

**Town of Lauderdale-By-The-Sea**  
**Town Commission Workshop**

**Agenda**

Tuesday, June 9, 2026

5:30 PM



Jarvis Hall 4505 N. Ocean Drive  
[www.Lauderdalebythesea-fl.gov](http://www.Lauderdalebythesea-fl.gov)

**LAUDERDALE-BY-THE-SEA TOWN COMMISSION**

**Mayor Edmund Malkoon**  
**Vice Mayor Randy Strauss**  
**Commissioner Richard DeNapoli**  
**Commissioner John A. Graziano**  
**Commissioner Theo Pouloupoulos**

**Ken Rubach, Town Manager**  
**Susan Trevarthen, Town Attorney**  
**Melissa Vasami, Town Clerk**

# Workshop Town Commission

Tuesday, June 9, 2026, 5:30 PM

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1. **CALL TO ORDER, MAYOR EDMUND MALKOON**
  2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
  3. **PUBLIC COMMENTS**
  4. **DISCUSSION ITEM**
    - 4.a. FY27 CIP
  5. **ADJOURNMENT**
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THE TOWN OF LAUDERDALE-BY-THE-SEA WILL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES NECESSARY TO AFFORD INDIVIDUALS AN EQUAL OPPORTUNITY TO PARTICIPATE IN MEETINGS OF THE TOWN COMMISSION. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING

SHOULD CONTACT THE TOWN CLERK NO LATER THAN TWO (2) DAYS PRIOR TO THE MEETING AT (954) 640-4200 FOR ASSISTANCE.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE TOWN COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORDING OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

#### **PROCEDURES FOR PUBLIC COMMENTS:**

Public Comments may address issues that are not on this meeting's agenda, but should relate to the business of the Town, and should not contain personal attacks. If your comment requires follow up, the Town Manager will have a staff person respond to your concerns, and will advise us of the outcome.

The Town Clerk will read off the names of those who have signed up to speak. When your name is called, please come to the podium, state your name for the record, and indicate whether you are a Town resident. Do not state your address. You have up to three minutes to make your comments, but there is no requirement to use the entire time. If you wish to address a particular Commissioner or member of Town Administration, please do so by use of their title.

If you wish to approach the Commission dais to hand out a document or for some other reason, please request permission and state your reason for doing so. All documents to be provided to the Commission should be handed to the Town Clerk for distribution.

These procedures have been developed to assure that the Town Commission meeting time is efficiently used, and that meetings are conducted in a polite and respectful manner. More information on the decorum rules for Town Commission meetings is available in Section 2-23 of the Town Code of Ordinances.

#### **INVOCATION:**

The Invocation before each Town Commission meeting is a voluntary service of a private citizen, offered to serve the spiritual needs of the members of the Town Commission and solemnize the meeting. It is not intended to be an opportunity to advance or disparage one faith or belief over another. The views expressed in the Invocation have not been previously reviewed by the Town and do not necessarily represent the beliefs of any Town employee or official. No person is required to be present at or participate in the Invocation, and the decision whether to be present or participate in the Invocation will not affect any person's right to actively participate in the official business of the Town or obtain any benefit from the Town. The Town's written Invocation policy is available on its website, and upon written request to the Town Clerk.all static



## Town Commission Agenda Item Report

**Meeting Date:** June 9, 2026

**Submitted By:** Ken Rubach, Town Manager

**Submitting Department:** Administration

**Item Type:** Presentation

**Agenda Section:** DISCUSSION ITEM

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**Subject Title:** FY27 CIP

**Explanation:** Every year, Town Administration prepares an annual budget for consideration by the Town Commission. In addition to the General Fund, the budget includes a proposed financial plan for the Town's Sewer, Parking, Building and Capital Improvement funds.

The Fiscal Year 2027 Capital Improvement Plan identifies large-scale projects that are scheduled to be completed over the next fiscal year. By highlighting upcoming major expenses, the FY27 CIP supports the Commission in effective budgeting. Staff has utilized Commission directives, current CIP projects, past experience and history with the Town to assess and outline the Town's needs.

Below is an explanation of the proposed FY27 CIP. This list details each project, along with the estimated costs assigned to that project. Staff requests that the Commission review the preliminary FY27 CIP, determine if there are items that should be added or removed, and provide valuable input and direction for staff. Once reviewed, the FY27 CIP will be included in the overall budget for the Commission's review and consideration in September.

### FY27 CAPITAL IMPROVEMENT PLAN

#### 2027 CIP

CIP Personnel Expenses	\$170,300
El Prado Park	\$1,650,000
Façade Improvement Program	\$50,000
NSU Coral Reef Restoration Year 1	\$25,000
Neighborhood Roadway Paving	\$400,000
PPP (Town Municipal Campus)	\$2,000,000
<b>Total</b>	<b>\$4,295,300</b>

**1. CIP Personnel Expenses \$170,300**

This represents the percentage of staff costs associated with the administration of the CIP Projects.

**2. El Prado Park Refurbishment \$1,650,000**

This project is recommended to move to the FY27 due to bid costs coming in higher than anticipated. This project will include replacement of hardscape, landscape, electrical upgrades, irrigation upgrades, site furnishings, and a new portal structure.

**3. Façade Improvement Program \$50,000**

This is a new initiative which would serve as a matching grant for up to \$10,000 per business for improvements to their building facade that emphasizes the Town's preferred architectural style of Miami Modern (MiMo).

**4. NSU Coral Reef Restoration Year 1 \$25,000**

This is the first year of a multi-phase project with Nova Southeastern University focused on enhancing our offshore coral reefs. The initiative will help our reefs continue to flourish while also creating an even greater attraction for divers.

**5. Neighborhood Roadway Paving and Refurbishment \$400,000**

This is the third phase of a multi-phased project to resurface and refurbish the Town’s streets. Priority will be established through the Roadway Study completed in FY21 and staff inspections.

**6. PPP (Town Hall Municipal Campus) \$2,000,000**

This would be the first annual payment due for the new Town Hall Municipal Campus. These payments are guaranteed by a Covenant to budget and appropriate (CBA) utilizing non-ad valorem revenue from the Parking Fund.

The total proposed budget for the FY27 CIP is \$4,295,300. Staff recommends the following sources to pay for these projects, including \$2,075,000 in carryover from FY26 due to the deferral of the El Prado Park Project and the Datura/Hisbiscus Portal Enhancements.

<b>Source</b>	<b>Amount</b>
CIP Carryover	\$2,075,000
Transfer from General Fund Unencumbered	\$220,300
Transfer from Parking (P3 Project- Covenant to Budget and Appropriate "CBA")	\$2,000,000
<b>TOTAL</b>	<b>\$4,295,300</b>

**Recommendation:**

**Exhibits:** None