

**MINUTES
CITY OF LAKE WORTH BEACH
UTILITY CITY COMMISSION MEETING
CITY HALL COMMISSION CHAMBER
TUESDAY, AUGUST 26, 2025 – 6:00 PM**

The meeting was called to order by Vice Mayor Malega on the above date at 6:03 PM in the City Commission Chamber located at City Hall, 7 North Dixie Highway, Lake Worth Beach, Florida.

ROLL CALL: (0:08) Present were Mayor Betty Resch, Vice Mayor Sarah Malega and Commissioners Christopher McVoy, Mimi May and Anthony Segrich. Also present were Interim City Manager Jamie Brown, City Attorney Christy L. Goddeau and Deputy City Clerk Shayla Ellis.

PLEDGE OF ALLEGIANCE: led by Vice Mayor Sarah Malega. (0:24)

ADDITIONS/DELETIONS/REORDERING: (0:48)

Action: Motion made by Commissioner Segrich and seconded by Commissioner McVoy to add a discussion regarding the reconsideration of the approval of the K Street Parking Garage Conceptual Design to the agenda following the Consent Agenda as Unfinished Business, Item A.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

Action: Motion made by Commissioner McVoy to table Public Hearing, Items A-C for a future agenda. **MOTION DIED FOR LACK OF A SECOND.** (8:27)

Action: Motion made by Vice Mayor Malega and seconded by Commissioner May to approve the agenda as amended. (10:21)

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners May and Segrich. NAYS: Commissioner McVoy.

PRESENTATIONS: (there is no public comment on Presentation items)

A. Water Utility update by Brian King, Water Utilities Interim Assistant Director (10:33)

B. Electric Utility Update by Ed Liberty, Electric Utility Director (18:18)

C. Status of Bond Funds and Associated Projects by Ed Liberty, Electric Utility Director (30:24)

PUBLIC PARTICIPATION OF NON-AGENDAED ITEMS AND CONSENT AGENDA: (49:16)

APPROVAL OF MINUTES: (55:39)

Action: Motion made by Commissioner May and seconded by Vice Mayor Malega to approve the following minutes:

A. July 29, 2025

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

CONSENT AGENDA: (55:55)

Action: Motion made by Commissioner May and seconded by Commissioner Segrich to approve the Consent Agenda.

A. Water Utility Easement with Keith Thompson as the trustee of the Keith Thompson Revocable Living Trust

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

UNFINISHED BUSINESS:

Action: Motion made by Commissioner Segrich and seconded by Commissioner May to reconsider the decision regarding the direction provided for the K Street Parking Garage Conceptual Design at the August 19, 2025, regular meeting. (1:06:49)

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

Action: Motion made by Commissioner Segrich and seconded by Vice Mayor Malega to amend the motion from the August 19, 2025, regular meeting regarding the K Street Parking Garage Conceptual Design and give direction to the staff and consultants to bring back a feasible design within 90 days with the requirement of mandatory check-ins at least twice per month during the redesign process. (1:25:08)

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

NEW BUSINESS:

A. Directive Confirmation authorizing Florida Gas Utility ("FGU") to remarket Lake Worth Beach's firm gas transportation capacity on Florida Gas Transmission System ("FGT") (1:26:34)

Action: Motion made by Vice Mayor Malega and seconded by Commissioner Segrich to approve the directive to FGU for authorization for the Release of Firm Transportation Capacity to FPL.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

B. Work Order # 23 with Hooper Corporation for construction services related to new 6th Ave South substation distribution circuits (1:27:06)

Action: Motion made by Commissioner May and seconded by Commissioner Segrich to approve Work Order # 23 with Hooper Corp to provide construction services for the underground feeders to riser poles and cable installation along South H Street from 7th Ave South to 5th Avenue South.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

C. Goods and Services Agreement with Gresco Utility Supply, Inc. for the Procurement of Distribution Transformers (1:27:21)

Action: Motion made by Vice Mayor Malega and seconded by Commissioner May to approve the Goods and Services Agreements with Gresco Utility Supply Inc. for the purchase of specified distribution transformers.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

D. Task Order # 2 with Stantec Consulting Services for Hydrogeological Consulting Services (1:27:35)

Action: Motion made by Commissioner May and seconded by Commissioner Segrich to approve Task Order # 2 with Stantec Consulting Services for Hydrogeological Consulting Services.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

E. Agreement with A-1 Property Services Group for Water Treatment Plant Roof Replacement (1:27:50)

Action: Motion made by Vice Mayor Malega and seconded by Commissioner Segrich to approve the agreement with A-1 Property Services Group for the Water Treatment Plant Roof Replacement.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

PUBLIC HEARINGS: (1:28:41)

A. Ordinance No. 2025-07 –Second Reading – Privately-initiated Zoning Map amendment requesting rezoning of eleven (11) parcels from Mixed Use – East (MU-E) to the Downtown (DT) (rezoning) at 13-23 South M Street, 16-32 South L Street, 11 South L Street, and 30 South K Street (1:28:45)

City Attorney Goddeau read the ordinance by title:

ORDINANCE 2025-07 - AN ORDINANCE OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE CITY'S OFFICIAL ZONING MAP FROM THE ZONING DISTRICT OF MIXED USE – EAST (MU-E) TO DOWNTOWN (DT) ON THE PROPERTIES GENERALLY LOCATED BETWEEN THE WEST SIDE OF SOUTH K STREET AND EAST SIDE OF SOUTH M STREET, AND BETWEEN THE SOUTH SIDE OF LAKE AVENUE AND THE NORTH SIDE OF 1ST AVENUE SOUTH, AND AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

Action: Motion made by Commissioner May and seconded by Vice Mayor Malega to approve Ordinance 2025-07 approving a Privately-initiated Zoning Map amendment requesting rezoning of eleven (11) parcels

from Mixed Use – East (MU-E) to the Downtown (DT) (rezoning) at 13-23 South M Street, 16-32 South L Street, 11 South L Street, and 30 South K Street.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners May and Segrich. NAYS: Commissioner McVoy.

- B. Resolution No. 49-2025 is the second step in the consideration of the conditional abandonment of public right-of-way for the WMODA Project. (1:52:27)

City Attorney Goddeau did not read the resolution:

RESOLUTION NO. 49-2025 OF THE CITY OF LAKE WORTH BEACH, FLORIDA, DECLARING THE CONDITIONAL ABANDONMENT OF THE EASTERNMOST 125 FEET AND THE SOUTHERN HALF OF THE WESTERNMOST 155 FEET OF THE APPROXIMATELY 15-FOOT-WIDE RIGHT-OF-WAY LOCATED BETWEEN 501 TO 521 LAKE AVENUE, INCLUSIVE, 13 SOUTH M STREET, AND 16 SOUTH L STREET; AND ABANDONMENT OF THE NORTHERNMOST 150 FEET AND THE WESTERN HALF OF THE SOUTHERNMOST 100 FEET OF THE APPROXIMATELY 10- FOOT-WIDE RIGHT-OF-WAY LOCATED BETWEEN 13 TO 23 SOUTH M STREET, INCLUSIVE, 16 TO 32 SOUTH L STREET, INCLUSIVE, AND 500 1ST AVENUE; AND PROVIDING FOR CONDITIONS, AUTHORIZATION TO ACCEPT, RECORDING, AND AN EFFECTIVE DATE

Action: Motion made by Commissioner May and seconded by Vice Mayor Malega to approve Resolution No. 49-2025 – conditional abandonment of right-of-way for WMODA Project.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners May and Segrich. NAYS: Commissioner McVoy.

- C. Ordinance No. 2025-06 – Second Reading – Mixed Use Urban Planned Development, Major Site Plan, Development of Significant Impact, Conditional Use Permits, Sustainable Bonus Incentive Program, Transfer of Development Rights, and Affordable/Workforce Housing Program for the project commonly referred to as “WMODA” (1:58:01)

City Attorney Goddeau read the ordinance by title:

ORDINANCE NO. 2025-06 – AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE WORTH BEACH, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY APPROVING THE CREATION OF A MIXED USE URBAN PLANNED DEVELOPMENT DISTRICT, LOCATED AT 501-509 LAKE AVENUE, 13-23 SOUTH M STREET, 16-32 SOUTH L STREET, 11 SOUTH L STREET, AND 30 SOUTH K STREET AS MORE PARTICULARLY DESCRIBED IN EXHIBIT A, LOCATED WITHIN THE DOWNTOWN (DT) ZONING DISTRICT WITH A FUTURE LAND USE DESIGNATION OF DOWNTOWN MIXED USE (DMU) SUBJECT TO SPECIFIC DEVELOPMENT STANDARDS SET FORTH IN EXHIBIT B AND CONDITIONS OF APPROVAL SET FORTH IN EXHIBIT C; APPROVING A MAJOR SITE PLAN; APPROVING A DEVELOPMENT OF SIGNIFICANT IMPACT; APPROVING TWO CONDITIONAL USE PERMITS; APPROVING HEIGHT, DENSITY, AND INTENSITY BONUS INCENTIVES THROUGH THE CITY’S SUSTAINABLE BONUS INCENTIVE PROGRAM, TRANSFER OF DEVELOPMENT RIGHTS PROGRAM, AND AFFORDABLE/WORKFORCE HOUSING PROGRAM;

APPROVING A RIGHT-OF-WAY ABANDONMENT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE

Action: Motion made by Vice Mayor Malega and seconded by Commissioner Segrich to approve Ordinance No. 2025-06, a Mixed Use Urban Planned Development, Major Site Plan, Development of Significant Impact, Conditional Use Permits, Sustainable Bonus Incentive Program, Transfer of Development Rights, and Affordable/Workforce Housing Program for the project commonly referred to as “WMODA”.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners May and Segrich. NAYS: Commissioner McVoy.

ADJOURNMENT: (2:15:20)

Action: Motion made by Commissioner May and seconded by Vice Mayor Malega to adjourn the meeting at 8:19 PM.

Vote: Voice vote showed: AYES: Mayor Resch, Vice Mayor Malega and Commissioners McVoy, May and Segrich. NAYS: None.

Betty Resch, Mayor

ATTEST:

Melissa Ann Coyne, MMC, City Clerk

Minutes approved: September 30, 2025

Item time stamps correspond to the meeting recording on YouTube.