



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

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

**Date: December 11, 2025  
Time: 7:00 p.m.  
Meeting No. 2025-1211R**

---

### **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 the Coconut Creek Police Department.

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. 25-195 A SWEARING-IN CEREMONY FOR NEW POLICE OFFICER DOUGLAS FRANKE.**

Chief of Police Fred Hofer introduced new Police Officer Douglas Franke, providing a brief overview of his background. City Clerk Kavanagh administered the Oath of Office, followed by the badge pinning ceremony.

### **INPUT FROM THE PUBLIC**

Susan Steinhauser, 5842 Eagle Cay Circle, Coconut Creek, wished the Commission and staff happy holidays. She thanked the City's delegate and alternate to the Broward Solid Waste Authority for the work to move the Master Plan forward. She commented now that the plan was ready, she looked forward to Coconut Creek continuing to lead on the issue and highlighted organizations in the area that were interested in assisting with moving the Master Plan forward.

### **CONSENT AGENDA (*Items 2 through 6*)**

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

2.     **25-193**       A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETING(S). (2025-1023WS, 2025-1023R, AND 2025-1113R)
3.     **25-196**       A MOTION AUTHORIZING A BUDGET TRANSFER FOR FISCAL YEAR 2025 IN THE AMOUNT OF \$6,800,000 FOR THE PURPOSE OF RECORDING OFFICER SAFETY PROGRAM SUBSCRIPTION ENTRIES IN ACCORDANCE WITH GASB STATEMENT NO. 96 FROM GENERAL FUND ACCOUNT 0199-9903, FUND BALANCE RESERVE, TO GENERAL FUND ACCOUNT 0161-6407, CAPITAL SUBSCRIPTION, AND TO APPROPRIATE AN OFFSETTING REVENUE BUDGET OF \$6,800,000 FROM ACCOUNT 01-V38000, PRIOR YEAR SURPLUS, TO ACCOUNT 01-V38311, OTHER FINANCING SOURCE – SBITA.
4.     **RES  
2025-183**       A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE ATTACHED LAW ENFORCEMENT MUTUAL AID AGREEMENT FOR THE CITY'S PARTICIPATION IN THE SOUTH FLORIDA CRIMINAL APPREHENSION TEAM WITH OTHER LAW ENFORCEMENT AGENCIES.
5.     **RES  
2025-184**       A RESOLUTION ACCEPTING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FISCAL YEAR 2026 (FY26) OCCUPANT PROTECTION AND CHILD PASSENGER SAFETY GRANT IN THE AMOUNT OF FORTY THOUSAND DOLLARS (\$40,000); AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE AGREEMENT WITH FDOT FOR SEAT BELT AND CHILD PASSENGER SAFETY EDUCATION AND ENFORCEMENT.
6.     **RES  
2025-185**       A RESOLUTION ACCEPTING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FISCAL YEAR 2026 (FY26) SPEEDING AND AGGRESSIVE DRIVING GRANT IN THE AMOUNT OF FORTY-FIVE THOUSAND DOLLARS (\$45,000); AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE AGREEMENT WITH FDOT FOR SPEEDING AND AGGRESSIVE DRIVING EDUCATION AND ENFORCEMENT.

**MOTION:** Welch/Wasserman – To approve Consent Agenda Items 2 through 6.

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

## **REGULAR AGENDA**

### **City Clerk**

7.     **RES  
2025-186**       A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE A SINGLE SOURCE SUBSCRIPTION AND SERVICES AGREEMENT WITH GRANICUS, LLC TO PROVIDE FOR THE CONTINUED USE OF THE LEGISLATIVE MANAGEMENT SOFTWARE SUITE FOR A THREE (3) YEAR TERM.

Mayor Railey read the Resolution title into the record.

**MOTION:**     Brodie/Welch – To approve Resolution No. 2025-186.

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

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

## Resilient Design & Development

8.     **RES**           A RESOLUTION APPROVING THE BAYWOOD VILLAGE II CONDOMINIUM  
      **2025-177**       ASSOCIATION APPLICATION FOR GRANT FUNDS FROM THE TREE  
                      CANOPY REPLACEMENT GRANT PROGRAM FOR A MULTI-CATEGORY  
                      REPLACEMENT PROJECT. (*POSTPONED FROM 11/13/25 COMMISSION*  
                      *MEETING*)

Mayor Railey read the Resolution title into the record.

**MOTION:**       Wasserman/Rydell – To approve Resolution No. 2025-177.

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

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

9.     **RES**           A RESOLUTION APPROVING THE 2803 VICTORIA VILLAGE CONDOMINIUM  
      **2025-191**       ASSOCIATION APPLICATION FOR MATCHING GRANT FUNDS FROM THE  
                      NEIGHBORHOOD ENHANCEMENT GRANT PROGRAM FOR SECURITY  
                      ENHANCEMENTS.

Mayor Railey read the Resolution title into the record.

Mayor Railey recused herself from the item as the 2803 Victoria Village Condominiums are part of the Wynmoor community, where she is the Association President, and she passed the gavel to Vice Mayor Wasserman.

**MOTION:**       Rydell/Welch – To approve Resolution No. 2025-191.

Commissioner Rydell asked for the fund balance on the Neighborhood Enhancement Grant Program. Grants Administrator Dan Nelson advised this was the second application from the Fiscal Year 2026 budget and available funds totaled \$175,000. He stated there were two (2) applications pending staff review before proceeding to the City Commission for consideration.

There were no questions or comments from the public on the item. Vice Mayor Wasserman acknowledged that residents from the neighborhood 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.**

## Public Works Department

10.    **RES**           A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO  
      **2025-190**       EXECUTE AN AGREEMENT WITH THOR GUARD, INC. FOR THE SINGLE  
                      SOURCE PURCHASE OF LIGHTNING PREDICTION AND WARNING  
                      SYSTEMS FROM THOR GUARD, INC. FOR A THREE (3) YEAR PERIOD.

Mayor Railey read the Resolution title into the record.

**MOTION:**       Rydell/Welch – To approve Resolution No. 2025-190.

Public Works Director Harry Mautte presented the item, noting that the agreement provided for upgrades to the lightning prediction and warning systems and sensors, greatly improving the system performance. He reviewed the coverage of the system and noted a representative was present to answer any technical questions.

Vice Mayor Wasserman asked for clarification on the alert radius and operation of the system. Mr. Mautte briefly explained the lightning prediction system's ability to measure charge in the atmosphere and likelihood of sky to ground lightning bolts in the area. Pat Bennett, Thor Guard, Inc., further explained that the system provided notification in the form of time intervals between eight (8) and twenty (20) minutes rather than mile radius.

Commissioner Welch noted there had been discussion in the past that it was difficult to get people off the fields when the lightning system went off, and asked Parks and Recreation Director Wayne Tobey for an update on the issue. Mr. Tobey explained that Park Rangers go out onto the fields to make the notification when people do not exit the fields, noting compliance continued to be an issue on occasion. Discussion ensued briefly.

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

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

11. **RES 2025-193** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AGREEMENTS WITH PEOPLE'S CHOICE PRESSURE CLEANING, INC. (PRIMARY) AND THE PRESSURE CLEANING MAN, INC. (SECONDARY) FOR PRESSURE CLEANING SERVICES PURSUANT TO RFP NO. 08-27-25-11.

Mayor Railey read the Resolution title into the record.

**MOTION:** Rydell/Brodie – To approve Resolution No. 2025-193.

Mr. Mautte presented the item, noting that the contracts were utilized for pressure cleaning various areas of the City on an as-needed basis. He stated the contracts would expedite the process, reduce staff time, and provide more favorable pricing through the Request for Proposals (RFP) process. He noted representatives of People's Choice Pressure Cleaning, Inc., were present. City Manager Rose added that the awarded vendors were authorized to use specific City fire hydrants for filling tanks.

Commissioner Brodie asked how many fire hydrants were available for this use. Mr. Mautte stated the hydrants were specifically selected based on their strategic locations away from structures and noted the process available for other companies to check out meters to be used for filling pressure cleaning tanks. Discussion continued. Commissioner Brodie asked that staff follow up to determine how many hydrants were being used and whether damage continued to occur from this use. City Manager Rose confirmed staff would follow up and provide a report. Mayor Railey asked if there was a registration process for use of the selected hydrants, and City Manager Rose stated it was a permit process.

Commissioner Rydell stated that he had questions regarding the final amount of anticipated expenditures under the contracts. Mr. Mautte advised that the Utilities and Engineering and Public Works Departments each had approved budget amounts annually. Finance and Administrative Services Director Peta-Gay Lake advised the total budgeted in Fiscal Year 2026 (FY26) was approximately \$160,000 between the two (2) departments. She clarified that

spending was driven by the actual budget allocated and need, which should not exceed the budgeted \$160,000 for FY26. Discussion ensued regarding the delineation of an annual cap, and City Manager Sheila Rose stated that staff budgeted \$160,000 for pressure cleaning services in FY26 and shall not exceed that amount. She further advised that future similar agenda items would reflect the budgeted amount.

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

12. **ORD 2025-055** AN ORDINANCE AUTHORIZING THE MAYOR, OR DESIGNEE, TO EXECUTE THE FIFTH AMENDMENT TO THE LEASE AGREEMENT WITH T-MOBILE SOUTH, LLC, WHICH PROVIDES FOR THE CONTINUED LEASING OF CITY LAND FOR A COMMUNICATIONS TOWER AT WINSTON PARK AND A MODIFICATION TO THE EQUIPMENT ON THE TOWER. (SECOND READING) (PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

**MOTION:** Welch/Rydell – To adopt Ordinance No. 2025-055.

Vice Mayor Wasserman recused himself from the item due to his employment relationship with T-Mobile.

Mr. Mautte presented the item, noting there were no updates since First Reading of the Ordinance. Commissioner Brodie noted the tree was still in need of aesthetic improvement.

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

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

#### Police Department

13. **RES 2025-187** A RESOLUTION ACCEPTING THE DRONE REPLACEMENT PROGRAM GRANT IN THE AMOUNT OF ONE HUNDRED THOUSAND DOLLARS (\$100,000) AND AUTHORIZING THE MAYOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT WITH THE FLORIDA DEPARTMENT OF LAW ENFORCEMENT (FDLE) FOR THE PURCHASE OF FOUR (4) DRONES.

Mayor Railey read the Resolution title into the record.

**MOTION:** Wasserman/Welch – To approve Resolution No. 2025-187.

Chief of Police Fred Hofer presented the item, explaining that the \$100,000 grant would allow for the purchase of four (4) drones, which would be used on patrol.

Commissioner Rydell asked for clarification on whether any taxpayer dollars would be going toward this item. Chief Hofer stated the drone program was not funded with taxpayer dollars. He further explained that the trial program would run for five (5) years, and there was no financial impact to the City. He confirmed that if the City determined the program was not effective at the end of the five (5) year pilot, there would be no further costs. Commissioner Rydell thanked Chief Hofer for his innovative research and application for grant funds.

Commissioner Welch reiterated that the grant total was \$100,000 and this was all that would be expended on the program. City Manager Rose clarified that the subscription cost was a required match and was included in Agenda Item 14 on the agenda.

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

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

14.   **RES**           A RESOLUTION AUTHORIZING THE USE OF FEDERAL LAW ENFORCEMENT  
      **2025-188**       TRUST FUNDS IN THE AMOUNT OF ONE HUNDRED THOUSAND DOLLARS  
                     (\$100,000) FROM THE FEDERAL FORFEITURE JUSTICE FUND FOR THE  
                     PURCHASE OF THE AXON AIR SKYDIO BASIC PATROL SOFTWARE AND  
                     SUBSCRIPTION.

Mayor Railey read the Resolution title into the record.

**MOTION:**       Wasserman/Rydell – To approve Resolution No. 2025-188.

Chief Hofer presented the item, noting that the purchase would be made with Law Enforcement Trust Funds, and no taxpayer dollars would be expended. He stated this would provide matching funds for the grant discussed in Agenda Item 13, and would include software, warranty, and maintenance. He noted the software included an integration that was compatible with the City's traffic homicide software, allowing drones to map scenes in a fraction of the time it takes officers.

Commissioner Welch asked for clarification on launching docks. Chief Hofer explained the drones were mobile and would be launched from a patrol vehicle.

Mayor Railey asked about licenses to operate the drones. Chief Hofer confirmed a license was required and stated there would be a team established, and they would all receive the training and licensure prior to operation.

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

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

#### **City Attorney**

15.   **ORD**           AN ORDINANCE AMENDING THE CITY'S CODE OF ORDINANCES BY  
      **2025-052**       AMENDING CHAPTER 13, "LAND DEVELOPMENT CODE," SECTION 13-41,  
                     "REQUESTS FOR ACCOMMODATION," IN ORDER TO UPDATE THE CITY'S  
                     CODE TO COMPORT WITH RECENT CHANGES TO STATE LAW REGARDING  
                     PROCEDURES FOR HANDLING AND PROCESSING REQUESTS FOR  
                     ACCOMMODATION FROM THE CITY'S LAND DEVELOPMENT CODE.  
                     (SECOND READING)(PUBLIC HEARING)

City Attorney Pyburn read the Ordinance title into the record.

**MOTION:**       Rydell/Brodie – To adopt Ordinance No. 2025-052.

There were no updates since First Reading of the Ordinance.

Mayor Railey opened the public hearing. There were no questions or comments from the public,

and Mayor Railey closed the public hearing.

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

## **CITY MANAGER REPORT**

City Manager Rose noted her upcoming vacation and advised that Deputy City Manager Scott Stoudenmire would be in charge in her absence. She shared that staff had been working on an education piece regarding property taxes, but the process had been slowed pending clarification from the State. She expressed her excitement that the Holiday Caravan was scheduled for the following day and outlined the caravan schedule. City Manager Rose noted that Broward Days in Tallahassee ran into the Holocaust Remembrance event scheduled for January and asked that the Commissioners finalize their travel plans as soon as possible. She advised that the Budget Strategic Planning Session Workshop needed to be pushed back and suggested a tentative date of March 10, 2026, with the hope that the language for the property tax ballot measures would be available by that time, as it would impact the tone of the next budget. Discussion ensued regarding scheduling and consensus was to schedule the workshop for March 12, 2026, at 5 p.m.

## **CITY ATTORNEY REPORT**

City Attorney Pyburn provided an update on the City's lawsuit against the Florida Department of Transportation (FDOT), regarding the turnpike expansion. She stated staff was working on a response to FDOT's motion to dismiss the City's amended complaint.

## **COMMISSION COMMUNICATIONS**

Commissioner Rydell advised that staff had circulated the Solid Waste Master Plan Executive Summary, and he had also provided a link to the associated toolbox for elected officials. He stated he would continue to update the Commission as additional education was pushed out. Commissioner Rydell highlighted the approval of a redevelopment contract with Redevelopment Management Associates, LLC (RMA) at the Commission's October 23, 2025, meeting and stated some of the legislative discussion regarding property taxes had led him to seek consensus from the Commission to direct the City Manager to terminate the contract. He asserted this was spending at a time when spending may not be appropriate and noted the item could be reevaluated once the property tax issue was resolved. Discussion ensued regarding termination language in the contract, timing and commencement of work, potential legal action, the objectives of the redevelopment contract, proposed changes to property taxes, and the uncertainty surrounding property tax legislation. Consensus was to direct the City Manager to cancel the contract with RMA. Vice Mayor Wasserman and Commissioner Welch were opposed.

Commissioner Welch commented on the need for strategic planning sooner rather than later and stated she hoped by the March 12 Budget Strategic Planning Session Workshop, it would be known what direction the legislature would take on property taxes. She noted discussion on the issue at the Northwest Council of Elected Officials December meeting and different ways that communities were educating the public. She advised that she had suggested an Ambassador Program meeting be scheduled to review the impacts, and City Manager Rose confirmed that staff would be scheduling an Ambassador Program meeting.

Commissioner Brodie stated he was excited that Santa Claus would be in town for the Caravan and throughout the weekend. He wished everyone happy holidays.

## Minutes

December 11, 2025 – Regular Commission Meeting

Page 8

Vice Mayor Wasserman recognized Elizabeth Perez in the Finance Department for assisting him with makeup to dress as the Grinch for the Do The Right Thing Award Ceremony held earlier in the evening. He thanked staff for a fun event. Vice Mayor Wasserman sought consensus to move the February 12, 2026, Commission meeting to February 5 or 19 due to a scheduling conflict. The Commission agreed to provide their availability to staff for the purpose of rescheduling the meeting. Vice Mayor Wasserman wished everyone happy holidays and encouraged them to enjoy time with family.

Mayor Railey wished everyone a Happy Hannukah, Merry Christmas, and Happy New Year. She recognized staff and the holiday spirit of Coconut Creek. She highlighted the Disco in December event at City Hall. She thanked Commissioners Rydell and Welch for their representation at the Solid Waste Authority. She highlighted the importance of educating residents on the property tax legislation and showing them the bottom line. She shared that she was excited for the Holiday Caravan.

## ADJOURNMENT

The meeting was adjourned at 8:21 p.m.

---

Joseph J. Kavanagh, MMC  
City Clerk

---

Date