



CITY OF COCONUT CREEK CITY COMMISSION MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: October 10, 2024
Time: 7:00 p.m.
Meeting No. 2024-1010R

CALL TO ORDER

Mayor Sandra L. Welch called the meeting to order at 7:03 p.m.

PRESENT UPON ROLL CALL:

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

Mayor Welch 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. 24-173** A PROCLAMATION RECOGNIZING THE BROWARD GREEN SCHOOLS CAMPAIGN IN SUPPORT OF STUDENT-LED ENVIRONMENTAL ADVOCACY IN OUR SCHOOLS.

Mayor Welch read the proclamation into the record and presented it to the Broward Sierra Group Junior Team Chair Anagha Iyer and student representatives, who provided additional comments on the initiative.

Commissioner Rydell congratulated the students, praising them for the dedication and discussed the Broward Solid Waste Authority's efforts to engage schools in recycling and sustainability. He encouraged them to attend a Solid Waste Authority meeting, noting their strong understanding of these issues, and offered to connect with them via email for participation opportunities, either in person or virtually.

- 2. 24-162** A PROCLAMATION RECOGNIZING OCTOBER 2024 AS "BREAST CANCER AWARENESS MONTH."

Commissioner Rydell read the proclamation into the record and presented it to former City Commissioner and Breast Cancer Survivor Becky Tooley, who provided additional comments regarding the importance of self-examination and early detection.

3. **24-164** A PROCLAMATION RECOGNIZING OCTOBER 2024 AS “DOMESTIC VIOLENCE AWARENESS MONTH.”

Commissioner Wasserman read the proclamation into the record and presented it to Police Sergeant Joseph Jahrsdoerfer, who accepted on behalf of Victim Advocate Tara Arena.

4. **24-161** A PROCLAMATION RECOGNIZING OCTOBER 23-31, 2024, AS “RED RIBBON WEEK.”

Commissioner Brodie read the proclamation into the record.

INPUT FROM THE PUBLIC

Mayor Welch opened the floor to input from the public, and there were no questions or comments from the public.

CONSENT AGENDA (*Items 5 and 6*)

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

5. **24-163** A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2024-0912SP AND 2024-0912R)
6. **RES**
 2024-159 A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED GRANT AGREEMENT WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) FOR WASTEWATER INFRASTRUCTURE IMPROVEMENTS.

MOTION: Rydell/Railey – To approve Consent Agenda Items 5 and 6.

Upon roll call, the Motion passed by a 4-0 vote. Commissioner Brodie was absent for the vote as he briefly stepped off the dais.

REGULAR AGENDA

Public Works Department

7. **RES**
 2024-146 A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A CONSULTING SERVICES WORK AUTHORIZATION WITH WALTERS ZACKRIA ASSOCIATES, PLLC TO PROVIDE DESIGN SERVICES FOR THE RENOVATION AND REHABILITATION OF THE FLEET SERVICES BUILDING IN ACCORDANCE WITH RFQ NO. 10-06-21-11.

Mayor Welch read the Resolution title into the record.

MOTION: Rydell/Wasserman – To approve Resolution No. 2024-146.

Public Works Director Harry Mautte presented the item, providing a brief update on the planned renovation of the Fleet Services Building, constructed in the late 1980s, which included new impact roll-up doors, roof replacement, structural strengthening, and a 480-panel solar array. He

noted that design and engineering was budgeted in Fiscal Year 2024, with construction anticipated in Fiscal Year 2025, and that staff was pursuing a \$1.7 million reimbursable grant from the Florida Division of Emergency Management, pending the opening of the application cycle.

Commissioner Rydell commented on the project's timing, noting recent disasters in the State could impact funding, and praised design consultant Walters Zackria Associates for their work. He requested that the Commission be informed when the grant application window opened, recognizing potential Federal Emergency Management Agency (FEMA) reallocation and suggested the Commission could advocate for grant funding. He emphasized the importance of infrastructure hardening, and appreciated City Manager Rose's focus on this priority.

Mayor Welch expressed her excitement about the project, noting that after 40 years, the renovations and hardening would extend the building's lifespan. She was particularly pleased with the addition of solar features and the removal of the cupola to increase solar capacity, continuing the City's commitment to add solar to its buildings. She looked forward to securing the grant and commended the team on a job well done.

Vice Mayor Railey agreed that the project was needed and expressed hope to expedite it as much as possible. She inquired about the operational plan during construction. City Manager Rose explained that they anticipated phasing the construction to ensure continued operations.

There were no questions or comments from the public on the item.

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

Police Department

8. **RES 2024-155** A RESOLUTION ACCEPTING THE BYRNE DISCRETIONARY COMMUNITY PROJECT GRANTS/BYRNE DISCRETIONARY GRANTS PROGRAM IN THE AMOUNT OF NINE HUNDRED SIXTY-THREE THOUSAND DOLLARS (\$963,000); AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE GRANT AGREEMENT WITH THE DEPARTMENT OF JUSTICE (DOJ) FOR POLICE DEPARTMENT BODY-WORN CAMERAS AND RELATED TECHNOLOGIES.

Mayor Welch read the Resolution title into the record.

MOTION: Railey/Rydell – To approve Resolution No. 2024-155.

Chief of Police Fred Hofer announced that the Department had received a \$963,000 grant from the Department of Justice to fund and implement the body-worn camera program. He provided a general timeline for the rollout, with the deployment of the cameras planned for April 2025, possibly sooner.

Commissioner Rydell asked about the vendor selection process, noting that Axon was typically the sole source. Chief Hofer confirmed it would be a sole source request with Axon. Commissioner Rydell inquired about the implementation of body cameras, asking for clarification that they would be rolled-out for road patrol officers and that in-car cameras would not be phased out, and Chief Hofer confirmed that the body cameras were intended for road patrol officers. Commissioner Rydell emphasized the importance of ensuring that the same officers with in-car cameras would also have body cameras.

Mayor Welch asked about the inclusion of Police Service Aides (PSAs) in the body camera program, and Chief Hofer responded that while it had not yet been fully discussed, there was a chance that the PSAs might be included due to their frequent public interactions and involvement in traffic investigations. He noted that the administrative position, which had been budgeted for, was still being determined and would likely be handled in-house. Chief Hofer added that the notice for hiring that new position was expected to go out the following week.

There were no questions or comments from the public on the item.

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

Utilities and Engineering

9. **ORD 2024-038** AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 6, "BUILDINGS AND BUILDING REGULATIONS," ARTICLE IV, "BACKFLOW PREVENTION REGULATIONS," SECTION 6-52, "FEES," TO PROVIDE FOR INCREASED FEES FOR RECERTIFICATION OF BACKFLOW PREVENTERS. (FIRST READING)

City Attorney Pyburn read the Ordinance title into the record.

MOTION: Wasserman/Railey – To approve Ordinance No. 2024-038 on first reading.

Utilities and Engineering Director Osama Elshami presented the item, explaining that backflow preventers protect the water system and must be tested and maintained annually, as required by the Florida Department of Environmental Protection. He noted that the amendment proposed adjusting the fees for cost recovery of the testing. Mr. Elshami clarified that the requirement mainly applied to commercial buildings, along with some condominiums and townhomes, depending on how the water system was connected.

Commissioner Brodie asked whether all water lines, regardless of type, had a backflow preventer. Mr. Elshami clarified that while all lines had some form of device, the backflow preventers that were testable were primarily on commercial and certain multi-unit residential lines. He added that residential units typically had a dual check valve after the meter, which was not required to be tested.

There were no questions or comments from the public on the item.

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

10. **ORD 2024-048** AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE II, "SUBDIVISION REGULATIONS," DIVISION 2, "SUBDIVISION PLAT REQUIREMENTS," SECTION 13-169, "WATER AND WASTEWATER EXTENSION REGULATIONS," IN ORDER TO PROVIDE FOR FUTURE CONNECTIONS TO ADJACENT LOTS(S) AND OR TRACT(S). (FIRST READING)

City Attorney Pyburn read the Ordinance title into the record.

MOTION: Wasserman/Brodie – To approve Ordinance No. 2024-048 on first reading.

Utilities and Engineering Director Osama Elshami explained that the ordinance amendment formalized the long-standing practice of requiring developers to extend water and wastewater lines to adjacent properties, ensuring future access, noting that the policy was in place for 25 years and adding it to the Code provided for clarity. Mr. Elshami explained that existing developed parcels would not be affected unless they were redeveloped, and if surrounding areas were already serviced, no extensions would be required. He stated the amendment aimed to address areas without water and sewer services.

Commissioner Rydell clarified with Mr. Elshami that the policy did not just apply to the City but also extended to areas serviced by Coconut Creek, such as neighborhoods in Parkland, and Mr. Elshami confirmed. Commissioner Rydell noted that he saw it as a positive measure of being a good neighbor by extending services.

There were no questions or comments from the public on the item.

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

Sustainable Development

City Attorney Pyburn explained the City's quasi-judicial procedures that would be applied to Agenda Items 11 and 12 as follows (verbatim):

Florida courts have determined that there are certain types of matters, including Agenda Items 11 and 12 on tonight's agenda, that are to be treated differently than other items considered by the Commission. In these quasi-judicial applications, the Commission is applying existing rules and policies to a factual situation and is therefore acting like a Judge and Jury do in a trial held in the courtroom. In such cases, the courts have decided that due process and fundamental fairness require that more formal procedures be followed.

The City Commission's decision must be based on the evidence and information that is presented at the public hearing including the agenda materials, Planning and Zoning Board recommendation, testimony presented at the public hearing, and the deliberations of the City Commission. The quasi-judicial procedures require that the Commission consider the evidence presented to it and base their decision on the applicable law and primarily on credible evidence presented whether by staff, the applicant, or members of the public.

In a quasi-judicial proceeding, the City Commission is not allowed to take into consideration public sentiment or the popularity of a particular development proposal or application. The City Commission may only consider competent substantial evidence. This means testimony or other evidence that a reasonable mind would accept as credible and adequate to support a conclusion. Florida courts have made it clear that mere generalized statements of opposition are to be disregarded, but fact-based testimony can be considered competent and substantial evidence. This can include eyewitness observation testimony about relevant facts and documentary evidence, including photographs, aerials, and maps. Citizens who want to participate in a quasi-judicial hearing can testify as to factual matters and any element of the case that would not require specialized training or specific academic degrees. Their testimony will be considered provided their testimony is backed up by established facts, studies, or evidence that is not conjecture or just based on a feeling. The quasi-judicial hearing process is not a popularity contest. The strict rules of evidence do not apply during the public hearing, but any comments must be relevant to the agenda item. Proper decorum is required and will be maintained at all times. Please refrain from vocal outbursts, jeering, cheering, or applause.

Everyone who seeks to speak on an item will be given an opportunity to speak. If you intend to provide

testimony as to any of the applications to be considered tonight, you will be sworn in before your testimony is taken. Please know if you speak, you may be subject to cross examination; the City Commission may comment or ask questions of persons addressing the Commission at any time. If you refuse to either be cross-examined or to be sworn, your testimony will be considered in that context and given its due weight. The general public will not be permitted to cross examine witnesses but may request that the Commission direct questions on their behalf to the applicant or staff. Will the Clerk please confirm compliance with the notice requirements?

City Clerk Kavanagh confirmed the public notice requirements for Agenda Items 11 and 12 had been met and swore in the witnesses.

Mayor Welch asked if there were any objections from staff, the applicant, the Commission, or the public to hear Agenda Items 11 and 12 together, as they were related, and there were no objections.

11. **RES 2024-157** A RESOLUTION APPROVING THE SITE PLAN REQUEST OF DAVID AULD OF JOHNS FAMILY PARTNERS, LLLP TO CONSTRUCT A MAXIMUM OF 172 CONDOMINIUM UNITS ON PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, GENERALLY DESCRIBED AS BLOCK 15A OF THE MAINSTREET AT COCONUT CREEK DEVELOPMENT. (QUASI-JUDICIAL)(PUBLIC HEARING)

12. **RES 2024-158** A RESOLUTION APPROVING THE SITE PLAN REQUEST OF DAVID AULD OF JOHNS FAMILY PARTNERS, LLLP TO CONSTRUCT AN 8,779 SQUARE FOOT PRIVATE CLUBHOUSE ON THE PROPERTY LEGALLY DESCRIBED IN EXHIBIT "A," ATTACHED HERETO AND MADE A PART HEREOF, GENERALLY DESCRIBED AS BLOCK 15B OF THE MAINSTREET AT COCONUT CREEK DEVELOPMENT. (QUASI-JUDICIAL)(PUBLIC HEARING)

Mayor Welch read the Resolution titles into the record.

Commissioner Brodie made a motion to move Item 11 for discussion, seconded by Vice Mayor Railey.

Commissioner Brodie made a motion to move Item 12 for discussion, seconded by Vice Mayor Railey.

City Attorney Pyburn asked if there were any disclosures or ex-parte communications on behalf on the Commission for Agenda Items 11 and 12, and all City Commissioners noted that their communications with Attorney Scott Backman had been duly logged.

Sustainable Development Director Justin Proffitt presented the items, summarizing the two (2) site plan requests, including 172 for-sale condominiums on 7.3 acres known as Block 15A, and an 8,779-square-foot clubhouse for the MainStreet development on Block 15B. He noted that Block 15A was located at the southwest corner of Wiles Road and Banks Road, and that Block 15B was along a future roadway, Northwest 54 Terrace. Mr. Proffitt stated that both blocks offered on-site parking for residents and guests, with nearby access to public parking, parks, trails, and future recreational amenities. He noted that a portion of Block 15 was owned by the City, requiring a land swap agreement. He stated that staff recommended approval of the site plan applications as they complied with all city regulations, including the MainStreet PMDD, Land Development Code, MainStreet Design Guidelines, and the Comprehensive Plan and that the Planning and Zoning Board unanimously approved the plans at their September 11, 2024, meeting.

Attorney Scott Backman, of Miskel Backman LLP, 14 SE 4 Street, Boca Raton, expressed appreciation for the ongoing efforts by City staff and leadership to move the MainStreet project forward. He presented on behalf of the applicant, David Auld of Johns Family Partners, LLLP, sharing a *PowerPoint* presentation that highlighted the two (2) site plans for Blocks 15A and 15B, located in the northwest corner of the development. He emphasized the open design of Block 15A, which included various building types, trellis features, and a pedestrian greenway designed to promote walkability and connectivity throughout the MainStreet area, with scenic views around a lake and architectural features that enhanced the buildings. Mr. Backman shared renderings of the units and details on the building materials and design, highlighting the outdoor living spaces available in each unit. He also mentioned future applications on the Green Space and Master Roadway plans, which were progressing.

Commissioner Rydell inquired about the mail kiosk and whether there would be one (1) or two (2). Mr. Backman responded that there would be one (1), as required by the Postal Service. Commissioner Rydell asked for clarification on the visualization of the four-story buildings with twenty-four (24) units, noting that the size seemed to suggest more units. Mr. Backman explained that while the buildings were large, they were creatively designed with two-story townhomes on the ground level and additional units on the upper floors, making it appear denser than it actually was. He highlighted the creativity involved in the site planning, which Commissioner Rydell commended. Commissioner Rydell asked about anticipated sales prices, and Mr. Backman estimated starting prices around \$450,000, with potential increases depending on market conditions. Commissioner Rydell acknowledged the realistic pricing and also mentioned that the shared responsibilities of the project could support the formation of a Community Development District (CDD) for future discussions.

Commissioner Brodie asked about the concept of a "great room" after seeing it in the drawings. Mr. Backman explained that a great room was a larger, open space that combined the functions of traditional living rooms, dining rooms, and family rooms, allowing for more flexibility in entertaining.

Commissioner Wasserman inquired about the pricing of the units, noting that while the starting price of \$450,000 was market-driven, additional costs like insurance, escrow, potential homeowners association (HOA) and Community Development District (CDD) fees, and taxes could make it difficult for younger buyers. He emphasized how challenging it had become to purchase a home compared to when he bought his townhouse and urged consideration of programs or incentives for new homeowners, especially those working in Coconut Creek.

Mayor Welch asked about the parking spaces, expressing concern over the 1.7 spaces per unit for larger units. Mr. Backman explained that they exceeded the required 1.5 spaces per unit, with the 1.7 ratio being consistent with other blocks, excluding surrounding on-street parking. Mayor Welch inquired about dumpster locations and trash disposal. Mr. Backman confirmed there would be two (2) dumpster locations, with unit owners responsible for their own trash, though valet service could be an option. Mayor Welch appreciated the two-story additions and the safety features around the lake.

Commissioner Rydell mentioned that trash services, such as valet trash, could be incorporated into a CDD. He cited examples from the Turtle Run community in adjacent Coral Springs and noted that valet trash services could be a benefit. He emphasized that while the City should not offer such services, the Commission could approve it and include it as an obligation within the CDD for the development.

Mayor Welch requested to move on to the presentation for Block 15B.

Mr. Backman presented Block 15B, recalling previous discussions about the townhome blocks and amenities for the for-sale product. He noted that individual site visits with the Commissioners, including Commissioner Rydell and Commissioner Wasserman, helped refine the plans for the clubhouse and outdoor amenities evolving into a larger and better-planned clubhouse with a resort-style outdoor deck. He emphasized the central location of Block 15B, which overlooked the bulkhead and provided a strong pedestrian connection. Mr. Backman described the clubhouse floor plan, highlighting key features, including a fitness room, movie room, bar and lounge, party room with spaces available for rental through a property manager, and an outdoor kitchen and patio. He shared the occupancy details for the rooms to provide a picture of the size and usage potential for each.

Commissioner Rydell asked about the size of the bathroom, and Mr. Backman clarified that there were two (2) bathrooms, one (1) for the interior and another large restroom designed to accommodate both the inside and outside capacity of the building. He explained that it was designed as a locker-room-style restroom, although there were no lockers. Mr. Backman also mentioned that the restroom size was a requirement based on the building's capacity and external areas.

Vice Mayor Railey inquired about restroom access from both the pool and clubhouse, expressing concern about wet floors creating hazards. Mr. Backman confirmed there were two (2) restrooms, accessible from both inside and outside, and showers would be provided in the pool area to address the issue.

Mr. Backman continued the presentation, sharing renderings of the clubhouse and outdoor amenities for Block 15B. He highlighted the modern and clean design, emphasizing the outdoor area with features such as a summer kitchen, cabanas, and covered seating. He noted that the pool would be fully secured with access control. He compared the pool size and capacity to a well-known community pool, noting that MainStreet's pool would accommodate 77 people and would be slightly smaller than the Township community pool, which served a larger community. He highlighted the nearby Greenway trail and shared additional renderings that provided visual context of the clubhouse, pool deck, and surrounding features.

Commissioner Rydell expressed his support for the project, highlighting the amenity package and how it compared favorably to larger communities like the Township. He noted that the pool size and amenities were well-suited for the number of homes being served. He highlighted future plans for the Civic Node, parking garage, and village green, stressing the importance of delivering an exceptional space to complement the neighborhood. He commended Mr. Backman for the quality of the product presented for both Blocks 15A and 15B.

Commissioner Brodie asked about the security features around the pool and building, specifically inquiring if key fob or swipe card access would be implemented. Mr. Backman confirmed that both the pool and building would have restricted access and would lock down after hours. Commissioner Brodie emphasized the importance of tying the camera system into the police department for real-time monitoring, citing the recent success of catching vandals. He commented that this level of security was a priority and a requirement for his support.

Vice Mayor Railey expressed satisfaction with the project, appreciating its blend of urban and small-town feel. She asked about golf cart use within the complex, and Mr. Backman explained that street-legal golf carts would be allowed on county roads, but private roads in the area were not extensive enough for full integration.

Commissioner Wasserman asked if there would be a sauna, jacuzzi, or steam room in the

amenity package. Mr. Backman replied that there were no plans for those features, explaining that while there was room, hot tubs often presented maintenance and liability issues, so they had been avoided. Commissioner Wasserman then discussed the differences between the MainStreet community and the Township community, noting that Township subdivisions had their own pools, whereas MainStreet did not. He raised concerns about parking, particularly the twenty-seven (27) available spaces, and whether it would be enough for residents. He expressed overall satisfaction with the project, commending the design and attention to detail, while acknowledging the importance of ensuring the Civic Node and parking garage met high standards.

Mayor Welch expressed her appreciation for the additional effort in providing both the dimensions and capacity figures, which helped her better understand the details on paper. She found the pool comparison helpful and believed that City staff pushed for a premium product in terms of the clubhouse amenities. She added that she felt confident the City's features would be equal to or exceed expectations.

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

MOTION: Wasserman/Rydell – To approve Resolution No. 2024-157.

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

MOTION: Railey/Rydell – To approve Resolution No. 2024-158.

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

CITY MANAGER REPORT

City Manager Rose noted that the solicitation for the fire station design was expected to be issued on December 15, with the project moving forward, as scheduled. She mentioned progress on the new website, highlighting its improved functionality, including a prominent search button. Lastly, she wished Mayor Welch and Commissioner Brodie happy birthday.

CITY ATTORNEY REPORT

City Attorney Pyburn extended birthday wishes to Mayor Welch and Commissioner Brodie. She informed the Commission about a recent Broward County Commission discussion on amending the ethics code regarding gift limits, explaining that the current five dollar (\$5) limit for gifts from lobbyists or contractors may increase to one hundred dollars (\$100) to align with state law. She noted that second reading of the ordinance would be scheduled for November 12, with potential restrictions for one-on-one meetings still under review. City Attorney Pyburn said she would keep the Commission updated on the final action.

COMMISSION COMMUNICATIONS

Commissioner Rydell shared that he attended the County Commission meeting where the landfill land use change and expansion were discussed, noting that Commissioner Bogen had moved to reschedule the public hearing date to November 12, instead of an earlier date. He commented that there had been momentum among the Commissioners questioning why the project was moving forward. He

emphasized the importance of preparing for the November 12 meeting and urged City Manager Rose to ensure that information was communicated and that the City pushed for participation at the meeting.

Commissioner Wasserman raised concerns about the rubber speed bumps in South Creek, noting recent complaints from residents and asked for an update. City Manager Rose explained that the rubber speed bumps were temporary installations and would be replaced as part of a larger resurfacing project. She added that the City was working on an agreement with the City of Margate to expedite utility installation, which would streamline the resurfacing process. Commissioner Wasserman also inquired about the impact of Margate's bond referendum on South Creek and Lakewood East residents, specifically regarding potential tax or water bill increases. City Manager Rose clarified that while residents would not see an impact on their tax bills, Margate had recently increased water rates by twenty-five percent (25%) to cover infrastructure improvements, which included projects in South Creek. She noted that there might be further water rate increases, but no additional bills related to the bond. Commissioner Rydell clarified that residents in Lakewood East and South Creek were effectively being double-taxed due to increased water rates and additional service charges. However, they would not be responsible for the debt service on Margate's bond. City Manager Rose confirmed this, adding that although Margate's bond referendum directly impacted a portion of Coconut Creek residents, Margate had initially not prioritized their area for water improvements. By negotiating with Margate to save money on road resurfacing, Coconut Creek was pushing for South Creek to be prioritized first, though the agreement was still being finalized. City Manager Rose clarified that all residents in Margate were paying the increased water rates, while Coconut Creek residents in South Creek and Lakewood East also had to pay an additional surcharge on top of that rate. Commissioner Wasserman asked why proper speed humps could not be installed in South Creek sooner, noting that infrastructure improvements were years away. He expressed frustration with the current temporary speed bumps and suggested beautifying the area with better options. City Manager Rose responded that staff could review the possibility, noting that traffic calming devices were a separate line item and that any changes would need to go before the traffic committee to assess availability of funds. She agreed to follow up on the request.

Commissioner Brodie shared a positive experience where the City quickly addressed a sewer line emergency at his home after a tree collapsed. He praised the staff for their prompt and professional response. He emphasized the friendly interactions he regularly has with various City departments and expressed pride in the family-like atmosphere created by the City's 518 employees.

Vice Mayor Railey asked City Manager Rose if a comparison had been made between Coconut Creek's water bills and Margate's, specifically for Coconut Creek residents serviced by Margate water. City Manager Rose confirmed that a comparison had been done, noting that, except for the conservation rate for usage under 3,000 gallons, Coconut Creek's rates were higher. She also mentioned that South Creek residents paid a slightly higher surcharge. Vice Mayor Railey expressed gratitude and respect for the City's first responders following an incident at Wynmoor in the pool area. She commended the quick response, with paramedics, police, and detectives arriving swiftly and handling the situation with professionalism and respect. Vice Mayor Railey acknowledged the emotional weight of the day and conveyed her pride in being part of the City.

Mayor Welch expressed pride in the City's recent police reaccreditation and apologized for missing the event. She praised the City Clerk and staff for their outstanding work in sharing the ballot question in a variety of ways. Mayor Welch highlighted a school board meeting, where the City's presentation underscored the need for a middle school in Coconut Creek. She shared that Superintendent Howard Hepburn commented at the same meeting that their operations team had taken action to observe the traffic issues at Lyons Creek Middle School and had approved staff to move forward, although it was unclear how implementation would be undertaken. She mentioned a call from the Superintendent's Office about Coconut Creek High School's revised grade to a C, after recalculation from missing data.

Mayor Welch expressed support for Principal Dr. Near. She wished Commissioner Brodie a happy birthday.

ADJOURNMENT

The meeting was adjourned at 9:12 p.m.

Joseph J. Kavanagh, MMC
City Clerk

Date