Morgan Zuhlke, Stormwater Utility Manager
Recommendation: Approve

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3. Approve the Brevard County Save Our Indian River Lagoon (SOIRL) grant in the amount of \$5,726.

Staff Representative: Morgan Zuhlke, Stormwater Utility Manager
Recommendation: Approve

4. Approve agreement for continuing engineering and surveying services with Allen Engineering (Added 08-04-2025)

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

J. ITEMS REMOVED FROM THE CONSENT AGENDA

K. UNFINISHED BUSINESS

1. Adopt Ordinance 1699 on second reading, An Ordinance of the City of Cocoa Beach, Florida, adding a new Section 26-14, ;Parking on City-owned or Leased Property;, of Article I,; In general;, of Chapter 26, ;traffic;, of the code of ordinances of the City of Cocoa Beach; providing provisions for parking on city owned or leased property; and providing for CONFLICTS, codification, SEVERABILITY, AND AN EFFECTIVE DATE. - First reading was on July 17, 2025.

Staff Representative: David Dickey, Development Services Director.
Recommendation: Approve

MOTION BY HUTCHERSON/JACKSON

I MOVE TO ADOPT ORDINANCE 1699

ROLL CALL VOTE ON THE MOTION CARRIED UNANIMOUSLY.

2. Request the Commission's action on the following items related to the ongoing City Manager search process:

1. **Designate a Point of Contact** for Colin Baenziger & Associates to facilitate coordination throughout the City Manager recruitment and interview process.

2. **Approve the following dates** for the next steps in the interview process: (City Attorney process of determining candidates to be interviewed)

o **August 19, 2025, at 6:00 p.m. - *Special Meeting*** for the Commission to select the finalists for interview. ***The Budget Workshop will immediately follow this meeting.***

o **August 28-29, 2025** - The City and Commission will host final interview activities and events with the selected finalists.

Representative: Colin Baengizer & Associates

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Recommendation: Designate a Commission point of contact and confirm the dates outlined above.

Vice Mayor Williams Volunteered to be the point of contact for the City Manager recruitment and interview process

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO APPOINT VICE MAYOR WILLIAMS AS THE POINT OF CONTACT

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY

L. NEW BUSINESS

1. Adopt Resolution 2025-20, A Resolution of the City Commission of the City of Cocoa Beach, Florida, Designating an Emergency Contact and an Alternate Emergency Contact under section 252.38(3)(a), Florida Statutes: providing for notification of the same; and providing for an effective date.

Emergency Contact: Fire Chief Justin Grimes

Alternate Emergency Contact: Police Chief Wes Mullins

Staff Representative: Becky Vose, City Attorney, AJ Hutson, Interim City Manager

Recommendation: Adopt

MOTION BY TUMULTY/HUTCHERSON

I MOVE TO ADOPT RESOLUTION 2025-20

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Ms. Judi Everly inquired about who to call for trash pick-up on the weekends. She was told to call the nonemergency line during weekends or after hours. stated that it would be nice to have discussion about this. Mayor Capizzi stated that he is reachable.

Mr. Dave Dickey stated that a new code enforcement officer was hired for weekends and evenings stating that he will be able to respond.

2. Accept the Engineers Recommendation of Award for the bid submitted by Southern Underground Industries, Inc. in the amount of \$2,782,833 for bid #CB25-001, Lift Station 3, 6 & 15 Rehabilitation Project. Allow staff to enter into contract with Southern Underground Industries, Inc. This is a budgeted Capital Project.

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

Recommendation: Approve

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO ACCEPT THE AWARD BID IN THE AMOUNT OF \$2,782,833

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Mayor Capizzi inquired about the number of bids. Stated that this was the lowest bid and that all 4 bids were vetted. Commissioner Hutcherson congratulated Mr. Kalsow on taking the lowest bid. Vice Mayor Williams stated that we base our decisions on qualifications and price and are not scared of bringing in new companies.

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3. Adopt Ordinance 1700, An Ordinance of the City of Cocoa Beach, Florida, adding a new Section 22-2.5, "Regulation of Electric Bicycles and similar devices on specified rights of way", of Article I, "In General" of Chapter 22, "Streets and Sidewalks" of the code of ordinances of the City of Cocoa Beach; providing Regulations for the use of electric bicycles and similar devices on specified rights of way; and providing for CONFLICTS, codification, SEVERABILITY, AND AN EFFECTIVE DATE.

Adding a new section 22-2.5, "Regulation of Electric Bicycles and Similar devices on Specified Rights of Way"

Staff Representative: Wes Mullins, Police Chief

Recommendation: Approve

MOTION BY JACKSON/HUTCHERSON

I MOVE TO ADOPT ORDINANCE 1700 WITH THE RED LINE VERSION

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY

The Commissioners discussed revisions to the ordinance regulating bicycles and Police Chief Wes Mullins emphasized the need to balance public safety with individual rights. Mr. Byron Evans raised concerns about including bicycles in the ordinance and questioned whether this was a beta test. He noted that Class 1 e-bikes are considered bicycles and, while encouraging micromobility use, pointed out that allowing 15 mph speeds on beaches and sidewalks could pose safety risks. Mr. KP Finke suggested the ordinance focuses on behavior rather than the type of vehicle and stressed the need for better public awareness. Mr. Greg Kern, a Board Member of Bikewalk Central Florida, stated his familiarity with e-bike enforcement and gave several topics to consider. Vice Mayor Williams favored passing the current revision and making further adjustments at the second reading, emphasizing the importance of protecting children. Mayor Capizzi expressed concerns over speeding and reckless behavior, particularly along Minutemen Causeway sidewalks, and stressed that people need to respect one another. Commissioner Tumulty highlighted the importance of education and outreach, especially for children and parents, noting that some bikes are being modified to increase speed. Chief Mullins agreed on the need for education and supported developing regular safety classes for students and mentioned the Space Coast Transportation Committee is expected to assist with school-based programs. Mr. Hutson emphasized that regulations should be focused on behavior across the city rather than specific devices. The Commission directed staff to incorporate suggested changes before the second reading and move forward with developing education initiatives.

M. GENERAL PUBLIC COMMENT

(Only if not accommodated in the 30-minute Public Comment period earlier)

N. ADJOURNMENT

The meeting adjourned at 8:13 P.M.

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X 

Michael Bryan
Assistant to the City Clerk

X 

Keith Capizzi
Mayor

