



CITY OF COCONUT CREEK CITY COMMISSION MINUTES

Government Center
4800 W. Copans Road
Coconut Creek, Florida

Date: February 26, 2026
Time: 7:00 p.m.
Meeting No. 2026-0226R

CALL TO ORDER

Mayor Jacqueline Railey called the meeting to order at 7:01 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
Deputy City Manager Scott Stoudenmire
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 Commissioner Joshua Rydell, who was excused by the Commission from live participation, participating virtually via communications media technology. She explained the procedures for the meeting.

PRESENTATION(S)

- 1. 26-036** A PRESENTATION BY BROWARD COUNTY PROPERTY APPRAISER MARTY KIAR TO PROVIDE AN UPDATE ON THE STATE LEGISLATURE'S ONGOING DISCUSSION OF PROPERTY TAX REFORM.

Broward County Property Appraiser Marty Kiar provided an update regarding the State's proposals for property tax reform. He spoke about the impact that homesteaded property tax relief may have, including potential savings for property owners, as well as potential revenue losses for local government. Mr. Kiar explained that approved proposals would be included on the ballot for the upcoming November 2026 election and implementing bills would not be filed and heard until after the election. Continuing, he summarized the estimated fiscal impact of House Joint Resolutions 203, 205, 209, 211, and 213 on Broward County and the City of Coconut Creek.

- 2. 26-032** A PRESENTATION OF THE LIFESAVING COMMENDATION AWARD FOR COCONUT CREEK POLICE OFFICERS SIDNEY BALLESTEROS AND DONDRELL LUBERICE.

Chief of Police Fred Hofer recognized Officer Sidney Ballesteros and Officer Dondrell Luberic for their life-saving efforts on December 14, 2025.

- 3. 26-035** A PRESENTATION OF THE POLICE DEPARTMENT’S OFFICER OF THE YEAR AWARD FOR POLICE OFFICE ALEXANDER A. LUKIANOV, DETECTIVE OF THE YEAR AWARD FOR DETECTIVE CHERI J. STABILE, AND CIVILIAN OF THE YEAR AWARD FOR THOMAS C. MARULLO

Chief of Police Fred Hofer recognized Coconut Creek Police Officer Alexander A. Lukianov as Police Officer of the Year, Detective Cheri J. Stabile as Detective of the Year, and Thomas C. Marullo as Civilian of the Year for their outstanding service during the 2025 year and highlighted their achievements.

- 4. 26-029** A PROCLAMATION RECOGNIZING MARCH 2026 AS “COLORECTAL CANCER AWARENESS MONTH.”

Vice Mayor Wasserman read the proclamation into the record and presented it to Ambassador for the Fight Colorectal Cancer Organization Kasia Orzechowska. Ms. Orzechowska shared her personal story about overcoming colorectal cancer, advocating for early detection, increased federal funding for screening, and the importance of education.

- 5. 26-033** A PROCLAMATION RECOGNIZING MARCH 2026 AS “IRISH AMERICAN HERITAGE MONTH.”

Commissioner Welch read the proclamation into the record and presented it to Hugh Matthew Higgins from the Broward County Ancient Order of the Hibernians.

- 6. 26-025** A PROCLAMATION RECOGNIZING MARCH 2026 AS “PROCUREMENT MONTH” AND MARCH 11, 2026, AS “PROCUREMENT PROFESSIONALS’ DAY.”

Mayor Railey read the proclamation into the record and presented it to the City of Coconut Creek Procurement Division Team.

INPUT FROM THE PUBLIC

Beth Acker and Kathy Green, on behalf of the Coral Springs Quilt Guild, presented Commissioner Brodie with a Quilt of Valor. Ms. Acker spoke about how each quilt was presented to a veteran to honor their service and sacrifice. She spoke about Commissioner Brodie’s time in the service, including his positions and places he served, and highlighted his efforts to support veterans and other non-profit organizations in the City.

Adam Mammon, 360 Palmetto Park Road, Boca Raton, spoke about a recycling initiative to monetize metal waste and fund social programs, offering to finance and implement the project at no cost to the City. He discussed the potential for partnerships with non-profits and corporations collaborating with City staff to develop recycling programs. He highlighted the opportunity to access state funding and meet deadlines for broader initiatives.

CONSENT AGENDA (Items 7, 8, and 9)

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

- 7. 26-017** A MOTION APPROVING THE MINUTES FROM PREVIOUS CITY COMMISSION MEETINGS(S) 2026-0121WS, 2026-0122WS, AND 2026-0122R.

8. **RES 2026-025** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE SIXTH AMENDMENT TO THE INTERLOCAL AGREEMENT WITH BROWARD COUNTY FOR COMMUNITY SHUTTLE SERVICE.
9. **RES 2026-027** A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY MANAGER, OR THEIR DESIGNEES, TO EXECUTE A TRI-PARTY REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY, COCOMAR PROPERTY OWNER, LLC, AND THE CITY OF COCONUT CREEK FOR THE PURPOSE OF MAINTAINING SIDEWALKS, LANDSCAPING, AND OTHER IMPROVEMENTS WITHIN THE RIGHT-OF-WAY OF LYONS ROAD, NORTH OF ATLANTIC BOULEVARD, RELATED TO THE GREYSTAR COCOMAR DEVELOPMENT PROJECT.

MOTION: Welch/Wasserman – To approve Consent Agenda Items 7, 8, and 9.

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

REGULAR AGENDA

Public Works Department

10. **RES 2026-026** A RESOLUTION AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE AN AGREEMENT WITH SUNSHINE CLEANING SYSTEMS, LLC, D/B/A PRITCHARD INDUSTRIES TO PROVIDE JANITORIAL SERVICES FOR CITY FACILITIES PURSUANT TO RFP NO. 01-15-26-09.

Mayor Railey read the Resolution title into the record.

MOTION: Wasserman/Brodie - To approve Resolution No. 2026-026.

Public Works Director Harry Mautte presented the item, noting that the City's janitorial services contract was ending with no renewals remaining. He explained the solicitation process and stated the selection committee recommended awarding the service contract to Sunshine Cleaning Systems. He spoke about the wages for employees of Sunshine Cleaning Systems, noting increases were tied to Florida's minimum wage requirements and the Consumer Price Index (CPI). He noted a representative of Sunshine Cleaning Systems was present to answer questions.

Vice Mayor Wasserman inquired regarding their cleaning responsibilities, and Mr. Mautte provided additional explanation.

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

CITY MANAGER

11. **RES 2026-024** A RESOLUTION APPROVING THE CITY OF COCONUT CREEK'S 2026 FEDERAL LEGISLATIVE AGENDA.

Mayor Railey read the Resolution title into the record.

MOTION: Welch/Brodie - To approve Resolution No. 2026-024.

Government Affairs Manager Bernadette Hughes presented the item, noting that the Federal Legislative Agenda reflected the City's key operational, infrastructure, environmental, and public safety priorities for the year. She spoke about successes in advocating at the federal level, ongoing legislative considerations, and the potential impacts of federal funding for infrastructure projects. She introduced Jim Crum from the City's Federal Lobbying Firm, Van Scoyoc Associates, who briefly addressed the Commission with an update on the changing priorities with the new administration in Washington D.C. He noted that Congress had opened the 2026 appropriations applications and that the firm was prepared to submit requests for this year's appropriations cycle. He thanked the Commission and staff for their support.

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

CITY MANAGER REPORT

Deputy City Manager Scott Stoudenmire advised that the City Manager's office would be in constant communication with the City Commission before the upcoming Butterfly Festival, regarding the weather and any impact it may have on the festivities.

CITY ATTORNEY REPORT

City Attorney Pyburn reported that a notice of default was sent to Dish Wireless for failure to pay rent for three (3) months on their lease of the Cellular Tower at Winston Park. Due to an upcoming shut down of the company, she requested authority to begin formal eviction proceedings. Commissioner Brodie commented that Dish Wireless was defaulting on every loan across the nation. Consensus was provided to move forward with the eviction process.

COMMISSION COMMUNICATIONS

Commissioner Rydell stated he was currently in Tallahassee and thanked Commissioner Welch for attending the recent Solid Waste Authority meeting in his absence. He reported that the interim Solid Waste Authority Executive Director was Sam May. He spoke about his meetings in Tallahassee with appropriations from the Utilities and Environmental Departments. He stated that he anticipated the two (2) City projects currently in appropriations would be signed into the budget.

Commissioner Welch had previously asked the City Attorney if an executive session or workshop could be called to discuss the upcoming solid waste and recycling contract and was told that it could not. Discussion ensued and consensus was given for the City Manager's Office to schedule a workshop to discuss the contract before it came to the Commission for formal consideration. Commissioner Welch stated that she attended the Safe Street Summit and noted that the Deputy Director of the United States Department of Transportation was there fielding questions. She shared exercises carried out with attendees, and discussions regarding gas tax funding, electric vehicle infrastructure, and e-bike safety.

Commissioner Brodie thanked the Coral Springs Quilt Guild for the Quilt of Valor presentation and their kind words. He stated that during his upcoming visit to San Diego in April, he would be making appointments with the Chula Vista City Commission, regarding their composting program. He commented that he and his family were looking forward to the upcoming Butterfly Festival.

Vice Mayor Wasserman commented on the progress of the Greystar development, noting he made a site visit with Deputy City Manager Stoudenmire, and construction was going well with no neighbor complaints. He asked staff to get an update on the status of the demolition of the former Lorenzo's restaurant. He

recognized the Women’s Club for their new initiative to pay for lunch debt at the local Coconut Creek schools. He expressed excitement about the “Creek Eats” Sette Mezzo food demonstration at the upcoming Butterfly Festival and commended Parks and Recreation staff for the new demonstration.

Mayor Railey shared that she attended the Broward County Planning Council meeting earlier in the day and visited the Broward County Property Appraiser’s Office. She highlighted the many available tax exemptions for seniors and noted that she would share tax exemption brochures with community members to help educate them on the number of current exemptions available. She commented that she spoke with vendors of the Hometown Market, who shared that the market had been slow, and she suggested additional promotion to draw in participants and vendors. Continuing, she mentioned her visit to Florida Atlantic University (FAU) for the Americana Freedom Truck event, a mobile museum, and she suggested having the truck at a City event.

ADJOURNMENT

The meeting was adjourned at 8:24 p.m.

Joseph J. Kavanagh, MMC
City Clerk

Date