

**MINUTES**  
**City of Cocoa**  
**City Council Priority Planning Workshop #2**  
**January 19, 2021**

A City Council Priority Planning Workshop was held on Tuesday, January 19, 2021 in City Council Chambers, located in Cocoa City Hall, 65 Stone Street, in Cocoa, Florida 32922, as publicly noticed.

- I. Mayor Blake called the Workshop to order at 4:43 p.m.

Deputy Mayor Goins provided the invocation and Attorney Garganese led the assembly in the Pledge of Allegiance to the Flag of the United States of America.

PRESENT:	Michael C. Blake	Mayor
	James Goins	Deputy Mayor
	Rip Dyal	Councilmember
	Lavander Hearn	Councilmember
	Lorraine Koss	Councilmember
	Anthony Garganese	City Attorney
	Stockton Whitten	City Manager
	Carie Shealy	City Clerk

OTHER STAFF MEMBERS PRESENT:

Matthew Fuhrer, Assistant City Manager; Tammy Gemmati, Administrative Services Director; Jack Walsh, Utilities Director; John Hankins, Interim Chief of Police; Jonathan Lamm, Fire Chief; Bryant Smith, Public Works Director; Rebecca Bowman, Finance Director; Nancy Bunt, Community Services Director; Rob Beach, Chief Technology Officer; and Samantha Senger, Assistant to the City Manager/PR Specialist.

- II. WORKSHOP ITEMS:

Mayor Blake welcomed everyone and City Manager Whitten explained why the workshop was being held.

City Manager Whitten noted that the solid waste contract expires in September of this year and this type of service takes a lot of time, especially to meet the

requirements of the contract. The City needs to start moving towards getting direction in regards to the waste contract. Additionally, he reminded Council that at the first workshop council directed staff to look into the possibility of bringing green waste services in house.

He further provided an overview of tonight's workshop and mentioned that they would also like to discuss e-comments.

City Manager Whitten spoke in regards to E-Comments and advised that the Governor's Executive Order 20-69 expired in November. The E-Comments system was purchased through April 2021. Staff also reached out to other municipalities to see how they handled e-comments and provided that information to Council.

Attorney Garganese provided an explanation and noted that we arrived where we are today due to the Governor's order. That order no longer exists and council can meet with a physical quorum and public are allowed attend. There is not requirement in the law that e-comments have to be received and each local government seems to be doing their own thing. Regardless, any member of the public can communicate with Council regarding an item. He pointed out that the question was is if they still want to take the e-comments in, do they want them read into the record, etc.

Mayor Blake sees this from both sides.

Councilmember Dyal felt that since the order expired November 1, 2020 the public should come in and speak in person.

Discussion was held on the different ways that comments can be submitted.

Councilmember Koss agreed with Councilmember Dyal and that people can be braver online than in person. She would like to have something put into the record event if they are not read into the record. This would allow for some decorum to be maintained.

Councilmember Hearn was in agreement to give citizens as many options as available to communicate but agrees for them not to be read into the record. He concurred with Councilmember Koss's option.

Deputy Mayor Goins felt that the e-comments should be ended and felt that some were taking advantage of it.

Mayor Blake summarized that Council's wishes were to no longer read the comments but to add them to the agenda and minutes.

City Attorney Garganese stated that this meeting was advertised that action could be taken and under law since they might take action they should open it up for public input.

Mayor Blake opened this item to the public. Mr. Aleck Greenwood agreed with Council.

- \* **MOTION by Councilmember Koss; Seconded by Councilmember Dyal, for E-Comments to no longer be read during the meeting into the record but to become a part of the record through the minutes.**

**AYES: Blake, Goins, Dyal, Hearn, Koss**

**THE MOTION CARRIED (5-0)**

2. Solid Waste Franchise Agreement Request for Proposal for Solid Waste Services

Mr. Smith provided a presentation<sup>1</sup> and noted he was going to expound on the current contract, green waste, and additional services that the City may want to look into.

He pointed out that the current contract with Waste Management started in 2011 and a five-year renewal was done in 2016 with an expiration date of September 30, 2021.

He shared some of the services provided and explained them in detail.

Mr. Smith provided the following future contract options:

- 1- Initiate a request to solicit proposals from qualified vendors to perform the requirements of the solid waste franchise agreement.

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<sup>1</sup> EXHIBIT A: Solid Waste Presentation

2- Negotiate an extension with the current provider for a continuation of services with negotiated residential rates no to exceed \$17.50 (additional services could be requested as a part of this negotiation pending agreement from each party)

3- Both items above can include options described later in this presentation related to green waste.

Current rates were discussed as well as issues and concerns with the current services from what they have heard from staff and Council in Public Works. Commercial rates vary by dumpster size and pick up frequency.

Potential solutions to vacant lots with solid and green waste on them were discussed in detail as well as residential evictions with bulk solid waste.

City Manager Whitten advised that these solutions being discussed were all about the image and aesthetics of the City.

Mayor Blake has no problem with trash that is generated with green containers, his problem is with the green waste. He has a pile that has been sitting out for three months. In response, Mr. Smith agreed and noted this was a complaint that they have heard frequently. They are supposed to tag those and notify dispatch. He believes that they have a potential solution for that issue. Mayor Blake was in favor of doing our own pick up. He thought one district per week would be good or if they completed that district they could move on to the next.

Discussion was held on equipment, costs, and the picking up of green waste if we were to bring those services in-house.

Mr. Smith felt that having calls for bulk pick up requests routed through Public Works would hold Waste Management more accountable. They could also log the request and keep track of how many they were getting. The city could also charge a fee anytime we have to go out to pick up the green waste in order to recoup costs.

Mayor Blake wants immediate attention when it comes to pick up and Mr. Smith believed that it should be no more than three days and that could be done with City staff.

Councilmember Hearn was in agreement about educating citizens. Mr. Smith advised that would be part of the negotiations and would need to be put on social media, water bills, etc. so that residents know what to do.

Councilmember Dyal stated that you can make money on recycling. In response, Mr. Smith advised that general recyclable materials were not a big market right now. Some areas are not even doing glass at this time.

Composting was discussed as well and Mr. Smith noted this would be done outside of the solid waste contract.

Mr. Smith provided a chart of annual costs over a ten-year period for in-house green waste.

City Manager Whitten reiterated that the contract would still require a seventy-two hour pick up and those not picked up within that time would be supplemented by the City clam truck. The City would have a call log and we would charge \$25 to the contractor. This would be negotiated that no matter what if the City has to go out after the seventy-two hour mark we would ask for some sort of reimbursement.

Mr. Smith feels that once they start getting hit with reimbursement fees we will see a better rate of pick up.

Direction on Green Waste was as follows:

Mr. Smith noted that staff's recommendation was a combination of 2 & 3.

- \* **MOTION by Councilmember Dyal; Seconded by Councilmember Hearn, to go with Option #3, which in addition to Option #2 (continue with contracted green waste pick-up, but require bulk green waste calls to come through the City and not the Contractor Call Center. Staff could respond if there is a high volume of calls for an increased level of service), supplement bulk green waste pick-up with Public Works Staff. An additional Maintenance Worker II at \$40,000/year would be required. Public Works can utilize existing equipment to perform this function.**

There were no comments from the public.

**AYES: Blake, Goins, Dyal, Hearn, Koss**

**THE MOTION CARRIED UNANIMOUSLY (5-0)**

Further discussion was held on vacant lots and green waste, and timeliness for Code related violations to be resolved. One of the biggest complaints was the generation of commercial green waste.

Direction on RFP:

Mr. Smith provided options if they chose to do the RFP Process and provided a timeline as well.

City Manager Whitten advised that if Council wants staff to try to negotiate with the current contractor and were successful, it would be one of the lower rates in the county, even if we were near \$17.50.

Councilmember Koss clarified that it would be for the same services, two day garbage pick-up, and would mirror the same contract. If the City wanted to include some other items it would not be included in the rate but would come from the general fund.

Mayor opened this item up to the public. No one from the public wished to speak.

- \* **MOTION by Deputy Mayor Goins; Seconded by Councilmember Dyal, to negotiate with the current vendor for the rate of \$17.50 or lower.**

**AYES: Blake, Goins, Dyal, Hearn, Koss**

**THE MOTION CARRIED (5-0)**

Lastly, Mr. Smith asked for Council for direction on the incorporation of vacant lots and eviction lot pickups on an as needed basis to the contract.

Mayor Blake asked if they would need more Code budget. Mr. Smith advised he was not sure about their budget but assured him that Public Works would help Code in setting up a process.

Councilmember Hearn asked who was responsible for trash near homeless camps. Mr. Smith spoke in regards to that and mentioned that was a tough issue.

Further discussion was held on this issue.

Mayor opened this item to the public. There was no response.

- \* **MOTION by Councilmember Dyal; Seconded by Councilmember Hearn, to budget \$10,000 annually and to incorporate this into the contract.**

**AYES: Blake, Goins, Dyal, Hearn, Koss**

**THE MOTION CARRIED (5-0)**

Lastly, he provided a timeline for the RFP process. The process will take about six to eight months.

After a question posed by Councilmember Koss regarding vendors in the area, Mr. Smith advised there were about three to five qualified vendors.

Mr. Smith pointed out that a **DRAFT** RFP was provided to Council which would be further refined, however, they are looking to mirror the current contract with a few updates.

City Manager Whitten noted that on page 3 section 6 the proposal format breaks out what the committee would be requiring. The committee would rank the proposals which would be public meetings, and then they will go from there. <sup>2</sup>

City Manager Whitten advised that the Chief of Police position closes on January 22, 2021 and he has received all of Council's appointments to the screening committee. At this time there are seventy-four applicants. HR will screen them and that will determine how many will proceed to the committee. The committee will be responsible for bringing a short list of applicants to him. There will also be some meet the candidate/community meetings as well.

Ms. Bowman provided a presentation<sup>3</sup> and an introduction to Government Finance and discussed the City's financial system and department responsibilities in detail.

She provided various budgetary items for Council to consider during the upcoming year such as labor negotiations, future state mandates, computer

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<sup>2</sup> A break was taken at 6:26 p.m. and the Workshop reconvened at 6:43 p.m.

<sup>3</sup> EXHIBIT B: Introduction to Government Finance Presentation

system requirements, major construction projects, solid waste contract expiration, competitive salaries and the impact of COVID-19.

Mayor Blake pointed out that we were in a census year and spoke about the Consent Decree and redistricting.

Lastly, City Manager Whitten pointed out that Mr. Smith was working with FDOT on driver feedback signs on SR 520. There is already one southbound on Pineda.

- \* **MOTION by Deputy Mayor Goins; Seconded by Councilmember Dyal, to adjourn the Workshop.**

**AYES: Blake, Goins, Dyal, Hearn, Koss**

**THE MOTION CARRIED (5-0)**

- . **The Workshop adjourned at 7:40 p.m.**

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**Michael C. Blake, Mayor**

**ATTEST:**

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**Carie E. Shealy, MMC, City Clerk**