



CITY OF COCONUT CREEK CITY COMMISSION MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: January 8, 2026
Time: 7:00 p.m.
Meeting No. 2026-0108R

CALL TO ORDER

Mayor Jacqueline Railey called the meeting to order at 7:03 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 led by retiring Information Technology Director Eric Rupert.

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. **26-008** A PROCLAMATION RECOGNIZING ERIC RUPERT FOR FORTY-ONE YEARS OF DEVOTED SERVICE TO THE CITY OF COCONUT CREEK.

City Manager Rose read the proclamation into the record. She and the Commission each shared words of gratitude and encouragement for Mr. Rupert's upcoming retirement and presented him with the proclamation.

INPUT FROM THE PUBLIC

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

REGULAR AGENDA

City Clerk

2. **26-003** A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2025-1119WS)

Mayor Railey read the Motion title into the record.

MOTION: Welch/Rydell – To approve the November 19, 2025 Workshop Minutes, as presented.

There were no questions or comments on the item.

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

3. **RES 2026-005** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH EDJ SERVICE, LLC TO PROVIDE CITYWIDE LANDSCAPE MAINTENANCE SERVICES FOR CITY-MAINTAINED MEDIANS AND RIGHTS-OF-WAY PURSUANT TO RFP NO. 10-30-25-09.

Mayor Railey read the Resolution title into the record.

MOTION: Rydell/Brodie – To approve Resolution No. 2026-005.

Public Works Director Harry Mautte presented the item, noting that the City's current contract for citywide landscape maintenance services for medians and rights-of-way was expiring. He explained the Request for Proposal (RFP) process, advising that EDJ Service, LLC was selected as the number one firm, and negotiations resulted in a reduced cost. He stated that the contract term would be four (4) years, starting in February, with the option to extend for up to two (2) one (1)-year periods.

Commissioner Welch expressed concern from residents related to the use of red mulch and asked if this requirement could be modified to a natural mulch. Mr. Mautte responded that it was possible and explained the process and pricing adjustments for shifting away from red mulch.

Vice Mayor Wasserman inquired about the two (2) one (1)-year renewal options and how staff evaluated whether to extend the contract. Mr. Mautte responded that the evaluation was primarily based on performance. Vice Mayor Wasserman asked for clarification on the environmental impacts of red mulch. City Manager Rose responded that the environmental community believed there were implications from using dyed mulch.

Commissioner Rydell inquired about the sprinkler irrigation lines. He asked for clarification on who was responsible for maintaining them and who would be liable if a line was damaged. Mr. Mautte responded that any contractor causing damage to the City's facilities would be held responsible, and that City staff maintained the irrigation systems. Commissioner Rydell commented that he was fine with an alternate mulch if it was the desire of the Commission but suggested trying to use a local vendor for cost considerations.

Discussion ensued regarding mulch types. EDJ Service Representative Rick Blaha explained the application and cost differences between natural and dyed mulch and noted that the company was amenable to using an alternate mulch of the City's preference.

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

4. **RES 2026-007** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH JAMES B. PIRTLE CONSTRUCTION COMPANY FOR CONSTRUCTION MANAGER AT RISK PHASE 1 PRE-CONSTRUCTION SERVICES FOR FIRE STATION 113 AND FIRE ADMINISTRATION BUILDING PURSUANT TO LOI NO. 11-18-25-10.

Mayor Railey read the Resolution title into the record.

MOTION: Welch/Brodie – To approve Resolution No. 2026-007.

City Manager Rose stated that during the budget presentation, this project was identified as one of the significant initiatives being funded over multiple years. She noted that the City's fire station was currently operating out of a temporary facility, nearing the end of its useful life, and that the fire rescue administrative offices were housed in a leased facility.

Mr. Mautte explained that the Construction Manager at Risk (CMAR) agreement would be used to construct the permanent Fire Station 113 and Administration Building, including these Phase 1 Pre-construction services. He explained the coordination between the CMAR and design firm for the project, Currie Sowards Aguila Architects. He advised that the scope of services included review and comment on the design, value engineering analysis, project cost estimating, recommended construction methods and sequencing, and development of the Guaranteed Maximum Price, with a project performance period of eighteen (18) months. He reviewed the firm's background, highlighting their experience and completed projects throughout Broward County.

Vice Mayor Wasserman inquired about the cost of the lease for the administrative offices. Mr. Mautte responded that it was approximately \$11,000 per month, which was being paid by Broward County under an existing negotiated agreement with the City.

Commissioner Welch requested that City Attorney Pyburn explain the differences and challenges between the previous Fire Station 50 construction project and the current proposed fire station. City Attorney Pyburn explained that Fire Station 50 was procured through an RFP process in 2015; and since that time, the City had determined that using a CMAR delivery method was preferable for the current project. The CMAR approach allowed the contractor to be involved during the design phase, whereas under the prior process the contractor was not engaged until after design was complete. The absence of early contractor involvement resulted in several change orders and project delays. City Attorney Pyburn noted that the City reviewed comparable projects in other Florida cities that utilized the CMAR method, and those projects were successful. Commissioner Welch inquired whether the design plan would return to the Commission. Mr. Mautte responded that it would, anticipated in or around April.

Commissioner Rydell requested that, prior to the project reaching the Development Review Committee (DRC) site plan stage, a meeting be held with the project manager and the design team to allow an opportunity to address and finalize key details before the formal presentation to the Commission.

Mayor Railey inquired whether such meetings were already scheduled, to which Mr. Mautte responded that meetings were scheduled to discuss these items and that staff could distribute information following the meetings to the Commission.

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

City Manager

5. **RES 2026-006** A RESOLUTION APPROVING THE CITY OF COCONUT CREEK'S 2026 STATE LEGISLATIVE AGENDA

Mayor Railey read the Resolution title into the record.

MOTION: Welch/Wasserman – To approve Resolution No. 2026-006.

Government Affairs Manager Bernadette Hughes presented the item, stating that the agenda was developed by the City's state lobbyist and staff to identify legislative priorities for the upcoming session. She noted that the agenda focused on key legislative issues rather than board policies and added that the lobbyist would use the agenda to coordinate meetings between the Commission and legislative representatives in Tallahassee. She noted that the City submitted five (5) appropriation requests through Representative Christine Hunschofsky and Senator Tina Polsky to advocate on behalf of the City.

Commissioner Welch inquired about the changes from prior legislative agendas, and Ms. Hughes explained that the prior agendas were more focused on broad topics, such as home rule, transportation, and water quality, whereas the 2026 agenda was focused specifically on individual bills to enhance advocacy efforts.

Commissioner Brodie inquired about the status of the Federal Legislative Agenda, and Ms. Hughes stated it would be forthcoming in February.

Mayor Railey noted that the five (5) appropriation requests totaled \$2,240,000.

Commissioner Rydell commented on items in the agenda that the City would be opposing under home rule principles, noting that some could be used as a precedent in future debates about reducing or eliminating property taxes. He expressed concern that including such positions on the agenda may not be the best approach.

Vice Mayor Wasserman inquired whether any items in the agenda that did not have consensus among the Commission could be removed. Ms. Hughes responded that was possible. Discussion ensued regarding the wording of items in the agenda, including how certain items were being monitored and others were opposed by the City.

AMENDMENT: Rydell/Wasserman – To amend the legislative agenda language for fiscal impact items from oppose to monitor.

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

Upon roll call, the Resolution, as amended, passed by a 5-0 vote.

CITY MANAGER REPORT

City Manager Rose reported on a recent meeting with the MTECC Group, the contractor responsible for implementing construction for the Lyons Road lighting project. She stated that the project was progressing well, with the light poles expected to be delivered around March and project completion anticipated between October and early next year. She noted there was a ten percent (10%) contingency set aside for the project, and it was anticipated that a portion of the contingency funds would be utilized to complete the project. Continuing, City Manager Rose noted that staff was working to develop a virtual town hall meeting to discuss property tax issues, in conjunction with Representative Hunschofsky, scheduled for February 3 at 6:00 p.m. She reminded the Commission of the upcoming events planned for the Holocaust Day of Remembrance on January 29 and asked the Commission to notify her of any invitations they would like extended. She provided an update on the Re-Districting Board, stating that the application period would open on May 4 and close on June 8, with the goal of bringing the board appointments to the Commission for approval on either the June 25 or July 9 Commission Agenda.

Discussion ensued regarding the proposed schedule, with concerns noted that the proposed timeframe would extend into the summer, which could present challenges for attendance. City Manager Rose noted that staff would review the schedule and make adjustments where appropriate.

CITY ATTORNEY REPORT

City Attorney Pyburn shared that Broward County amended its Code of Ethics, which applied to the Commission. She advised that the amendment now aligned County reporting requirements with the State provisions regarding disclosing gifts exceeding \$100. City Attorney Pyburn also provided an update on the City's lawsuit against the Florida Department of Transportation (FDOT) for the turnpike expansion. She noted that FDOT filed a motion to dismiss in December; the City filed a response, and a reply was received yesterday. She stated that a hearing was scheduled for early February and noted that she would keep the Commission informed as the matter progressed.

COMMISSION COMMUNICATIONS

Commissioner Rydell commented on the City's end-of-year events and commended staff and volunteers for their efforts. He provided an update regarding the upcoming Solid Waste Authority meeting being held on January 16 and noted that he would present a report at the next meeting. He spoke about proposed legislation to combine Broward Health with Memorial Healthcare System.

Commissioner Welch thanked Commissioner Rydell for the information shared related to the Solid Waste Authority and the medical legislation. She echoed appreciation to staff for their efforts in the City's end-of-year events.

Commissioner Brodie commented on the streamlining of the Code of Ethics and expressed support for the changes. He also provided an update on Form 6, noting that the matter remained in litigation. He shared his support for the hospital legislation, emphasizing that it was a partnership rather than a buyout. Commissioner Brodie thanked everyone who reached out during the holidays to wish him good health and looked forward to a positive new year.

Vice Mayor Wasserman commented on the holiday events and noted how wonderful they were. He inquired about the Redevelopment Management Associates contract that the Commission gave consensus to terminate and requested an update on any outstanding amounts owed by the City. City Manager Rose responded that no invoice had been submitted to date, and that any properly justified charges would be paid.

Mayor Railey wished everyone a happy and healthy New Year. She commented on the success of the holiday caravan and thanked City leadership for their efforts.

ADJOURNMENT

The meeting was adjourned at 8:24 p.m.

Joseph J. Kavanagh, MMC
City Clerk

Date