



## **CITY OF COCONUT CREEK CITY COMMISSION MINUTES**

**Government Center  
4800 W. Copans Road  
Coconut Creek, Florida**

**Date: June 12, 2025  
Time: 7:00 p.m.  
Meeting No. 2025-0612R**

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### **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. 25-123 A PRESENTATION RECOGNIZING THE 2025 EARTH DAY RECYCLING POSTER CONTEST WINNERS.**

Public Works Director Harry Mautte recognized the winners of the 2025 Earth Day recycling poster contest for their creativity, leadership, and commitment to environmental awareness. He shared details of the program and stated 124 participants registered.

#### Grades K - 2

1<sup>st</sup> Place - Aviana Khusainova  
2<sup>nd</sup> Place - Eliza Milewicz  
3<sup>rd</sup> Place - Emilia Kuznetsova

#### Grades 3 - 5

1<sup>st</sup> Place - Sofia Rodriguez  
2<sup>nd</sup> Place - Sloan Milewicz  
3<sup>rd</sup> Place - Isabella Sawyer

#### Grades 6 - 8

1<sup>st</sup> Place - Stayana William  
2<sup>nd</sup> Place - Delaney Mulligan  
3<sup>rd</sup> Place - Joao Andrade

2.      **25-136**            A PROCLAMATION RECOGNIZING JUNE 2025 AS “ALZHEIMER’S AWARENESS MONTH.”

Commissioner Welch read the proclamation into the record and presented it to Tamara Gregory, Alzheimer's Association Volunteer.

3.      **25-124**            A PROCLAMATION RECOGNIZING JUNE 1-7, 2025, AS “CODE COMPLIANCE OFFICER APPRECIATION WEEK.”

Commissioner Rydell read the proclamation into the record and presented it to Code Compliance Supervisor Briana Capone. City Manager Rose congratulated Ms. Capone on her recent promotion.

### **INPUT FROM THE PUBLIC**

Bryan Kaufman, 5462 NW 122 Drive, Coral Springs, shared his experience being arrested by the Coconut Creek Police in 2023 and was seeking assistance in following up on a complaint. City Attorney Pyburn advised that a member of staff would follow up with Mr. Kaufman.

### **CONSENT AGENDA (*Items 4, 5, and 6*)**

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

4.      **25-121**            A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2025-0508SP AND 2025-0508R)
5.      **RES  
2025-078**            A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AGREEMENTS WITH DRC EMERGENCY SERVICES, LLC (PRIMARY) AND GRUBBS SERVICES, LLC (SECONDARY) TO PROVIDE EMERGENCY DEBRIS MANAGEMENT SERVICES PURSUANT TO RFP NO. 04-16-25-11.
6.      **RES  
2025-085**            A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED SCHOOL RESOURCE OFFICER (SRO) AGREEMENT WITH THE SCHOOL BOARD OF BROWARD COUNTY TO PROVIDE ONE (1) SRO AT TRADEWINDS ELEMENTARY SCHOOL FOR SUMMER SCHOOL COMMENCING JUNE 23, 2025, AND ENDING JULY 17, 2025.

**MOTION:** Rydell/Welch – To approve Consent Agenda Items 4, 5, and 6.

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

### **REGULAR AGENDA**

#### **Public Works Department**

7.      **RES  
2025-081**            A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH HG CONSTRUCTION DEVELOPMENT & INVESTMENT, INC. FOR THE LAKESIDE PARK PHASE I IMPROVEMENTS PURSUANT TO IFB NO. 04-09-25-12.

Mayor Railey read the Resolution title into the record.

**MOTION:** Rydell/Welch – To approve Resolution No. 2025-081.

Public Works Assistant Director Brian Rosen presented the item, noting the Lakeside Park Phase I improvements included four (4) pickleball courts, two (2) half basketball courts, batting cage, and sidewalk improvements. He noted that the work would all take place within the existing Lakeside Park. He stated Robert Hernandez with HG Construction was present to answer any questions.

Commissioner Rydell noted the bids were wide ranging. Mr. Rosen stated this was not uncommon in this type of bid. Commissioner Rydell asked for clarification on the contingency amount in the line item. City Manager Rose explained the contingency was for budgeting purposes, and not included in the total contract amount.

Commissioner Brodie stated he was not a fan of locks on gates and felt they deter families and lead to the need to call Park Rangers for access. He asked if there would be locks on the gates at Lakeside Park. Mr. Rosen stated there were no locks on the gates as part of this project. Parks and Recreation Director Wayne Tobey provided additional comments related to operations after construction, noting the plan would be to lock the gates after hours to keep people off the courts. Commissioner Brodie confirmed this would mean the park was open from dawn to dusk.

Commissioner Welch inquired about the construction timeline. Mr. Rosen explained construction was slated to take approximately six (6) months, and the park would be closed during that time. He noted the adjacent five (5) acre field would be utilized for staging.

Mayor Railey opened the item to public comment.

Resident Bonita Marriott thanked the City for the public input meetings that were held and stated she was pleased they had listened and incorporated the community's feedback. She commented that it was a shame the basketball courts were not full courts, but suggested maybe it could be expanded later. She pointed out there were a lot of children in the community who needed places to play, and adults were looking for places, as well.

There were no further comments or questions from the public.

Commissioner Rydell stated the park was a pass through for families accessing Tradewinds Elementary School and asked if this would be impeded. Mr. Rosen stated he did not anticipate the road being closed at this time, but that could change based on the contractor's needs. City Manager Rose clarified that the City had a shared-use agreement with Tradewinds Elementary School that allowed them to have some overflow parking in the north half of the park, and that was anticipated to remain in place. Commissioner Rydell asked that the families of Tradewinds Elementary be notified of any changes to access that may arise during construction.

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

8. **ORD 2025-022** AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE SECOND AMENDMENT TO THE LEASE AGREEMENT WITH NEW CINGULAR WIRELESS PCS, LLC, SUCCESSOR IN INTEREST TO AT&T WIRELESS SERVICES OF FLORIDA, INC., WHICH PROVIDES FOR MODIFICATION OF THE EQUIPMENT ON THE TOWER AT LAKESIDE PARK. (FIRST READING)

City Attorney Pyburn read the Ordinance title into the record.

**MOTION:** Welch/Rydell – To approve Ordinance No. 2025-022 on first reading.

Public Works Director Harry Mautte presented the item, explaining the ordinance would allow New Cingular Wireless to modify the equipment on the tower. He stated they were adding antennas, which would increase the load factor on the tower, and the City would be modifying the area within the ground lease in return for an increase in rent. He noted the amendment also clarified the ground lease and the nonexclusive easement for the tenant to connect to the tower.

Commissioner Brodie asked who had done the structural analysis on the added weight to the tower. Mr. Mautte stated the work was completed by Kimley-Horn and Associates.

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.**

#### **City Attorney**

9. **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. (SECOND READING)(PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

**MOTION:** Brodie/Rydell – To adopt Ordinance No. 2025-018.

Commissioner Rydell commented on the origins of the item in the Charter Review Board empaneled to make recommendations to the Commission, which the Commission was mandated by law to ratify. He stated there was no formal action being taken by the Commission, as the item would be a referendum to the voters on November 3, 2026.

Mayor Railey 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.**

#### **CITY MANAGER REPORT**

City Manager Rose thanked the Commission for a gracious evaluation at the Commission Workshop earlier in the day. She reported that a representative of M&M Property Management had submitted a formal request on behalf of the company and some residents to consider a dog park as part of Sabal Pines Park. She stated staff had evaluated the request and its consistency with the Parks and Recreation Master Plan, and for the most part, the City's athletic fields were full and permitted, so the recommendation was that it would not be appropriate at this time to convert an athletic field. She noted residents could now walk their dogs along the path adjacent to the lake, and the expectation was that a dog park would be considered in the north end of the City or the downtown area sometime in the future. She advised that Mr. Tobey would respond to the request.

City Manager Rose shared that she, along with Mayor Railey and Deerfield Beach Mayor Todd Drosky, received a letter from Broward County Mayor Beam Furr, requesting a settlement meeting related to the landfill. She stated that she had forwarded the letter to the members of the Commission and sought direction on how to proceed.

Vice Mayor Wasserman asked whether there had been previous discussions regarding a compromise on this matter. City Attorney Pyburn advised that the City was engaged in a Chapter 164 Intergovernmental Dispute process with Broward County, as required by law before entering a lawsuit. She provided a brief update on that process and stated the next step would be a joint meeting of the boards, including Coconut Creek, Deerfield Beach, and Broward County, which was currently scheduled for Thursday, August 28, at 1 p.m. She stated this letter was something separate that Mayor Furr had sent, inviting earlier discussions with a representative from each of the cities, as well as the City Manager and Attorney, to come together to discuss the possibility of settlement. Vice Mayor Wasserman stated he would support entertaining the conversation, as it would be nonbinding. City Manager Rose confirmed that staff would not be in a position to offer or entertain a compromise, but to discuss solutions or settlements, which would ultimately come back to the Commission.

Mayor Railey asked if Waste Management would be included in the talks. City Manager Rose confirmed it was her understanding it was the desire of the County that Waste Management be included.

Commissioner Welch expressed concern but stated, because the City would not be bound by the conversation, she hoped the City would continue in tandem with Deerfield Beach in the opposition to the expansion of the landfill.

Commissioner Rydell shared a brief history of litigation related to the landfill and stated it would be foolish to not enter negotiations in some capacity, and then for the Commission to determine what was palatable. He noted that Coconut Creek was leading the charge on this issue, and commented that the City should continue to lead.

Commissioner Brodie stated he was opposed, as Broward County had two (2) years to make this request, and he was concerned with the motive behind the request. He asserted the next meeting should be the joint board meeting scheduled for August 28.

Discussion ensued, and City Attorney Pyburn confirmed that both parties would have counsel present at any meeting, including herself and outside counsel. She reiterated that any discussion would not be binding, and recommendations would be brought to a Commission meeting.

Mayor Railey sought and received consensus to direct the City Attorney and City Manager to set up a meeting, and that Commissioner Rydell represent the Commission. Commissioner Brodie was opposed to the meeting.

## **CITY ATTORNEY REPORT**

City Attorney Pyburn stated her office would be filing an amended petition regarding the Comprehensive Plan challenge under Chapter 120 with the Florida Division of Administrative Hearings the following day. She wished Commissioner Rydell a happy birthday.

## **COMMISSION COMMUNICATIONS**

Commissioner Rydell advised that he had spoken with the owner of the local 7-11, who shared his concerns with the City's rules related to liquor and beer sales in convenience stores. He asked City

Attorney Pyburn to review the City's current ordinance. City Attorney Pyburn stated that the City allowed for sale of on premise consumption of alcohol until 2 a.m., and off premise consumption businesses, such as convenience stores, until 12 a.m. She explained there had been a request to expand those sales until 2 a.m. Staff completed a survey of adjoining cities and found various responses. Discussion ensued regarding whether to direct staff to draft an ordinance amending the rules for off premise alcohol consumption businesses. Chief of Police Fred Hofer and City Attorney Pyburn provided additional comments. Vice Mayor Wasserman asked for data regarding drunk driving between midnight and 2 a.m. He noted that delivery services would also be impacted. Consensus was to discuss the item further at a future meeting.

Commissioner Welch shared that she was looking forward to the Juneteenth celebration scheduled for Saturday. She highlighted the need to use reusable drink containers rather than plastic water bottles. She stated resident Sue Gilbert was honored by the Senior Hall of Fame for her volunteer work. She commented that the recent performance of Moana Jr. had benefited from the professional stage and sound system at Monarch High School. Continuing, Commissioner Welch noted the Sustainability Lecture Series combined with Sprouts grocery store had been a homerun. She stated she had met with the new owners of Bella Roma, and they were planning positive changes. She commented that Creek Hikes had been a success, and shared retirement announcements made by six (6) senior leaders at the Broward Metropolitan Planning Organization.

Commissioner Brodie stated he had been honored to be named as an honorary member of the Women's Club and expressed his appreciation.

Vice Mayor Wasserman recognized Tamarind Village along with the Police Department and Fire Rescue on the recent community cookout. He highlighted the upcoming Creek Cuisine program, noting it would be rolling out in August and shared his excitement for the program.

Mayor Railey congratulated all of the graduates and stated she had a great time going to the awards ceremonies and graduation ceremonies. She echoed Vice Mayor Wasserman's recognition of the Tamarind Village cookout and stated the first responders did a great job. She stated the Solid Waste Authority Master Plan had been published, and noted she and others had attended a meeting for its presentation. Continuing, Mayor Railey advised that the Wynmoor Community Council had joined in the lawsuit to support the opposition of the Florida's Turnpike expansion. She commented that the actors in Moana Jr. were great. She shared that she had been approached regarding a site to place a mural and would connect City Manager Rose with the interested party.

## **ADJOURNMENT**

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

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Joseph J. Kavanagh, MMC  
City Clerk

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Date