



## CITY OF COCONUT CREEK CITY COMMISSION MINUTES

Government Center  
4800 W. Copans Road  
Coconut Creek, Florida

Date: April 24, 2025  
Time: 7:00 p.m.  
Meeting No. 2025-0424R

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### CALL TO ORDER

Mayor Jacqueline Railey called the meeting to order at 7:05 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  
Deputy City Attorney Kathy Mehaffey  
City Clerk Joseph J. Kavanagh

Mayor Railey asked all to rise for the Pledge of Allegiance led by Julliana Carranza Escobar and her son, Gabriel.

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

### PRESENTATION(S)

#### 1. **25-082** A PRESENTATION RECOGNIZING THE 2025 CITIZENS' ACADEMY GRADUATING CLASS.

Community Relations Director Yvonne Lopez recognized the following graduates from the 2025 Citizens' Academy:

Jennifer Angel	Kirsaly Heredia	Gayle Daniel Worrell
Ellen Baronoff	Rosemarie Kovalik	Angelica Yeager
Lauren Birnhak	Gaby LaRosa	Joe Yeager
Julissa Castillo	Matt Lazarus	
Barbara Catinella	Michael Mesagno	
Frances Chaimowitz	Cesar Nin	
Ronnie Chase	Annette Oquendo	
Norman Cohen	Beverly Pereira	
Amy Cornforth	Thaddeus Richards	
Almira Da Silva	Cassandra Ruiz Brewer	
Nicole Delance	Ron Shamai	
Robert Doblmeier	Frankie Softley	
Genesis Guptill	Ellen Velez-Ortiz	
Ryan Guptill	Scott Williams	

**2. 25-089 A PRESENTATION REGARDING “THE UNDERWATER: BROWARD” PROJECT.**

Adam Roberti, Executive Director of the Cortada Foundation, made a presentation regarding “The Underwater: Broward” project, aimed at increasing climate literacy in South Florida. City Manager Rose stated she would reach out to Mr. Roberti regarding collaboration.

**3. 25-092 A PROCLAMATION RECOGNIZING APRIL 2025 AS “AUTISM ACCEPTANCE MONTH.”**

Mayor Railey read the proclamation into the record and presented it to Julliana Carranza Escobar and her son, Gabriel. Mrs. Carranza Escobar briefly addressed the Commission, thanking the City for their partnership in advocating for an inclusive community and speaking in support of employment opportunities for those with Autism.

**4. 25-067 A PROCLAMATION RECOGNIZING APRIL 24, 2025, AS “ARBOR DAY 2025.”**

Commissioner Rydell read the proclamation into the record and presented it to Urban Forester Sharon Vollmer. Vice Mayor Wasserman highlighted the Annual Free Tree Give Away on Saturday, April 26, and Mayor Railey recognized City Manager Rose for her efforts to establish the Free Tree Give Away twenty-five (25) years ago.

**5. 25-102 A PROCLAMATION RECOGNIZING MAY 2025 AS “MENTAL HEALTH AWARENESS MONTH.”**

Mayor Railey read the proclamation into the record and presented it to Dr. Joe Oravezc, CEO, National Alliance for Mental Illness (NAMI) Broward County, along with board members Blake Cohen and Suzette Fleischmann. Dr. Oravezc spoke briefly regarding the mission of NAMI Broward County.

**6. 25-097 A PROCLAMATION RECOGNIZING MAY 4 - MAY 10, 2025, AS “INTERNATIONAL COMPOST AWARENESS WEEK.”**

Commissioner Welch read the proclamation into the record and presented it to Dustin DuBois, Filthy Organics. Commissioner Rydell thanked Mr. DuBois and his family for changing the trajectory of waste management in Broward County.

**7. 25-085 A PROCLAMATION RECOGNIZING MAY 4 - MAY 10, 2025, AS “PROFESSIONAL MUNICIPAL CLERKS WEEK.”**

Vice Mayor Wasserman read the proclamation into the record and presented it to City Clerk Joseph J. Kavanagh and staff.

Vice Mayor Wasserman shared that he and Mayor Railey had attended Temple Beth Am the previous evening and recognized Holocaust Remembrance Day with a proclamation.

## **INPUT FROM THE PUBLIC**

Tammy Lettieri, 3302 Carambola Circle South, Coconut Creek, sought the support of the Commission on a Medicare for all resolution. She discussed the cost benefits of public healthcare and issues with unaffordability in the existing medical system.

Gloria Brown, 2907 Carambola Circle South, Unit 306, Coconut Creek, spoke regarding issues within the Applewood Village 4 community, including the need for a dependable elevator, air conditioning, and other maintenance issues. She commented that it was a substandard housing development with unsanitary and unsafe conditions. She commended the City's emergency responders for their help and asked that the City consider establishing a committee for condominium residents. City Manager Rose advised that these concerns were raised with staff earlier in the week and a Code Officer had been sent to speak with management. She stated some of the issues were being addressed, and noted there was a backlog with Broward County related to the repair and maintenance of elevators. She thanked the residents for bringing the issues forward.

Danielle Mazza, 2907 Carambola Circle South, Unit 203, Coconut Creek, discussed issues at the Applewood Village 4 community, noting that issues had begun with flooding from a heat pump and left her without air conditioning for three (3) weeks. She stated the residents were at the mercy of the property management company and their mental and physical health was being impacted.

## **REGULAR AGENDA**

### **City Clerk**

8.      **25-084**          A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2025-0325WS AND 2025-0327R)

Mayor Railey read the Motion title into the record.

**MOTION:**          Wasserman/Brodie – To approve the March 25, 2025, Workshop Minutes and March 27, 2025 Regular Meeting Minutes.

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

### **City Commission**

9.      **RES**              A RESOLUTION APPOINTING FIVE (5) REGULAR MEMBERS AND ONE (1)  
      **2025-044**          ALTERNATE MEMBER TO THE PLANNING AND ZONING ADVISORY BOARD  
                             FOR A TERM ENDING WITH THE NEXT APPOINTMENT IN 2026.

Mayor Railey read the Resolution title into the record.

Commissioner Welch moved the item for discussion, seconded by Commissioner Brodie.

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

- Commissioner Rydell nominated Colleen LaPlant.
- Commissioner Welch nominated Nancy Fry.
- Commissioner Brodie nominated Alex Escoriza.
- Vice Mayor Wasserman nominated Solomon Briks.
- Mayor Railey nominated Jeffrey Light as Regular Member and Nikki-Ann Thomson as Alternate.

Mayor Railey re-stated the slate of nominees for the Planning and Zoning Advisory Board. Commissioner Rydell asked Deputy City Attorney Mehaffey for clarification as to whether nominations were to come from the Commissioners' districts, and Deputy City Attorney Mehaffey

advised this was not required.

**MOTION:** Welch/Wasserman – To approve Resolution No. 2025-044.

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

Mayor Railey announced that the next meeting of the Planning and Zoning Advisory Board was scheduled for May 14, 2025, at 7 p.m.

10. **RES 2025-045** A RESOLUTION APPOINTING FIVE (5) REGULAR MEMBERS AND ONE (1) ALTERNATE MEMBER TO THE PARKS AND RECREATION ADVISORY BOARD FOR A TERM ENDING WITH THE NEXT APPOINTMENT IN 2026.

Mayor Railey read the Resolution title into the record.

Commissioner Rydell moved the item for discussion, seconded by Commissioner Welch.

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

- Commissioner Rydell nominated Kenneth Forbes.
- Commissioner Welch nominated Michael Madigan.
- Commissioner Brodie nominated Michael Guardino.
- Vice Mayor Wasserman nominated Joel VanHemel.
- Mayor Railey nominated Benjamin Nazario Vega as Regular Member and Gayle Daniel as Alternate.

Mayor Railey re-stated the slate of nominees for the Parks and Recreation Advisory Board.

**MOTION:** Rydell/Welch – To approve Resolution No. 2025-045.

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

Mayor Railey announced that the next meeting of the Parks and Recreation Advisory Board was scheduled for May 21, 2025, at 6:30 p.m.

11. **RES 2025-043** A RESOLUTION APPOINTING TWO (2) REGULAR MEMBERS AND ONE (1) ALTERNATE MEMBER TO THE CIVIL SERVICE BOARD FOR A TWO-YEAR TERM ENDING WITH THE NEXT APPOINTMENT IN 2027.

Mayor Railey read the Resolution title into the record.

Commissioner Welch moved the item for discussion, seconded by Commissioner Rydell.

There were no questions or comments from the public.

Commissioner Rydell commented that some of those who had applied for this board had been appointed elsewhere and were not eligible. Discussion ensued regarding nominations for the Civil Service Board.

**MOTION:** Rydell/Brodie – To nominate Alene Smith as a Regular Member for the Civil Service Board.

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

**MOTION:** Rydell/Railey – To nominate Troy Gras as a Regular Member for the Civil Service Board.

Commissioner Welch nominated Stacey Miller. The nomination failed for lack of a second.

Commissioner Brodie nominated Laura McDermott Matheric. The nomination failed for lack of a second.

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

**MOTION:** Wasserman/Rydell – To nominate Laura McDermott Matheric as the Alternate Member for the Civil Service Board

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

Mayor Railey stated the slate for the Civil Service Board included Regular Members Alene Smith and Troy Gras, and Alternate Member Laura McDermott Matheric

**MOTION:** Wasserman/Welch – To approve Resolution No. 2025-043.

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

#### **Public Works Department**

12. **ORD 2025-014** AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE SECOND AMENDMENT TO THE LEASE AGREEMENT WITH CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS, WHICH PROVIDES FOR THE MODIFICATION OF THE CITY'S TELECOMMUNICATION TOWER AT LAKESIDE PARK. (FIRST READING)

Deputy City Attorney Mehaffey read the Ordinance title into the record.

**MOTION:** Welch/Rydell – To approve Ordinance No. 2025-014 on first reading.

Public Works Director Harry Mautte presented the item, noting that the amendment would allow Verizon Wireless to modify the equipment on the City's telecommunication tower at Lakeside Park, which would not substantially increase the loading factor on the tower and would take place within the existing leased space on the ground. He stated there was no rent increase associated with the modification as the rent had increased with the first amendment.

Commissioner Brodie noted the telecommunication tower at Winston Park had issues that needed to be addressed. Mr. Mautte provided an update on work with the contractor to correct issues with the tower. Commissioner Brodie stated the project at Lakeside Park was fine, as it would remain within the existing footprint. He asked if staff had verified that Kimley-Horn had reviewed the application, and Mr. Mautte confirmed.

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**

13.    **RES**           A RESOLUTION APPROVING THE TRADEWINDS ELEMENTARY SCHOOL  
      **2025-062**       APPLICATION FOR MATCHING GRANT FUNDS FROM THE NEIGHBORHOOD  
                      ENHANCEMENT GRANT PROGRAM FOR SIGN ENHANCEMENTS.

Mayor Railey read the Resolution title into the record.

**MOTION:**       Rydell/Welch – To approve Resolution No. 2025-062.

Nancy Fry, 5341 Flamingo Place, Coconut Creek, spoke in support of the grant. She stated the marquee was desperately needed at Tradewinds Elementary School, and noted the Parent Teacher Association (PTA) had contributed \$7,000 toward the project.

There were no further questions or comments from the public.

Commissioner Brodie suggested the City needed to look at the grant parameters for schools, asserting that Neighborhood Enhancement Grant funds should be used for things like butterfly gardens, and signage should be addressed through the school's budget or the City's non-profit donation process through the PTA. He commented that schools receive separate tax dollars.

Vice Mayor Wasserman stated he did not believe Coconut Creek High School had an electronic marquee.

Commissioner Rydell highlighted that Tradewinds Elementary School Principal Dr. Priscille Elie was present. He stated he was supporting the investment in schools but believed there were more creative ways to reach people. Dr. Elie thanked the Commissioners for their support and noted the amazing things taking place at the school. She stated the marquee would reflect the improvements inside the school on the outside of the school and would be used for marketing.

Commissioner Welch commented that she watched the messages at the other schools that had electronic signs, and noted the schools were included in the grant guidelines because they were part of the neighborhood as well.

Mayor Railey stated she supported this grant application because it was important that the schools within the City reflect the City itself, and the children needed to have pride in the way their school looked and operated so they would want to excel.

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

14.    **RES**           A RESOLUTION APPROVING THE ARUBA VILLAGE CONDOMINIUM  
      **2025-064**       ASSOCIATION APPLICATION FOR MATCHING GRANT FUNDS FROM THE  
                      NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM FOR SECURITY  
                      ENHANCEMENTS.

Mayor Railey read the Resolution title into the record. She stated she had a conflict of interest as the President of the Wynmoor Community Council, recused herself from the item, and passed the gavel to Vice Mayor Wasserman.

**MOTION:**       Welch/Brodie – To approve Resolution No. 2025-064.

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

Commissioner Rydell confirmed members of the Aruba Village Condominium Association Board were present.

**Upon roll call, the Resolution passed by a 4-0 vote, with Mayor Railey abstaining, a copy of which Form 8B is attached hereto.**

## Finance Department

15. **ORD 2025-007** AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES, BY AMENDING CHAPTER 20, "UTILITIES," ARTICLE V, "RATES AND CHARGES," SECTION 20-82, "SCHEDULE OF RATES, FEES AND CHARGES," SUBSECTION 20-82(9), "AUTOMATIC ANNUAL RATE ADJUSTMENT," IN ORDER TO ALLOW FOR ANNUAL RATE ADJUSTMENTS EFFECTIVE JUNE 1 OF EACH YEAR BASED ON THE HIGHER OF TWO AND ONE-HALF PERCENT (2.5%), THE CONSUMER PRICE INDEX (CPI), OR BROWARD COUNTY WATER AND WASTEWATER SERVICES FEE ADJUSTMENTS AND TO PROVIDE THE CITY COMMISSION WITH THE ABILITY TO WAIVE SAID FEES IN WHOLE OR IN PART. (SECOND READING)(PUBLIC HEARING)

Deputy City Attorney Mehaffey read the Ordinance title into the record.

**MOTION:** Welch/Rydell – To adopt Ordinance No. 2025-007.

Finance and Administrative Services Director Peta-Gay Lake presented the item, noting this second hearing would adopt changes to the City's method for adjusting the Water and Wastewater Utility Rates on an annual basis. She stated that since First Reading of the ordinance, staff further evaluated the rates and distributed a more detailed financial analysis. She highlighted that the City's actual costs, based on contractual agreements with Broward County, had outpaced the current formula. She noted the ordinance proposed two (2) key changes to address the deficiencies in the current formula, including adjusting the annual rate increases based on the blended rate increase set by Broward County from the prior year and shifting the effective date of the annual increase from April 1 to June 1. She noted the Utility Fund was a self-sustaining enterprise fund, with rates set to recover the full cost of operations. She stated staff was recommending a nine percent (9%) increase to take effect June 1 consistent with the County's nine percent (9%) increase that took effect October 1, 2025. She shared staff's varied community outreach efforts to educate the community. She clarified that the ordinance provided for an automatic increase up to the amount of the County increase if approved; and if the Commission wanted to consider a lower rate, it would require approval by resolution at the next meeting.

Commissioner Welch stated the Budget Input meeting turnout was disappointing, but the social media blitz and phone calls had been effective as education. She commented on the projections and stated anticipated changes in Fiscal Year 2027 needed further review. Ms. Lake advised that future periods would be reevaluated as new numbers were provided.

Commissioner Rydell asked if nine percent (9%) was the highest possible increase under the current ordinance. He stated he would support a higher increase now and no increase in future years, but that was not an option. He noted that while Broward County had anticipated this increase and was passing it on to the City, there was legislation being considered at the State level that could result in a reduction. He commented that effective communication mattered. He highlighted messaging from Police Chief Fred Hofer and stated similar messaging was needed for water.

Discussion ensued briefly regarding the planned Broward County water infrastructure upgrades. Mayor Railey asserted that at this point in time, the Commission could only consider the known factor of a nine percent (9%) increase this year. She stated she believed there would be less impact on the residents to make the increase at this time. City Manager Rose advised that this was consistent with the staff recommendation. She noted the expectation was that a rate study would be conducted once the automated meter project was completed in 2027.

Commissioner Rydell asked how quickly rates could be adjusted in the event of a dramatic reduction. Ms. Lake stated an update to the ordinance and resolution would be required upon evaluation of the changes. Commissioner Rydell asked that staff update the Commission on future developments.

Commissioner Welch stated it was her understanding that Coconut Creek was the only municipality to get its water from Broward County. City Manager Rose confirmed Coconut Creek was the only large user on the Broward County water system. Discussion continued regarding the impacts of Broward County's adoption of the PFAS requirements.

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

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

## **CITY MANAGER REPORT**

City Manager Rose stated it had been a treat at the Arbor Day tree planting ceremony to have a tree planted in her honor. She reported that a DOGE letter from the Office of the Governor had been received on April 22, and it was being treated as a public records request. She stated significant records were being requested, along with a request that the Commission consider a resolution of support. She shared that Coconut Creek Elementary School had been officially renamed to the Coconut Creek K-8 Academy of Excellence. She highlighted a memo distributed regarding public art options for a Holocaust sculpture and asked that the Commission review its contents and provide feedback on the opportunities identified.

## **CITY ATTORNEY REPORT**

Deputy City Attorney Mehaffey reminded the Commission to reach out to her if they had any questions before City Attorney Pyburn's return to the office on Monday.

## **COMMISSION COMMUNICATIONS**

Commissioner Rydell recognized his wife on their 15<sup>th</sup> wedding anniversary. He thanked the legislative team for continuing updates on the State Legislative Session. He stated the public art project should be done right, or not at all, and noted the City had done a good job on Veterans' Park. He provided a brief update on the Solid Waste Authority, noting they were on the cusp of a full plan and stated he would be sharing a presentation on what he had learned about open market bidding for waste hauling. He stated he was looking forward to the free tree giveaway.

Commissioner Welch highlighted Administrative Professionals Day and stated the City was filled with wonderful people who kept everyone organized. She stated he was sad to hear that Assistant Fire Chief



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Kevin Sullivan was leaving the Fire Rescue Department and recognized his efforts to build the First Responder Behavioral Health Access Program (BHAP). She recognized the Police Department for a job well done. She commented that the Do the Right Thing Award Ceremony was the best 30 minutes of the month and suggested a change in the ceremony start time to 6 p.m. She suggested a future discussion on mini bikes and e-bikes in the City's parks and noted she would like to see data on incidents and observations from Park Rangers.

Commissioner Brodie thanked Commissioner Welch for reaching out during his father's recent illness. He shared his joy in meeting his new grandson.

Vice Mayor Wasserman commented on the Sustainability Lecture Series and recognized the organizers for their creativity. He agreed with Commissioner Rydell's earlier comments regarding social media and stated he had suggested a staff member be tasked with content creation for City content to increase engagement.

Mayor Railey thanked City Manager Rose for bringing the Arbor Day Free Tree Give Away to Coconut Creek twenty-five (25) years ago and congratulated her on her tree. She congratulated the Citizens' Academy graduates and recognized the overwhelming expertise present in the City. She shared items made from recycled items and stated she hoped the Drive Safe vehicle could be brought to the City so that every high school student could experience it. She noted House Bill 913 had passed regarding financing condominium reserves.

## **ADJOURNMENT**

The meeting was adjourned at 9:18 p.m.

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Joseph J. Kavanagh, MMC  
City Clerk

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Date