

# City of Pembroke Pines, FL

*City of Pembroke Pines  
Charles F. Dodge City Center  
601 City Center Way  
Pembroke Pines, FL 33025*



## **Meeting Minutes - Draft**

**Wednesday, September 3, 2025**

**6:00 PM**

**6:00 PM 1st Budget Hearing and 6:30 PM Regular Commission Meeting**

**Commission Chambers**

### **City Commission**

*Mayor Angelo Castillo  
Vice Mayor Michael A. Hernandez  
Commissioner Thomas Good Jr.  
Commissioner Maria Rodriguez  
Commissioner Jay D. Schwartz*

## 6:01 PM FIRST BUDGET PUBLIC HEARING CALLED TO ORDER

### ROLL CALL

**Present** 5 - Mayor Angelo Castillo, Vice Mayor Michael A. Hernandez, Commissioner Thomas Good Jr., Commissioner Maria Rodriguez, and Commissioner Jay D. Schwartz

Also present: City Manager Charles F. Dodge, City Attorney Samuel Goren, and City Clerk Debra E. Rogers

**BPH-1** FIRST PUBLIC HEARING ON ADOPTING A TENTATIVE BUDGET AND PROPOSED MILLAGE RATE FOR THE FISCAL YEAR 2025-26 FOR THE CITY OF PEMBROKE PINES, FLORIDA.

PURPOSE: RECOMPUTE AND PUBLICLY ANNOUNCE PROPOSED OPERATING MILLAGE RATE OF 5.6690, WHICH IS 6.34% ABOVE THE ROLLED-BACK MILLAGE RATE OF 5.3312, AND DEBT SERVICE MILLAGE RATE OF 0.2862, AS WELL AS AMEND AND ADOPT TENTATIVE BUDGET FOR GENERAL FUND, UTILITY FUND, AND ALL OTHER FUNDS OF THE CITY OF PEMBROKE PINES, AND INVITE THE PUBLIC TO SPEAK REGARDING THE PROPOSED MILLAGE AND BUDGET.

City Attorney Goren read Public Hearing Item BPH-1 into the record by title.

City Manager Dodge presented the proposed Fiscal Year 2025-26 budget, highlighting several key components. The proposed combined budget totaled \$20.01 billion, which reflected a 6.83% increase over the prior year. All funds were balanced in accordance with State Statutes. Budget documents, including the All Funds Overview, General Fund, Road and Bridge Fund, and Utilities Fund, had been made available to the public on the city's website since August 1, 2025.

City Manager Dodge detailed the proposed millage rates: an operating millage rate of 5.6690, expected to generate approximately \$107.8 million in taxable revenue; a debt service millage rate of 0.2862, a decrease of 0.0346 from the previous year, expected to yield \$5.4 million for debt payments; and an aggregate millage rate of 5.9552, continuing its downward trend over the past decade. He also reviewed revenue changes, distribution of budgeted funds, capital improvement projects, residential taxable values, residential fire assessment rates, and staffing requests. Mr. Dodge emphasized that the proposed budget requires three affirmative votes at the first hearing and four at the second to be adopted. He concluded his presentation by sharing the scheduled dates for the Second Budget Hearing and Fire Assessment Meetings.

Mayor Castillo thanked the City Manager and Finance Department for a comprehensive and well-prepared budget presentation and acknowledged the effort to slightly reduce the millage rate.

Vice Mayor Hernandez also expressed appreciation and inquired about the status of PFAS settlement funds. City Manager Dodge explained that \$5.5 million had been included in the utility budget, and a \$3.3 million settlement check had already been received. The funds would be placed in a restricted reserve account, with additional funds anticipated.

Commissioner Good voiced his support for the reduced millage rate and requested that funding be prioritized for maintenance and upkeep of parks and recreational facilities, citing feedback from constituents.

Commissioner Schwartz addressed two matters during the discussion. First, he referred to slide 12 and asked whether the \$12 million in capital project debt within the utility fund would be financed through a revenue bond or through fees collected for capital projects. City Manager Dodge responded that the debt would be funded by a new revenue bond, which was already programmed into the balanced budget and would be processed following the contract award. Second, Commissioner Schwartz asked if water rates would remain unchanged except for the CPI increase. City Manager Dodge confirmed that only the CPI would be applied and that it would be included in the ordinance. Additionally, Commissioner Schwartz mentioned the challenges ahead for the upcoming fiscal year and appreciated the TRIM notice but stated he would be proposing a lower millage rate than the 5.6690 currently presented.

Commissioner Rodriguez thanked Assistant City Manager/Finance Director Lisa Chong, her budget team, and all staff involved in the preparation of the budget. She spoke about the importance of resident engagement, mentioning that this was just the first of many opportunities for residents to provide input. She encouraged the public to submit questions via email at [www.budget@ppines.com](mailto:www.budget@ppines.com) and to participate by attending the Citizen Budget Advisory Board meetings, watching Commission Meeting videos online, or attending Town Halls to better understand and reflect the values of Pembroke Pines.

Mayor Castillo opened the public hearing.

The following member of the public spoke on the item:

Scott Barnett, 19346 SW 5th Street, Pembroke Pines and Chair of the Citizen's Budget Advisory Board.

#### **Administration Direction**

*Mayor Castillo gave direction to make the August 26, 2025, City Commission Workshop audio available on the website for the public to review.*

Commissioner Schwartz thanked the administration for preparing and presenting the budget and addressed residents who may be financially

burdened due to increasing utility and insurance costs. He proposed an amendment to reduce the proposed operating millage rate from 5.6690 to 5.6000. In response, Mayor Castillo asked Assistant City Manager/Finance Director Lisa Chong to provide the financial impact of such a reduction. Ms. Chong stated that the budget would need to be reduced by approximately \$1.3 million to accommodate the change.

Mayor Castillo then asked Commissioner Schwartz to identify which projects he would recommend cutting to meet the proposed reduction. Commissioner Schwartz deferred to City Manager Dodge to determine where reductions could be made, suggesting there was potential to cut wasteful spending without impacting public safety. When pressed for specifics by the Mayor, Commissioner Schwartz reiterated that cuts should come from administrative areas such as salaries and personnel performance metric as they had not been reviewed for over 10 years.

City Manager Dodge responded by stating that the proposed budget was already bare bones, with limited flexibility. He mentioned that potential reductions would likely need to come from recreation and community services, as the operating budget remained mostly flat. Mr. Dodge also cautioned that future budgets may face additional pressure, as taxable property values are not expected to increase as significantly as in previous years.

Mayor Castillo asked City Attorney Samuel Goren whether there would be any legal implications if the Commission voted to reduce the published millage rate at Second Reading. City Attorney Goren confirmed that the mayor was correct in his understanding and referred back to the relevant state statute read into the record at the start of the hearing. Discussions ensued between Mayor Castillo and Commissioner Schwartz on the impact of the proposed millage rate reduction. The mayor requested a second to the motion.

Mayor Castillo spoke about the importance of the Monday Night Memo as a tool to prepare Commissioners in advance of meetings. He mentioned that such memos could prevent unexpected motions and allow staff sufficient time to analyze and respond to the questions of the Commission.

Commissioner Rodriguez seconded the motion for the purpose of

discussion. She said the proposed millage rate reduction would save the average resident only around \$14 on their annual tax bill, questioning the practical purpose of Commissioner Schwartz's motion. Commissioner Schwartz objected to her comments on grounds of decorum and requested a listing of non-budgeted items that had been authorized by the Commission in the current or previous fiscal years. He then made a motion directing the City Manager to bring back this list. However, the motion died for lack of a second.

Mayor Castillo stated that no motion or consensus was required to submit such a request and that these concerns could have been appropriately raised through the Monday Night Memo process.

Commissioner Rodriguez reiterated that the city's budget, similar to those at the local, county, and state levels, was already minimal, and cautioned that essential services would be negatively affected by any further cuts. She stressed that suggestions for changes should be submitted in advance to allow the Commission proper time for consideration and discussion.

Mayor Castillo again emphasized that the Monday Night Memo process existed to reduce surprise motions and ensure all Commissioners were prepared with the necessary information to make informed decisions. He pointed out the difficulty in cutting \$1.3 million from the budget without a clearly identified list of programs or services to be eliminated. Another round of discussion followed between Commissioner Schwartz and the Mayor regarding the proposed motion to reduce the millage rate.

Commissioner Schwartz cited Robert's Rules of Order in support of the motion already made and seconded. Mayor Castillo stated that the Commission could proceed to a vote on the main motion if Commissioner Rodriguez withdrew her second. Commissioner Schwartz asked whether the process was allowed, and City Attorney Goren confirmed it was, responding through the mayor.

Following clarification from City Attorney Goren, the mayor stated that the Commission was returning to the main motion. Mr. Goren clarified that any vote would require the reading of the associated budget ordinances into the record prior to proceeding. Mayor Castillo then requested City Attorney Goren to read the first budget item into the record.

**FIRST READING ORDINANCES:**

- 1. MOTION TO ADOPT PROPOSED ORDINANCE NO. 2025-12 ON FIRST READING.

PROPOSED ORDINANCE NO. 2025-12 IS AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, ESTABLISHING THE OPERATING MILLAGE RATE OF 5.6690 OR \$5.6690 PER THOUSAND DOLLARS OF TAXABLE ASSESSED PROPERTY VALUE, WHICH IS 6.34% ABOVE THE ROLLED-BACK RATE OF 5.3312, FOR THE CITY OF PEMBROKE PINES, FLORIDA, PURSUANT TO THE 2025-2026 CITY BUDGET, IN ACCORDANCE WITH CHAPTER 200, FLORIDA STATUTES; AND ESTABLISHING THE DEBT SERVICE MILLAGE RATE OF 0.2862 FOR DEBT SERVICE ON THE GENERAL OBLIGATION BONDS APPROVED BY THE ELECTORATE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

SECOND AND FINAL BUDGET HEARING IS SCHEDULED FOR 6:00 PM WEDNESDAY, SEPTEMBER 17, 2025.

**A motion was made by Commissioner Rodriguez, seconded by Vice Mayor Hernandez, to pass Proposed Ordinance 2025-12 on First Reading . The motion carried by the following vote:**

- Aye** 4 - Mayor Castillo, Vice Mayor Hernandez, Commissioner Good Jr., and Commissioner Rodriguez
- Nay** 1 - Commissioner Schwartz

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Ordinance 2025-12 into the record by title.

Mayor Castillo opened the public hearing.

There were no members of the public who wished to speak on the item.

Mayor Castillo closed the public hearing.

AFTER THE VOTE WAS TAKEN:

Mayor Castillo requested the budget list provided to the City Manager to be included in the Monday Night Memo for the Commission to review prior to the second reading of the item.

**Proposed Ordinance 2025-12 passed on first reading at 6:44 P.M.**

**2. MOTION TO ADOPT PROPOSED ORDINANCE NO. 2025-13 ON FIRST READING.**

PROPOSED ORDINANCE NO. 2025-13 IS AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, ADOPTING THE BUDGET FOR FISCAL YEAR 2025-2026; AND ADOPTING THE FIVE (5) YEAR CAPITAL IMPROVEMENT PROGRAM FOR THE CITY OF PEMBROKE PINES, FLORIDA, IN ACCORDANCE WITH §5.08 OF THE CITY CHARTER; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECOND AND FINAL READING IS SCHEDULED FOR WEDNESDAY, SEPTEMBER 17, 2025.

**A motion was made by Vice Mayor Hernandez, seconded by Commissioner Rodriguez, to pass Proposed Ordinance 2025-13 on First Reading . The motion carried by the following vote:**

- Aye** 5 - Mayor Castillo, Vice Mayor Hernandez, Commissioner Good Jr., Commissioner Rodriguez, and Commissioner Schwartz
- Nay** 0

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Ordinance 2025-13 into the record by title.

Mayor Castillo opened the public hearing.

There were no members of the public who wished to speak on the item.

Mayor Castillo closed the public hearing.

**Proposed Ordinance 2025-13 passed on first reading at 6:46 P.M.**

**The First Budget Hearing adjourned at 6:48 P.M.**

## **6:48 PM REGULAR MEETING CALLED TO ORDER [Or at such time as the Budget Hearing Adjourns.]**

### **ROLL CALL**

**Present** 5 - Mayor Angelo Castillo, Vice Mayor Michael A. Hernandez, Commissioner Thomas Good Jr., Commissioner Maria Rodriguez, and Commissioner Jay D. Schwartz

Also present: City Manager Charles F. Dodge, City Attorney Samuel Goren, and City Clerk Debra E. Rogers

Mayor Castillo expressed a Happy Birthday to Commissioner Good and Vice Mayor Hernandez.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Charolette Orjuela.

## NATIONAL ANTHEM

The National Anthem was performed by Charolette Orjuela.

## ANNOUNCEMENT OF ITEMS TO BE PULLED FROM AGENDA

There were no items pulled.

## PRESENTATIONS:

### PRE-1 PRESENTATION NO. 1: ANNOUNCEMENT OF THE WINNER OF THE DISTRICT 4 NATALIE BELMONTE GREAT YARD AWARDS FOR AUGUST 2025 .

Mayor Castillo, Vice Mayor Hernandez, and Mike Stamm, Assistant City Manager and Director of Planning and Economic Development, recognized James and Christina Sutter as the recipients of the Natalie Belmonte Great Yard Award for District 4.

Vice Mayor Hernandez congratulated the Sutter family for maintaining such beautiful homes.

Mr. Stamm noted that he would deliver the certificate to the Sutter family, who were unable to attend the Commission meeting due to an emergency.

### PRE-2

### PRESENTATION NO. 2: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO ALLYSON VAULX, FEEDING SOUTH FLORIDA, RECOGNIZING SEPTEMBER 2025 AS HUNGER ACTION MONTH IN THE CITY OF PEMBROKE PINES.

Mayor Castillo read the proclamation and presented it to Tracy Wiggan representing Feeding South Florida.

Ms. Wiggan thanked the Commission for their support and encouraged residents to volunteer and help those in their communities facing food insecurity.

**PRE-3**

PRESENTATION NO. 3: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO REPRESENTATIVES OF THE MYSTIC FORCE FOUNDATION RECOGNIZING SEPTEMBER 2025 AS CHILDHOOD CANCER AWARENESS MONTH IN THE CITY OF PEMBROKE PINES.

Mayor Castillo and Commissioner Rodriguez read the proclamation and presented it to Jake Kleppen, alongside representatives from the Mystic Force Foundation and Jake’s family.

Mr. Kleppen thanked everyone for the proclamation, wished Vice Mayor Hernandez and Commissioner Good a Happy Birthday, and took photos with the Mayor and the Commission. He spoke about the importance of raising awareness about childhood cancer and the families impacted, sharing that he is a two-time survivor.

Mayor Castillo then asked Fire Chief Rodriguez to arrange a visit for the Kleppen family to the Fire Department, including the opportunity to ride in a fire truck.

**ITEMS AT THE REQUEST OF THE PUBLIC**

There were no items at the request of the public.

**COMMISSION AUDITOR REPORT:**

None.

**APPEALS OF BOARD OF ADJUSTMENT DECISIONS:**

None.

**ANNOUNCEMENT OF BOARD AND COMMITTEE APPOINTMENTS**

There were no board appointments announced.

**CONSENT AGENDA:**

1. MOTION TO APPROVE THE PROPOSED WORK AUTHORIZATION 2025-06 FOR RAW WATER HYDRAULIC MODELING WITH CAROLLO ENGINEERS, INC. (CAROLLO) PURSUANT TO THE AWARD OF RFQ # PSUT-22-02 "CCNA CONTINUING SERVICES FOR PUBLIC WATER SYSTEM ENGINEERING AND RELATED SERVICES", IN AN AMOUNT NOT TO EXCEED \$76,856.00

**A motion was made to approve on the Consent Agenda**

2. MOTION TO APPROVE A DONATION IN THE AMOUNT OF \$5,000.00 TO A CHILD IS MISSING (ACIM) INC., UTILIZING FUNDS FROM THE POLICE DEPARTMENT'S FORFEITURE ACCOUNT.

**A motion was made to approve on the Consent Agenda**

3. MOTION TO APPROVE THE SCHOOL RESOURCE OFFICER (SRO) SUMMER SCHOOL AGREEMENT BETWEEN THE CITY OF PEMBROKE PINES AND RENAISSANCE CHARTER SCHOOL FOR THE 2024-2025 SCHOOL YEAR.

**A motion was made to approve on the Consent Agenda**

4. **MOTION TO APPROVE THE DEPARTMENT RECOMMENDATIONS FOR THE FOLLOWING ITEM LISTED ON THE CONTRACTS DATABASE REPORT:**

(A) Civic Plus, LLC - City Website, Schools Subsite, Intranet, Recreation & Audio-Eye Services - Renewal

**A motion was made to approve on the Consent Agenda**

5. MOTION TO APPROVE OUT-OF-FIELD TEACHING WAIVERS FOR THE 2025-26 SCHOOL YEAR FOR THE PEMBROKE PINES CHARTER ELEMENTARY SCHOOL CENTRAL CAMPUS AND CHARTER MIDDLE SCHOOL CENTRAL CAMPUS; PEMBROKE PINES CHARTER ELEMENTARY SCHOOL EAST CAMPUS; PEMBROKE PINES CHARTER ELEMENTARY WEST CAMPUS AND CHARTER MIDDLE SCHOOL WEST CAMPUS; PEMBROKE PINES CHARTER ELEMENTARY SCHOOL FSU CAMPUS; AND PEMBROKE PINES CHARTER HIGH SCHOOL ACADEMIC VILLAGE CAMPUS.

**A motion was made to approve on the Consent Agenda**

6. MOTION TO APPROVE THE MINUTES OF THE AUGUST 20, 2025, REGULAR COMMISSION MEETING.

**A motion was made to approve on the Consent Agenda**

7. MOTION TO APPROVE THE PURCHASE OF THIRTY-FIVE (35) LENOVO THINKPAD LAPTOPS FROM Y&S TECHNOLOGIES, UTILIZING OMNIA PARTNERS PUBLIC SECTOR CONTRACT # 01-146 (FORMERLY THE NATIONAL COOPERATIVE PURCHASING ALLIANCE), IN AN AMOUNT NOT TO EXCEED \$47,223.75, PURSUANT TO SECTION 35.18(C)(6) OF THE CITY'S CODE OF ORDINANCES.

**A motion was made to approve on the Consent Agenda**

8. MOTION TO APPROVE THE PURCHASE AND INSTALLATION OF THREE (3) CITY- STANDARD HOFFMAN (GARDNER-DENVER) MODEL 75107 MULTISTAGE CENTRIFUGAL AIR BLOWERS FROM THE SOLE SOURCE REPRESENTATIVE, TSC JACOBS, INC., IN AN AMOUNT NOT TO EXCEED \$1,307,454, WHICH INCLUDES A 10% OWNER'S CONTINGENCY IN THE AMOUNT OF \$114,314, AND AN AMOUNT TOWARDS THE COST OF THE PAYMENT BOND AND PERFORMANCE BOND EQUAL TO \$50,000, PURSUANT TO SECTION 35.18(C)(3) OF THE CITY'S CODE OF ORDINANCES.

**A motion was made to approve on the Consent Agenda**

9. MOTION TO APPROVE REQUEST TO ADVERTISE SOLICITATION(S):

(A) CS-25-02 "INSTALLATION OF NEW PROPANE TANK"  
(B) TS-25-16 "NETAPP CVO"

**A motion was made to approve on the Consent Agenda**

10. MOTION TO ACCEPT THE BILL OF SALE FOR THE WATER AND SEWER IMPROVEMENTS, APPROVE THE ASSOCIATED UTILITY EASEMENTS, AND AUTHORIZE THE CITY CLERK'S OFFICE TO RECORD SAID EASEMENTS FOR THE CHICK-FIL-A PROJECT AT WESTFORK PLAZA IN PEMBROKE PINES

**A motion was made to approve on the Consent Agenda**

- 11. MOTION TO APPROVE THE PURCHASE OF MUSICAL INSTRUMENTS FOR THE PEMBROKE PINES CHARTER SCHOOL ACADEMIC VILLAGE CAMPUS IN AN AMOUNT NOT TO EXCEED \$28,901 FROM TAYLOR MUSIC, INC., UTILIZING BUYBOARD CONTRACT #712-23 - MUSICAL INSTRUMENTS, PURSUANT TO SECTION 35.18(C) OF THE CITY’S CODE OF ORDINANCES.

A motion was made to approve on the Consent Agenda

**Approval of the Consent Agenda**

A motion was made by Commissioner Rodriguez, seconded by Vice Mayor Hernandez, to approve the Consent Agenda. The motion carried by the following vote:

- Aye** 5 - Mayor Castillo, Vice Mayor Hernandez, Commissioner Good Jr., Commissioner Rodriguez, and Commissioner Schwartz
- Nay** 0

**QUASI JUDICIAL CONSENT AGENDA:**

**ORDINANCES AND RESOLUTIONS:**

**SECOND READING ORDINANCES:**

**RESOLUTIONS:**

**REGULAR AGENDA:**

**REPORTS OF LEAGUE AND MPO REPRESENTATIVES**

Commissioner Rodriguez reported that the first Broward League of Cities Board of Directors meeting would be taking place on September 4, 2025, in Coconut Creek.

Commissioner Castillo reported the Broward MPO would also be meeting on September the 4th and said he would be unable to attend the Mayor’s Prayer Breakfast at 8:45 AM on the same date.

**REPORTS OF THE CITY MANAGER AND CITY ATTORNEY**

City Attorney Goren reported the Chapter 286.011(8) Shade Session that would be taking place on September 17, 2025, at 4:00P.M. prior to the start of the 2nd Budget Hearing and Regular Commission meeting to discuss pending litigation with the City of Pembroke Pines vs. the City of Hollywood as a reminder.

**COMMISSION ITEMS:**

**Commission Agenda Q&A to be forthcoming, as / if / and when available via the following link: <https://tinyurl.com/mtkmvsud>**

**NEW BUSINESS:**

**OLD BUSINESS:**

**ADJOURN - 7:04 P.M.**

**CITY OF PEMBROKE PINES**

---

**Debra E. Rogers, CMC  
City Clerk**