



## **CITY OF COOPER CITY FIRE ASSESSMENT ADOPTION**

**Friday, September 12, 2025, at 10:00 AM  
City Hall Auditorium | 9090 SW 50th Place**

### **MINUTES**

#### **NOTICE:**

1. Pursuant to Florida law, the public hearing on all non-ad valorem assessments, such as the fire assessment, must occur no later than September 15. Cities, such as Cooper City, that utilize the Property Appraiser's TRIM notice for notification purposes, are not able to conduct this hearing before September 12, 2025.

#### **PLEDGE OF ALLEGIANCE**

Mayor Curran opened the meeting at 10:00 AM and led the assembly in the Pledge of Allegiance.

#### **ROLL CALL**

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

#### **PUBLIC COMMENTS (3 MINUTES)**

Nadia Arodak spoke about her concerns with the tax increases on her properties in the City.

CFO Irwin Williams will speak with Ms. Arodak after the meeting.

#### **TOPIC FOR DISCUSSION**

##### **2. Resolution 25-59 (Finance)**

City Attorney Horowitz read "A RESOLUTION OF THE CITY OF COOPER CITY, FLORIDA, RELATING TO THE PROVISION OF FIRE SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF COOPER CITY, FLORIDA; ESTABLISHING THE RATE OF ASSESSMENT; IMPOSING FIRE ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY OF COOPER CITY; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT; AND PROVIDING FOR AN EFFECTIVE DATE" by title.

City Manager Rey stated that the assessment amount is lower than the initially advertised amount. Over the summer, he successfully reduced fire costs.

Commissioner Smith asked City Manager Rey if the Fire Assessment Rate had ever decreased in the past. CFO Williams replied that it has consistently increased.

Commissioner Mallozzi stated that the Fire Assessment rate has increased by \$34 this year due to costs.

Commissioner Katzman wants to ensure that we are not billing more than 100% of the actual fire expenses. City Manager Rey advised that they are not permitted to over-collect.

Commissioner Mallozzi asked if the fire contract doesn't increase as much as we assume, could that lead to further decreases? City Manager Rey responded yes.

Mayor Curran opened the public hearing, but no one wished to speak. He then closed the public hearing.

**MOTION:** Commissioner Mallozzi moved to adopt Resolution 25-59. Commissioner Smith seconded the motion, which prevailed by a unanimous roll call vote. (5-0)

**ADDITIONAL PUBLIC COMMENTS (3 MINUTES)**

No additional public comments.

**ADJOURNMENT**

The meeting adjourned at 10:13 AM.

The minutes of the Fire Assessment Hearing held on September 12, 2025, were approved during the regular Commission meeting held on October 28, 2025.

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Mayor James Curran

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Tedra Allen, City Clerk

### 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 at 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

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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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WEBVTT

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00:00:00.000 --> 00:00:01.260

Cooper City Hall: Yes, yeah.

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00:00:03.800 --> 00:00:06.759

Cooper City Hall: You gonna wait? Until 10?

3

00:00:09.070 --> 00:00:14.240

Cooper City Hall: Oh, wait. That's awesome, I'm so excited.

4

00:00:18.890 --> 00:00:19.790

Cooper City Hall: We're here

5

00:00:20.020 --> 00:00:28.270

Cooper City Hall: We are here. Wait a second for Alex to come back, please. For who? Alex. Where'd you go? Restroom. Pull up a slide through. Thank you.

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00:00:33.380 --> 00:00:34.880

Cooper City Hall: We're waiting for you, hurry up.

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00:00:34.880 --> 00:00:35.750

Ryan Shrouder: I'm here.

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00:00:39.490 --> 00:00:40.999

Jeremy Katzman: Did you guys have me on, too?

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00:00:41.620 --> 00:00:42.790

Cooper City Hall: Thank you, sir.

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00:00:43.100 --> 00:00:45.520

Cooper City Hall: Thanks, Hannah.

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00:00:46.940 --> 00:00:47.789

Cooper City Hall: How about this.

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00:00:59.340 --> 00:01:00.449

Ryan Shrouder: Alright, we're ready.

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00:01:02.040 --> 00:01:07.710

Cooper City Hall: Welcome to the 10 o'clock, September 12th Fire Assessment Adoption Meeting.

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00:01:08.390 --> 00:01:11.440

Cooper City Hall: Can we start with the roll call, please?

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00:01:12.130 --> 00:01:14.570

Cooper City Hall: I'm sorry. Pledge of Allegiance first, I'm sorry.

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00:01:17.170 --> 00:01:25.169

Cooper City Hall: I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands, one nation, under God.

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00:01:25.320 --> 00:01:29.230

Cooper City Hall: Let's go with liberty and justice for all. Roll call, please.

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00:01:31.700 --> 00:01:35.960

Cooper City Hall: Commissioner Smith? Here. Commissioner Malozzi? Here. Commissioner Katzmman?

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00:01:36.490 --> 00:01:37.160

Jeremy Katzman: Here.

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00:01:37.420 --> 00:01:38.750

Cooper City Hall: Commissioner Schroeder?

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00:01:38.750 --> 00:01:39.420

Ryan Shrouder: Beer.

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00:01:39.670 --> 00:01:41.049

Cooper City Hall: Mayor Kern. Here.

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00:01:42.110 --> 00:01:44.450

Cooper City Hall: Mr. City Manager, any changes?

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00:01:44.710 --> 00:01:48.369

Cooper City Hall: For emergency matters that need to be changed on this commission... on this meeting?

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00:01:48.600 --> 00:01:49.380

Cooper City Hall: No, sir.

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00:01:51.300 --> 00:01:53.429

Cooper City Hall: Alright, I'm gonna turn it over to Jacob.

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00:01:54.670 --> 00:02:02.010

Cooper City Hall: Well, I'm sorry. Let's start with, open public comment. If there's anybody here wishing to speak, No?

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00:02:02.720 --> 00:02:03.790

Cooper City Hall: Awesome.

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00:02:04.520 --> 00:02:06.240

Cooper City Hall: You drove all the way over here.

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00:02:09.740 --> 00:02:10.419

Cooper City Hall: recap.

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00:02:11.009 --> 00:02:15.049

Cooper City Hall: But you could speak, you're here. You can... you can get another opinion, I mean...



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00:02:16.550 --> 00:02:18.480

Cooper City Hall: It is, but it's okay.

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00:02:18.730 --> 00:02:23.730

Cooper City Hall: Don't worry. Yes. You do, because it has to be in the microphone.

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00:02:24.000 --> 00:02:28.860

Cooper City Hall: I'm sorry. But you're here, you might as well let your voice and opinion be heard.

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00:02:29.410 --> 00:02:33.110

Cooper City Hall: Thank you for coming, we appreciate it. Thank you for having me.

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00:02:33.940 --> 00:02:36.400

Cooper City Hall: I'm not very good at public speaking.

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00:02:36.520 --> 00:02:41.790

Cooper City Hall: I've seen her name. So, I actually have two properties in Cooper City. I need your name.

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00:02:41.920 --> 00:02:50.990

Cooper City Hall: My name is Nadia Aradak, and I am a local resident of Cooper City. I do have two properties, one homestead, one investment.

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00:02:51.290 --> 00:03:05.619

Cooper City Hall: And unfortunately, both got hit with high increases for the property tax, and I brought one of the trim notices with me. One of them alone is, if it increases, I will have to pay an additional \$5,000 on one property this November.

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00:03:05.760 --> 00:03:11.249

Cooper City Hall: So, with the financial hit, I wanted to come and see what the budget hearing was about.

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00:03:12.320 --> 00:03:20.099

Cooper City Hall: Mr. Finance Director? I'm sorry. Oh, I'm sorry, can I ask... No, no, you can, but I'm asking, that's... Oh, go ahead.

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00:03:20.320 --> 00:03:23.220

Cooper City Hall: Mr. Irwin, can you answer this lady's question, please?

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00:03:24.090 --> 00:03:24.990

Ryan Shrouder: Sorry.

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00:03:24.990 --> 00:03:28.220

Cooper City Hall: On one property, yeah.

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00:03:28.760 --> 00:03:31.040

Ryan Shrouder: It's been with us since about 7pm.

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00:03:31.930 --> 00:03:48.930

Cooper City Hall: Mr. Mayor, it's probably better that he reduced the trim notice with her on one-on-one, because while our tax rates are going down, City Cooper City's rates are actually going down in the proposed millage.

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00:03:49.200 --> 00:04:01.420

Cooper City Hall: what you're probably seeing is an increase in value on your property that is driving, you know, your change. But I'm speculating until, you know, sit down with that gentleman over there. Yeah.

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00:04:01.420 --> 00:04:10.010

Ryan Shrouder: But you wouldn't... Mr. Ray, you wouldn't see a \$5,000 increase, from... from an increase in the value, so if... if there's a \$5,000...

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00:04:10.010 --> 00:04:16.370

Cooper City Hall: I don't know what the base is. Well, and what's interesting is this property is lower in value. Excuse me.

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00:04:16.380 --> 00:04:20.070

Ryan Shrouder: It's lower in value and has higher property taxes, which I was...

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00:04:20.070 --> 00:04:23.869

Cooper City Hall: surprised to see. So that's why I think...

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00:04:23.870 --> 00:04:26.750

Ryan Shrouder: Is one of them located in Monterra?

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00:04:26.750 --> 00:04:27.500

Cooper City Hall: No.

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00:04:27.500 --> 00:04:28.530

Ryan Shrouder: Okay.

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00:04:28.550 --> 00:04:34.010

Cooper City Hall: Okay, I'll tell you what, the best thing is to go ahead and set you up with Erwin.

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00:04:34.110 --> 00:04:47.289

Cooper City Hall: He's right there. He's right there, you got... We can meet... we can meet right after this meeting. Okay. And then she can explain... they can explain it to you a little better, because this is just not gonna answer your questions the way you need them answered. But thank you for coming. Thank you for having me.

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00:04:48.000 --> 00:04:49.060

Ryan Shrouder: I'll either come.

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00:04:49.060 --> 00:05:04.069

Cooper City Hall: Mayor, Mayor, Mayor, for the record? Yes, sir. Item number 2, the fire assessment is set as Resolution 25-59. It is a resolution of the City of Cooper City, Florida, relating to the provision of fire services, facilities, and programs in the City of Cooper City.

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00:05:04.070 --> 00:05:09.189

Cooper City Hall: Establishing a rate of assessment, imposing fire assessments against assessed property located within the City of Cooper City.

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00:05:09.190 --> 00:05:15.349

Cooper City Hall: proving the assessment role, providing for severability, conflicts, and providing for an effective date. For your consideration, Mayor Commission.

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00:05:15.630 --> 00:05:16.799

Cooper City Hall: Need a motion?

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00:05:17.370 --> 00:05:17.890

Cooper City Hall: Second.

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00:05:19.270 --> 00:05:20.020

Cooper City Hall: Second.

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00:05:20.390 --> 00:05:31.300

Cooper City Hall: Any discussion? Mr. Mayor, yeah, I just wanted to point out that the final assessment is less than the amount that was originally advertised.

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00:05:31.300 --> 00:05:40.690

Cooper City Hall: And the reason for that is that over the summer, we were able to get some reductions in the fire expenses, which

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00:05:40.910 --> 00:05:57.670

Cooper City Hall: translate directly into the calculation of the fire assessment fee. So, instead of the advertised \$446 per household, the rate that you have in front of you today is \$432 per household, a reduction of about \$14.

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00:05:57.670 --> 00:06:06.180

Cooper City Hall: that we're able to achieve through reductions in the fire. And I just wanted to point that out, because you're not adopting the original number, you're adopting a lower number than that.

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00:06:07.920 --> 00:06:08.750

Cooper City Hall: Mayor?

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00:06:10.180 --> 00:06:10.780

Ryan Shrouder: Oh, that's okay.

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00:06:10.780 --> 00:06:23.409

Cooper City Hall: Go ahead, I'm sorry. Thank you. Mr. Manager, can you... do you have any historicals to show the last time that we may have been able to drop that assessment fee?

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00:06:23.960 --> 00:06:26.019

Cooper City Hall: When the last time, instead of it...

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00:06:26.190 --> 00:06:28.979

Cooper City Hall: Going up, we were able to actually...

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00:06:29.070 --> 00:06:48.989

Cooper City Hall: cut and then negotiate, it sounds like, and don't let me use words that... that aren't appropriate. Would it... would the fact that it has went down an additional from what we adopted, is that because of negotiations that have happened? Yeah, it is through the negotiations that happened over the summer were able to get some, some reductions.

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00:06:50.050 --> 00:07:04.429

Cooper City Hall: I don't know if Erwin, Tina, you know off the top of your head, if they ever reduced the assessment fee, it's gone up every year. Okay. Okay, so, so thank you. So, so for the residents that are watching, and

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00:07:04.560 --> 00:07:22.689

Cooper City Hall: And for the public record of this, it's went up every year. We've been able to now drop off, for the first year, a cut, and through you negotiating, through us leveraging you giving you the opportunity, you've been able to even get it lower. So I want to just go ahead and recognize that, and thank you and your team for that.

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00:07:22.690 --> 00:07:25.539

Cooper City Hall: Mayor, I yield the floor. Thank you.



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00:07:26.330 --> 00:07:27.440

Jeremy Katzman: Mayor? Mayor?

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00:07:28.070 --> 00:07:34.009

Cooper City Hall: Yes, point of clarification. Wait a minute, Jeremy, wait a minute, sorry. Yeah, yeah.

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00:07:34.610 --> 00:07:41.139

Cooper City Hall: production is from the advertised number. It's not from last year's number. Yeah, yeah, no, understood. Yep.

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00:07:41.650 --> 00:07:43.220

Cooper City Hall: Commissioner Katzman, go ahead.

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00:07:43.630 --> 00:07:51.760

Jeremy Katzman: Yeah, yeah, I just wanted to clarify that we didn't reduce the fire assessment year over year, we just... we reduced it from the advertised rate.

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00:07:52.240 --> 00:07:55.950

Ryan Shrouder: Prior to... break.

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00:07:55.950 --> 00:07:57.790

Jeremy Katzman: that we're adapting. So...

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00:07:57.790 --> 00:08:02.689

Ryan Shrouder: Party your ass off and just be the rock star all the year.

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00:08:03.150 --> 00:08:03.810

Jeremy Katzman: Hello?

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00:08:05.470 --> 00:08:07.870

Cooper City Hall: At the right. He's not on mute.

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00:08:08.080 --> 00:08:11.669

Jeremy Katzman: I'm hearing some weird things, but I don't know if it's... if it's my phone or not.

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00:08:15.510 --> 00:08:16.579

Cooper City Hall: activate it?

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00:08:16.790 --> 00:08:17.520

Cooper City Hall: Okay.

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00:08:17.710 --> 00:08:18.330

Jeremy Katzman: Hello?

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00:08:18.860 --> 00:08:19.960

Cooper City Hall: We hear you.

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00:08:21.540 --> 00:08:25.560

Jeremy Katzman: Okay, so I don't... did you hear what I said? I just wanted to be clear

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00:08:25.760 --> 00:08:28.049

Jeremy Katzman: That we are not reducing year over year.

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00:08:28.570 --> 00:08:33.279

Cooper City Hall: Correct, yeah, we heard, yeah, yeah. It's the same comment that, we clarified here on the desk.

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00:08:34.320 --> 00:08:34.710

Jeremy Katzman: Okay.

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00:08:34.710 --> 00:08:36.660

Cooper City Hall: Commissioner Schrouder, anything you want to add?

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00:08:38.230 --> 00:08:39.759

Ryan Shrouder: Nope, that's it.

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00:08:41.360 --> 00:08:42.599

Cooper City Hall: Any more discussion?

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00:08:43.140 --> 00:08:47.679

Cooper City Hall: Go ahead, Commissioner Malozzi. So, yes, it's gone down

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00:08:48.310 --> 00:09:05.559

Cooper City Hall: from when we originally predicted it, but it's still about a \$100 increase from last year. What's the increase... Erwin, what's the increase approximately from last year? Last year's rate was \$398, and its new rate is going to be

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00:09:05.710 --> 00:09:09.259

Cooper City Hall: 43... Or it's \$35,000. 432.

102

00:09:09.930 --> 00:09:12.650

Cooper City Hall: \$34. So, \$34, huh?

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00:09:13.080 --> 00:09:19.190

Cooper City Hall: All right, well, I mean, unfortunately, we're being handed a pay increase that

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00:09:19.880 --> 00:09:22.529

Cooper City Hall: I'm not going there, but... Okay.

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00:09:24.690 --> 00:09:25.730

Cooper City Hall: That was it?

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00:09:27.540 --> 00:09:29.159

Jeremy Katzman: I have one other question.

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00:09:29.790 --> 00:09:31.199

Cooper City Hall: Go ahead, Commissioner Katzman.

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00:09:31.570 --> 00:09:33.660

Jeremy Katzman: Thanks. So, I just want to be...

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00:09:34.150 --> 00:09:43.800

Jeremy Katzman: Clear from the manager that since we're charging 100% of the assessment, that this... there is no possibility that the rate will be less than 100%.

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00:09:44.170 --> 00:09:48.869

Jeremy Katzman: Because if it is, then we have a concern with the assessment itself.

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00:09:51.750 --> 00:09:54.279

Cooper City Hall: I don't understand what you're saying.

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00:09:54.280 --> 00:09:57.090

Jeremy Katzman: You can't charge more as an assessment.

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00:09:57.670 --> 00:09:59.600

Jeremy Katzman: Than it's going to cost you.

114

00:10:00.000 --> 00:10:00.720

Cooper City Hall: That's incorrect.

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00:10:00.720 --> 00:10:02.589

Jeremy Katzman: Charged a lower percentage.

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00:10:03.660 --> 00:10:14.590

Jeremy Katzman: And I understand the reason for doing 100%, because it should be passed on to all the users, not just the residents, but I just want to make sure we're not overcharging, or there's no possibility of overcharging.

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00:10:15.010 --> 00:10:23.029

Cooper City Hall: I didn't think we were legally allowed. Correct, and that is why, Commissioner, as we were able to reduce the

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00:10:23.040 --> 00:10:38.820

Cooper City Hall: charges from the fire department, those savings go directly into the reduction in the fire assessment. We couldn't have maintained the, the original rate after we achieved the reduction. So, yeah, so you're 100% right, Commissioner.

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00:10:39.660 --> 00:10:40.680

Jeremy Katzman: Alright, thank you.

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00:10:43.340 --> 00:10:44.020

Jeremy Katzman: Nothing further.

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00:10:45.830 --> 00:10:48.590

Cooper City Hall: Question. Go ahead. If...

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00:10:49.060 --> 00:10:58.629

Cooper City Hall: instead of our BSO contract going up by 9%, it happens to go up only by the contractual 5% that it should have gone up.

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00:10:59.060 --> 00:11:02.230

Cooper City Hall: Would we be able to reduce this further?

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00:11:02.400 --> 00:11:14.180

Cooper City Hall: Actually, the, with the... and I gotta give you the exact number, but with the reduction that we got, we were not at 9%, we ended up very close to the 5%.

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00:11:14.410 --> 00:11:23.749



Cooper City Hall: But I'll send you the number often. But if we do get it back to where it should have been, would we be able to reduce this a little bit more? Correct, yeah. Thank you.

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00:11:27.070 --> 00:11:28.070

Cooper City Hall: Anymore?

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00:11:29.370 --> 00:11:31.159

Cooper City Hall: Any more discussion from anybody?

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00:11:31.620 --> 00:11:34.539

Cooper City Hall: Call the vote. Can you first confirm who made the motion?

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00:11:34.790 --> 00:11:37.330

Cooper City Hall: Lisa made the motion, and...

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00:11:37.730 --> 00:11:49.140

Cooper City Hall: Yes, you did. Sorry, I thought it was the only thing. And Jason, you seconded it. We're gonna open this up one more time. Is there anybody in the audience that wants to speak on this item? Anybody calling in?

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00:11:49.140 --> 00:11:51.689

Jeremy Katzman: Commissioner Katzmann? Commissioner Schrouder? No.

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00:11:52.160 --> 00:11:58.779

Cooper City Hall: All right. Call the vote. Commissioner Smith? Yes. Commissioner Malozzi? Yes. Commissioner Katzman?

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00:11:59.500 --> 00:12:00.200

Jeremy Katzman: Yes.

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00:12:00.500 --> 00:12:01.670

Cooper City Hall: Commissioner Schrouder?

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00:12:01.670 --> 00:12:02.390

Ryan Shrouder: Yes.

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00:12:02.760 --> 00:12:04.080

Cooper City Hall: Mayor Curran? Yes.

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00:12:06.310 --> 00:12:07.720

Cooper City Hall: Any public input?

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00:12:07.920 --> 00:12:09.390

Cooper City Hall: Motion to adjourn.

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00:12:10.950 --> 00:12:12.530

Cooper City Hall: Motion. Done. Thank you, Mayor.