

CITY OF COCOA BEACH
CITY COMMISSION
MINUTES
January 15, 2026

A. MEETING CALLED TO ORDER

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

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

Commission Members Present:

Mayor Keith Capizzi
Vice-Mayor Skip Williams
Commissioner Joshua Jackson
Commissioner Tim Tumulty — By Telephone
Commissioner Jeremy Hutcherson

Administrative Members Present:

City Attorney Becky Vose
City Manager Wes Mullins
City Clerk Karin Grooms
Development Services Dave Dickey
Development Deputy Services Director Brian Palmer
Executive Assistant City Manager Carrie Lombardo
Finance Director Hana Juman
Finance Deputy Director Devan Taly
Fire Chief Justin Grimes
Fire Deputy Chief, Steve Lea
Human Resources Cindy DePina
Information Technology Director Kevin Perez
Information Technology Deputy Director, Ron Munns
Leisure Services Andi Segarra
Police Chief Kris Kuehn
Police, Major Joseph Versaggi
Police, Major Manny Hernandez
Stormwater Manager, Morgan Zuhlke
Water Rec/ Public Works Director Brad Kalsow
Nicholas Ingersoll, Lt.
Demetrius Brown, Cpl.
Deacon Rick Broderick
Kienen Morris, Det.
Ethan Hausler, Ofc.
Jasper Dinse, Ofc.
Lorianna Tuck, Police Records Clerk

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Steven Macko, Police Logistics Manager
Taylor Payne, Det. Sgt.
Jessica Clanton, Detective
Joseph Quinones, Ofc.
Noah Barnes, Ofc.
Ian Olsen, Cpl.
Joshua Woolbright, Sgt.
Delany Irvin, Ofc.
Raul Adames, Ofc.
Cole Helms, Police Records Clerk
Manny Hernandez, Major
Joe Versaggi, Major
Joe Mailman, Lt.
James Scheiner, Cpl.
Ali Zariv, Cpl.
Rachel Tate, Exec. Asst. To Chief of Police
Zoe Balzano, Comms. Ofc.
Thomas Cooper, Sgt.
Divine Buttram, Admin Services & Accred Manager
William Stanley, Lt.
Amber Ziegler, Records & Evidence Manager
Christin/Danielle/Brooke
Grants Coordinator, Tiffany Majors
Human Resources, Bruce Colkitt
Sal Liberto Fire Marshall
Basham, Gary, City Engineer
Mumma, Sam Code Enforcement Officer

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 PASSED UNANIMOUSLY

Ms. Olivia Capizzi spoke on signs and working a sale property. Signs and without signs. spoke on the location and the sidewalk and visibility.

Mayor Keith Capizzi addressed the situation and noted a request for the city attorney to request a temporary sign stop.

Ms. Becky Vose, City Attorney, read the item. She explained the resolution, and what it would do to assist the city with how to address the situation with a temporary emergency ordinance. Stating that it will give the city time to discuss what is needed

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and allow the process to go forward.

Mayor Capizzi stated his reasoning for this, because it is taxing for our code enforcement, staff, and himself as he has had a lot of communication on this matter

C. 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.

Vice Mayor Williams noted the signs, and how they are impeding sidewalks. He mentioned the number of signs in Merrit Island on North Banana River Drive and stated there needs to be a limit on the number of signs. Made a motion to change the resolution to a temporary Resolution. Ms. Vose noted that the temporary resolution lasts 30 days and stated that what is currently written, if a sign is out there more than 8 hours, it will get taken. Suggested the number be smaller and to have a discussion. Vice Mayor Williams stated the signs should be picked up at the closing of an open house, Ms. Vose noted garage sales and signs may last all day.

Commissioner Jackson mentioned his discussion with Wes Mullins, City Manager, and mentioned the upcoming election season, and that we will see signs and names across the city. He noted that during the last election that the sign code was not enforced and asked to address that we look to amend the code. Ms. Vose noted that there will sometimes be a hiatus that temporary sign ordinances are not enforced and that we can't discriminate when it comes to signs.

Vice Mayor Williams noted putting signs on private property and not on the right-of-way of public property.

Mr. Jeremy Hutcherson, commissioner, shared his support for the 30-day moratorium and inquired about hashing out the details before the next meeting.

Mr. Tim Tumulty, Commissioner, stated his position on the signs and that he agrees with the 8 hours for open house signs and inquired about the difference between pressure washing and open house signs, and that it needed to be discussed. Stated there needs to be a plan to go forward with a long-term ordinance. Noted that he disagrees with having a moratorium for any campaign on any sign to be placed on anything other than private property and stated that signs should not be on public property anywhere. Mayor Capizzi stated his agreement. Commissioner Jackson reiterated that sign code was not enforced with the previous election and the rules needed to apply equitably across.

MOTION BY HUTCHERSON/JACKSON

I MOVE TO APPROVE RESOLUTION 2026-03

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Ms. Debbie Roth stated she was glad this was being reviewed, and she had never had open house signs taken up. Stated she spoke with the code officer regarding the number of signs. Stated you don't need 10 signs on A1A. suggested giving a warning

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before signs are destroyed and suggested a day and time limit. Stated there was no issue until recently. Mr. Mullins discussed with Ms. Vose about the destroying of signs and that it will be addressed.

Ms. Melissa Byron shared her great appreciation for the CBNN and spoke on the new direction it has taken.

Ms. Janice Scott spoke on taxes and policies.

Mayor Capizzi stated that they will try to do a rollback this year.

Commissioner Jackson reiterated that the commission is non-partisan and doesn't claim to hold a particular party office.

Mr. Keith Capizzi spoke on e-bikes and scooters on Minutemen Causeway and spoke on how the bikers are riding too fast and some kids aren't wearing helmets. Spoke on the walkers, and the fact of someone is going to get killed unless something is done.

Mayor Capizzi mentioned changes that were made regarding E-bikes and asked the City Manager to up the enforcement in the morning to hold them accountable.

Mr. Mullins noted social media posts, with increased notices and communication with students and parents. Noted the tickets with zero tolerance and will continue to do so. He noted the locations of the areas that they are using radar guns on speeding E-bikes.

Vice Mayor Williams, spoke about Isreal and how every e-bike and scooter has a license plate. Stated it was a long shot but was just an idea.

D. STAFF REPORTS AND ANNOUNCEMENTS

City Manager Mullins noted that a Vulnerability Assessment public outreach meeting will be held on February 10, 2026, at 6:00 p.m. in the City Commission Chambers.

He provided an update on the golf course irrigation system and noted that the pool is closed for pool liner replacement, which is expected to take approximately five to six weeks.

Staff anticipates the parking garage elevator will be operational in January. Mr. Brad Kaslow, Public Works and Water Reclamation Director, has been overseeing the project.

The Bicentennial Park boat access is expected to reopen in January; however, restrooms and showers will not be operational.

City Manager Mullins noted that sewer pipe replacement has begun, with the next repair scheduled across A1A at Veterans Way Alley, which will include lane closures.

E. CITY ATTORNEY REPORTS AND ANNOUNCEMENTS

1. Request to approve Resolution 2026-03: A resolution of the City Commission of the City of Cocoa Beach, Florida, providing for a temporary moratorium on the enforcement of certain temporary sign ordinance violations; providing conditions and limitations on the moratorium; providing for confiscation and retrieval of temporary signs under certain circumstances; providing for a retrieval fee; providing for direction to the city manager; providing for a limited duration; and providing for an effective date. Added 1/15/2026

Representative: Becky Vose, City Attorney

Recommendation: Approve

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Ms. Vose read and spoke on this item during the public comments. Item C.

F. CITY COMMISSION REPORTS AND ANNOUNCEMENTS

Commissioner Jackson, congratulated Brevard Public school with the highest graduation rate in history with 92.7%, and Cocoa Beach Junior Senior high with a 98% rate. Commissioner Hutcherson mentioned the 250th birthday for America and to get agenda items nailed down to celebrate. Shared his agreement with Ms. Janice Scott in regards with a roll back and that it could be achieved. He thanked Mr. AJ Hutson for his service and for the transition and stability.

Commissioner Tumulty stated that he thought registering E-bikes was a fantastic idea and inquired from the attorney if it was legal to do. Ms. Vose noted she would need to research that. He also thanked Mr. Mullins work pushing E-bikes forward.

Vice Mayor Williams stated that if there is a 15-mph limit on Minutemen and noted it should be enforceable on the beach. Mentioned the speeds and potential danger. Vice-Mayor Williams also inquired about the Christmas banners.

Commissioner Tumulty noted the advertisements on the signs and noted his stance on E-bikes when the ordinance was adopted.

G. 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. Request to approve Commercial Visual Improvement Grant for Slow & Low Barbeque in the amount of \$25,000, located at 306 N Orlando Ave, Cocoa Beach FL, 32931. This is a budgeted item.
Staff Representative: Devan Taly, Deputy Finance Director/CRA
Recommendation: Approve

MOTION BY WILLIAMS HUTCHERSON

I MOVE TO APPROVE THE FAÇADE GRANT FOR
SLOW & LOW IN THE AMOUNT OF \$25,000

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Ms. Melissa Byron inquired about the use of the \$25,000. It was stated that it was for the parking lot. Mayor Capizzi agreed that it will make a huge difference.

2. Request to renew the lease agreement between CRA and Cocoa Beach Mainstreet for usage of office space in the parking garage located at 25 S Orlando Ave, Cocoa Beach FL, 32931.
Staff Representative: Devan Taly/Deputy Finance Director/CRA
Recommendation: Approve

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MOTION BY WILLIAMS /JACKSON
I MOVE TO APPROVE THE LEASE AGREEMENT
BETWEEN CRA AND COCOA BEACH MAINSTREET
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Commission will reconvene for the remaining items.

H. CONSENT AGENDA

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

1. Approve the December 4th, 2025, City Commission Meeting Minutes
Staff Representative: City Clerk Department
Recommendation: Approve
2. Adopt Resolution 2026-01 : A resolution of the City Commission of the City of Cocoa Beach, Florida, adopting the Brevard County Multi-Jurisdictional Local Mitigation Strategy.
Staff Representative: Justin Grimes, Fire Chief
Recommendation: Approve

I. ITEMS REMOVED FROM THE CONSENT AGENDA

J. UNFINISHED BUSINESS

1. Adopt Ordinance 1707 on second reading, - An ordinance of the City of Cocoa Beach, Florida, merging the Sustainable Land Advisory Committee with the Planning Board into a single board continuing to be known as the "Planning Board"; providing for membership; providing for duties and responsibilities; providing for terms of office; providing for transition of existing members; providing for rules of procedure; providing for severability; providing for codification; and providing for an effective date.
Staff Representative: David Dickey, Development Services
Recommendation: Adopt

MOTION BY HUTCHERSON/WILLIAMS,
I MOVE TO ADOPT ORDINANCE 1707
ROLL CALL VOTE ON THE MOTION CARRIED UNANIMOUSLY.

K. NEW BUSINESS

1. City Manager Discussion
Staff Representative: Becky Vose, City Attorney
Recommendation: Discuss

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MOTION BY CAPIZZI/WILLIAMS

I MOVE TO APPROVE VICE MAYOR WILLIAM'S REVISION OF \$189,900
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Commissioner Hutcherson inquired from the commission on the basis of the pay of \$189,900.

Mayor Capizzi mentioned his research of other cities and whom he spoke with. The commission spoke on the pay range. He also noted speaking with staff and how they have no complaints regarding Mr. Mullins and how he would be an asset to the city.

Commissioner Hutcherson agreed with the qualifications but inquired about the divergence from the recommendation salary range of the firm that was hired previously during the city manager search.

Vice Mayor Williams mentioned the City Manager search and that the firm didn't give the commission anyone they could agree on.

Commissioner Jackson noted that Mr. Mullins was a stellar performer as Police Chief. Stated that Mr. Hutson. brought stability to the City during his tenure. Noted the complexity of the Police budget and how Mr. Mullins handled it.

Commission Jackson also discussed the importance of succession planning. He spoke on the city manager's search and spoke on the value of internal growth, emphasizing proven staff and culture.

It was noted that Mr. Mullins, in coordination with the Human Resources Department, has played a key role in establishing and leading succession planning, staff development, and talent management efforts. Stated that this approach reflects effective implementation of succession planning principles. He added further expressed confidence in City Manager Hutson , describing him as one of the best City Managers the City has had, and indicated support for the recommendation put forward by Mr. Hutson.

Mayor Capizzi noted Mr. Mullins' youth and tenure. Mayor Capizzi spoke of recent turnover with staff and noted the commission working on projects and spoke on consistency with management.

Commissioner Tumulty agreed and stated that the consensus is that Mr. Mullins is the person for the job. He also noted his contracted pay and spoke about other cities' amenities and ours.

Vice Mayor Williams added the influx of tourists that come every year.

Ms. Janice Scott stated she spoke to Mr. Mullins before the meeting and reassured him that anything in this discussion was not personal. She noted her conversations and mentioned the salary for the City Manager.

Vice Mayor Williams called for a voice vote on selecting Mr. Wes Mullins as City Manager. The vote passed 5-0.

Vice Mayor Williams presented housekeeping items and began by congratulating Wes

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Mullins on his appointment as City Manager.

There was discussion regarding the appointment of the next Police Chief, noting that the position is appointed by the City Manager.

City Manager Mullins announced the selection of Deputy Chief Kris Kuehn as the next Police Chief.

MOTION BY WILLIAMS/HUTCHERSON
I MOVE TO APPROVE THE PROMOTION OF
DEPUTY CHIEF KRIS KUEHN TO POLICE
CHIEF

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Police Chief Kris Kuehn thanked the Commission and City Manager and shared his appreciation for the opportunity. Stated he was a graduated from Cocoa Beach High School and has been a member of the community since 1998. -Stated it was an honor to be voted in as the next police chief and that he has an open-door policy with the residents. Vice Mayor Williams asked Mr. Mullins to include the Chief with the next officers swearing in.

2. Adopt Resolution 2026-02 - A Resolution of the City Commission of the City of Cocoa Beach, Florida, Declaring and recognizing "Light-Up the Lagoon Cocoa Beach" as an official community event; providing for purpose and intent; and providing for an effective date.

Staff Representative: Joshua Jackson, Commissioner

Recommendation: Adopt

MOTION BY HUTCHERSON/JACKSON
I MOVE TO APPROVE RESOLUTION 2026-02
VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Commissioner Jackson discussed the resolution and explained that it provides an opportunity for the Commission to support local students through a student-led project. He stated that the project will be showcased in February.

Commissioner Jackson explained that students from Freedom 7 Elementary School, along with Principal Lott, are planning the first annual *Light Up the Lagoon Festival*. He noted that bioluminescence is a relatively rare phenomenon, also occurring in places such as Puerto Rico, and stated that the City has not previously leveraged this natural feature through a formal celebration.

He further explained that the students are developing a schedule of events over a four-week period during the low tourism season. Local businesses have expressed support and will assist in implementing the students' plan.

Mayor Capizzi added that the event will be held at zero cost to the City.

Vice Mayor Williams stated that bioluminescence can occur in any body of water.

Commissioner Hutcherson commented that the project presents a valuable hands-on learning opportunity for students.

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3. Approve the proposal provided by Automated Logic in the amount of \$79,360 to upgrade the heating and cooling control systems at the Cocoa Beach Country Club. This is a budgeted capital item.
Staff Representative: Brad Kalsow, Water Reclamation/Public Works Director
Recommendation: Approve

MOTION BY HUTCHERSON/TUMULTY

I MOVE TO APPROVE K3 AS READ

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Mayor Capizzi inquired from Mr. Kalsow about obtaining three bids for this project. He confirmed it was obtained.

Commissioner Hutcherson inquired about the cities history working with Automated Logic. and if they were a risk

Mr. Kalsow noted the city has never worked with them, however mentioned their confidence with them from other agencies. He did note that staff will be able to use the unit and confirmed this is the best value.

Vice Mayor William inquired about the cost savings and inquired on the pitch.

The Automated Logic representative stated that there should be a 5-10% improvement, but it is hard to tell because of the system not working

4. Accept the Engineer's Recommendation of Award for bid #CB26-003, Dune Crossovers South 7th Street and Flagler Lane, submitted by Doug Wilson Enterprises, Inc. in the amount of \$133,280.00 for South 7th Street and Johnsen Amphibious Marine Contractors DBA Waterfront Solutions in the amount of \$148,970.00 for Flagler Lane. Allow staff to enter into contract with Doug Wilson Enterprises, Inc and Johnsen Amphibious Marine Contractors DBA Waterfront Solutions. This is a budgeted Capital Project.
Staff Representative: Brad Kalsow, Public Works and Water Reclamations Director
Recommendation: Approve

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO APPROVE AS READ

VOICE VOTE ON THE MOTION CARRIED UNANIMOUSLY.

Commissioner Hutcherson inquired about the cost and value of the companies awarded. Commissioner Tumulty inquired about researching state grants for these projects.

Mr. Kaslow stated that staff is researching grant opportunities; however, none are available at this time. Commissioner Tumulty also inquired about potential grant funding and the use of Tourist Development Council (TDC) funds.

Vice Mayor Williams stated that the matter would be reviewed

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5. Accept the Engineer's Recommendation of Award for the bid submitted by J.F. Brennan Company, Inc in the amount of \$33,499,900 for bid #CB25-010, Cocoa Beach Golf Muck Capping Project. Allow staff to enter into contract with J.F. Brennan Company, Inc.

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

Recommendation: Approve

MOTION BY WILLIAMS/HUTCHERSON

I MOVE TO DISCUSS

Vice Mayor Williams referenced the \$33,499,900 project cost and stated that it is not fully funded by the City. He inquired about the availability, security, and projected amounts of grant funding, and asked how much of the total cost would ultimately be a financial burden on the City.

Mr. Kaslow stated that there will be no financial burden on the City. He explained that approximately \$12 million will be funded through the Florida Department of Environmental Protection (FDEP) and approximately \$29 million will be funded through the St. Johns River Water Management District (SOIRL) and confirmed that the funding is guaranteed.

Vice Mayor Williams discussed living on the water and explained the muck remediation process and potential future impacts, including the capping process.

Mayor Capizzi stated that the City currently has a permit to cap but not to dredge.

Ms. Janice Scott spoke on the canal and expressed concerns related to grant funding.

HUTCHERSON/JACKSON

I MOVE TO APPROVE K5 AS READ

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 8:11pm .

X



Keith Capizzi
Mayor

X



Karin Grooms
City Clerk