



CITY OF COCONUT CREEK CITY COMMISSION MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: May 22, 2025
Time: 7:00 p.m.
Meeting No. 2025-0522R

CALL TO ORDER

Mayor Jacqueline Railey called the meeting to order at 7:02 p.m.

PRESENT UPON ROLL CALL:

Mayor Jacqueline Railey
Vice Mayor Jeffrey R. Wasserman
Commissioner Sandra L. Welch
Commissioner Joshua Rydell
Commissioner John A. Brodie
City Manager Sheila N. Rose
City Attorney Terrill C. Pyburn
City Clerk Joseph J. Kavanagh

Mayor Railey asked all to rise for the Pledge of Allegiance.

City Attorney Pyburn noted that the meeting was being conducted live with a quorum physically present and explained the procedures for the meeting.

PRESENTATION(S)

1. **25-103** A PRESENTATION RECOGNIZING THE MEMBERS OF THE 2025 CHARTER REVIEW BOARD FOR THEIR SERVICE.

City Attorney Pyburn thanked the following members of the Charter Review Board for their service:

Jonathan Ahlbum - District A
David Mintzes - District B
Mohammed Razib - District C
Vice Chair Alex Escoriza - District D
Chair Craig Valvo - District E

INPUT FROM THE PUBLIC

City Clerk Kavanagh advised that no one had signed in to speak on Non-agenda or Consent Agenda Items.

CONSENT AGENDA (*Items 2 and 3*)

Mayor Railey read each of the titles of the Consent Agenda Items into the record.

2. **25-108** A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2025-0424R)

3. **RES**
 2025-077 A RESOLUTION AUTHORIZING THE MAYOR, OR DESIGNEE, TO EXECUTE AN INTERLOCAL AGREEMENT (ILA) WITH BROWARD COUNTY PROVIDING FOR PARTICIPATION AND FINANCIAL SUPPORT FOR THE NATURESCAPE IRRIGATION SERVICE (NIS) AND RESIDENTIAL IRRIGATION REBATE (RIR) PROGRAMS.

MOTION: Rydell/Welch – To approve Consent Agenda Items 2 and 3.

Upon roll call, the Motion passed by a 5-0 vote.

REGULAR AGENDA

Utilities and Engineering

4. **ORD**
 2025-016 AN ORDINANCE AMENDING THE CITY’S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, “LAND DEVELOPMENT CODE,” ARTICLE II, “SUBDIVISION REGULATIONS,” DIVISION 5, “SUBDIVISION DESIGN STANDARDS,” SECTION 13-236, “PURPOSE; ADOPTION OF UTILITIES AND ENGINEERING STANDARDS MANUAL,” IN ORDER TO REFERENCE THE 2025 EDITION OF THE UTILITIES AND ENGINEERING STANDARDS MANUAL. (SECOND READING)(PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

MOTION: Welch/Rydell – To adopt Ordinance No. 2025-016.

Utilities and Engineering Director Osama Elshami presented the item, noting that the Utilities and Engineering Standards Manual provided engineering construction guidelines for contractors and designers working in the City, which had been updated to current industry standards.

Mayor Railey opened the public hearing on the item.

Vic Beninate, AT&T Director of Government Affairs for Broward County, commented that his technical team had reviewed the manual and gave it high marks. He stated the manual helps AT&T to perform their work to the City’s standards. He highlighted the difference between easements and rights-of-way and noted the State Statute that exempts communications utilities from the requirement of obtaining a permit to work in a utility easement.

Commissioner Brodie asked for clarification on who Mr. Beninate represented, and Mr. Beninate explained briefly that he represented both wireless and landline services for AT&T.

Commissioner Rydell asked Mr. Beninate if there was something significant in the ordinance that he believed should be addressed prior to second reading. Mr. Beninate stated that the ordinance notated that a permit may be required in easements, and he wanted to address that utility companies were exempt from the permit requirement in easements. Discussion ensued.

There were no further questions or comments from the public, and Mayor Railey closed the public hearing.

Upon roll call, the Ordinance passed by a 5-0 vote.

5. **ORD 2025-017** AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 20, "UTILITIES," ARTICLE III, "WATER AND WASTEWATER REGULATIONS," SECTION 20-35, "TYPE AND MAINTENANCE," IN ORDER TO PROVIDE FOR MAINTENANCE COMPLIANCE OF PRIVATE WATER AND WASTEWATER SYSTEMS TO PREVENT INFLOW AND INFILTRATION INTO THE SYSTEM. (SECOND READING)(PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

MOTION: Rydell/Welch – To adopt Ordinance No. 2025-017.

Mr. Elshami presented the item, noting the ordinance would amend Chapter 20 of the City's Code to address inflow and infiltration (I&I) from private water and wastewater systems. He noted that the provisions had already been in place for monitoring mobile home communities with private meters, and the ordinance would expand the requirements to smaller private systems in the City to put the necessary tools in place monitor I&I ratios for the remaining private systems. He discussed the impacts of I&I if not monitored and mitigated. City Manager Rose stated staff had seen that there were comments on the ordinance on social media, so a fact sheet was uploaded to the City website to provide clarification.

Commissioner Welch asked if septic and private well systems came into play. Mr. Elshami advised that they did not because they were stand-alone and not connected to the City system.

Commissioner Rydell commented that there were concerns about mobile home parks being targeted and asked for confirmation that there were less restrictions on mobile home parks than in other areas of the City and this ordinance would make things even. Mr. Elshami confirmed. Commissioner Rydell stated if there was an issue, it would be not with an individual unit owner, but with the community association, and Mr. Elshami stated this was a correct statement. Discussion continued regarding achieving compliance. Commissioner Rydell stated he did not believe the City should be responding on social media, but it was important to provide correct information.

Mayor Railey opened the public hearing on the item. There were no questions or comments from the public, and Mayor Railey closed the public hearing.

Upon roll call, the Ordinance passed by a 5-0 vote.

City Attorney

6. **ORD 2025-018** AN ORDINANCE PROPOSING AMENDMENTS TO THE CITY CHARTER AS SUBMITTED BY THE 2025 CHARTER REVIEW BOARD AND ADOPTED BY THEM ON APRIL 16, 2025; PROVIDING THAT A MAJORITY OF ELECTORS VOTING IN THE NOVEMBER 3, 2026, GENERAL ELECTION APPROVE SUCH CHANGES. (FIRST READING)

City Attorney Pyburn read the Ordinance title into the record.

MOTION: Rydell/Welch – To approve Ordinance No. 2025-018 on first reading.

City Attorney Pyburn provided an overview of the Charter Review process and the work of the

Charter Review Board, which conducted over 13 meetings between January and April 2025. She stated that the six (6) recommendations of the Board were compiled into five (5) ballot questions to be placed on the ballot at the next general election on November 3, 2026. She recognized the work of the Board and Deputy City Attorney Kathy Mehaffey. City Attorney Pyburn explained that the Board was recommending that the Charter Review Board meet in years that correlate with the general election. She stated the suggestion was for every six (6) or eight (8) years, depending on the direction of the Commission.

Commissioner Rydell stated he believed meeting more often was better and suggested a review every six (6) years. He added that he agreed with the recommendation related to the Planning and Zoning Board to add Economic Development to the list of qualifying experience.

City Attorney Pyburn stated there had also been a recommendation in the memo from the Board providing that, at the time the elected Mayor becomes effective in 2029, the Commission consider giving the elected Mayor additional compensation. She noted this did not need to be addressed at this time.

Commissioner Welch stated the Redistricting Board would convene in 2026. She asked when those results would be on the ballot. City Attorney Pyburn advised those results would likely also be voted on in the November 2026 election, at the same time as the Charter changes. Commissioner Welch agreed that review every six (6) years made sense and the addition of Economic Development was a good component to add to the Planning and Zoning Board qualifications.

City Attorney Pyburn clarified the disciplines delineated were a recommendation, not a requirement, and the suggestion had been to add Economic Development to the list of disciplines.

Commissioner Brodie agreed the interval of six (6) years made the most sense and agreed with the addition of Economic Development to the Planning & Zoning Board criteria.

Vice Mayor Wasserman stated he agreed with the six (6) years but had questions regarding the addition of Economic Development experience to the criteria. He asked how the additional criteria would be implemented. City Manager Rose stated the staff interpretation would be that the person held a certification, and City Attorney Pyburn added that the criteria was discretionary.

Mayor Railey concurred with previous comments supporting intervals of six (6) years for the Charter Review Board and the addition of the Economic Development to the criteria.

The Mayor, Vice Mayor, and Commissioners each recognized the Charter Review Board for their thoughtfulness and dedication.

City Attorney Pyburn stated that the six (6) year intervals would be written into the ordinance between first and second reading.

Mayor Railey opened the item to public comment.

Charter Review Board Chair Craig Valvo, 5122 NW 74 Court, Coconut Creek, stated he was available to answer any questions. He thanked the Commission for their kind words toward the common goal of reviewing the Charter. He advised that City staff had been incredible, and each Commissioner took time to meet with the Board individually to share their thoughts and answer

questions.

There were no further questions or comments from the public.

Mayor Railey provided additional comments regarding the proposal to prohibit individuals serving on a Homeowners Association (HOA) or Condominium Association (COA) governing board from serving on the Commission. She asserted the proposal was unnecessary, commenting that service on a community board should be a qualification rather than a disqualification, and people should not be asked to choose between serving their community and their City. She asserted this was not about conflicts of interest, as tools were in place to address issues as they arose and would place an unnecessary burden on residents.

Commissioner Rydell stated he was Vice President of his HOA when he ran for office and resigned immediately thereafter. He commented that two (2) judges in the community had done the same. He stated he had spoken extensively with Chair Valvo regarding the recommendation and asked that Mr. Valvo provide additional detail.

Mr. Valvo shared that he respected Mayor Railey and understood the feelings behind her statement. He stated he also served as an HOA president and had made the recommendation. He advised the recommendation was made because it was not enough for City officials to be free from conflict of interest, they needed to be above reproach. Discussion continued.

City Attorney Pyburn advised that the Commission did not have the power to change the recommendations of the Charter Review Board. She stated the Commission could put forward their own suggested changes to convey to the voters, and noted any changes would not be effective until after the November 2026 election.

Vice Mayor Wasserman asked why the recommendation was not to resign the position to run for the office. Mr. Valvo stated he could not speak for other Board members, but in his opinion, the conflict of interest would not start until the person took office. He pointed out that a candidate did not have any authority in the City and stated he thought extending it to candidates would possibly deter people from wanting to run.

Commissioner Rydell thanked everyone for their candor. He stated he had listened to the extensive discussion by the Charter Review Board and agreed there was a perceived conflict, noting this led to recusal on specific items, and stated that perceived conflict could be weaponized. He stated he supported allowing the voters to decide.

Upon roll call, the Ordinance passed on first reading by a 5-0 vote.

Sustainable Development

7. **25-090** A MOTION TO ACCEPT THE LAKEWOOD EAST NEIGHBORHOOD PARKING STUDY THAT WAS PREPARED, WRITTEN, AND REVIEWED BY CORRADINO GROUP AND CITY STAFF, AND RECOMMENDING THE FOLLOWING PARKING LOCATIONS: NW 10 STREET, NW 6 STREET, NW 49 AVENUE, NW 7 COURT, AND NW 8 STREET. *(CONTINUED FROM MAY 8, 2025, CITY COMMISSION MEETING.)*

Mayor Railey read the Motion title into the record.

MOTION: Wasserman/Brodie – To approve Motion 25-090.

Commissioner Rydell asked if anyone was present from Lakewood East who supported the item. He suggested that the item should not be moving forward at this time, as there should be additional outreach to collect feedback from the community on the consultant's draft report.

Vice Mayor Wasserman stated there was a process which included community outreach meetings, and the item had been tabled at the May 8, 2025, Commission meeting to give the residents of Lakewood East more time to understand the proposal. He agreed that it made sense to gather additional input and stated he would support tabling the item to a later date.

MOTION: Rydell/Wasserman – To table Motion 25-090.

City Manager Rose stated that staff would schedule a community outreach meeting where the report would be available for residents. She noted the consultant would be invited to attend with City staff. Vice Mayor Wasserman asked that information on the meeting be shared with the Lakewood East residents.

Upon roll call, the Motion to table the item passed by a 5-0 vote.

CITY MANAGER REPORT

City Manager Rose commented that it was nice to see members of the Commission at the Broward Metropolitan Planning Organization (MPO) meeting earlier in the day. She highlighted the upcoming Memorial Day event on May 26 at 9 a.m.

CITY ATTORNEY REPORT

City Attorney Pyburn stated she had sent potential dates to the Commission via email regarding scheduling a joint meeting with Broward County to discuss the landfill conflict resolution. She reviewed potential dates and stated she would report back once the details were finalized.

COMMISSION COMMUNICATIONS

Commissioner Rydell advised that there was a very disappointing draft master plan released by the Solid Waste Authority and encouraged his colleagues to review the plan. He commented that the recommendations were not progressive, and he had provided comments at the recent Solid Waste Authority meeting. He advised that he thought the Chair was supportive and there would be revisions. He stated the report hit on outreach and communication but missed the mark on a lot of big issues, and activation was needed. He pointed out that the City's contract with Republic Services would be up in 18 months and sought and received consensus to work with staff on the renewal to ensure the contract language included pilot projects. Commissioner Rydell shared a story of a Coconut Creek Police Officer helping a resident to deal with a snake in their home and stated he had recommended them for a commendation. He distributed copies of a draft ordinance related to clothes donation bins to reduce waste.

Commissioner Welch stated the Area Agency on Aging would be recognizing Coconut Creek resident Susan Gilbert with an induction into the Broward Senior Hall of Fame. She sought and received consensus to attend the event. Commissioner Welch advised that Sprouts was already leading in composting in the community, and commented that she hoped other grocers would follow suit. She acknowledged the efforts of Government Affairs Manager Bernadette Hughes for the City's entry into the Community Involvement Awards for Broward County Schools and noted the award had gone to Dania

Beach. She stated she had spoken with a resident who was interested in promoting the water taxi connection to Coconut Creek residents. Commissioner Welch recognized Project Manager Michael Righetti for alleviating her concerns related to the placement of the SOS Children's Village playground near the wall at the Sawgrass Expressway and noted the rebuilt wall would be built north of the existing wall, not closer to the playground.

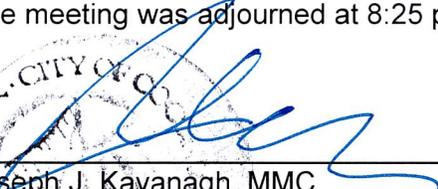
Commissioner Brodie spoke about the Stars for Our Troops campaign to collect worn flag donations, and noted that the flags would be repurposed and handed out at the Memorial Day Ceremony. He commented on the continued loss of those who served their country and encouraged everyone to attend the Memorial Day ceremony to honor the lives lost. He thanked the resident who had brought the idea forward to help the community's service members through the Stars for Our Troops campaign.

Vice Mayor Wasserman advised that a proclamation had been given to the Associated Builders and Contractors Institute Apprenticeship College in recognition of their 50th Anniversary. He congratulated them on their continued success.

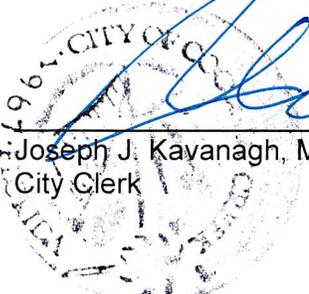
Mayor Railey shared that the City hosted the Mayoral Roundtable for Broward County Public Schools (BCPS) at Junior Achievement. She commended Superintendent Howard Hepburn on his leadership and noted that BCPS would be distributing additional details on the Redefining Our Schools Initiative in June. She shared her experience interacting with students at Junior Achievement's BizTown and commended the students for their accomplishments.

ADJOURNMENT

The meeting was adjourned at 8:25 p.m.



Joseph J. Kavanagh, MMC
City Clerk





Date