



## **CITY OF COOPER CITY CITY COMMISSION REGULAR MEETING**

**Tuesday, December 09, 2025, at 6:30 PM  
City Hall Auditorium | 9090 SW 50th Place**

### **MINUTES**

#### **PLEDGE OF ALLEGIANCE**

Mayor Curran opened the meeting at 6:30 PM and led the assembly in the Pledge of Allegiance.

#### **ROLL CALL**

Present were Commissioners Smith, Mallozzi, Katzman, Shrouder, and Mayor Curran.

#### **CHANGES TO AGENDA/EMERGENCY MATTERS**

City Attorney Horowitz advised that items 4 and 5 will be deferred at the applicant's request.

#### **PROCLAMATIONS/PRESENTATIONS**

##### **1. Recognition – Wendy Breslow – **Commissioner Katzman****

Wendy Breslow was recognized for winning a gold medal at the National Pickleball Championship.

##### **2. Recognition – Kicks Martial Arts – **Commissioner Katzman****

Kicks Martial Arts and Sensi Melanie Strauss were recognized for their outstanding performance in Oslo, Norway.

##### **3. Pet Adoption – **Commissioner Mallozzi****

Commissioner Mallozzi announced that Aires, a 3-year-old dog, is available for adoption. Interested parties can contact the Humane Society of Broward County at [www.humanebroward.com](http://www.humanebroward.com) or call 954-989-3977, extension 6.

#### **PUBLIC SPEAKING**

##### **Open Public Meeting/Agenda Concerns**

Richard Montes de Oca spoke on retiree health insurance matters and the removal of his father's benefits.

Terell Killings, a Town of Davie resident, asked for the Commission's support in approving a water agreement.

Sam Rojas expressed gratitude to the City and its staff for resolving the issues related to the installation of the Aden Perry Life Rings. He also addressed extending the permitted parking duration for RVs and boats on residential properties. Additionally, he raised concerns regarding an influx of excessive complaints. Furthermore, he inquired about an application previously discussed regarding parking regulations.

City Manager Rey said staff is sorting through the permit process.

Commissioner Mallozzi suggested that Mr. Rojas attend a Planning and Zoning meeting.

**LAND DEVELOPMENT MATTERS**

*(Florida court rulings now require all land development matters to be considered by the City Commission in a quasi-judicial process. All persons who wish to give testimony or present evidence must be sworn in. Copies of the complete procedures are available in the Office of the City Clerk.)*

**Ordinances On First Reading****4. Ordinance 25-16 (Community Development)**

City Attorney Horowitz advised that administration received a letter from the applicants' council requesting that Ordinance 25-16 and 25-17 be deferred to an uncertain date.

Commissioner Shrouder wants to ensure that this item is not placed on the agenda until it is ready for consideration.

Commissioner Katzman agrees with Commissioner Shrouder that the repeated removal of the item is unprofessional.

AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, APPROVING REZONING PETITION #Z 6-1-25; PROVIDING FOR THE REZONING OF THE APPROXIMATELY 2.57 ACRES OF REAL PROPERTY GENERALLY LOCATED ON THE S.W. CORNER OF NORTH UNIVERSITY DRIVE AND SOLANO AVENUE IN COOPER CITY, FLORIDA; REZONING THE SUBJECT PROPERTY FROM PLANNED MIXED USE DEVELOPMENT DISTRICT (PMUD) TO B-3 (GENERAL BUSINESS DISTRICT); PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

**MOTION:** Commissioner Mallozzi moved to defer Ordinance 25-16. Commissioner Shrouder seconded the motion, which passed by a unanimous roll call vote. (5-0)

**5. Ordinance 25-17 (Community Development)**

AN ORDINANCE OF THE CITY OF COOPER CITY, FLORIDA, APPROVING REZONING PETITION #Z 6-2-25; PROVIDING FOR AN AMENDMENT TO THE MONTERRA COMMERCIAL DESIGN GUIDELINES (THE "GUIDELINES") PERTAINING TO THE APPROXIMATELY 2.57 ACRES OF REAL PROPERTY GENERALLY LOCATED ON THE S.W. CORNER OF NORTH UNIVERSITY DRIVE AND SOLANO AVENUE IN COOPER CITY, FLORIDA; AMENDING THE GUIDELINES TO ALLOW FOR THE DEVELOPMENT OF A THREE-STORY BUILDING COMPRISED OF 114,735 SQ FT OF SELF STORAGE FACING UNIVERSITY DRIVE; PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

**MOTION:** Commissioner Mallozzi moved to defer Ordinance 25-17. Commissioner Shrouder seconded the motion, which passed by a unanimous roll call vote. (5-0)

**Resolutions****6. Resolution 25-75 (Community Development Department)**

City Attorney Horowitz read "A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPROVING THE CONDITIONAL USE PETITION #CU 3-1-25, FOR THE APPROXIMATELY 11.23 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 12401 STIRLING ROAD ON THE NW CORNER OF STIRLING ROAD AND FLAMINGO ROAD IN COOPER CITY; INCREASING THE TOTAL ENROLLMENT FROM 412 STUDENTS TO 745 STUDENTS, ADDING GRADE LEVELS 9-12, INCREASING THE TOTAL CLASSROOM COUNT FROM 26 TO 37 CLASSROOMS, AND INSTALLING 3 NEW MODULAR BUILDINGS; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE" by title.

Ex Parte Disclosures:

Commissioner Smith: No campaign contributions. Church staff and attended the Planning and Zoning meeting where the petition was discussed.

Commissioner Mallozzi: No campaign contributions. Staff.

Commissioner Katzman: No campaign contributions. Pastor Danny Fernandez, staff, and Howard Schachere from the Planning and Zoning Board.

Commissioner Shrouder: No campaign contributions. The applicant, the applicant's architect, and Jim Federici from the Planning and Zoning Board.

Mayor Curran: No campaign contributions. Pastor Danny Fernandez and staff.

City Attorney Horowitz swore in everyone who wished to give testimony.

Assistant Community Development Director Jason Chockley explained that three petitions are before the Commission for consideration tonight. Potential Church, formerly known as Flamingo Church, was annexed into Cooper City in 2001 and approved to operate a church of 9,370 square feet, a school of up to 15,458 square feet, and a daycare of up to 9,496 square feet. The three requests are as follows. Increase the total school enrollment from 412 to 745 students. Add grade levels 9 through 12. Increase the total classroom count from 26 to 37, install three new modular buildings with six classrooms each, and repurpose five classrooms within the existing buildings. The overall analysis of the petitions, the X1 district, and the conditional use for school expansion indicates compatibility with the surrounding existing land uses and the future plan use map. The project will be constructed in a single phase; however, the high school program will be phased in gradually, beginning with 9th grade in the 2026-2027 academic year. One additional grade level will be added each subsequent year until full implementation through 12th grade is achieved. The new construction on the site consists of 3 modular buildings with six classrooms, located on the west side of the property, just north of the existing basketball court. The buildings will have a 10-foot setback from the west property line; however, there is an additional 18-foot grass strip on the land owned by Southwest Ranches between the residential homes to the west. A covered walkway will connect the new modular classrooms to the existing main building. New landscape materials, mainly shrubs, are proposed around the new modular buildings. Within the existing main building, five new classrooms are being reclassified. Other minor site plan changes include an additional dumpster and two designated loading zone spaces for deliveries. The site can stack up to 117 vehicles, as illustrated on the site plan showing vehicle circulation, drop-off, and

pickup. They will follow a designated one-way traffic pattern, minimizing conflict points and enhancing the overall efficiency and safety of on-site operations. To ensure traffic does not impact adjacent roadways, an overflow management protocol is in place. If vehicle stacking exceeds on-site capacity and begins to affect through traffic on Stirling Road or Flamingo Road, vehicles will be temporarily redirected to a designated overflow parking lot. A traffic detail, consisting of a sworn officer, will be stationed on Stirling Road and coordinate re-entry into the stacking queue as space permits. A traffic impact was prepared by Thomas Hall and reviewed on behalf of the City by the Corradino Group. As a result of this analysis, the petitioner is committed to the following. The request should not have any adverse impacts on the safety and convenience of vehicle and pedestrian circulation in the immediate area. Still, a contingency plan is in place if needed. If the southbound right turn lane at the Sheridan and Flamingo Road Signal A's intersection has a deficiency that worsens with additional vehicle trips from the Potential Church school expansion, the southbound right turn lane increases by 205 linear feet between the background conditions and the total traffic conditions. The applicant is requesting that the City consider this improvement a condition of approval. Potential's proposed school schedule is as follows. Pre-K classes begin at 8 AM, with early dismissal at 12:30 PM and regular dismissal at 2:30 PM. Grades K-5 classes begin at 8 AM and dismiss at 2:30 PM. Grades 6-12 classes begin at 8:20 AM and dismiss at 3:20 PM. School safety operations are overseen by a dedicated director of campus security, who is on-site Monday through Friday, along with an additional full-time security officer. The lead officer is a certified school safety officer under Florida Safe School requirements. Physical site security is being enhanced with an additional perimeter fence consisting of 6-foot aluminum rail, 6-foot chain link, and 7-foot-tall gates at vehicle entry points. During school operations, the only entry point will be the western entrance off Stirling Road. All other entry points will be locked and reference the West Stirling Road entrance. The proposed school expansion with the church use provides parking consistent with code requirements. The property has 337 spaces on-site, plus an overflow lot on the north side of Stirling Road with 274 spaces, totaling 611 spaces and 15 handicap spaces. Relative to the plat note, the current plat is restricted to 93,046 square feet of church, 15,450 square feet of school, and 6,496 square feet of daycare preschool. The proposed plat note is restricted to 53,383 square feet of church, 50,280 square feet of school, and 9,121 square feet of daycare. The site plan and landscape plans have been reviewed by DRC for conformance with the applicable zoning district regulations and are in conformance with those standards. The DRC committee recommends approval of the security gate and fence from the South Florida Water Management District prior to permit issuance, rather than the applicant's request before the CO.

Pastor Danny Fernandez spoke on the history of the church.

Philip Aguirre of PA Architects stated that the school is proposing to expand its educational facilities to serve middle and high school students. The campus currently consists of four multi-story buildings supporting a sanctuary, administration, preschool, elementary, and youth programs. The request includes installing three new modular buildings, one middle school, and two high school units, and removing an existing modular classroom. Enhanced landscaping and improved perimeter security, including fencing with gated access, are included. To accommodate the added high school program, improvements include upgrading internal circulation, adding covered walkways serving the modular buildings, and enhancing landscape buffers, particularly along the west boundary. Security upgrades include gated entry systems on both Stirling Road and Flamingo Road. A comprehensive traffic study concluded that the project will not significantly impact adjacent roadway levels of service. The expansion

is projected to generate about 15 to 40 net daily trips, with morning and afternoon peak hours increasing but remaining within acceptable thresholds. On-site queuing is not expected to extend onto adjacent streets under normal operations. If vehicle stacking exceeds turn-lane capacity or impacts Stirling or Flamingo Road, the school will activate a sworn officer traffic detail and implement an overflow staging plan using the south parking area. Officers will direct vehicles into the stacking queue as capacities become available. When enrollment reaches full capacity, the school will conduct a new traffic study to evaluate any additional traffic control needs.

Mayor Curran opened the public hearing with no one wishing to speak. Mayor Curran closed the public hearing.

Commissioner Smith asked about flooding concerns. Jason Wilson from Pilar Consultants explained that they conducted a detailed survey along the property line and will implement steps to help alleviate flooding. Commissioner Smith asked about potential stacking concerns and a timeline for addressing the problem. Tom Hall of Thomas A. Hall Incorporated stated that when exiting on Stirling Road becomes an issue, the school will call for a police officer. Assistant Community Development Director Chockley advised that the site plan includes an indicator marking when an officer should be called. Commissioner Smith believes staggered release times will help ease traffic, and he thanked Potential Church for implementing that measure.

City Attorney Horowitz stated that the staff report includes six traffic-related commitments that can be imposed as conditions of approval.

Commissioner Mallozzi asked where stacking begins. Assistant Community Development Director Chockley advised that there are entry points on Flamingo Road and Stirling Road. Traffic personnel will be on site and can close the Flamingo Road entrance if backup traffic occurs, rerouting it to Stirling Road. Commissioner Mallozzi said there have been numerous issues with traffic around schools and that she wants to address any concerns beforehand. Pastor Fernandez said that when traffic is backed up to a certain point, an officer will be called. Commissioner Mallozzi asked about the drainage solution. Jason Wilson from Pilar Consultants explained that a curb will be installed to address flooding concerns.

Commissioner Katzman asked where the line would be for a police officer. Assistant Community Development Director Chockley advised on the western Stirling Road entrance. Commissioner Katzman asked whether there would be parking for high school students. Assistant Community Development Director Chockley said there is ample parking. Commissioner Katzman wants to ensure that the drainage concerns are addressed. He also asked about additional security measures. Assistant Community Development Director Chockley advised that there would be a guardian and a secondary officer. The fencing will create a single entry point on Stirling Road during school hours, with a security guard. Commissioner Katzman asked about extending the Flamingo Road right-turn lane to Sheridan Street. Assistant Community Development Director Chockley advised that it is not listed as a condition. Commissioner Katzman would like that option to be written in as a possible need. Pastor Fernandez stated the lane already has a deficiency. Commissioner Katzman expressed concern and wants to address these potential issues before they occur.

Commissioner Smith said the issue is with FDOT.

Commissioner Shrouder asked Potential Church to commit to resolving any traffic issue that arises. Pastor Fernandez wants to be a good partner.

City Manager Rey said the state has proportional fair-share programs. Commissioner Shrouder said he would like language stating that any traffic issue must be remedied. Assistant Community Development Director Chockley advised that the original proposed plan did not include parking on the south side of Stirling Road. Commissioner Shrouder stated that we may not know what issue will arise, but we need language to address concerns. Pastor Fernandez said they are committed to not causing traffic in the area. They want to mitigate any issues.

Commissioner Mallozzi wants language stating that, if issues arise, the conditional use will be voided.

Commissioner Smith asked about the language for a second impact study.

Assistant Community Development Director Chockley suggested language stating that as soon as stacking affects Stirling Road or Flamingo Road, a solution must be found.

Commissioner Shrouder wants the conditional use to be applicant-specific. Pastor Fernandez agreed.

Mayor Curran suggested an additional dismissal time in case issues arise.

Commissioner Shrouder does not want to list remedies.

Conditions of approval include:

1. Traffic control personnel will be stationed at specific locations on site to manage the circulation aisles and parking lots during the school's morning and afternoon peak periods. These locations are shown on sheet TF-1.
2. All Potential Christian Academy traffic staff must receive training in traffic circulation and management.
3. Staggered dismissal times for elementary grades (2:30 PM– 3:00 PM) and middle and high school grades (3:00 PM - 3:20 PM) will be implemented to create a more organized process and reduce congestion.
4. Facility deliveries will be limited during student arrival and dismissal times.
5. If vehicle stacking routinely causes backups beyond the turn lane capacity, blocking through traffic on Flamingo Road, a traffic detail (sworn officer) will be assigned to Flamingo Road to ensure traffic doesn't back up past the turn lane capacity.
6. If on-campus vehicle stacking causes congestion or blocks through traffic on Stirling Road or Flamingo Road, overflow procedures will be enacted. Parents will be instructed to use the designated south overflow parking lot for temporary vehicle staging. A traffic officer stationed on Stirling Road will monitor stacking conditions and guide vehicles from the overflow area into the main stacking.
7. Compliance with the operations plan, which referenced all the safety and traffic concerns.

8. If there is a measurable traffic problem created, the City provides a notice, and the applicant commits to mitigating that problem within a reasonable period of time.

9. The approval applies to this applicant alone.

10. Drainage issues will be addressed by curbing.

11. Fencing will be placed contingent on approval by the South Florida Water Management District before a certificate of occupancy is issued.

Commissioner Shrouder inquired about the fencing needs.

Commissioner Mallozzi wants the fencing placed on the property, as recommended by BSO.

Commissioner Shrouder said the fence is on the eastern perimeter, not near the school.

Commissioner Smith asked what would happen if the South Florida Water Management District did not approve the permit. Assistant Community Development Director Chockley said the applicant could adjust the permit or approach the Commission to remove the condition.

Commissioner Smith would like to add the requirement for fencing before a certificate of occupancy is issued.

**MOTION:** Commissioner Smith moved to approve Resolution 25-75, including the conditions of approval as follows:

1. Traffic control personnel will be stationed at specific locations on site to manage the circulation aisles and parking lots during the school's morning and afternoon peak periods. These locations are shown on sheet TF-1.

2. All Potential Christian Academy traffic staff must receive training in traffic circulation and management.

3. Staggered dismissal times for elementary grades (2:30 PM – 3:00 PM) and middle and high school grades (3:00 PM - 3:20 PM) will be implemented to create a more organized process and reduce congestion.

4. Facility deliveries will be limited during student arrival and dismissal times.

5. If vehicle stacking routinely causes backups beyond the turn lane capacity, blocking through traffic on Flamingo Road, a traffic detail (sworn officer) will be assigned to Flamingo Road to ensure traffic doesn't back up past the turn lane capacity.

6. If on-campus vehicle stacking causes congestion or blocks through traffic on Stirling Road or Flamingo Road, overflow procedures will be enacted. Parents will be instructed to use the designated south overflow parking lot for temporary vehicle staging. A traffic officer stationed on Stirling Road will monitor stacking conditions and guide vehicles from the overflow area into the main stacking.

7. Compliance with the operations plan, which referenced all the safety and traffic concerns.
8. If there is a measurable traffic problem created, the City provides a notice, and the applicant commits to mitigating that problem within a reasonable period of time.
9. The approval applies to this applicant alone.
10. Drainage issues will be addressed by curbing.
11. Fencing will be placed contingent on approval by the South Florida Water Management District before a certificate of occupancy is issued.

Commissioner Shrouder seconded the motion, which passed by a unanimous roll call vote. (5-0)

#### **7. Resolution 25-76 (Community Development Department)**

City Attorney Horowitz read “A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPROVING A SITE PLAN AMENDMENT PURSUANT TO SITE PLAN AMENDMENT PETITION SPA# 3-1-25, ATTACHED HERETO AS EXHIBIT “A,” FOR THE APPROXIMATELY 11.23 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 12401 STIRLING ROAD ON THE NW CORNER OF STIRLING ROAD AND FLAMINGO ROAD IN COOPER CITY, FLORIDA; PROVIDING FOR CONDITIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE” by title.

Mayor Curran opened the public hearing with no one wishing to speak. Mayor Curran closed the public hearing.

Commissioner Mallozzi asked Captain Tianga why the Broward Sheriff’s Office had requested the fence. Captain Tianga was unsure.

**MOTION:** Commissioner Katzman moved to approve Resolution 25-76. Mayor Curran seconded the motion, which passed by a unanimous roll call vote. (5-0)

#### **8. Resolution 25-77 (Community Development)**

City Attorney Horowitz read “A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPROVING THE PLAT NOTE AMENDMENT PURSUANT TO PETITION #PA 3-1-25 FOR THE APPROXIMATELY 11.23 ACRES OF REAL PROPERTY GENERALLY LOCATED AT 12401 STIRLING ROAD ON THE NW CORNER OF STIRLING ROAD AND FLAMINGO ROAD IN COOPER CITY, FLORIDA; TO INCREASE THE PLATTED USE OF THE PROPERTY TO 50,386 SQUARE FEET OF CHURCH USE, 50,286 SQUARE FEET OF SCHOOL USE, AND 6,496 SQUARE FEET OF DAYCARE/PRESCHOOL USE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE” by title.

Commissioner Shrouder wants the landowner's name recorded as Potential Church, Inc.

Commissioner Smith asked about animals encroaching on the neighbor's property. He asked whether a fence would be installed in the area. Pastor Fernandez will place a fence at the north end of the property.

**MOTION:** Commissioner Shrouder moved to approve Resolution 25-77. Commissioner Smith seconded the motion, which passed by a unanimous roll call vote. (5-0)

### **CONSENT AGENDA**

#### **Board/Administrative Reports**

9. Fire Chief Report
10. Police Chief Report

#### **Minutes**

11. November 18, 2025 City Commission Meeting Minutes

#### **Resolutions**

12. **Resolution 25-73 (Clerk's Office)**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPROVING AND ADOPTING A COMMISSION MEETING SCHEDULE FOR FY2025-2026, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN, PURSUANT TO SECTION 2-21 OF THE CITY'S CODE OF ORDINANCES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

13. **Resolution 25-74 (Finance)**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPROVING AND AUTHORIZING THE EXECUTION OF THE PROJECT DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COOPER CITY AND ENERGY SYSTEMS GROUP, LLC, ATTACHED HERETO AS EXHIBIT "A," IN ACCORDANCE WITH SECTION 2-258(i) OF THE CITY'S CODE OF ORDINANCES; AUTHORIZING AND DIRECTING THE APPROPRIATE CITY OFFICIALS TO TAKE ANY AND ALL ACTIONS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

#### **Motion to Approve**

14. Motion to approve VXsmart Platform Services and Integration for AMI System.  
- **Finance/Utility Billing**
15. Motion to Approve Lee County Agreement awarded to Ewing Irrigation Products, Inc. for the purchase of ballfield top dressing in the amount \$24,191.27 for Fiscal Year 25-26. – **Parks Maintenance Supervisor**
16. Authorize the City Manager to execute a licensing agreement with *Madison AI Assistant*, a software platform providing artificial intelligence tools tailored for municipal operations.  
- **Administration**
17. Motion to approve the piggyback of the City of Fort Lauderdale Contract, No. 497, Event No. 519-2 for Sodium Hypochlorite (Co-Op) with Allied Universal Corp. and Odyssey Manufacturing Company for fund allocations for Fiscal Year 2025–2026, and the approved budgeted amount for each subsequent year of the contract term.

Commissioner Smith pulled item 9.

Commissioner Mallozzi pulled items 12 and 16.

**MOTION:** Commissioner Smith moved to approve the consent agenda, except for items 9, 12, and 16. Commissioner Mallozzi seconded the motion, which passed by a unanimous roll call vote. (4-0) Commissioner Katzman was absent from the dais.

## **9. Fire Chief Report**

Commissioner Smith asked for the arrival date of the rescue apparatus.

Commissioner Shrouder moved to reconsider the consent agenda.

**MOTION:** Commissioner Shrouder moved to reconsider the consent agenda. Mayor Curran seconded the motion, which passed by a unanimous roll call vote. (5-0)

**MOTION:** Commissioner Shrouder moved to approve the consent agenda except for items 9, 12, 13, and 16. Commissioner Smith seconded the motion, which passed by a unanimous roll call vote. (5-0)

Commissioner Smith asked for the arrival date of the rescue apparatus. Fire Chief Richard Brown said they had given a delivery date of December 19th. There are 48 concerns with the vehicle that need to be addressed. Commissioner Smith asked that staff contact the Sheriff to ensure delivery.

Commissioner Shrouder asked what the next step is if we do not receive the apparatus by December 19<sup>th</sup>. He would like to take the vehicle under protest if it meets professional standards and then file a lawsuit.

**MOTION:** Commissioner Shrouder moved to take possession of the apparatus if it meets professional standards, pay under protest, file suit, and then negotiate. Commissioner Smith seconded the motion, which passed by a unanimous roll call vote. (5-0)

## **12. Resolution 25-73 (Clerk's Office)**

City Attorney Horowitz read by title "A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPROVING AND ADOPTING A COMMISSION MEETING SCHEDULE FOR FY2025-2026, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN, PURSUANT TO SECTION 2-21 OF THE CITY'S CODE OF ORDINANCES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE" by title.

Commissioner Mallozzi asked Commissioner Katzman's view on two meetings in the summer months.

Commissioner Smith stated that one July meeting would facilitate progress on the budget.

Commissioner Mallozzi prefers one meeting in July.

City Manager Rey requested a budget meeting in July, along with one regular meeting.

Consensus was reached to hold a budget workshop on July 9th and to hold a regular meeting on July 23rd.

Commissioner Katzman said that if there are any urgent matters, the budget meeting can be treated as a regular meeting. He also asked that the December 23rd Commission meeting be reconsidered.

Commissioner Smith agrees with Commissioner Katzman's decision to cancel the December 23<sup>rd</sup> meeting.

**MOTION:** Commissioner Smith moved to approve Resolution 25-73, holding a budget workshop on July 9<sup>th</sup> and a regular commission meeting on July 23<sup>rd</sup>. Commissioner Mallozzi seconded the motion, which passed by the following roll call vote. (4-1)

YES: Commissioners Smith, Mallozzi, Katzman, and Shrouder

NO: Mayor Curran

### 13. Resolution 25-74 (Finance)

City Attorney Horowitz read "A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPROVING AND AUTHORIZING THE EXECUTION OF THE PROJECT DEVELOPMENT AGREEMENT BETWEEN THE CITY OF COOPER CITY AND ENERGY SYSTEMS GROUP, LLC, ATTACHED HERETO AS EXHIBIT "A," IN ACCORDANCE WITH SECTION 2-258(i) OF THE CITY'S CODE OF ORDINANCES; AUTHORIZING AND DIRECTING THE APPROPRIATE CITY OFFICIALS TO TAKE ANY AND ALL ACTIONS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE" by title.

Commissioner Shrouder does not support the item and believes the contract is not in the public's best interest.

City Manager Rey said the contract helps expedite projects.

Commissioner Shrouder explained that we had issues with the same company previously.

City Manager Rey stated that some projects can be accelerated under the program.

Commissioner Shrouder prefers to finance projects through alternative financing.

City Manager Rey said the LED lights at Bill Lips and new AC systems would be our key projects.

Commissioner Shrouder asked why the City cannot obtain a loan on its own. City Manager Rey explained that the loan structure is different under the energy savings plan.

Commissioner Mallozzi said the City can prioritize our needs, not a firm.

City Manager Rey said we will be borrowing money for the water and wastewater plant in the near future.

**MOTION:** Commissioner Smith moved to reject Resolution 25-74. Commissioner Mallozzi seconded the motion, which prevailed by a unanimous roll call vote. (5-0)

16. Authorize the City Manager to execute a licensing agreement with *Madison AI Assistant*, a software platform providing artificial intelligence tools tailored for municipal operations. - **Administration**

Commissioner Mallozzi wishes to ensure that this platform does not result in a reduction in positions. She also inquired about the scope of the platform's access. City Manager Rey clarified that the platform will not have access to our financial or personal data and that no job reductions are anticipated. Additionally, City Manager Rey stated that embracing technological innovation will position us as a leader and provide a competitive advantage.

**MOTION:** Commissioner Shrouder moved to execute a licensing agreement with *Madison AI Assistant*, a software platform providing artificial intelligence tools tailored for municipal operations. Commissioner Katzman seconded the motion, which passed by the following roll call vote. (4-1)

YES: Commissioners Smith, Katzman, Shrouder, and Mayor Curran

NO: Commissioner Mallozzi

### **REGULAR AGENDA**

#### **18. Discussion and possible action to host a Cooper City Non-Profit Expo – **Commissioner Katzman****

Commissioner Katzman would like staff to develop a proposal for a Cooper City Nonprofit Expo. The City Senior and Business Expos are significant events for our community. He would like to help connect local organizations with our residents.

Commissioner Shrouder suggested that the Teen Council assist with the Expo.

Mayor Curran would like the Recreation Department to assume leadership of the expo.

Commissioner Shrouder suggested adding the event to the Ambassador Program.

A consensus was reached to have staff explore options for a Cooper City Non-Profit Expo.

#### **19. Discussion and possible action regarding Cooper City's BSO officers not receiving their contractual pay increase. – **Commissioner Mallozzi****

Commissioner Mallozzi said that when the City received an increased contract, we were told it was due to pay increases; however, those increases have not been granted because of the amount of money BSO received from Broward County. She stated that we lost money, including interest. She provided a spreadsheet showing the funds the City has allocated toward raises and the accumulated interest. The Sheriff is in Tallahassee, moving through a process to receive the proper amount, but that can take up to six months. She recommends that the City keep the funds allocated for the raises until a decision is reached.

City Manager Rey said Commissioner Mallozzi's argument is valid; however, the contract specifies the amount we need to pay. We can reduce the monthly amount based on the raises not given, or he, along with the City Attorney, can reach out to BSO to keep the funds until the matter is resolved.

Commissioner Smith supports Commissioner Mallozzi and asked City Attorney Horowitz for legal options on the matter. City Attorney Horowitz said the contract contemplates certain monthly

payments, including salary increases for certain rank-and-file members, which have not been implemented. We can pursue either option legally.

Commissioner Smith asked Commissioner Mallozzi for her opinion on which course to take. Commissioner Mallozzi prefers that we not pay the amount allocated for pay increases and instead hold it in a designated account. She has no issue with staff speaking with BSO about the direction.

Commissioner Smith said he has seen email correspondence from BSO, and it appears they are responding to the City on the matter. Broward County has said it is paying the funds to the Sheriff's Office.

Commissioner Shrouder clarified that the City sends the money to the Broward Sheriff's Office, which sends it to Broward County, which then sends a portion of the funds back to the Sheriff's Office. Broward County then collects the interest.

Commissioner Shrouder said the interest accrued is the employee's money, not ours. The City included a clause requiring the funds dedicated to the raises to be allocated to those raises.

Commissioner Smith said that if we divert the funds allocated for the raises, the interest on our account would yield nearly \$100,000.

Commissioner Shrouder is okay with staff approaching BSO about the option but does not want to breach the contract.

Commissioner Mallozzi would like to provide a specific date for speaking with BSO.

Commissioner Shrouder would agree to have the City Manager speak with BSO but does not want to withhold funds.

Commissioner Mallozzi said the increased contract was based on salary increases, and the contract has been breached.

Commissioner Shrouder said he believes BSO is seeking funding from Broward County.

Commissioner Mallozzi explained that the money could be accruing interest, which could benefit the residents.

Consensus was reached for the City Manager and City Attorney to negotiate with BSO, but not to breach the contract. Staff will bring back an update in January.

## 20. Motion for Cooper City to join the National League of Cities – **Commissioner Katzman**

Commissioner Katzman participated in the National League of Cities conference and regarded the information obtained as highly advantageous. For a cost of slightly under \$4,000 annually, the City may become a member of the National League of Cities, thereby gaining access to studies currently unavailable to us.

Commissioner Shrouder asked whether we could trade this membership for one with the Broward League of Cities.

Mayor Curran would support joining the National League of Cities if we did not join the Broward League of Cities.

Commissioner Mallozzi said the Broward League of Cities membership is very beneficial. The National League of Cities will not lobby in Tallahassee on behalf of the City.

Commissioner Smith said the National League of Cities focuses on matters that can benefit the City.

Mayor Curran stated that we incur expenses amounting to thousands of dollars for membership in various organizations.

Commissioner Shrouder suggested cutting funding for the Broward League of Cities gala.

Commissioner Katzman clarified that membership in the National League of Cities provides us with access to data obtained from various studies.

**MOTION:** Commissioner Katzman moved to approve Cooper City's membership in the National League of Cities. Commissioner Smith seconded the motion, which prevailed by a unanimous roll call vote. (5-0)

#### **REGULAR RESOLUTIONS**

##### **21. Resolution 25-78 (Administration)**

City Attorney Horowitz read "A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF COOPER CITY, FLORIDA, APPOINTING JASON CHOCKLEY TO SERVE AS THE CITY'S DIRECTOR OF COMMUNITY DEVELOPMENT, IN ACCORDANCE WITH SEC. 4.01(4)(C) OF THE CITY CHARTER; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE" by title.

Commissioner Smith stated that Assistant Community Development Director Chockley has earned the promotion.

Commissioner Mallozzi echoed Commissioner Smith's comments and wished Community Development Director Carlos Vega the best in his new endeavors.

Commissioner Katzman thanked Director Vega for his service and kindness. As a former member of the Planning and Zoning Board, he worked closely with Assistant Director Chockley, and he is excited for him to step into this new role.

Commissioner Shrouder congratulated Assistant Director Chockley.

Mayor Curran wished Director Vega well and welcomed Assistant Director Chockley to his new role.

**MOTION:** Commissioner Mallozzi moved to approve Resolution 25-78. Mayor Curran seconded the motion, which prevailed by a unanimous roll call vote. (5-0)

#### **CITY MANAGER REPORT**

## 22. Alternative Options for Hiatus Road

City Manager Rey said the City received community feedback on the Hiatus Road roundabout. Staff, along with our consultants, have examined alternative options to reduce speeds on the road. Staff would need to seek approval from the State and County to use the funding for an alternative option.

Diana White of the Corradino Group stated that she has been working on the Hiatus Road corridor for a few years.

Commissioner Smith said the third option will have the most significant impact on speed. City Manager Rey said there is an option with raised tables near the intersection that they believe will have the greatest impact on the intersection and improve safety.

Mayor Curran asked whether crosswalks would be placed in the area. Ms. White said there will be no changes to the existing crosswalk. She also said there will be a traffic separator, signage, and speed radar signs.

Commissioner Mallozzi said she spoke with staff at the Metropolitan Planning Organization (MPO) and asked whether we could use our traffic study to support a traffic light.

Commissioner Katzman clarified that the proposed option will not require any landowner to give the City any land. He also asked how long it will take the City to complete the updates. City Manager Rey said the City will reach out to the HOAs and then to the State and County about using the funds for the alternative option.

Utilities Director, Akin Ozaydin stated that the project could take six months, depending on permit processing times.

Consensus was reached to proceed with option 2.

## 23. Retiree Health Insurance Matters

City Manager Rey stated that the Commission directed staff to offer Managerial Pension retirees \$10 per year of service to help cover insurance costs. It was then determined that the retirees also receive \$20 per year of service from the pension. Typically, the allowance is used to cover health insurance costs, but there was no specific language stating what it covers. The majority of individuals are already eligible for Medicare.

Commissioner Shrouder said previously the Commission offered \$10.00 per year of service to the retirees; however, it has been determined that the individuals are receiving \$20 per year of service from the pension plan itself. He suggested suing the individuals who crafted their own pension plan. There was no contractual agreement to provide life insurance to these employees.

City Attorney Horowitz advised that the manual is intended only as a general guide for employees. The City has always reserved the right to change those rules and regulations, and the manual expressly states that it does not constitute an employment contract. It is well-established Florida law that policy statements contained in employment manuals do not give rise to enforceable contracts unless they include specific language expressing the parties' mutual agreement that the manual constitutes a separate employment contract. Courts have consistently held that unilateral extensions of benefits to employees do not create contract rights, because a City's benefit program could be unilaterally altered

by City action, and an employee's so-called mere expectations are insufficient to give rise to binding contracts requiring the City to provide those benefits continuously for any period of time.

Commissioner Shrouder stated that he finds it suspicious that a former Finance Director would overfund a pension plan by \$1 million, in which the former Finance Director was a member. He recommends that individuals pay for the insurance with the stipend they receive.

Commissioner Smith said the Commission initially offered a stipend, and it was later determined that the individuals were already receiving a \$20 stipend per year of service. He asked City Attorney Horowitz whether an offer had been made. City Attorney Horowitz answered no. Commissioner Smith asked whether there is an expectation that a lawsuit could be filed. City Attorney Horowitz answered yes.

Commissioner Mallozzi asked what a lawsuit could cost the City. City Attorney Horowitz said he is unsure of the costs, as they are based on the number of defendants.

Commissioner Shrouder said we need to be stewards of the public's funds.

Commissioner Smith agrees that they are stewards of the public's funds

Commissioner Katzman does not support lifetime benefits, especially if they have been conferred illegally. While he does have sympathy for former employees, he would like to get a legal judgment on the matter.

**MOTION:** Commissioner Shrouder moved to follow State law and provide the opportunity for the individuals to participate in the City's health insurance. Commissioner Katzman seconded the motion, which passed by the following roll call vote. (4-1)

YES: Commissioners Smith, Katzman, Shrouder, and Mayor Curran

NO: Commissioner Mallozzi

#### 24. Renaissance SRO Status

City Manager Rey advised that the City tried to negotiate with Renaissance Charter School, but no agreement has been reached. Currently, the school is not in compliance with its conditional use.

Commissioner Katzman made a motion to retract the conditional use.

Commissioner Katzman stated that 1,213 students are enrolled at Renaissance Charter School. Seventy-six students are residents of Cooper City. The school agreed to have and fund a School Resource Deputy. The school is capped at 1,200 students, as listed in the conditional use. The school has not attended one meeting on the matter. Guardians cannot perform the same functions as an SRO. He believes it is completely unprofessional that the school is unwilling to pay a few extra thousand dollars to protect the children.

Commissioner Smith thanked City Manager Rey for attempting to negotiate an agreement with the school. He agrees with Commissioner Katzman that he is disappointed that no one from Renaissance attended the meeting tonight.

Commissioner Shrouder said the charter school receives the same per-child payment that the school board pays.

Commissioner Smith asked whether the school receives funds from the Broward School Board to support the SROs. Commissioner Shrouder said the school board contributes up to \$125,000 toward a cop or guardian.

City Attorney Horowitz said the statute Commissioner Shrouder is referring to places the burden on the school board to provide security at public schools in the district, including charter schools. But it's not only SROs. It's SROs, school safety deputies, or guardians. Renaissance will comply with the statute.

Commissioner Shrouder stated that Cooper City has the most stringent requirement in Broward County, mandating the presence of an SRO.

City Attorney Horowitz said the school is a public school operated by a private operator.

Commissioner Shrouder said the City has the authority to impose conditions on private operators.

Mayor Curran said guardians alone are not enough for the schools. Guardians are for the perimeter only. He believes the students are Cooper City children once they are on campus. He has no issue closing the school if they will not comply with an SRO. The school agreed to that condition.

Commissioner Smith said we have a clear contractual direction, and we even tried to negotiate to help with costs.

City Manager Rey said the City will retain the SRO at the school, withdraw the offer, and bill the school for the SRO's services.

Commissioner Mallozzi said the conditional use will be a legal battle. She would like to impose fines.

City Attorney Horowitz said the City has two options: cite the school under Chapter 162, the code enforcement statute, for violating the conditional use and the City code, which provides for enforcement through the process for violations of development orders. We can also cite the school and bring it before the Special Magistrate. If it is found to be in violation, a fine of up to \$250 per day can be imposed, and a lien can be recorded against the property.

Commissioner Mallozzi said the developer's attorney swore that the City would have no traffic issues. City Attorney Horowitz noted that, before his time, in 2018, there was a magistrate case regarding the traffic issue.

Commissioner Mallozzi said children's safety is paramount to this Commission, but it should not be a burden on residents when the school has only 76 Cooper City students. Guardians do not have the authority to arrest. SROs are trained and needed for school safety. She would prefer to start the magistrate process.

Commissioner Shrouder asked about the procedure for revoking a conditional use. City Attorney Horowitz said a quasi-judicial hearing is required. Commissioner Shrouder said he needs to hear the evidence.

City Attorney Horowitz said there are two options: the Special Magistrate process or a hearing before the Commission.

Staff will make a recommendation to the Commission.

## 25. Cooper City Optimist – Insurance

City Manager Rey said the Optimist Club has complied with the insurance requirement in the facility use agreement. The Optimist Club has been working diligently to meet all the contract requirements. The Optimist Club has requested that the City help cover the additional \$10,000 in insurance. City Manager Rey recommends that the City assist with this one-time request.

Commissioner Shrouder asked Optimist President Pete Schlang whether the club had complied with the procurement requirements of the facility-use agreement. Mr. Schlang answered yes, and that anything over \$10,000 would be bid out. Mr. Schlang said the soccer uniforms were bid out. Commissioner Shrouder said he does not want to give a dollar until the financial controls have been verified. Commissioner Shrouder said he was told that the cost of the uniforms was requested but not provided.

Commissioner Smith said the Commission gave the City Manager the authority to make decisions. He asked City Manager Rey what percentage of registration we are at. City Manager Rey said all new sports are registered through the City. Commissioner Smith asked about the status of the audit. City Manager Rey said the auditor has provided a database with the information. Commissioner Smith noted that if the City Manager is willing to pay the funds, he believes both sides are working diligently.

Commissioner Shrouder disagrees, noting that he has attended Optimist Club meetings and that the club is not in compliance with the facility use agreement. Bylaws were passed that still allow board members to be paid. Commissioner Shrouder said we are six months into a contract that has not been adhered to. Commissioner Shrouder asked whether board members are still being paid. Mr. Shlang said the club is changing the bylaws.

Commissioner Katzman thanked Mr. Shlang for his hard work. He asked whether a board member had submitted a bid for uniforms. Mr. Shlang said yes, but the bid was not selected. Commissioner Katzman recommended not accepting bids from board members. He stated that the latest statement he reviewed showed the Club had \$570,000 in cash on hand. He has a hard time being asked to supplement an insurance premium when the Club has cash on hand, with the caveat that the Club will have to increase registration to pay the \$10,000. Mr. Shlang said the money is encumbered. Commissioner Katzman does not feel comfortable giving money to the Club without the forensic audit being complete.

Commissioner Shrouder said the City offered to pay for the background checks, but the club rejected the offer. This community does not trust how the money is handled.

Commissioner Mallozzi suggested that the Commission make a caveat that no board members can be paid. It takes time to initiate changes.

Commissioner Shrouder said he has seen Commissioner Mallozzi and himself attend meetings, ask questions, and be shut down. He asked Mr. Shlang whether he reviews the bank statements. Mr. Shlang stated that he receives a copy but is not the treasurer. Commissioner Shrouder said he would not know if money was missing.

Mayor Curran thanked Mr. Shlang for serving as President. The children participating in the program have no idea what happens in the Optimist Club. He supports the one-time insurance payment because he believes in the end product.

Commissioner Shrouder moved to defer the item until February, when the audit is received. Commissioner Smith seconded the motion.

Commissioner Smith asked whether the funds to be used could be drawn from the Optimist revenues. City Manager Rey answered yes, but noted that the funds remain public funds. Commissioner Smith said the City Manager has made a recommendation and that the Commission should support it.

Commissioner Shrouder asked when the information is due to the auditor. City Manager Rey responded that it is due January 15, 2026. Commissioner Shrouder asked for a compromise and suggested adding language stating that, as long as that deadline is met, the payment can be made.

Commissioner Smith asked whether the insurance premium has a payment deadline. Commissioner Smith will compromise with Commissioner Shrouder.

Mayor Curran wants to follow the City Manager's recommendation.

Commissioner Shrouder withdrew his motion.

**MOTION:** Commissioner Shrouder moved to authorize the City Manager to issue a \$10,000 reimbursement, provided they comply with the auditors' deadline. Commissioner Smith seconded the motion, which passed by the following roll call vote. (3-2)

YES: Commissioners Smith, Mallozzi, and Mayor Curran

NO: Commissioners Katzman and Shrouder

## 26. Discussion on ACH Enrollment Incentive Policy

City Manager Rey has been working to improve the processing of water and wastewater payments. We have nearly 300 residents who are not currently using ACH payments. Staff has developed an incentive program that will credit these 300 accounts \$50.00 if they transition to ACH payments for at least one year.

Consensus was reached to move forward on the ACH Enrollment Incentive Policy.

## **CITY ATTORNEY REPORT**

## **COMMISSIONERS' CONCERNS/REPORTS/ITEMS TO BE PLACED ON NEXT AGENDA**

Commissioner Smith thanked Director Vega for the time he spent helping him with all the businesses in the community; he will be missed. He thanked the staff and wished everyone a Merry Christmas and a Happy New Year.

Commissioner Mallozzi reported that she was able to travel to Tallahassee and meet with several legislators. Everyone seemed very receptive to the requested funding. She also attended a legislative meeting in Orlando. She wished Director Vega good luck in his next chapter and knows that Assistant Director Chockley will do great in his new role. She encouraged everyone to attend the Taste of Cooper

City event on December 10th and the Cookies with Santa event on December 11th. She wished everyone a happy holiday.

Commissioner Katzman encouraged residents to attend the menorah lighting on December 14<sup>th</sup> at the Suellen H. Fardleman Sports Complex. He thanked staff, noting that Light Up Cooper City was a fantastic event. He wished everyone a Happy Holiday.

Commissioner Shrouder wished Director Vega the best in his new endeavors. He also asked for an update on the holiday banners, as they are not yet out. He would like the staff to place the banners throughout the City. He also wished everyone a Happy Holiday.

Mayor Curran wished Director Vega the best in his new endeavors and everyone a Happy Holiday.

**ADDITIONAL PUBLIC COMMENTS (3 MINUTES)**

None.

**ADJOURNMENT**

The meeting adjourned at 11:03 PM.

The minutes of the regular Commission meeting held on December 9, 2025, were approved during the regular Commission meeting held on January 13, 2026.

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Mayor James Curran

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Tedra Allen, City Clerk

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**ADA NOTICE**

This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990, all persons who are disabled and who need special accommodations to participate in this meeting because of that disability should contact the Office of the City Clerk, 954-434-4300 ext. 220, not later than two days prior to such proceeding. One or more members of the City of Cooper City Advisory Boards may be in attendance and may participate in the meeting. Anyone wishing to appeal any decision made by the Cooper City Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Agenda items may be viewed online at [www.coopercity.gov](http://www.coopercity.gov) or at the Office of the City Clerk, City of Cooper City, 9090 SW 50 Place, Cooper City, Florida, 33328, 954-434-4300.

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**DECORUM**

Members of the Commission, staff members, citizens, and others are required to use civil and appropriate language when addressing the Commission or anyone present at the meeting and must refrain from using profanity, cursing, or exhibiting aggressive or threatening behavior. All comments should generally be directed to the presiding officer and not to individual members of the Commission, staff, or the audience. No personal verbal attacks toward any individual by either the Commission, staff, citizens, or others shall be allowed during any meeting of the Commission.

Any persons making impertinent or slanderous remarks or personal attacks or who becomes boisterous while addressing the Commission or who otherwise violates the decorum rules set forth herein shall be barred from further audience before the Commission by the Mayor, or by request of any member of the Commission unless permission to continue or again address the Commission be granted by a majority vote of the Commission members present.

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