



## CITY OF COCONUT CREEK CITY COMMISSION MINUTES

Government Center  
4800 W. Copans Road  
Coconut Creek, Florida

Date: September 27, 2018  
Time: 7:00 p.m.

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### CALL TO ORDER

Mayor Rydell called the meeting to order at 7:00 p.m.

### PRESENT UPON ROLL CALL:

Mayor Joshua Rydell  
Vice Mayor Sandra L. Welch  
Commissioner Rebecca A. Tooley  
Commissioner Lou Sarbone  
Commissioner Mikkie Belvedere  
City Manager Mary C. Blasi  
City Attorney Terrill C. Pyburn  
City Clerk Leslie Wallace May

Mayor Rydell asked all to rise for the Pledge of Allegiance. Following the Pledge, Mayor Rydell announced that Agenda Item 1 had been postponed to the October 25, 2018, City Commission Meeting.

### PRESENTATIONS

~~1. 18-154 A SWEARING-IN CEREMONY FOR NEW POLICE OFFICER AMANDA L. CUMMINGS.~~

2. 18-137 A PRESENTATION OF THE 2018 STATE SURGEON GENERAL HEALTHY WEIGHT COMMUNITY CHAMPION CERTIFICATE BY THE FLORIDA DEPARTMENT OF HEALTH IN BROWARD COUNTY.

Mr. Bob Lamendola, Florida Department of Health, presented the City with the Healthy Weight Community Champion Award. He thanked the Commission for the progress achieved in making Coconut Creek a healthy place to live, work, and play.

3. 18-134 A PRESENTATION BY THE AMERICAN ASSOCIATION OF RETIRED PERSONS (AARP) TO INFORM THE COMMUNITY ABOUT AGE-FRIENDLY COMMUNITIES.

Mr. Ken Reinhardt, from the American Association of Retired Persons, began a *PowerPoint* presentation and gave a brief summary of the AARP Age-Friendly Community Program. Commissioner Belvedere and Vice Mayor Welch thanked Mr. Ryder for the presentation. Discussion ensued regarding the program costs. Mayor Rydell directed staff to review the program details.

## **INPUT FROM RESIDENTS OF COCONUT CREEK**

Mr. Robert Goldstein, Cheer Florida, 4900 Lyons Technology Parkway, Suite 8, Coconut Creek, advised that his building is for sale so he is now looking to relocate his cheerleading school within the City. He noted that an area of interest is a building adjacent to *Food for the Poor* being developed by Mr. Malcolm Butters. He is requesting an amendment to the zoning so that he may continue his business in Coconut Creek.

Mr. Malcolm Butters, Butters Construction Development, 6820 Lyons Technology Parkway, Coconut Creek, advised that he is working with staff to purchase the property adjacent to *Food for the Poor* and stated that it is zoned IO-1, which doesn't allow for the Cheerleading School. He is requesting the City to consider amending the zoning to allow for the school.

Assistant City Manager/Director of Sustainable Development Sheila Rose advised that the current zoning category for the area does not provide for educational uses; however, staff would evaluate alternatives to amend the zoning.

*Mayor Rydell implemented the Time-Certain, and the City Manager Report, City Attorney Report, and Commission Communications were heard after the Regular Agenda.*

## **CITY MANAGER REPORT**

City Manager Blasi announced that effective October 1, 2018, all A/C replacement and water heater permitting applications must be submitted online through the E-System. She commented that the Multicultural Arts Festival would be held on September 29, 2018. She also advised that she and Vice Mayor Welch would be attending the Florida Law Enforcement Accreditation presentation in Clearwater the following week, where the Coconut Creek Police Department would be recognized for receiving Accreditation status.

## **CITY ATTORNEY**

City Attorney Pyburn had no report.

## **COMMISSION COMMUNICATIONS**

Commissioner Sarbone commented on the upcoming Multicultural ArtsFest event.

Commissioner Tooley announced that the Broward Veterans Expo would take place on October 6, 2018, at Broward College, North Campus. She noted that she would be attending the Solid Waste Workshop on October 1, 2018, with City Attorney Pyburn, City Manager Blasi, and five Mayors from Broward County to review the Solid Waste Study. She commented about attending a funeral service for Firemen Mike Mattendoch from Coral Springs and briefly discussed suicide and mental illness. She invited the Commissioners to the Broward League of Cities Board Meeting on October 4, 2018. She commented about the compliments she has received about the Dog Park.

Commissioner Belvedere briefly discussed the Multicultural ArtsFest. She thanked the Parks and Recreation Department and commended City staff for their involvement. She announced that the Multicultural Circle would meet on October 9, 2018, and that there would be a speaker from the League of Women Voters to discuss the amendments on the November ballot.

Vice Mayor Welch congratulated Special Events Planner Leo Moleiro on the birth of his daughter. She attended the Broward Area Refugee Task Force Meeting and Florida Department of Children and Families Refugee Services Committee Meeting on September 20, 2018. She commended the Cocomar Water District for the work they do and commented that she would like to recognize John Krauss, who would be retiring soon. She attended a candidate forum that was hosted by the National Alliance on Mental Illness (NAMI) at Broward College Library. She noted that several candidates for state office were in attendance and that much of the discussion was regarding mental illness. She attended the Florida Department of Transportation workshop for the proposed improvements on Lyons Road and noted that several City residents attended. She also spoke about an event at Broward College where the guest speaker was a student from Virginia Tech who survived the shooting of April 2007.

Mayor Rydell announced that he would be attending the Solid Waste Workshop on October 1, 2018, and briefly mentioned the upcoming Broward Veterans Expo. He announced that the song selections to played before the start of each Commission meeting would go in order of seating, starting with Vice Mayor Welch and followed by Commissioner Belvedere, Commissioner Tooley, Commissioner Sarbone, City Clerk May, City Attorney Pyburn and City Manager Blasi. Mayor Rydell announced he was invited by the Coral Springs Regional Chamber of Commerce to give a presentation on the November ballot amendments. He discussed an overlay district that was drafted by a land use planner and Coconut Creek resident, which includes areas in the north end of the City, to preserve the unique homes in the area. He asked for consensus for staff to explore the proposal for the overlay district for that area and for the Vinkemulder area, and consensus was given. Mayor Rydell spoke about an initiative that the City of Tallahassee implemented where the City would pay for permitting fees when permits are not reviewed in a sufficient timeframe. He invited discussion regarding the City implementing a similar policy. Discussion ensued regarding the City's permitting process. There was no consensus.

## REGULAR AGENDA

*Agenda Item 5 was heard first on the Regular Agenda.*

### City Manager

4.     **RES**             A RESOLUTION AUTHORIZING THE MAYOR AND CITY MANAGER, OR  
       **2018-218**       DESIGNEE, TO EXECUTE AMENDMENT NO. 2 TO THE INTERLOCAL  
                          AGREEMENT WITH THE CITY OF MARGATE, DATED OCTOBER 1,  
                          2016, PROVIDING FOR DELIVERY OF EMERGENCY MEDICAL AND  
                          FIRE PROTECTION SERVICES IN ORDER TO PROVIDE FOR AN  
                          INCREASE IN FEES.

Mayor Rydell noted that Margate City Manager Sam May and Fire Chief Dan Booker were present and read the Resolution title into record.

**MOTION:**     Tooley/Welch – To approve Resolution No. 2018-218.

City Manager Blasi presented the item and explained the amendments to the contract.

Fire Chief Booker shared activities of the department over the last year. Discussion ensued.

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

**Police Department**

5. **ORD 2018-019** AN ORDINANCE AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH EMERALD TRANSPORTATION CORPORATION TO PROVIDE CITY-WIDE WRECKER TOWING SERVICES, PURSUANT TO RFP NO. 07-11-18-09. (SECOND READING) (PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

**MOTION:** Sarbone/Tooley – To approve Ordinance No. 2018-019.

City Attorney Pyburn noted that following the first reading of the Ordinance there was a minor modification to the Agreement, Paragraph 2B and Paragraph 9. She explained that the vendor was only responsible for towing inoperable City vehicles, and that in the event of an emergency, Emerald Transportation would provide towing services at the same rate as in the contract. James Jennings, Emerald Transportation Corporation, thanked the Commissioner for the opportunity to provide towing services for the City.

Mayor Rydell opened the public hearing. There were no questions or comments from the public, and the public hearing was closed.

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

6. **RES 2018-193** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE SCHOOL RESOURCE OFFICER (SRO) AGREEMENT WITH NORTH BROWARD PREPARATORY SCHOOL FOR A PERIOD COMMENCING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019.

Mayor Rydell read the Resolution title into record.

**MOTION:** Sarbone/Welch – To approve Resolution No. 2018-193.

City Manager Mary Blasi presented the item.

John Lehman, Managing Director, North Broward Preparatory School, introduced himself and reiterated the school's dedication to have a full-time SRO at the school for enhanced school safety.

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

7. **RES 2018-136** A RESOLUTION AUTHORIZING THE USE OF FEDERAL LAW ENFORCEMENT TRUST FUNDS IN THE AMOUNT OF FOUR HUNDRED EIGHTY-FIVE THOUSAND, FOUR HUNDRED THIRTY DOLLARS (\$485,430) FOR THE PURCHASE OF RIFLE PLATES, ACTIVE SHOOTER LEG RIGS, MOTOROLA SOFTWARE UPDATE, PORTABLE AND MOBILE RADIOS, DELL LAPTOPS AND TABLETS, POLICE VEHICLES, K-9 FIELD FENCE, SALARIES FOR SCHOOL RESOURCE OFFICERS FOR FISCAL YEAR 2019, AND AUTHORIZING THE USE OF LOCAL LAW ENFORCEMENT TRUST FUNDS IN THE AMOUNT OF SIX THOUSAND DOLLARS (\$6,000) TO PROVIDE A DONATION TO THE POLICE EXPLORER POST.

Mayor Rydell read the Resolution title into the record.

**MOTION:** Tooley/Welch – To approve Resolution No. 2018-136.

Deputy Police Chief Gregory Lees presented the item.

Commissioner Tooley asked staff to provide the beginning and ending balance of the Law Enforcement Trust Funds (LETF) amounts for future requests. Deputy City Manager Karen Brooks advised that there were sufficient funds for the proposed purchases. Discussion ensued regarding the equipment to be purchased.

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

### Public Works Department

8. **RES 2018-209** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH VECTOR FLEET MANAGEMENT, LLC PURSUANT TO RFP NO. 06-27-18-10.

Mayor Rydell read the Resolution title into the record.

**MOTION:** Tooley/Welch – To approve Resolution No. 2018-209.

Public Works Director Jim Berkman presented the item. He noted that Aubrey Felton of Vector Fleet Management, LLC, was present to answer questions. Mr. Felton addressed the Commission and noted that services would begin November 1, 2018. Discussion ensued regarding employees assigned to the contract.

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

9. **ORD 2018-025** AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE A FLEET SERVICES BUILDING LEASE AGREEMENT WITH VECTOR FLEET MANAGEMENT, LLC TO PROVIDE FOR THE LEASE OF A PORTION OF THE CITY'S FLEET SERVICES BUILDING. (FIRST READING)

City Attorney Pyburn read the Ordinance title into the record.

**MOTION:** Tooley/Welch – To approve Ordinance No. 2018-025.

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

10. **RES 2018-214** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A RETAINER AGREEMENT WITH DAVID S. DEE, ESQ. OF THE LAW FIRM OF GARDNER, BIST, BOWDEN, BUSH, DEE, LAVIA & WRIGHT, P.A. TO ASSIST THE CITY WITH THE PROCUREMENT OF SOLID WASTE AND RECYCLABLE MATERIALS COLLECTION, INCLUDING BUT NOT LIMITED TO THE PREPARATION OF REQUESTS FOR PROPOSALS AND RESULTING AGREEMENTS.

Mayor Rydell read the Resolution title into the record.

**MOTION:** Tooley/Welch - To approve Resolution No. 2018-214.

Public Works Director Jim Berkman presented the item and advised that there would be a workshop in November to discuss hauling services. Discussion ensued. City Manager Blasi commented that the expenditures for professional services would be funded with monies received from the Resource Recovery Board to be used for environmental concerns. City Attorney Pyburn noted that Mr. Dee has over 30 years experience.

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

### **Sustainable Development**

11. **RES 2018-207** A RESOLUTION APPROVING THE SITE PLAN REQUEST OF COCONUT CREEK AVIATION ASSETS, LLC TO CONSTRUCT A 24,300 +/- SQUARE FOOT WAREHOUSE/OFFICE BUILDING EXPANSION LOCATED AT 4700 LYONS TECHNOLOGY PARKWAY WITHIN THE LYONS CORPORATE PARK PLANNED COMMERCE DISTRICT (PCD). (QUASI-JUDICIAL)(PUBLIC HEARING)

Mayor Rydell read the Resolution title into the record.

City Attorney Pyburn read aloud the City's quasi-judicial procedures that would be applied to Agenda Item 11. City Clerk May confirmed that the public notice requirements were met for Agenda Item 11 and swore in the witnesses. City Attorney Pyburn asked if there were any disclosures or ex parte communications, and the following disclosures were made:

- Vice Mayor Welch visited the site.

**MOTION:** Tooley/Welch - To approve Resolution No. 2018-207.

Assistant City Manager/Sustainable Development Director Sheila Rose presented the item, noting that the project was a proposed expansion of an existing industrial building at Lyons Technology Center. She stated that an expansion of the building had been previously approved but was not constructed, and the site plan had since expired.

Gary Failler, Senior Vice President, Coconut Creek Aviation Assets, LLC, introduced himself and explained the business operations. He spoke about the proposed expansion of the facility and changes to the building. He discussed the jobs that would be generated from the expanded business operations. Jerry Thomas, 6810 Lyons Technology Circle, Suite 140, Coconut Creek, began a *PowerPoint* presentation and explained that the proposed building expansion would include an additional 24,300 square feet that would mirror the existing building. He discussed the green elements that would be added to the site. Discussion ensued.

Mayor Rydell opened the public hearing. Malcolm Butters, Butters Construction Development, commented that his company was honored to be the builder for the expansion and original developer of the site. He spoke about the importance of clean industrial uses to the City. There were no further questions or comments from the public, and the public hearing was closed.

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

12. **RES 2018-211** A RESOLUTION EXTENDING THE ZONING IN PROGRESS CURRENTLY IN PLACE TO PROPOSE AMENDMENTS TO THE CODE OF ORDINANCES, CHAPTER 13, "LAND DEVELOPMENT CODE," ARTICLE III, "ZONING REGULATIONS," DIVISION 3, "ZONING DISTRICT REGULATIONS AND TABLES," SECTIONS 13-360 THROUGH 13-362, TO PROVIDE FOR AMENDMENTS TO THE MAINSTREET REGIONAL ACTIVITY CENTER DESIGN STANDARDS FOR THE PURPOSE OF UPDATING SAME; CONTINUING THE ZONING IN PROGRESS UNTIL THE CITY AMENDS ITS LAND DEVELOPMENT CODE AS DESCRIBED HEREIN, OR UNTIL THE PASSAGE OF NINETY (90) DAYS FROM THE DATE OF THIS RESOLUTION, WHICHEVER FIRST OCCURS.

Mayor Rydell read the Resolution title into the record.

**MOTION:** Tooley/Belvedere - To approve Resolution No. 2018-211.

Assistant City Manager/Sustainable Development Director Sheila Rose presented the item. Discussion ensued regarding the development of the property.

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

#### City Manager

13. **RES 2018-217** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE TRANSPORTATION SYSTEM SURTAX INTERLOCAL AGREEMENT BETWEEN BROWARD COUNTY, THE BROWARD METROPOLITAN PLANNING ORGANIZATION (MPO), AND THE CITY OF COCONUT CREEK.

Mayor Rydell read the Resolution title into the record.

**MOTION:** Belvedere/Tooley - To approve Resolution No. 2018-217.

City Manager Mary Blasi presented the item.

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

14. **RES 2018-222** A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE THE AMENDED AND RESTATED EMPLOYMENT AGREEMENT BETWEEN THE CITY OF COCONUT CREEK AND MARY C. BLASI, AS CITY MANAGER.

Mayor Rydell read the Resolution title into the record.

**MOTION:** Sarbone/Tooley - To approve Resolution No. 2018-222.

City Attorney Pyburn presented the item, and discussion ensued.

**Upon roll call, the Resolution passed by a 4-1 vote, with Mayor Rydell voting nay.**

**ADJOURNMENT**

The meeting was adjourned at 9:16 p.m.

Transcribed by: Daphne Haynie

Leslie Wallace May  
Leslie Wallace May, MMC  
City Clerk

11/8/2018  
Date