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, June 17, 2026

6:30 PM

Regular Commission Meeting; Item # 13 was pulled by Administration on 6/16/2026; Item # 21 was updated and Exhibit # 9 was replaced on 6/17/2026; Exhibit # 3 was replaced and Exhibit # 14 was added for Item # 33 on 6/17/2026.

Commission Chambers

City Commission

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

6:30 PM REGULAR MEETING 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: Assistant City Attorney Jonathan Bonilla, City Attorney Samuel Goren, and City Clerk Gabriel Fernandez.

MAYOR'S REMARKS

Mayor Castillo shared that he had two quick announcements to make before proceeding to the Pledge of Allegiance. Mayor Castillo explained that he had the pleasure earlier today of swearing in six heroes in the City of Pembroke Pines. Mayor Castillo specified that three individuals were promoted to police sergeant and three individuals were promoted to police captain, noting that the entire room was filled and that there was standing room only during the event. Mayor Castillo praised Chief Vargas for doing an excellent job of organizing the promotion event and asked the audience to give the police officers a great round of applause. Mayor Castillo congratulated all of the individuals who were promoted. Mayor Castillo expressed pride in the promoted individuals and added that they are also proud of their brothers in the fire department. Mayor Castillo mentioned that he did not see the fire department members at the promotion but noted that it was fine since he knew they were busy, and thanked everyone for everything that they do for the city. Mayor Castillo extended congratulations to City Attorney Goren and his wife on the birth of their newest granddaughter.

City Attorney Goren thanked Mayor Castillo.

Mayor Castillo shared that the newest granddaughter of the City Attorney and his own grandson are about the same age and expressed hope that they would have playdates together in the future. Mayor Castillo announced that Gabriella Perez Ortega was present at the meeting. Mayor Castillo introduced Gabriella Perez Ortega as Miss Broward County Teen and a former Miss Pembroke Pines. Mayor Castillo shared that she would lead the meeting attendees in the Pledge of Allegiance and the national anthem. Mayor Castillo requested that everyone stand.

PLEDGE OF ALLEGIANCE

Gabriela Perez Ortega led the assembly in reciting the Pledge of Allegiance.

NATIONAL ANTHEM

Gabriela Perez Ortega performed the national anthem for the city commission and meeting attendees.

Mayor Castillo praised the performance as beautiful and expressed appreciation to Ms. Perez Ortega. Mayor Castillo thanked the attendees.

ANNOUNCEMENT OF ITEMS TO BE PULLED FROM AGENDA

Mayor Castillo called for the announcement of items to be pulled from the agenda.

City Clerk Fernandez announced that item 13 had been pulled from the agenda by the city administration.

Mayor Castillo thanked the presenter and noted that the next order of business was presentations. Mayor Castillo expressed gratitude to the attendees.

13. MOTION TO APPROVE AN AGREEMENT WITH TA GOLF SALES, LLC TO MANAGE AND OPERATE THE RETAIL PORTION OF THE PEMBROKE LAKES GOLF COURSE PRO SHOP FOR AN INITIAL ONE YEAR PERIOD FROM AUGUST 9, 2026, THROUGH AUGUST 8, 2027, WITH AN OPTION TO RENEW FOR TWO ADDITIONAL ONE-YEAR PERIODS FOR YEARS 2027-2028 AND 2028-2029.

Mayor Castillo called for the announcement of items to be pulled from the agenda.

City Clerk Fernandez announced that item 13 had been pulled from the agenda by the city administration.

Mayor Castillo thanked the presenter and noted that the next order of business was presentations. Mayor Castillo expressed gratitude to the attendees.

PRESENTATIONS:

PRE-1 PRESENTATION NO. 1: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO DENNIS MASTERPALO FOR BEING NAMED THE 2025-2026 MSAA ATHLETIC DIRECTOR OF THE YEAR BY THE BROWARD COUNTY MIDDLE SCHOOLS ATHLETICS ASSOCIATION.

Mayor Castillo introduced the presentation honoring Dennis Masterpalo and requested that he come up to the front. Mayor Castillo announced a proclamation of the City of Pembroke Pines, Florida, honoring Mr. Masterpalo. Mayor Castillo shared that Mr. Masterpalo has demonstrated exceptional leadership, dedication, and commitment to student athletes through his service as athletic director for the Pembroke Pines Charter Schools' middle school athletic program. Mayor Castillo noted that recently, the Broward Middle School Athletics Association awarded Mr. Masterpalo the prestigious Athletic Director of the Year award, noting that the honor is bestowed upon individuals who exemplify excellence in athletic administration and student development. Mayor Castillo detailed that under Mr. Masterpalo's leadership, Pembroke Pines charter schools have cultivated a culture of sportsmanship, teamwork, academic achievement, and athletic excellence that positively impacts students both on and off the field.

Mayor Castillo communicated that Mr. Masterpalo has contributed significantly to the continued success and recognition of the Pembroke Pines Charter Schools' athletic programs, bringing pride and distinction to the City of Pembroke Pines. Mayor Castillo shared that he, together with the city commission, recognizes and honors Mr. Masterpalo for his achievements and congratulates him on being named Broward Schools Middle School Athletics Association Athletic Director of the Year. Mayor Castillo thanked Mr. Masterpalo for his exemplary service to the students and families of our community and asked him if he would like to say a few words.

Mr. Masterpalo expressed a desire to thank the City of Pembroke Pines for opening a school where he has worked for over two decades. Mr. Masterpalo thanked all past and present administrators with whom he has worked. Mr. Masterpalo emphasized that, most importantly, he wanted to thank the kids, the student athletes, and their parents, explaining that they have sacrificed and worked hard. Mr. Masterpalo noted that this award belongs to them rather than to him, as he is being recognized because of their hard work, and shared that he appreciates all of them. Mr. Masterpalo expressed his thanks.

PRE-2 PRESENTATION NO. 2: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO THE PEMBROKE PINES MIDDLE SCHOOL BOYS SPORTS AND GIRLS SPORTS PROGRAM FOR BEING AWARDED THE 2025-2026 BEST OVERALL SPORTS PROGRAM.

Mayor Castillo shared that Pembroke Pines Charter Middle School's boys' and girls' sports programs have consistently demonstrated excellence in athletic competition. Mayor Castillo noted that this recognition marks the fourth time the girls' and boys' teams have earned this distinction, as well as the third time the boys' sports program has received this honor in the past 10 years, which reflects a sustained tradition of excellence. Mayor Castillo announced that the programs were awarded the 2025-2026 best overall sports program award, noting that the achievements are a testament to the hard work and dedication of the student athletes, coaches, administrators, staff and families whose commitment continues to elevate Pembroke Pines charter schools to serve as a source of pride for the entire community. Mayor Castillo and the city commission congratulated the Pembroke Pines Charter Middle School's boys' and girls' sports program on being named the 2025-2026 best overall sports program.

Mayor Castillo commended all the student athletes, coaches, and supporters for representing our community and invited everyone, including the student athletes, to join them for a photograph. Mayor Castillo remarked that the student athletes must be dedicated because they are currently on vacation. Mayor Castillo thanked the participants.

PRE-3 PRESENTATION NO. 3: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO ALBERT SALVI RECOGNIZING JUNE 15, 2026, AS THE 20TH ANNUAL WORLD ELDER ABUSE AWARENESS DAY IN THE CITY OF PEMBROKE PINES.

Mayor Castillo asked if Albert Salvi was present and requested that he come forward. Mayor Castillo read a proclamation of the City of Pembroke Pines, Florida, declaring World Elder Abuse Awareness Day. Mayor Castillo shared that older adults deserve to live with dignity, safety, respect, and independence, noting that millions of seniors experience some form of abuse or neglect every year. Mayor Castillo communicated that elder abuse is often underreported and remains a serious public health and human rights issue that threatens the well-being and quality of life of older Americans. Mayor Castillo, with the city commission, proclaimed June 15, 2026, as World Elder Abuse Awareness Day in the City of Pembroke Pines and encouraged all residents to learn the signs of elder abuse, support efforts that protect older adults, and help build a community where seniors can age with dignity, safety and respect. Mayor Castillo thanked Mr. Salvi for everything that he does for the community, expressing that Mr. Salvi lifts their spirits in every way and serves as an example of a great citizen.

Mr. Salvi explained that he wanted to make everyone aware that he is a volunteer with AARP and lives as a resident in Pines West, and shared that this tribute is very important because elder abuse often goes unnoticed. Mr. Salvi detailed that over 5 million elderly people get abused, exploited, or scammed each year, noting that one of the largest fraud segments in the United States oppresses seniors over the age of 60. Mr. Salvi noted that only one in 24 cases is recorded, explaining that there are not many statistics available as a result. Mr. Salvi shared that many seniors suffer in quiet isolation away from their families, noting that sometimes the oppressors are the family members themselves. Mr. Salvi shared that World Elder Abuse Day was enacted by the United Nations on June 15, 2006, and requested that residents look out for neighbors who demonstrate mood swings, are isolated, or are being kept away from people.

Mr. Salvi explained that residents should pay attention if they see seniors behaving unusually and informed the assembly that there is a report hotline and an online form available to report these observations. Mr. Salvi noted that the information on where to report is included in his declaration and urged everyone to look out for seniors because they often do not have a voice and many live alone. Mr. Salvi shared that he visits many seniors in hospitals who have no family and emphasized that they are human beings, and expressed concern that people sometimes forget about seniors. Mr. Salvi requested that everyone take notice of seniors living alone and check on them to ensure they are well taken care of. Mr. Salvi expressed a desire to commend the police department, specifically Officer Augustine Lopez and Officer Espinosa.

Mr. Salvi explained that these two officers are bringing positive behavior changes to the city that he has not seen before. Mr. Salvi mentioned that 10 years ago, when he moved here, there were parking spaces for people with disabilities. Mr. Salvi noted that it is currently very difficult to find disability parking anywhere, sharing that the situation has become so bad that he has resorted to driving a scooter. Mr. Salvi explained that he cannot even drive his car because he cannot park when visiting places like Costco, Publix, or BJ's, arguing that it makes no sense for him to drive around 25 times looking for a parking space when a 20-year-old individual is parking in a disabled spot.

Mr. Salvi clarified that he meant no offense to 20-year-olds or to people going into a gym, but characterized the situation as unfair. Mr. Salvi shared that Officer Augustine Lopez and Officer Espinosa are delivering a clear message that they will enforce these parking violations, noting that the officers are also enforcing rules against speeders, which will improve the quality of life for everyone, including individuals with disabilities. Mr. Salvi thanked the specific officers, the chiefs, the police department, and the fire department, praising them all as a great team. Mr. Salvi concluded by sharing that he has a lot of support from the city, the commission, and the mayor, noting that he loves Pembroke Pines.

Mayor Castillo expressed that they love Mr. Salvi, too, and thanked him very much.

PRE-6 PRESENTATION NO. 6: VICE MAYOR HERNANDEZ WILL PRESENT AN AWARD TO JASON GOFF, PRESIDENT OF FLORIDA CONCRETE UNLIMITED, IN RECOGNITION OF THE COMPANY'S GENEROUS DONATION AND SUPPORT OF THE FIRE DEPARTMENT.

Vice Mayor Hernandez recalled that on a Saturday in May, he went to visit the YMCA and spoke with Assistant City Manager Goulding. Vice Mayor Hernandez noted that the chief came up to him and mentioned that they were having an event at the training facility and shared that when he attended, the chief pointed out that concrete had been laid for what will be part of the expansion of the training center. Vice Mayor Hernandez shared that he questioned who supplied that and was told it was Mr. Goff, who he had graduated from high school with 26 years ago on June 2nd. Vice Mayor Hernandez explained that Mr. Goff is a former Pembroke Pines firefighter who remains very supportive of the department members and used his personal resources within his very successful company to lay the concrete, which literally laid the foundation for an expansion of the training center. Vice Mayor Hernandez clarified that he had not been asked to do this, but insisted that they had to recognize Mr. Goff.

Vice Mayor Hernandez thanked Mr. Goff and Florida Concrete Unlimited on behalf of the Pembroke Pines Fire Rescue Department for their generous donation and support of the department. Vice Mayor Hernandez noted that the contribution, including the forming, placing, and finishing of the concrete pads, has significantly enhanced the training facility project and supports their ability to train and develop firefighters, ensuring they are well-prepared when serving a community with a population of 172,000 residents. Vice Mayor Hernandez noted that the project will provide lasting value for the organization and the service provided for years to come, and extended his appreciation to Cemex for donating the concrete materials that made this project possible. Vice Mayor Hernandez noted that the ongoing support from FCU Unlimited and its president, Mr. Goff, reflects a strong commitment to public safety.

Vice Mayor Hernandez asked Mr. Goff to accept the gratitude of the City of Pembroke Pines and the fire department for his generosity, professionalism, and continued support of the Pembroke Pines Fire Rescue Department. Vice Mayor Hernandez noted that it is signed by the chief, but added that the mayor and four commissioners could very well add their names to thank him for his service to the city in the past, present, and into the future. Vice Mayor Hernandez thanked his friend and asked if there was anything he would like to say or if his family, right over there, wanted to take a video.

Jason Goff explained that he has not been a fireman for over 20 years, but noted these guys hold a special place in his heart. Mr. Goff shared that the vice mayor also holds a special place in his heart and expressed that he thought it was the least he could do to give back to the guys who gave something to him.

Chief Rodriguez addressed Jason and shared that it gives him a great personal and professional privilege to provide him with this award and recognition because of the gratitude he has toward him and the entire FCU family. Chief Rodriguez thanked Mr. Goff.

PRE-4 PRESENTATION NO. 4: MAYOR CASTILLO WILL PRESENT A PROCLAMATION TO THE RECREATION & CULTURAL ARTS DEPARTMENT RECOGNIZING JULY 2026 AS NATIONAL PARKS AND RECREATION MONTH IN THE CITY OF PEMBROKE PINES.

Mayor Castillo noted that they now have National Parks and Recreation Month and asked Jonathan Nasser if he wanted to come up, commenting that they have a great parks and recreation program. Mayor Castillo declared National Parks and Recreation Month, noting that parks and recreation programs are essential to building healthy, vibrant, and resilient communities by providing opportunities for wellness, recreation, education, and social connection for residents of all ages. Mayor Castillo noted that since 1985, America has celebrated National Parks and Recreation Month each July through the National Recreation and Park Association to recognize the vital contributions of parks recreational professionals, seasonal staff, and volunteers who maintain and enhance our parks and recreational spaces. Mayor Castillo shared that the City of Pembroke Pines Recreation and Cultural Arts Department has planned an exciting lineup of free activities and events throughout July under the theme get outside, get active, get connected in Pembroke Pines Parks encouraging residents to enjoy healthy lifestyles, strengthen community connections, and create memorable experiences.

Mayor Castillo announced that he, along with the city commission, proclaimed July 2026 as National Parks and Recreation Month in the City of Pembroke Pines. Mayor Castillo encouraged all residents to participate in the many activities and events offered throughout the month and to recognize the positive impact parks and recreation have on our community. Mayor Castillo congratulated them and thanked them for all that they do.

PRE-5 PRESENTATION NO. 5: NAIMA KHAN-GHANY FROM THE MUSLIM STUDENTS' ASSOCIATION FOR MIDDLE AND HIGH SCHOOL WILL PRESENT A COMMUNITY SERVICE AWARD TO COMMISSIONER MARIA RODRIGUEZ.

Naima Khan-Ghany wished everyone a good evening and shared that it is a pleasure to be here tonight and that she represents the Muslim Students Association for Midland High School. Ms. Khan-Ghany explained that tonight she would recognize Commissioner Maria Rodriguez, who has been a friend to their community and a friend to all of Pembroke Pines. Ms. Khan-Ghany shared that true inclusion is not simply about opening doors but about creating a warm, inviting space where every individual feels valued, respected, and empowered. Ms. Khan-Ghany explained that inclusion is accomplished by embracing diversity, fostering empathy, and nurturing a culture that celebrates the uniqueness of every person.

Ms. Khan-Ghany shared that inclusion is a transformative force that breaks down barriers, invites hearts, and unleashes the boundless potential that lies within all of us. Ms. Khan-Ghany noted that Commissioner Rodriguez strives for a community where everyone's voice is heard, everyone's story is acknowledged, and everyone can thrive while knowing that they belong. Ms. Khan-Ghany thanked her for building bridges, embracing diversity, promoting equity, and engaging in courageous conversations. Ms. Khan-Ghany presented the community service award on behalf of the Muslim Students Association for Midland High School to Commissioner Rodriguez in recognition of her outstanding leadership, dedicated public service, and unwavering commitment, and explained that Commissioner Rodriguez’s vision and integrity continue to inspire positive change.

Ms. Khan-Ghany noted that many times our commissioners and elected officials get the short end of the stick, and while she agrees elected officials should be held accountable, she feels it is good to celebrate the positive things happening in the community. Ms. Khan-Ghany thanked the commissioner.

Commissioner Rodriguez thanked Naima and mentioned she was supposed to attend an award ceremony they had, but was unfortunately out of town, and thanked her for making the exception to come all the way here, and noted it is much appreciated. Commissioner Rodriguez shared that she really appreciates the Muslim Student Association for the amazing work they do.

Ms. Khan-Ghany thanked her very much, noted that it is an honor, and wished her good luck.

37. MOTION TO ADOPT PROPOSED RESOLUTION NO. 2026-R-11.

PROPOSED RESOLUTION NO. 2026-R-11 IS A RESOLUTION OF THE CITY OF PEMBROKE PINES, FLORIDA ADOPTING THE BUDGET FOR THE PEMBROKE PINES/FLORIDA STATE UNIVERSITY CHARTER ELEMENTARY SCHOOL FOR THE CHARTER SCHOOL FISCAL YEAR BEGINNING JULY 1, 2026 IN THE AMOUNT OF $11,356,801; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Rodriguez, to adopt Proposed Resolution No. 2026-R-11. The motion carried by the following vote:

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

Nay 0

Enactment No: 3949

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Resolution number 2026-R-11 into the record, by title.

Mayor Castillo asked if there were any discussions or comments from the public.

Mayor Castillo thanked the representative and expressed gratitude for all they do at this great school and wished them good luck next year.

38. MOTION TO ADOPT PROPOSED RESOLUTION NO. 2026-R-12.

PROPOSED RESOLUTION NO. 2026-R-12 IS A RESOLUTION OF THE CITY OF PEMBROKE PINES, FLORIDA ADOPTING THE BUDGET FOR THE CITY OF PEMBROKE PINES CHARTER SCHOOLS SPONSORED BY THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA FOR THE CHARTER SCHOOL FISCAL YEAR BEGINNING JULY 1, 2026 IN THE AMOUNT OF $80,195,533; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Rodriguez, to adopt Proposed Resolution No. 2026-R-12. The motion carried by the following vote:

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

Nay 0

Enactment No: 3950

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Resolution number 2026-R-12 into the record, by title.

Mayor Castillo asked if there was any discussion and heard none. Mayor Castillo asked if there were any comments from the public.

ITEMS AT THE REQUEST OF THE PUBLIC

Mayor Castillo called for items at the request of the public and noted that he had one person signed up, named Skyler Thomas. Mayor Castillo asked if Ms. Thomas was here and requested that the individual, please come forward.

The mayor asked Ms. Thomas to share her name and address for the record.

Ms. Thomas introduced herself and stated her address as 9810 Southwest 16th Court, Pembroke Pines, Florida.

Ms. Thomas explained that she is requesting that the City of Pembroke Pines raise a wall on Pembroke Road. Ms. Thomas mentioned there are several other communities but noted she can only speak for Tanglewood South. Ms. Thomas explained that lately the city has been improving Pembroke Road, and because of that, a lot of traffic from Pines Boulevard is transferring to Pembroke Road. Ms. Thomas explained that the issues they are having include more pedestrian traffic and a lot more traffic on their roads, which creates a noise nuisance and has created sleepless nights due to the loud vehicles. Ms. Thomas noted that she thinks the city is supposed to be expanding Pembroke Road again, going west, which will bring even more traffic, and asked if there is any way the city can assist with raising the wall, which she thinks is currently about three to four feet tall.

Mayor Castillo noted that he knows her district commissioner, Commissioner Good, is on top of everything in that district.

Mayor Castillo asked if she would like to contact him or if they have spoken about this.

Ms. Thomas responded no and noted this is the first.

Commissioner Good detailed that this community has been sounding the alarm and recently did so with the FDOT because of the DOT project in the Honeywoods community. Commissioner Good stated that they presented some very good points of concern. Commissioner Good explained that the wall was somehow impacted when the original improvements to Pembroke Road were done. Commissioner Good stated they are going to wait for the DOT people to come back and find out whether they will be able to incorporate that into their project, and if not, this will be an issue they will talk about here.

Mayor Castillo agreed that the best solution is for Commissioner Good to address it, as it is in his district. Mayor Castillo noted that regarding the coordination of this, he is not familiar with the wall or its specifics, such as who owns it or what ground it is located on, all of which have to be answered. Mayor Castillo expressed that they are certainly very thankful that she came forward to talk to us about it.

Mayor Castillo added that the Commission would like to see what is possible relating to Ms. Thomas' request.

Ms. Thomas asked if she should contact Mr. Good to follow up later.

Mayor Castillo responded affirmatively.

Mayor Castillo thanked Ms. Thomas for coming forward.

COMMISSION AUDITOR REPORT:

None.

APPEALS OF BOARD OF ADJUSTMENT DECISIONS:

None.

ANNOUNCEMENT OF BOARD AND COMMITTEE APPOINTMENTS

BA-1 BOARD APPOINTMENT: COMMISSIONER SCHWARTZ WISHES TO ANNOUNCE THE APPOINTMENT OF IRVENS MCKENZIE TO THE ENVIRONMENTAL ADVISORY BOARD.

Mayor Castillo noted that under announcements and board and committee appointments, he believes Commissioner Schwartz wishes to make an appointment.

Commissioner Schwartz thanked the mayor and requested that Mr. McKenzie step forward. Commissioner Schwartz noted that Mr. McKenzie has been serving with them on another board, mentioning that Mr. McKenzie was in the audience a couple of weeks ago when Mr. Tewari was making his plea and has stepped forward once again to serve his community. Commissioner Schwartz requested that he introduce himself once again to the community and thanked him for serving.

Irvin McKenzie stated his name and shared that he has been a member of Pembroke Pines since 8th grade and is well into his mid-30s now. Irvin McKenzie stated he loves this city and expressed appreciation for Commissioner Schwartz and everybody else, and noted that they are great.

Commissioner Schwartz explained that he and Mr. McKenzie worked together in a different capacity for about three years and got to know each other. Commissioner Schwartz noted that when the other advisory board had an opening, he reached out to him and suggested that he consider doing it. Commissioner Schwartz explained that he believes that Mr. McKenzie is a good fit for the environmental board. Commissioner Schwartz welcomed him aboard and thanked him for representing.

CONSENT AGENDA:

PRIOR TO THE CONSENT AGENDA VOTE:

Mayor Castillo moved to the commissioner's consent agenda and noted it consists of items 1 through 32, though item 13 has been pulled. Mayor Castillo specified that it is items 1 through 12 and 14 through 32, and asked for their pleasure.

Commissioner Schwartz explained he has five items he wants to pull, including item 14.

Mayor Castillo requested that Commissioner Schwartz wait a moment.

Commissioner Schwartz identified items 14, 16, 20, 22, and 24.

Mayor Castillo verified item 24 and asked if that was correct.

Commissioner Schwartz responded affirmatively.

Commissioner Good commented that he also has items to pull as well.

Mayor Castillo acknowledged the items.

Commissioner Good identified items 9, 18, and 28.

Mayor Castillo asked if anyone else had items to pull and remarked that there were not that many items remaining.

Mayor Castillo asked if there were any comments from the public and noted there were not. The mayor shared that the consent vote would be on items 2, 3, 4, 5, 6, 7, 8, 10, 11, 12, 15, 17, 19, 21, 23, 25, 26, 27, 29, 30, 31, and 32, and asked if there was a motion.

Mayor Castillo recognized Commissioner Good for the first item, item number nine.

Approval of the Consent Agenda

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Rodriguez, 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

1. MOTION TO AWARD IFB # RE-26-01 "EPOXY REPLACEMENT OF THE GREAT HALL OF CHARLES F. DODGE CITY HALL” TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, THE EPOXY PROS, IN THE AMOUNT NOT TO EXCEED $165,312.50, WHICH INCLUDES AN OWNER'S CONTINGENCY IN THE AMOUNT OF $14,375.00, AND A PAYMENT AND PERFORMANCE BOND IN THE AMOUNT OF $7,187.50.

A motion was made to approve on the Consent Agenda

2. MOTION TO AUTHORIZE THE MAYOR TO EXECUTE A MULTI-AGENCY INTERLOCAL AGREEMENT TO SHARE THE RESOURCE BURDENS OF THE SYSTEM-WIDE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT; AND AUTHORIZING BROWARD COUNTY TO CONDUCT SPECIFIC TECHNICAL ACTIVITIES REQUIRED BY THE FIFTH FIVE-YEAR PERMIT.

3. MOTION TO AUTHORIZE THE PEMBROKE PINES CHARTER SCHOOLS TO ADD FOUR (4) EARLY RELEASE DAYS TO THE 2026-2027 SCHOOL CALENDAR PURSUANT TO THEIR DESIGNATION AS SCHOOLS OF EXCELLENCE, AND FURTHER AUTHORIZE THE CITY MANAGER, AS SUPERINTENDENT OF SCHOOLS, TO PROVIDE THE REQUIRED NOTICE TO EACH CHARTER SCHOOL SPONSOR.

A motion was made to approve on the Consent Agenda

4. MOTION TO APPROVE THE PURCHASE OF TEXTBOOKS FOR THE 2026-2027 SCHOOL YEAR FROM THE FLORIDA SCHOOL BOOK DEPOSITORY IN AN AMOUNT NOT TO EXCEED $1,296,489 FOR SEVEN CITY OF PEMBROKE PINES CHARTER SCHOOLS SITES, PURSUANT TO SECTION 35.18(C)(7)(J) OF THE CITY'S PROCUREMENT CODE.

A motion was made to approve on the Consent Agenda

5. MOTION TO APPROVE THE FSU-BROWARD DISTRICT'S 2026-2027 COMPREHENSIVE EVIDENCE-BASED READING PLAN (CERP), THE 2026-2031 PAEC ESOL ADD-ON ENDORSEMENT PROGRAM, THE FLORIDA ESOL ENDORSEMENT MATRIX, AND THE ASSOCIATED DISTRICT APPROVAL FORMS FOR THE FSU ELEMENTARY CHARTER SCHOOL.

A motion was made to approve on the Consent Agenda

6. MOTION TO APPROVE THE PURCHASE OF ACALETICS PRODUCTS, SERVICES AND INSTRUCTIONAL MATERIALS FROM THE SOLE SOURCE VENDOR, EDUCATIONAL DEVELOPMENT ASSOCIATES, IN THE AMOUNT OF $124,781.96 FOR THE 2026-27 SCHOOL YEAR, PURSUANT TO SECTIONS 35.18(C)(3), 35.18(C)(7)(H), AND 35.18(C)(7)(J) OF THE CITY'S CODE OF ORDINANCES.

A motion was made to approve on the Consent Agenda

7. MOTION TO APPROVE THE PURCHASE ACCESS TO THE I-READY DIAGNOSTIC PROGRAM FROM CURRICULUM ASSOCIATES LLC. IN THE AMOUNT NOT TO EXCEED $167,840.50 WHICH INCLUDES SOFTWARE LICENSES, INSTRUCTIONAL MATERIALS, AND PROFESSIONAL DEVELOPMENT, TO HELP ASSESS AND IMPROVE STUDENTS' MATH AND READING LEVELS AT THE PEMBROKE PINES CHARTER SCHOOLS FOR THE 2026-27 SCHOOL YEAR PURSUANT TO SECTIONS 35.18(C)(7)(A), 35.18(C)(7)(H), 35.18(C)(7)(I) AND 35.18(C)(7)(J) OF THE CITY'S PROCUREMENT CODE.

A motion was made to approve on the Consent Agenda

8. MOTION TO APPROVE THE PURCHASE AND ONE-YEAR RENEWAL WITH VENDOR IXL LEARNING, INC., FOR ACCESS TO THE IXL LEARNING SOFTWARE PROGRAM THROUGH SCHOOL SITE LICENSES TO HELP ASSESS AND IMPROVE STUDENT ACHIEVEMENT IN MATH, ENGLISH & LANGUAGE ARTS, SCIENCE AND SOCIAL STUDIES AT THE CITY OF PEMBROKE PINES EAST AND FSU ELEMENTARY CHARTER SCHOOLS, THE CHARTER MIDDLE SCHOOLS, AND THE ACADEMIC VILLAGE CHARTER SCHOOL, FOR SCHOOL YEAR 2026-27, IN AN AMOUNT OF $115,562.50 PURSUANT TO SECTIONS 35.18(C)(7)(A), AND 35.18(C)(7)(I) OF THE CITY’S PROCUREMENT CODE.

A motion was made to approve on the Consent Agenda

10. MOTION TO APPROVE THE THIRD AMENDMENT TO THE MASTER SERVICES AND MULTI-ITEM PURCHASING AGREEMENT WITH AXON ENTERPRISE, INC. FOR THE PURCHASE OF FUSUS SOFTWARE FOR THE POLICE DEPARTMENT’S REAL TIME INTELLIGENCE CENTER WITH COVERAGE IN AN AMOUNT NOT TO EXCEED $156,402.22 OVER A FIVE-YEAR AND SIX-MONTH PERIOD PURSUANT TO SECTION 35.18(C)(3) OF THE CITY’S CODE OF ORDINANCES.

A motion was made to approve on the Consent Agenda

11. MOTION TO AWARD IFB # RE-25-07 "NEW CHILLER FOR STUDIO 18" TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, ADVANCED ROOFING INC. DBA ADVANCED AIR SYSTEMS, IN THE AMOUNT NOT TO EXCEED $325,858.75, WHICH INCLUDES A 10% OWNER’S CONTINGENCY IN THE AMOUNT OF $29,225, AND A PAYMENT AND PERFORMANCE BOND IN THE AMOUNT OF $4,383.75.

A motion was made to approve on the Consent Agenda

12. MOTION TO APPROVE THE PURCHASE OF THE FOLLOWING LIST OF VEHICLES FROM HARDY CHEVROLET FOR THE AMOUNT NOT TO EXCEED $85,610.32 AND DUVAL FORD FOR THE AMOUNT NOT TO EXCEED $196,436.00, FOR A TOTAL AMOUNT NOT TO EXCEED $282,046.32 FOR THREE (3) VEHICLES, UTILIZING PRICES ESTABLISHED BY THE FLORIDA SHERIFF ASSOCIATION’S BID # FSA 25-VEL-33.0: “PURSUIT, ADMINISTRATIVE & OTHER VEHICLES,” PURSUANT TO SECTION 35.18(C) OF THE CITY’S CODE OF ORDINANCES.

POLICE DEPARTMENT
ONE (1) 2026 FORD TRANSIT T-350 HIGH ROOF CARGO VAN RWD
TWO (2) 2026 CHEVROLET SILVERADO 1500 2WD CREW CAB

A motion was made to approve on the Consent Agenda

15. MOTION TO APPROVE A CHANGE ORDER TO IFB # PSUT-23-08 "WATER TREATMENT PLANT ELECTRICAL RENOVATION" IN THE AMOUNT NOT TO EXCEED $277,324.92, WHICH INCLUDES AN OWNER’S CONTINGENCY IN THE AMOUNT OF $75,000.00 AND A PAYMENT AND PERFORMANCE BOND IN THE AMOUNT OF $7,386.74, FOR THE REPLACEMENT OF THE EXISTING DIESEL TANKS AT THE WATER PLANT.

A motion was made to approve on the Consent Agenda

17. MOTION TO APPROVE THE PURCHASE AND INSTALLATION OF LVT FLOORING IN VARIOUS AREAS OF THE PEMBROKE PINES CHARTER SCHOOL ACADEMIC VILLAGE - BUILDING “U”, FROM MILLIKEN SERVICES, LLC., IN THE AMOUNT NOT TO EXCEED $119,769.19, WHICH INCLUDES A 10% OWNER’S CONTIGENCY IN THE AMOUNT OF $10,888.11, UTILIZING PRICING ESTABLISHED BY THE STATE OF FLORIDA ALTERNATE SOURCE CONTRACT # 30161700-24-SRCWL-ACS, VIA SOURCEWELL CONTRACT # 061323-MAC, PURSUANT TO SECTION 35.18(C)(5) OF THE CITY’S CODE OF ORDINANCES.

A motion was made to approve on the Consent Agenda

19. MOTION TO RESCIND THE AWARD OF IFB # TS-26-01 "VMWARE ANNUAL RENEWAL" FROM YOUR TECH SOLUTIONS LLC, IN THE AMOUNT OF $99,000, AND TO AWARD THE MOST RESPONSIVE/RESPONSIBLE BIDDER, VEYTEC INC, IN AN AMOUNT NOT TO EXCEED $111,402.

A motion was made to approve on the Consent Agenda

21. MOTION TO APPROVE THE DEPARTMENT RECOMMENDATIONS FOR THE FOLLOWING ITEMS LISTED ON THE CONTRACTS DATABASE REPORT:

(A) American Guard Services - Secondary Vendor for TS-22-13 Security Guard Services - Renewal

(B) Blue Marlin Investments, Inc. d/b/a Cayco - IFB # PSPW-23-11 Citywide Trees, Plants, and Other Landscaping Materials - Renewal

(C) FPI Security Services - Primary Vendor for TS-22-13 Security Guard Services - Renewal

(D) Maccabi Landscape Corporation - PSPW-23-11 Citywide Trees, Plants, and Other Landscaping Materials - Renewal

(E) School Board of Washington County - Panhandle Area Educational Consortium (PAEC) - Renewal

(F) Tropical Touch Gardens Center, Inc. - PSPW-23-11 Citywide Trees, Plants, and Other Landscaping Materials - Renewal

(G) Universal Protection Service - Tertiary Vendor for TS-22-13 Security Guard Services - Renewal

(H) Waste Connections of Florida, Inc. - Solid Waste Disposal Services - Renewal

A motion was made to approve on the Consent Agenda

23. MOTION TO APPROVE THE FINDINGS AND RECOMMENDATION OF THE EVALUATION COMMITTEE AND TO AWARD THE AGREEMENTS FOR RFQ # PL-25-02 "GENERAL CONTRACTORS FOR HOME REPAIR PROJECTS", TO THE FOLLOWING FIFTEEN (15) VENDORS:

BS GENERAL CONTRACTORS INC.
:ONCORD TECHNOLOGIES, INC.
AN ENTERPRISES TEAM, LLC
OGGINS CONSTRUCTION UNLIMITED
RT CONSTRUCTION GROUP, LLC
AMES JOYCE CONSTRUCTION CORP
YZEN GROUP, LLC
OUMINEL GENERAL CONTRACTOR LLC
&B REMODELING, INC.
EGOSA ENGINEERING SERVICES INC.
ELIANT CONSTRUCTION GROUP INC.
ESIPRO LLC
TACY BOMAR CONSTRUCTION LLC
P CONTRACTING SERVICES
/INDOWS & MORE SOLUTIONS, INC.

A motion was made to approve on the Consent Agenda

25. MOTION TO APPROVE A WORK ORDER AUTHORIZATION WITH CRAVEN THOMPSON & ASSOCIATES, INC. FOR CIVIL ENGINEERING AND SURVEYING SERVICES FOR STRATEGIC PLAN PROJECT RD004 - PEMBROKE LAKES SECTION 1 DRAINAGE IMPROVEMENTS IN THE AMOUNT OF $240,080.00.

A motion was made to approve on the Consent Agenda

26. MOTION TO APPROVE THE MINUTES OF THE MAY 20, 2026, REGULAR COMMISSION MEETING.

A motion was made to approve on the Consent Agenda

27. MOTION TO APPROVE PROPOSED WORK AUTHORIZATION #18 WITH HAZEN AND SAWYER, P.C., PURSUANT TO THE AWARD OF PSUT-20-10 "WASTEWATER TREATMENT PLANT PROCESS ENGINEERING, PUMPING AND FORCE MAINS" FOR AN AMOUNT NOT TO EXCEED $171,480.

A motion was made to approve on the Consent Agenda

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

CS-26-02 “JANITORIAL SERVICES FOR SENIOR CENTER AND RENTAL HOUSING FACILITIES”
PL-26-01 “ENVIRONMENTAL SPECIALISTS FOR RESIDENTIAL HOME INSPECTION”
PL-26-02 “RESIDENTIAL HOME INSPECTION AND COST ESTIMATING SERVICES”
RE-26-03 “RESTROOM RENOVATIONS AT VARIOUS PARKS”
PSPW-26-02 "JANITORIAL SERVICES FOR THE CHARTER SCHOOLS AND EDC"
PSUT-26-06 “PHASE 2 POLK BUILDING RENOVATIONS”

A motion was made to approve on the Consent Agenda

30. MOTION TO APPROVE THE AGREEMENT WITH TRANE U.S., INC FOR REPAIR AND OVERHAUL SERVICES FOR CHILLER #1 AT THE CHARLES F. DODGE CITY CENTER IN THE AMOUNT OF $381,848 WHICH INCLUDES A CONTINGENCY IN THE AMOUNT OF $90,000 FOR A POTENTIAL MOTOR EXCHANGE IF DETERMINED NECESSARY DURING THE OVERHAUL PROCESS AND THE PAYMENT BOND AND PERFORMANCE BOND IN THE AMOUNT OF $4,313, UTILIZING PRICING ESTABLISHED BY OMNIA CONTRACT #3341 "HVAC PRODUCTS, INSTALLATION, LABOR BASED SOLUTIONS AND RELATED PRODUCT AND SERVICES", PURSUANT TO SECTION 35.18(C)(6) OF THE CITY'S CODE OF ORDINANCES

A motion was made to approve on the Consent Agenda

31. MOTION TO APPROVE PROPOSED WORK ORDER #17 WITH HAZEN AND SAWYER, P.C., PURSUANT TO THE AWARD OF PSUT-20-10 "WASTEWATER TREATMENT PLANT PROCESS ENGINEERING, PUMPING AND FORCE MAINS", IN AN AMOUNT NOT TO EXCEED $499,277.

A motion was made to approve on the Consent Agenda

32. MOTION TO APPROVE PROPOSED WORK ORDER #19 WITH HAZEN AND SAWYER, P.C., PURSUANT TO THE AWARD OF PSUT-20-10 “WASTEWATER TREATMENT PLANT PROCESS ENGINEERING, PUMPING AND FORCE MAINS”, FOR AN AMOUNT NOT TO EXCEED $196,339.00.

A motion was made to approve on the Consent Agenda

9. MOTION TO APPROVE THE FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH MILLER LEGG & ASSOCIATES, INC. FOR PROFESSIONAL ENVIRONMENTAL AND SUPPORT SERVICES, INCREASING THE ANNUAL CONTRACT AMOUNT TO AN AMOUNT NOT TO EXCEED $260,000.

A motion was made by Commissioner Good Jr., seconded by Vice Mayor Hernandez, to approve Item No. 9 as amended. The motion carried by the following vote:

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

Nay 0

A motion was made by Commissioner Good Jr., seconded by Commissioner Schwartz, to amend Item No. 9 consolidating years 2, 3, and 4 funding and that the contract does not exceed a total of $800,000 . 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:

Commissioner Good thanked the mayor and commented that he had some quick questions on this item.

Commissioner Good read Item 9 into the record, by title.

Mayor Castillo recognized Commissioner Good.

Commissioner Good explained this is not a $60,000 one-time increase but is $60,000 on an annual basis, explaining that this is a five-year contract, which means they have another four years on it, so it went from a $200,000 annual amount, which is a million-dollar contract, to about a $1,250,000 contract total. Commissioner Good noted that he is not saying the contract is unnecessary, but cannot understand why they are approving the additional 60,000 per year going forward for the additional years. Commissioner Good noted that this represents 25 percent of the contract costs and expressed concern over how this could have been missed, given that estimates were submitted and certified engineers were making these decisions. Commissioner Good explained that there is no sufficient backup to justify why this increase is needed since they only received the first amendment and the original agreement, alongside a write-up from staff saying it needs to be increased.

Commissioner Good pointed out that there is no documentation or verification from Miller Legg and Associates identifying what is causing them to ask for a 25 percent increase on this contract for the next several years. Commissioner Good noted that in the absence of that information, he cannot support this item.

Mayor Castillo called on Assistant City Manager Bonilla to comment.

Assistant City Manager Bonilla explained that the reason for the increase is that this is the consultant they are utilizing for the resolve project occurring out west. Assistant City Manager Bonilla communicated that they are working on various land parcels that require various mitigation for wetlands, noting that the heavy front-loaded part of the work is being completed now in the first and second years. Assistant City Manager

Bonilla proposed that instead of doing an annual cap increasing from $200,000 to $260,000, they could combine the total contract amount of $800,000 as a total, which would allow them to complete the work for the first and second years. Assistant City Manager Bonilla estimated that the third and fourth years will require much less work and fewer services from the consultant.

Mayor Castillo verified that he is not asking for any increase in the contract but is just asking that the distribution be different.

Assistant City Manager Bonilla explained that his original recommendation asked for an increase up to $260,000, but his revised recommendation is now to just approve the total amount of $800,000 needed for the agreement, so they can utilize the amount upfront and require less in the following years.

Mayor Castillo verified that he is not asking for more than $800,000.

Commissioner Good clarified that Assistant City Manager Bonilla is indeed asking for more than $800,000. Commissioner Good communicated that the remaining amount of the contract, as it exists today, is about $600,000, and he is asking for the increase as well.

The mayor asked Assistant City Manager Bonilla if Commissioner Good's interpretation is correct.

Assistant City Manager Bonilla explained that his revised recommendation addresses the issue about moving it up to $260,000, explaining that since the total amount of work being done for the first two years of this contract is going to be more than $200,000, he would like to add up the total contract amount to $800,000 with no cap on the yearly amounts. Assistant City Manager Bonilla noted that right now it is capped at $200,000 per year and asked to be allowed to work with the $800,000 for the entire four-year term of the contract. Assistant City Manager Bonilla asked if that makes sense.

Commissioner Rodriguez asked if Commissioner Good's mentioned value of $600,000 is correct and inquired if it is $600,000 or $800,000 for the four years.

Assistant City Manager Bonilla clarified that it is $200,000 for a four-year contract, which equals $800,000.

Commissioner Good responded that he found that it is actually a four-year contract rather than a five-year contract, as he previously stated to his colleague. Commissioner Good shared that it is an $800,000 contract that is now being increased by an additional $180,000. Commissioner Good explained that the first year has been expended and there are three more years left on the contract, which is equivalent to $600,000 over three years. Commissioner Good noted that the assistant city manager is saying he wants to bring it up to $800,000.

Assistant City Manager Bonilla responded that he wants to bring the value up to $800,000 for the entire four-year term of the contract.

Commissioner Good noted that, as it was presented, the value is greater than the $60,000 increase per year being asked because that would be $180,000, and $600,000 plus $180,000 equates to $780,000. Commissioner Good noted that the presentation is going to $800,000, which is another $20,000 on top of the value that he calculated.

Commissioner Rodriguez noted that the assistant city manager is saying $800,000 for the totality of all four years, even though they have already passed one year.

Assistant City Manager Bonilla asserted that Commissioner Rodriguez's interpretation is correct.

Commissioner Rodriguez agreed that if they are going to lump it, it would be $800,000 and stated that it does not insinuate an increase because it means the total will always be $800,000, but they are placing the chunks in different spaces.

Assistant City Manager Bonilla confirmed that it is correct.

Commissioner Good inquired if $200,000 has been spent yet.

Assistant City Manager Bonilla responded that they are getting to $200,000 and noted that this is the reason they are making the request.

Commissioner Good commented that the assistant city manager is asking for $800,000, meaning it would be $600,000 plus some change left over.

Assistant City Manager Bonilla explained that they have utilized approximately $200,000 for the first year and are going to go over that amount, which is why they asked for the increase. Assistant City Manager Bonilla detailed that the current contract caps them at $200,000 per year, and therefore, he is recommending removing the yearly limit while keeping the total limit up to $800,000 for the entire four-year term, which is the same amount they had when they passed the agreement a year ago.

Commissioner Rodriguez verified that this would allow them to allocate at their discretion because some of it is front-loaded.

Assistant City Manager Bonilla agreed.

Commissioner Good clarified and noted that he is not disagreeing with what is being said, but noted that the four-year contract will need to be amended to have a total amount of $800,000 available from the very beginning instead of $200,000 a year, meaning from this point forward they would not be spending more than $600,000 over the next three years, and asked if that is correct.

Assistant City Manager Bonilla confirmed that it is correct.

Mayor Castillo noted they would need to have a motion.

Commissioner Schwartz asked if he could ask a question.

Mayor Castillo allowed him to ask his question.

Commissioner Schwartz asked the assistant city manager if this front-loading relates to the composting project that exists regarding the parcels.

Assistant City Manager Bonilla responded affirmatively.

Commissioner Schwartz noted that this commission has not yet received any information with respect to some of the concerns they asked about, sharing that he is hesitant to put any dollars into this area until the commission has an opportunity to greenlight the actual project because if the project is going to stink up the neighborhood it will not receive his support whether it is $200,000 or $260,000 or $800,000. Commissioner Schwartz suggested giving the administration an opportunity over the summer break to get the commission up to speed on where they are with the composting project. Commissioner Schwartz recalled certain requests that the commission made to bring this back to them and hoped they would have it sooner rather than later.

Commissioner Schwartz noted that if it means waiting until the first meeting of August to know which way to move forward, he would feel more comfortable deferring this item until the administration allows them to digest the options that are available. Commissioner Schwartz noted that there are specific asks and communities they needed to reach out to in order to get that information. Commissioner Schwartz communicated that if they greenlight the project, then the billings make a whole lot of sense, and clarified that he is not opposed to front-loading the contract but wants to ensure the dollars are spent in the proper order.

Assistant City Manager Bonilla asked for an opportunity to respond.

Mayor Castillo noted that everyone here agreed that if there is a smell problem, it is an issue. Mayor Castillo explained that these engineers need to come up with the answers so they will know what the situation is, arguing that you cannot ask a question and then deny the process to get you the answer. Mayor Castillo asserted that this is before them, so the engineers can actually look into these matters and come back with information because that is why they hire them.

Commissioner Schwartz agreed with the mayor but pointed out that, as Commissioner Good noted, the backup does not speak to that specific ask and instead talks about environmental permit applications in Holly Lake.

Mayor Castillo argued that is how you get it and noted the engineers must review the project to see whether an application would even work, noting that they do not want it to create a noxious situation, and noted it would not get permitted if it did that. Mayor Castillo expressed that they need to understand what the request is and noted the item is absolutely in order, noting that you need to go to the engineers before you have your answers. Mayor Castillo explained that the city administration is asking for the same $800,000 over the same four-year period that was authorized, but wants to move some money out of potentially year four into years two and three. Mayor Castillo asserted that it is the same amount of money with a different distribution, so the engineers can go out to do their work and come back with the answers they all seek.

Commissioner Rodriguez noted for clarity that it does say First Amendment, and they already approved the total amount for this project to continue. Commissioner Rodriguez agreed with the commentary but noted the contract was already approved and the question for item number nine is simply whether the internal allocations are year-to-year. Commissioner Rodriguez clarified that they cannot go back in time to unapprove something already approved if this is simply the first amendment.

Mayor Castillo clarified that he is looking for what the motion needs to be.

Commissioner Good shared that he is satisfied that the cost of this project is not going to increase and understands the dialogue about the need to have funding available now as opposed to later. Commissioner Good made an amendment to the item to consolidate years two, three, and four funding and ensure that the contract does not exceed a total of $800,000.

Mayor Castillo asked if that is acceptable.

Assistant City Manager Bonilla thanked him and responded that it is acceptable.

Mayor Castillo asked if there was any further discussion or comments from the public on the amendment and noted that the motion passed unanimously. Mayor Castillo thanked Commissioner Good and called for a vote on the item as amended. Mayor Castillo asked if any were opposed and noted that one was done. Mayor Castillo thanked the commissioner and explained that the next item in the queue is item 14.

14. MOTION TO AWARD IFB # RE-25-08 "PAVILION REPLACEMENT PROJECT AT VARIOUS PARKS" TO THE MOST RESPONSIVE/RESPONSIBLE BIDDER, ADVANCED RECREATIONAL CONCEPTS, IN THE AMOUNT NOT TO EXCEED $211,470.46, WHICH INCLUDES A 10% OWNER’S CONTINGENCY IN THE AMOUNT OF $18,714.20, AND A PAYMENT AND PERFORMANCE BOND IN THE IN THE AMOUNT OF $5,614.26.

A motion was made by Commissioner Schwartz, seconded by Commissioner Rodriguez, to approve Item No. 14. 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:

Mayor Castillo recognized Commissioner Schwartz.

Commissioner Schwartz thanked the mayor and explained, before reading the item into the record, that all five pulled items have the same theme. Commissioner Schwartz stated he attended six out of the eight recent town halls advertised by the city and hosted by the mayor.

Mayor Castillo verified that Commissioner Schwartz was referring to the town halls that were hosted most recently and directed him to proceed with his remarks.

Commissioner Schwartz noted that at the town halls he attended, he listened to the same theme: concern about the state's proposed exemptions.

Mayor Castillo told him he was right on the edge of the topic and asked him to bring it home.

Commissioner Schwartz explained that he reached out to the finance director, who provided the current balance of their restricted capital fund, which is currently sitting at $56 million. Commissioner Schwartz noted that all five items will be coming out of the restricted fund and emphasized that he is trying to put public safety first. Commissioner Schwartz expressed a general concern regarding the competing ballot language in November.

Mayor Castillo intervened and explained that Commissioner Schwartz was now off topic. Mayor Castillo noted this is a motion for replacement projects at various parks and told him he is taking them off topic.

Commissioner Schwartz explained that his motion would be to defer all five items until November 4th.

Mayor Castillo asked if there was a second to that motion and communicated that the motion dies for lack of a second.

Mayor Castillo asked if there was anything else on item 14.

Commissioner Schwartz explained that he would like to read the item into the record, as he does not want to vote against children, but has concerns as to how the city will pay for it if undesirable changes occur in December. Commissioner Schwartz read Item 14 into the record, by title.

Mayor Castillo asked if there was any further discussion.

Commissioner Schwartz noted that the total of five equals the 1.3 million dollar Capital fund, and wanted to put that on the record.

Mayor Castillo asked if there was anything else.

Commissioner Schwartz directed the mayor to call the question.

Mayor Castillo asked if there was anything further from the public on item 14.

16. MOTION TO APPROVE THE PURCHASE AND INSTALLATION OF PLAYGROUND EQUIPMENT AT SILVER LAKES NORTH, AS IDENTIFIED IN THE CITY'S STRATEGIC PLAN, IN AN AMOUNT NOT TO EXCEED $767,330.84, THROUGH PLAYCORE WISCONSIN CORPORATION D/B/A GAMETIME C/O DOMINICA RECREATION PRODUCTS, INC., UTILIZING OMNIA PARTNERS CONTRACT #2017001134, PURSUANT TO SECTION 35.18(C)(6) OF THE CITY CODE OF ORDINANCES.

A motion was made by Commissioner Schwartz, seconded by Commissioner Rodriguez, to approve Item No. 16. 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:

The Mayor recognized Commissioner Schwartz for Item 16.

Commissioner Schwartz read Item 16 into the record, by title.

Commissioner Schwartz noted this is one of five items that address the entire city and is also coming out of capital reserves, and wanted to have that on the record.

Mayor Castillo thanked him and noted they voted for it.

Commissioner Schwartz responded that they voted on it before the governor placed a ballot.

The mayor explained that this could be their last chance to take care of the children they say they want to support. Mayor Castillo communicated that he is going to support moving forward with it and will also support their other efforts to do what they can for the city. Mayor Castillo declared that the days of kicking the can down the road on capital projects are over, and they need to move forward. Mayor Castillo noted that there is a motion and a second and asked if there is any further discussion on that item or any comments from the public.

Mayor Castillo called on Commissioner Schwartz for number 20.

20. MOTION TO APPROVE A WORK ORDER AUTHORIZATION WITH CPH CONSULTING, LLC FOR PROFESSIONAL ENGINEERING, SURVEYING, ENVIRONMENTAL, AND RELATED SERVICES FOR STRATEGIC PLAN PROJECT REC11 - PEMBROKE PINES RECREATION CENTER NORTH PARKING LOT RENOVATION IN THE AMOUNT OF $158,910.

A motion was made by Commissioner Schwartz, seconded by Commissioner Good Jr., to approve Item No. 20. 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:

Commissioner Schwartz read Item 20 into the record, by title.

Mayor Castillo called for discussion.

Commissioner Schwartz expressed gladness that the parking lot is finally being redone and joked that he thinks the last time this was done was during the Reagan administration, so he is happy to support the item.

Mayor Castillo remarked that they do not have to pull items for that purpose but noted that it is fine and thanked him. Mayor Castillo commented that pulling items for that purpose absorbs time and asked if there were any other comments on item 20 or any from the public.

Mayor Castillo called for item 22.

Commissioner Schwartz noted that item number 18 is first and that he would defer that to Commissioner Good.

Mayor Castillo apologized for jumping over 18 and recognized Commissioner Good for item number 18.

18. MOTION TO APPROVE THE TENTH AMENDMENT TO THE TRUSTEE PARTNERSHIP AGREEMENT WITH THE MIRAMAR-PEMBROKE PINES REGIONAL CHAMBER OF COMMERCE, INC. FOR AN EXPANSION FOR A RESTAURANT INITIATIVE PROGRAM IN AN AMOUNT NOT TO EXCEED $15,000.

A motion was made by Commissioner Good Jr., seconded by Commissioner Rodriguez, to approve Item No. 18. 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:

Commissioner Good read item 18 into the record, by title.

Mayor Castillo noted the motion made and told Commissioner Good to go right ahead.

Commissioner Good explained that he is not opposed to the item and had an opportunity to participate in a session that the mayor called with Chamber restaurants that are members. Commissioner Good shared that he found it to be very helpful and truly important for the city because, as everyone gets stressed with available dollars, people eat out less, and being in the summer makes it even more of a challenge. Commissioner Good expressed that his only concern was that because this was an economically driven issue, it did not ever make it before the economic development advisory committee, and he did not understand why it did not go there. Commissioner Good explained that he is not going to ask for any follow-up right now because the item requires action tonight, but expressed his belief that anytime staff is working on issues relevant to advisory boards, they should at least bring them to them so they can provide input. Commissioner Good noted that sometimes ideas come from the most unusual places, which is why they have advisory boards, and reasserted that this item should have been brought before them just to have a conversation and discussion without stopping the progress of the $15,000 and the amendment. Commissioner Good explained that this is the reason why he pulled the item to highlight that and praised the mayor's work on this as very relevant.

Mayor Castillo thanked him for that comment and agreed that bringing this to the economic development board is very important. Mayor Castillo explained that he and Assistant City Manager Stamm met with the chamber chair and chamber president after the meeting Commissioner Good attended with the restaurants. Mayor Castillo asserted that restaurants are part of the reason why Pembroke Pines is a great place, noting that many are suffering right now and may suffer more, and are asking that the government work with them in a partnership that does not cost a lot of money but would generate a great deal more restaurant excitement to bring people out of their homes. Mayor Castillo noted that he did not know if Assistant City Manager Stamm planned to present that strategic plan once completed to the economic development board, but emphasized that getting this rolling is very important for economic development in the city. Mayor Castillo asked Assistant City Manager Stamm if he wanted to speak on these items.

Assistant City Manager Stamm introduced himself and explained that after they had their restaurant roundtable, they presented the restaurant roundtable to the economic development board, noting that Ms. Fabiana was at the restaurant roundtable and serves on the economic development board. Assistant City Manager Stamm mentioned they also have three members of the Chamber of Commerce serving on the economic development board, so they discussed it there and also talked about it at their chamber board meeting, of which he is a member. Assistant City Manager Stamm explained they have been giving the board regular updates, but noted this final version did not make it to the board, obviously because of timing. Assistant City Manager Stamm communicated that, as mentioned in the Monday night memo, they are looking at this program almost like a version of Miami Spice, where restaurants need as much exposure as possible when they are the slowest. Assistant City Manager Stamm noted that they are working with the chamber with the goal of driving traffic to those restaurants, working on a giveback program for participating residents, and looking at possible non-profits in the area.

Mayor Castillo read from the agenda's answer, which states this item is being proposed as a result of the mayor's restaurant roundtable. Although not formally presented to the economic development advisory board in its current form, the board has seats in the chamber of commerce, and members and staff discussed the roundtable and conceptual plans with the board members during recent meetings. Mayor Castillo verified that he is saying they have not formally presented the final trustee to them, but there has been some discussion.

Assistant City Manager Stamm responded affirmatively and explained that once the commission passes this item, the plan is to implement it immediately because they do not meet again during July.

Mayor Castillo verified that this had to happen before they could do that, and Assistant City Manager Stamm responded affirmatively.

Commissioner Good noted that he does not agree with doing things and then giving them to their advisory boards, asserting that the advisory boards should see things first before they come to the commission. Commissioner Good noted that he is not okay with that policy but is okay with voting for this item.

Assistant City Manager Stamm mentioned that this is a collaboration and that there are code amendments coming along with this from the planning and economic development staff. Assistant City Manager Stamm reiterated that this is only one component of the overall program and that they will be working on a joint advisory board meeting with their economic development board, planning and zoning board, and board of adjustment, noting that historically only the planning and zoning board and the board of adjustment have quasi-powers. Assistant City Manager Stamm described that those powers enable them to make a recommendation to the commission, noting that most advisory boards provide recommendations during their annual reports. Assistant City Manager Stamm noted that if the commission wants them to change those policies and bring items there, he is ready and willing to do so.

Mayor Castillo responded that changing the policy would not be necessary, reiterating that the Commissioner would like to see the boards advised sooner rather than later. Mayor Castillo noted that in this particular case, because the commissioner understands the issue, he will proceed, but wants to see them consult the boards when they come up with new ideas. Mayor Castillo asserted that it is why they are there and is not a problem, noting they do not have to create rules every time they make a point.

Mayor Castillo asked if there was anything else on this item or if anyone else wanted to be heard, and announced that the item passed unanimously. Mayor Castillo thanked the administration and noted that they are now busy with their strategic plan. The mayor thanked the chamber for being a great partner and noted the restaurants will be very happy that their city took an interest in making them more successful. Mayor Castillo thanked Commissioner Good and called for item 20.

Commissioner Schwartz noted that 22 is next.

Mayor Castillo commented that he was fumbling over the pages and agreed that 22 was next.

22. MOTION TO APPROVE A WORK ORDER AUTHORIZATION WITH CPZ ARCHITECTS, INC. FOR ARCHITECTURAL AND ENGINEERING DESIGN SERVICES FOR REC05 - CINNAMON PLACE PARK - COMPLETE PARK RENOVATION IN THE AMOUNT OF $225,972.

A motion was made by Commissioner Schwartz, seconded by Commissioner Good Jr., to approve Item No. 22. 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:

Commissioner Schwartz Item 22 into the record, by title.

Commissioner Schwartz explained that this is coming out of restricted funds and just wanted to put it on the record.

Mayor Castillo responded that all of these items are being funded using the restricted funds, noting that they all voted for that.

Mayor Castillo thanked them very much and called for Item 24.

24. MOTION TO APPROVE A WORK ORDER AUTHORIZATION WITH CTS ENGINEERING, INC. FOR PROFESSIONAL ENGINEERING AND SURVEYING SERVICES FOR STRATEGIC PLAN PROJECT REC13 - BEN FIORENDINO PARK PEDESTRIAN PATHWAY IMPROVEMENTS IN THE AMOUNT OF $151,870.

A motion was made by Commissioner Schwartz, seconded by Commissioner Good Jr., to defer Item No. 24 until the first meeting in August. 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:

Commissioner Schwartz Item 24 into the record, by title.

Mayor Castillo asked Commissioner Schwartz to proceed.

Commissioner Schwartz shared that the district commissioner informed the administration that there is no interest within the community for this project and asked his colleagues to support the district commissioner by voting no on this project and deferring it until November 4th, as it does not have to be done immediately.

Mayor Castillo requested Assistant City Manager Goulding to come forward. Mayor Castillo shared his understanding that this project was part of the parks master plan project and asked if that was correct.

Assistant City Manager Goulding introduced herself and responded that the mayor is correct.

Mayor Castillo asked Assistant City Manager Goulding if, when the master plan was brought to the commission, everyone loved it, including the district commissioner, and asked if that was correct.

Assistant City Manager Goulding responded that the master plan was approved by the commission in December of 2024.

Mayor Castillo asked what the objection is now to improving Ben Fiorendino Park.

Commissioner Schwartz responded that he likes how the mayor phrased that.

Mayor Castillo responded that Commissioner Schwartz is asking the commission not to fund the park, noting that other commissioners would be glad to take his money. Mayor Castillo asked him to explain what it is about Ben Fiorendino Park that he does not want to improve.

Commissioner Schwartz responded once more that he likes how the question was phrased and noted that it is quite articulate how the mayor did that. Commissioner Schwartz noted that trying to prove a double negative is not how they ought to conduct their discussions.

Mayor Castillo reiterated his question, asking what it is about this project that offends him.

Commissioner Schwartz explained that the mayor was doing it again and clarified that it is not about him but about the people he represents, explaining that the people he represents do not want to have a pedestrian walkway. Commissioner Schwartz detailed that he has expressed this to the administration multiple times, including when Vice Mayor Siple's traffic and pedestrian plan came up. Commissioner Schwartz noted that they have discussed this at length, and that he took time during the workshop to say that concrete through Ben Fiorendino Park is not welcomed by the community residing directly next to it.

Commissioner Schwartz explained that he is on the record with that information because the residents like it the way it is currently. Commissioner Schwartz noted that there can be more natural gradient walkway improvements, acknowledging that the administration put together a master plan that he supported, but clarified that this does not mean he will support everything in the plan. Commissioner Schwartz explained that he would like to be able to defer this item until November 4th and noted that he would be happy if that occurred.

Mayor Castillo asked Assistant City Manager Goulding if Commissioner Schwartz had ever spoken to her about his concerns.

Assistant City Manager Goulding responded affirmatively, explaining that she spoke with the architect about the commissioner's concern, which was related to Cedarwood, located directly to the north of this park. Assistant City Manager Goulding shared that the concern the commissioner relayed from the residents was that adding a walking path would welcome people into that community, which residents do not want. Assistant City Manager Goulding explained that, as a result of speaking to the engineers, it was shown that the walking path is not going to invite people into Cedarwood but will simply connect to the existing sidewalk already on Taft Street. Assistant City Manager Goulding described that right now, when people walk into the park, the sidewalk ends, and it converts into a mulch path, which ends in the parking lot.

Mayor Castillo asked how that is not an ADA violation.

Assistant City Manager Goulding clarified that it is ADA mulch, so it complies, but explained that what happens is people go for a walk and end up walking in the grass along Taft Street once they leave because there is no pathway to connect to Palm Avenue.

Mayor Castillo noted the commissioner wants to defer this item and stated that it would require a second. Mayor Castillo asked if there was a second to the commissioner's request to defer.

Commissioner Good seconded.

Mayor Castillo noted that there is a second and asked if there is any further discussion on deferral to the next meeting.

Commissioner Schwartz remarked that it is the first time he is hearing that the architect has a different pathway.

Mayor Castillo noted that this is a time-certain deferral to November 4th.

Commissioner Schwartz confirmed November 4th.

Mayor Castillo noted that there was no further discussion and began to call for a vote.

Commissioner Rodriguez noted that she wants to discuss it.

Mayor Castillo interrupted and acknowledged Commissioner Rodriguez, summarizing that Commissioner Schwartz made a time-certain deferral and asked the city attorney if that cuts off discussion.

City Attorney Goren responded that the mayor is correct.

Mayor Castillo noted that he would break the rules to allow Commissioner Rodriguez to be able to comment.

Commissioner Rodriguez responded that she does not want to comment if the deferral until November is on the floor.

Commissioner Schwartz explained that he does not want to silence his colleagues and offered to withdraw his deferral.

The city attorney asked the mayor if he would accept the motion to withdraw.

Commissioner Schwartz explained that he would like to have his colleagues weigh in.

Mayor Castillo gave his approval.

City Attorney Goren noted there is no motion on the floor.

Commissioner Rodriguez explained that she is looking at point number five and the justification for why they are looking to improve this park, explaining that the goal is to improve pedestrian accessibility, ADA compliance, walkability, and connectivity through Ben Fiorendino Park by creating a continuous pedestrian pathway connecting the park to the surrounding sidewalk network. Commissioner Rodriguez noted that the bullet points cite what the specific job tasks are, including data collection, topography, surveying, development of pathway alignment and ADA compliance evaluation of drainage conditions, preparation for conceptual layouts, development of probable construction cost estimates, coordination with South Broward Drainage District permitting requirements, and bid and procurement support services.

Commissioner Rodriguez explained that she supports doing more community outreach to better understand what the district commission is highlighting, but does not necessarily want to extend it all the way to November 4th because she thinks it is essential for all parks to have walkability. Commissioner Rodriguez pointed out that one of the issues in a lot of HOA-oriented areas is the fact that there are sidewalks to nowhere, noting that she does not want any of their parks to have that issue, explaining that even at the new dream park, the sidewalk from the outside leads into the roadway into the park without connectivity, which she will point out later on. Commissioner Rodriguez explained that she is not okay with deferring the perfecting of a park's walkability until November 4th if the goal is simply to receive more community input.

Commissioner Rodriguez expressed that she is okay with deferring this to the next meeting in August to meet the recommendations, but does not support delaying walkability and pedestrian safety for the residents until November, adding that she really wants to get ADA compliance for all of their parks.

The vice mayor asked if that was a motion, stating that he was seconding everything Commissioner Rodriguez just said.

Commissioner Schwartz pointed out that this is an anticipated 8-to 10-month project under bullet point six. Commissioner Schwartz expressed his disappointment that the administration did not share the updated plan, which would have satisfied Commissioner Rodriguez's desire to expedite this process.

Assistant City Manager Goulding asked to have a chance to respond.

Commissioner Schwartz expressed that if the administration can commit to bringing the plan forward and sharing it with the district commissioner, then he has no issues bringing it back during the first August meeting.

Assistant City Manager Goulding clarified that she does not have a finalized plan and explained that it was a discussion during the scoping meeting to express his concern to the architect and the engineer that the residents of Cedarwood had a concern about the entrance and inviting people in. Assistant City Manager Goulding noted they told her that they believe they have a solution that would make it less inviting, only connecting.

Mayor Castillo inquired if this concern represented one or two people in Cedarwood or everyone in Cedarwood. Mayor Castillo asked Commissioner Schwartz whether the Cedarwood HOA had contacted him about this and whether there was a resolution to the matter.

Commissioner Schwartz countered that he has represented this community.

Mayor Castillo noted that what Commissioner Schwartz responded to was not his question.

Commissioner Schwartz requested that the mayor let him finish and let him answer.

Commissioner Schwartz explained that for 14 years he has worked with the HOA, noting that this is one of their priorities and that it is a constant reminder when he meets with them. Commissioner Schwartz asserted that, yes, it is a pressing community issue because he is representing the people who put him here.

Mayor Castillo suggested going to Cedarwood with the ideas and talking to them.

Commissioner Schwartz noted that right now, they only have a concept of a plan that was established through a verbal discussion. Commissioner Schwartz inquired through the assistant city manager if they could memorialize their thinking, providing at least a sketch that can be forwarded to the community, and asked if they could do that by August.

Mayor Castillo asked if he would take that sketch to Cedarwood.

Commissioner Schwartz responded that they do not need to go to Cedarwood because he needs to take a look at it first, and then he will take it back to them since he knows what they are looking for and can envision where that dovetail may occur. Commissioner Schwartz mentioned that he did raise his objections regarding not wanting people walking across Taft Street without a crosswalk, but noted he can see where it could go. Commissioner Schwartz expressed that Ben Fiorendino Park is a gorgeous park, explaining that he recalled standing at City Hall in Ben Fiorendino Park in 1987, 1988, and 1989 to vote and participate in everything else going on there. Commissioner Schwartz emphasized that this park is incredibly important to this district and represents one of the only green spaces they have, noting that they have more geese than people going to the park, but reiterated that he has an idea of where they are thinking and just needs to have that conversation.

Mayor Castillo noted that he would like to see the plans as well.

Assistant City Manager Goulding responded that she would sketch it out for everyone.

Mayor Castillo asserted that he wants to ensure that the Cedarwood HOA gets to see it and requested that any Cedarwood's meetings be posted because he is sure all of them would like to go and hear what the concerns of the Cedarwood's residents are. The mayor asserted that no one has contacted him regarding Ben Fiorendino Park or expressed concerns that they would not want the better walkability this plan is offering.

Assistant City Manager Goulding responded that walking paths were the number one priority.

Mayor Castillo noted he is personally very interested in seeing what those plans are, requesting that, as the assistant city manager provides the commissioner with that information, they also let everyone see what that item is. The mayor explained that one way or another, they are going to get to the Cedarwood HOA to ensure they understand, as the community most impacted, that the commission is there to improve their park and not to create a problem for them.

Assistant City Manager Goulding asked if they were asking to defer the item until August.

Mayor Castillo responded affirmatively.

Assistant City Manager Goulding noted that she heard various things in the conversation and asked if they were also asking for her to coordinate community input on this park.

Commissioner Schwartz explained that he needs to see the sketch.

Mayor Castillo also responded that they want to see the sketch, and then they will go from there.

Commissioner Good expressed agreement with his colleague and noted that staff should communicate with him because he understands the importance of park space on the east side of the city. Commissioner Good explained that what the commissioner is asking for is something he is very passionate about as well, and noted he can do nothing but support a deferral to August.

Mayor Castillo responded that he would support it as well.

Assistant City Manager Goulding clarified that all of these projects coming before them are design and architectural projects only. Assistant City Manager Goulding explained that all of it will come to each of them as a schematic design for their input and ideas. Assistant City Manager Goulding emphasized that this is not something where saying yes today means it is the end of the process, but rather it is just one of many steps.

Mayor Castillo mentioned that he was looking at the Monday afternoon memo and noted that he does not see item 24 there, and requested that commissioners please bring these items to the attention of the staff when they see an item on the agenda they are uncomfortable with, by writing an email so staff can provide answers. Mayor Castillo explained the goal is to prevent hearing things for the first time at the city commission meeting, noting that the purpose of this process is to give them an understanding so that when they gather, they are not hearing these issues for the first time. Mayor Castillo noted there is a motion to defer that Commissioner Good seconded.

Mayor Castillo asked if any were opposed and noted the item was unanimously deferred. Mayor Castillo announced the next item is item 28 and recognized Commissioner Good.

28. MOTION TO APPROVE A WORK ORDER AUTHORIZATION WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR ENGINEERING DESIGN SERVICES RELATED TO CONVERTING THE CITY-MAINTAINED ELECTRICAL SERVICES AT THE HEALTH PARK TO FLORIDA POWER & LIGHT (FPL) ELECTRICAL SERVICES, SERVED BY NEW UTILITY DISTRIBUTION INFRASTRUCTURE, IN AN AMOUNT NOT TO EXCEED $160,555.

A motion was made by Commissioner Good Jr., seconded by Vice Mayor Hernandez, to defer Item No. 28 to a time uncertain. 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:

Commissioner Good read item 28 into the record, by title.

Commissioner Good was recognized for discussion.

Commissioner Good thanked the mayor and explained that he placed this request to staff, communicating that FPL has a very unique way of operating through what they call tariffs, and asked if his colleagues were familiar with tariffs.

Commissioner Schwartz inquired if that is where they charge a lot of money.

Commissioner Good explained that tariffs represent their schedule of charges for all the different things they do, including charging for electricity. Commissioner Good noted that if a city wants to establish a street light, there is a tariff that spells out how it gets installed and how it gets charged over a period of time. Commissioner Good explained that what is being asked here is to provide services to separate buildings, sharing his assumption that the reason the city owns electrical lines is that there is a main service junction outside the property, which serves a very similar function to water utilities. Commissioner Good described how water utilities bring a line and a meter to a large development and tell them to take care of it from there, whereas for a single-family home, they run everything up to the meter, meaning anything past the meter is the owner's responsibility and anything before the meter belongs to the utility.

Commissioner Good explained that FPL does the exact same thing with electricity and questioned why the city is paying for this service if FPL is going to break them down and give services to individual buildings, which means running an electrical line up to a meter, where anything past the meter becomes the building owner's responsibility. Commissioner Good pointed out that the city is handling all the design work and noted that this is just the design phase of the project rather than the end, meaning it will eventually move into construction and material costs, which will bring additional charges. Commissioner Good questioned why the city did not let FPL perform a turnkey project by which the city pays them for everything and lets FPL handle the design, calculate the loads, determine where construction occurs, provide a probable cost estimate, and then have the city pay them.

Commissioner Good noted that the city is not doing that and asked staff if they ever asked FPL to do a turnkey project, and the answer was that they had talks with FPL but never asked them for a cost estimate to do design work. Commissioner Good added that when design work is completed, it is given to FPL to build, noting that FPL does not normally let anyone do their work unless it is Pike, who normally handles their work, though occasionally it might be done differently. Commissioner Good pointed out that the company doing the design work has put in $28,000 worth of charges for bid and construction services, and questioned why they are paying $28,000 for bid and construction help when FPL normally performs that work itself. Commissioner Good expressed that he would prefer to ask FPL what it would cost to have them do a turnkey project before making a decision to award a contract for $160,000 that they might not need.

Mayor Castillo called on Assistant City Manager Bonilla.

Assistant City Manager Bonilla explained that he is willing to ask for a deferral to get that information for the commissioner to allow public services staff to work with FPL to obtain an approximate cost estimate. Assistant City Manager Bonilla noted that FPL's costs are extensive, as the commissioner mentioned, and that it would be great if they could do that.

Commissioner Schwartz asked Assistant City Manager Bonilla what buildings at the health park the City of Pembroke Pines is providing electrical services to, and inquired if they are billing people for electricity at the health park.

Assistant City Manager Bonilla responded that it is a good question. Assistant City Manager Bonilla explained that when the state hospital was built, it had one circuit connected to FPL, and then individually the different buildings had their own sub meter, which was the responsibility of the city to bill the tenants.

Commissioner Schwartz verified that public utilities are on campus and asked if they bill the city for electrical services.

Assistant City Manager Bonilla explained that they bill for the entire complex, and then they divide it based on kilowatts and bill back the tenants of those particular sub meters.

Commissioner Schwartz responded that he is trying to understand the breakdown, noting the state hospital is a different agency paying electric, and the Howard Foreman campus buildings for affordable housing represent individual units that pay. Commissioner Schwartz asked how they handle billing themselves for electricity regarding utilities or veterans' housing, and asked if they are charging the veterans' housing residents for power as well.

Assistant City Manager Bonilla explained that there are submeters for those specific items that remain on the old grid from the state hospital. Assistant City Manager Bonilla noted that this project would build FPL's grid into the health park to provide specific meters tied directly to FPL rather than relying on submeters.

Commissioner Schwartz asked for clarification on whether they have been paying FPL over the years or if FPL sends electricity and the city bills it.

Assistant City Manager Bonilla confirmed that it is exactly how it works, explaining that it goes to a main circuit and then gets divided up to the different submeters, and the bills for those submeters are paid by the tenants.

Commissioner Schwartz verified that they collect that money and send that revenue to FPL.

Assistant City Manager Bonilla responded that he is correct.

Commissioner Schwartz asked how they handle repairs if a meter at a building goes down.

Assistant City Manager Bonilla noted that it is a very good question and explained that it is exactly why they are trying to enhance the grid.

Assistant City Manager Bonilla communicated that this grid is currently being maintained by their public services team and is past its useful life, noting that the components are very expensive or obsolete, which is what this project will address.

Commissioner Schwartz asked who performs the work if a power line goes down due to a tree lying on it.

Commissioner Good responded that if it is past the meter, it is just like a water meter and it becomes the city's responsibility, noting that the master meter is probably on the outside of the properties.

Commissioner Schwartz commented that this means that if they lose the grid during a storm like a hurricane, they are currently responsible for putting it back up.

Mayor Castillo responded that this is the purpose of the item before the commission.

Commissioner Schwartz asked if it has been like that all these years.

Assistant City Manager Bonilla confirmed it has been like that since they assumed the lease, noting FPL has already gone into parts of the compound, but this project will complete the 18 existing electrical services they need to bring back into the system.

Commissioner Schwartz responded that he would support Commissioner Good however he wants to handle the item, and requested that Assistant City Manager Bonilla send the commission a diagram or sketch of the properties belonging to the City of Pembroke Pines or identify them by address.

Assistant City Manager Bonilla responded that they will be able to provide that.

Commissioner Schwartz commented that the city doing pole work itself is crazy.

Commissioner Good asked for a deferral on this item to give staff enough time to communicate with FPL to see what a turnkey project would cost.

Mayor Castillo noted that a motion to defer without a specific time has been made and asked if there is a second.

Vice Mayor Hernandez seconded the motion.

Mayor Castillo asked if there was any discussion on the deferral or any comments from the public.

Mayor Castillo thanked Commissioner Good for that catch and announced they are now on first reading.

QUASI JUDICIAL CONSENT AGENDA:

ORDINANCES AND RESOLUTIONS:

SECOND READING ORDINANCES:

FIRST READING ORDINANCES:

33. MOTION TO PASS PROPOSED ORDINANCE NO. 2026-04 ON FIRST READING.

PROPOSED ORDINANCE NO. 2026-04 IS AN ORDINANCE OF THE CITY OF PEMBROKE PINES, FLORIDA, PURSUANT TO SECTION 8.03 OF THE CITY OF PEMBROKE PINES CHARTER, AUTHORIZING THE EXECUTION OF AN AGREEMENT TO ENTER INTO SUB-SUBLEASE, ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN BY REFERENCE, FOR REAL PROPERTY GENERALLY LOCATED AT 8103 SOUTH PALM DRIVE (TOWER I), 8210 FLORIDA DRIVE (TOWER II), AND 8203 FLORIDA DRIVE (TOWER III), COLLECTIVELY REFERRED TO AS PINES PLACE AND DESCRIBED IN EXHIBIT "B", WHICH PROPERTY IS SUBLEASED BY THE CITY FROM THE STATE OF FLORIDA DEPARTMENT OF CHILDREN AND FAMILY SERVICES AND OWNED BY STATE OF FLORIDA THROUGH THE BOARD OF TRUSTEES OF THE INTERNAL TRUST FUND OF THE STATE OF FLORIDA; AUTHORIZING THE CLOSING OF THE TRANSACTION CONTEMPLATED IN THE AGREEMENT EFFECTIVE UPON THE FILING BY THE CITY MANAGER WITH THE CITY CLERK OF A CERTIFICATE CONFIRMING THAT THE CLOSING REQUIREMENTS IN THE AGREEMENT HAVE BEEN SATISFIED, THE FORM OF WHICH IS ATTACHED HERETO AS EXHIBIT "C", SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE AGREEMENT; AUTHORIZING THE PROPER CITY OFFICIALS TO EXECUTE ALL NECESSARY DOCUMENTS AND TO TAKE ALL ACTIONS NECESSARY TO CLOSE THE TRANSACTION CONSISTENT WITH THE AUTHORITY GRANTED HEREIN; PROVIDING THAT ANY AMENDMENTS EXTENDING THE REVIEW PERIOD TO THE AGREEMENT TO ENTER SUB-SUBLEASE MAY BE APPROVED BY A DULY EXECUTED RESOLUTION OF THE CITY COMMISSION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECOND AND FINAL READING IS TENTATIVELY SCHEDULED FOR AUGUST 05, 2026.

A motion was made by Commissioner Good Jr., seconded by Vice Mayor Hernandez, to pass Proposed Ordinance No. 2026-04 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 2026-04 into the record, by title.

Mayor Castillo addressed Commissioner Good and shared that he wanted to say a couple of things about this item before turning to him. Mayor Castillo explained that this is an important project for the City of Pembroke Pines, not just for the tenants, but financially for the entire city. Mayor Castillo explained that each of the commission members has had the opportunity to speak directly with the potential new owner of this facility, who assured them that no one will be displaced and that rents will be contained within the requirements for affordability. Mayor Castillo shared that the building will remain an affordable housing asset the city can count on, and the new owner will utilize the referral list of both seniors and workforce housing people maintained by the city from its own residents.

Mayor Castillo noted this will continue to be affordable housing in Pembroke Pines in association with an owner and explained that the sales proceeds will be used for public purposes essential to the health, safety, and welfare of the city without having to raise taxes. Mayor Castillo recalled that this project came up once before and received unanimous approval from the city commission, but the person they were doing business with had difficulty securing financing, which ended the project. Mayor Castillo noted the next applicant came in to take the spot of the former, noting that the contract was easy to create because all of the work had been performed earlier. Mayor Castillo shared that a significant partnership with the State of Florida was reached, where the state provided a tax advantage through statute that is essential to make this project work.

Mayor Castillo expressed great hope that they can find a way to secure unanimous support for this project because it benefits both the residents and the City of Pembroke Pines by solving a great deal of problems while hurting no one, especially taxpayers. Mayor Castillo characterized this as smart business and praised it as Charlie Dodge's master idea, noting that City Manager Dodge, at his best, came up with this elegant solution, which evolved after the original bond discussion occurred. Mayor Castillo noted the item was deferred previously so they could gather more information from the potential new owner, and since they have all had that opportunity, this is the time to report out what they learned or any value they extracted to make the deal better. Mayor

Castillo expressed hope that they can move forward because Pembroke Pines is counting on this, and turned the floor over to the commissioner who made the motion.

Commissioner Good thanked the mayor and expressed gratitude to his colleagues for allowing this item to be deferred so they could have more contact time with the issue. Commissioner Good shared that he had a good conversation with the Reliant leadership and is generally satisfied with what they are doing, noting that the company checks out and has been doing this for a while. Commissioner Good highlighted his appreciation for their intention to bring in services to help residents experiencing rental increases and potentially provide guidance for health and human services. Commissioner Good acknowledged the city offers similar services, but noted that Reliant has a corporation that will be present to assist the residents living there, for which he is very thankful. Commissioner Good explained that he had one question during his conversation with Reliant about the language of this agreement, highlighting that the city has two landlords itself and will be entering as the third landlord. Commissioner Good shared that Reliant is committed to accepting responsibility for all prior lease agreements and questioned the city attorney about whether Reliant is subject to audits by the city.

City Attorney Goren responded that they are subject to audits and explained that the subtenant will have a continuing relationship with the City of Pembroke Pines, which is a public body, and noted that auditing is not an objectionable issue in the lease. City Attorney Goren mentioned that the commissioner can ask that of Mr. Kakar, who is on the line, but noted that, to the legally appropriate extent, they would be subject to audit because the relationship continues through the life of the sub-sublease. City Attorney Goren clarified that the sub-sublease will last for the life of the sublease the city holds with the State of Florida until 2090.

Commissioner Good asked what the limitations would be, noting they cannot just audit them without defined parameters.

City Attorney Goren explained that the length and breadth of an audit would have to be contained in the actual sub-sublease document. City Attorney Goren noted that the agreement to sub-sublease currently before the commission subjects the parties to negotiating a final sub-sublease document, and if the perfection of auditing needs to be concluded, it would have to be included as a special condition if it is not already in there, acknowledging that the language is obviously an item of concern to Commissioner Good.

Mayor Castillo offered to let the city attorney restate his point, then apologized and told him to go ahead.

City Attorney Goren explained that the sub-sublease is not a finalized document yet and is something required during the negotiation and due diligence period. City Attorney Goren detailed that if the commission directs them to consider the perfection of auditing in the drafting of that document, it could be included as a special condition, bearing in mind that the sub-subtenant is a private entity, which brings some limitations on access to private data that would otherwise be available if the city were the subtenant.

Commissioner Good thanked the city attorney and noted he has a follow-up for him that he will address offline. Commissioner Good shared that he had a concern that was expressed at the meeting where they deferred the item, was that rent increases were going to be associated with the tenants, meaning 100 percent of the units were going to be brought up to 80 percent of the Area Median Income (AMI), and after 10 years, 50 percent of the units would be brought up to 100 percent of the AMI. Commissioner Good noted that the explanation was rather loose, with no description of how the process would take place, and shared that he turned to staff to ask if there was a way to address those concerns administratively or if it had to be done at the dais. Commissioner Good recognized that the revised document spells out that current tenants facing a rent increase will not receive more than a 10 percent increase per year, which he noted is acceptable.

Commissioner Good commented that 10 percent is still probably a lot for residents, but noted that they reduced it. Commissioner Good explained that regarding the 50 percent of units going up to 100 percent of the AMI, that would only occur on new units that turn over, meaning if the complex stays 100 percent occupied for more than 10 years, none of the units would go up to 100 percent, but once units turn over, they will go up to 100 percent of the AMI. Commissioner Good thanked Reliant and staff for defining that process, noting it was very helpful and creates a better partnership. Commissioner Good moved to comment on the appraisals, noting that at first glance, there is a high and a low appraisal value. Commissioner Good clarified that it is not actually a high and low value, but rather an appraisal based on whether taxes must be paid or whether taxes are not paid.

Commissioner Good explained that if taxes must be paid on the building, it results in the lower number, and if taxes are not paid, it results in the higher number, noting that they are looking at numbers related more towards the building with taxes, given that the city spent a substantial amount of dollars and time on the prior proposal to get the state statutes to accept operating this facility without paying taxes. Commissioner Good explained that he would have expected them to go to the higher number but noted they did not, expressing hope that he can come to terms with that and agree to it because building assets have gone up a lot over the last several years. Commissioner Good noted that this means that they made up a lot of ground with the appreciation of building assets, communicating that, therefore, those numbers are likely good.

Commissioner Good noted he also takes into consideration that these buildings are occasionally subsidized by the city because they constantly see maintenance items come before them, such as replacing refrigerators, cabinets, and countertops, rather than just sweeping the floor. Commissioner Good acknowledged some of that gets paid out of rent, but noted the potential of the city subsidizing these facilities, and he does not know if they can afford to continue doing so while undergoing tax reform, when they could still keep the affordable housing component in the city. Commissioner Good shared that he has come to terms with that and is okay with the sale price, but asked his colleagues if they are still interested in a carve-out reservation for leveraging these dollars for affordable housing support, noting he does not know how much they can leverage now, considering the potential impacts of tax reform. Commissioner Good explained that he would like to hear from his colleagues whether there is an interest in retaining an amount so that they can discuss how to leverage that for additional affordable housing programs in the city.

Commissioner Good thanked his colleagues again for allowing the item to be deferred and shared his belief that they have been able to protect themselves from any charges of malfeasance. Commissioner Good explained he has been asking this question repeatedly, and staff has been very tuned in, noting that another item later will probably resolve his remaining issues, but pointed out that the city charter states that any asset valued at more than 15 percent of the approved operating budget must go out for a referendum. Commissioner Good noted that approving this item does not have anything to do with the referendum issue itself, so he is okay with this item, but explained that the issue is whether their budget is large enough to allow a 90 million deal to be less than 15 percent, which would mean it does not require a referendum, whereas if it is more, it would require one.

Commissioner Good communicated that the charter language clearly specifies it is based on the annual operating budget they approved publicly at 561 million. Commissioner Good noted that another item on the agenda will allow them to consider amending the budget to make that situation a little better and thanked staff for listening and ensuring that information was disclosed transparently. Commissioner Good shared that he is very comfortable moving forward, knowing the process is being done the right way to protect them in the future. Commissioner Good concluded that he is willing to vote on the item and thanked the mayor for the time.

Mayor Castillo asked if anyone else wished to speak.

Vice Mayor Hernandez thanked Reliant for spending an hour or a little more with him via Zoom to answer his questions, noting his question was listed as number one on the Monday night memo because he is constantly thinking of how to better communicate information, particularly with this building containing roughly 614 units and 800 residents. Vice Mayor Hernandez noted that he asked this of both Reliant and the administration because he feels it is important nowadays when people are flooded with information on devices and computers, and requested that if this goes through, an emphasis be placed on how this impacts residents, echoing what the mayor and Commissioner Good stated.

Vice Mayor Hernandez shared that in previous jobs, he worked in communications for major development projects in other parts of the state and country, warning that misinformation often spreads, causing residents to believe inaccurate details about their most precious asset, which is their home. Vice Mayor Hernandez requested that Reliant undertake an extensive communication campaign beyond simply using social media, such as by knocking on doors and connecting with residents to assuage their fears. Vice Mayor Hernandez noted that some folks do not have access to electronics, so staff should print out Q&A sheets and drop them at doors to ensure residents know fact from fiction.

Vice Mayor Hernandez recalled that before they deferred the item last time, he asked Commissioner Good about amenities and how they are going to enhance the quality of life for these 800 residents beyond what the city could provide. Vice Mayor Hernandez thanked Reliant for the information provided and for going through that entire process, and noted that when the commissioner brings up the point about the affordable housing restriction or reservation, he will wait to hear from him and does not have a comment on that right now. Vice Mayor Hernandez recalled supporting it in 2024, noting it seems like 50 years ago but was actually 2024, so he will wait for the commissioner on that. Vice Mayor Hernandez extended thanks to City Attorney Sam Goren and his firm, noting they were working on this deal on Saturday and Sunday morning and were available to answer questions, characterizing this as a monster of a deal with a lot of paperwork.

The vice mayor noted that it is not so easily done while dealing with all other city business, placing items on the agenda, and managing the five commissioners, thanking City Attorney Goren's firm, City Manager Dodge, who is available by phone, Assistant City Manager Bonilla, and the entire administration for their diligent work, patience, and for answering questions. Vice Mayor Hernandez expressed the belief that if this moves forward, the city will be better off for it, noting that the complex is not in his district but will still benefit and impact the entire city. Vice Mayor Hernandez thanked Commissioner Good for asking to defer the item and taking more time to research it, praising him as incredibly prepared. Vice Mayor Hernandez noted that it is a big agenda and stated he learns from Commissioner Good publicly because he brings up points he does not always think of, expressing his appreciation.

Mayor Castillo asked if anyone else had comments.

Commissioner Rodriguez laughed and stated she thinks she has a comment, explaining that during her meeting with Reliant, she brought up the concept of communication because she does not want residents to feel like an entity is just coming in to tell them what to do. Commissioner Rodriguez expressed a desire for the transition and communication to feel like a partnership because Reliant is a stranger to the tenants, whereas they know the city officials, staff, and the district commissioner. Commissioner Rodriguez argued that the community meetings and communication process are better served if the city officials also partake in them, so residents know they have a trusted group holding their hand through the transition. Commissioner Rodriguez explained that this is their responsibility and represents one of the biggest ones they have for this to go well for the residents.

Commissioner Good shared that he agreed with her and raised a question regarding when that communication could be done due to the complications with the delivery period, asking what that period is called.

The city attorney identified the period as the due diligence period.

Commissioner Good explained that there is a contingency upon going back to the DCF, which owns the lease alongside the trust fund of the State of Florida. Commissioner Good recalled asking how long the process would take and being told that the answer was unknown. Commissioner Good questioned whether they should communicate with people prior to knowing if all those conditions precedent and approvals would be completed, in case someone says no or throws a condition in there, emphasizing that determining when that happens is very important.

Mayor Castillo explained that they are all on the same page, noting the response he received from both City Hall and the developer was that the time to do that is after they approve the first reading because they will actually have something concrete to talk about rather than just a bunch of words. The mayor communicated that this would be a great time and noted that Reliant has been eager to organize the residents and have conversations with them to eliminate their concerns regarding what product they will get, ensuring they will not be priced out or displaced. Mayor Castillo recalled that the last vendor held a meeting at that location, noting that Reliant needs to do the same thing and is eager to do so after tonight.

The mayor explained that as Reliant pursues its list of tasks before it comes back to the commission and proceeds to closing, one of those things needs to be a meeting with the staff. Mayor Castillo mentioned that the president of the company is present and can speak to them about that if they wish, noting that each of them had that conversation with Reliant directly. The mayor emphasized that they want the residents to welcome this change because it is good for the building and good for them and is not intended to hurt anyone. The mayor recalled when he served on a previous commission under Mayor Ortis, and they all took the bold step of wanting to approve this project, noting that only he is left sitting on the commission now, though his former colleague, former Commissioner McCluskey, is present in the audience.

The mayor explained that from the start, the operational design for this building was that the rents cover the expenses plus a 10 percent reserve to pay for incidentals and create a fund for repairs, and that number would grow with affordable housing increases. The mayor commended the individual responsible for the revised language, noting that it increased the clarity regarding when things are allowed, when they are not, and how vacancies are approved, and that the revisions add value to the contract. Mayor Castillo noted that as time goes on and costs rise, rents contribute to this reserve, noting that it means that there should be no need for subsidizing under this model. The mayor explained the model that works in Pembroke Pines is that they bond these projects, build or acquire them, and the rents pay the debt service and fund a reserve to deal with capital needs as they arise, while any supportive housing elements are ripe for grants through HUD or the state.

Mayor Castillo noted that those components can also be leveraged against social work, case management, and job placement by utilizing their existing social services structure at the senior center, which is a natural combination. The mayor expressed that what they have is a thing that can work and represents an exciting prospect for the city, but shared that he wants to ensure clarity from the city attorney regarding the 15 percent charter provision, asking if they are in violation of that provision with this deal.

City Attorney Goren asked if he may respond.

Mayor Castillo responded affirmatively.

City Attorney Goren responded that the short answer is no; the city is not. City Attorney Goren explained that extensive review and information were included in the backup that Commissioner Good requested, which was produced not only by their office providing legal advice regarding section 8.03 of the charter, but also by Finance Director Lisa Chong and her professional staff, who reviewed all the calculations and numbers to confirm the proposed sale price does not violate section 8.03.

Mayor Castillo acknowledged the city attorney’s response and asked if there were any other comments, calling on Commissioner Schwartz.

Commissioner Schwartz thanked the mayor and thanked Commissioner Good for continuing to represent the most vulnerable in the city, noting that the majority of the residents living in this area are older, sharing that at the start, there was an age requirement of 55 and over, and when they could not fill it, it went to 18 and over. Commissioner Schwartz communicated that Commissioner Good and he have sat on the city's affordable housing committee together for several years, noting that this complex is extremely personal to himself. Commissioner Schwartz asked Mr. Bonilla for the approximate square footage of a two-bedroom unit, noting he did not need it down to a foot.

Assistant City Manager Bonilla responded that he did not have that information readily available but would try to get it.

Commissioner Schwartz shared that his mother, his sister, and he grew up in 760 square feet on government assistance from elementary school through high school, repeating that this project is personal to him. Commissioner Schwartz argued that a 10 percent increase is not possible from one year to the next, noting that over five years it represents a 50 percent increase, which families cannot do, explaining that before the second reading, he is going to need to see Reliant tighten up that pro forma because 10 percent a year is just not doable. Commissioner Schwartz noted they had a great conversation and thanked Reliant, adding that Commissioner Good and he learned about Reliant while sitting on the committee during a presentation about projects happening in Miami-Dade County.

Commissioner Schwartz pointed out that this will be the first time their land is actually sitting on government property because they are a for-profit company that normally purchases land to build a project, making this a first for them. Commissioner Schwartz explained that he has gone back and forth in conversations with Reliant, who deferred to the city attorney's office, expressing a desire for certainty, noting the State of Florida has yet to see this because while the city did its part with the tax bill, the application has not been in front of the State of Florida. Commissioner Schwartz asked the city attorney's office if they could secure a conditional closing where certain things are checked off, such as obtaining state approval before moving forward, so a closing can benefit the public on a much greater scale.

Commissioner Schwartz noted that the amenities Reliant wants to put in are designed to improve the quality of life for children living in the complex, explaining that this is what is important to him. Commissioner Schwartz expressed hope that they can move forward but emphasized they are relying upon the State of Florida to do its part, over which they have no control, leaving it up to those in Tallahassee to get them to the finish line. Commissioner Schwartz asked the city attorney to correct him if he was wrong, that they do not control when the State of Florida moves it forward. Commissioner Schwartz shared that he hopes that, based upon a 90-day due diligence period mentioned two weeks ago, it would put them in September after their second reading of the budget and ahead of a November election, and noted that they do not control the outcome when the state checks that box. Commissioner Schwartz explained that not having a known answer makes him uncomfortable, noting the previous project never saw the State of Florida either.

Mayor Castillo intervened and explained that Commissioner Schwartz’s comments are not entirely true. Mayor Castillo noted that the contract in front of them and the one that preceded it did secure the state's approval, noting that there was very close coordination between the city and the state city attorney.

Commissioner Schwartz asked City Attorney Goren if the Hayden Glade project was ever formally presented in front of the DEP for approval.

City Attorney Goren asked if he might try to respond.

Mayor Castillo responded affirmatively.

City Attorney Goren explained that the document before them this evening is an ordinance to authorize the approval of an agreement to sub-sublease containing many conditions. City Attorney Goren detailed that an adjunct to doing so is the actual sub-sublease itself, which must be reviewed by the Department of Environmental Protection (DEP) and by the DCF, as those are the two entities controlling the city's relationship with that land. City Attorney Goren answered Commissioner Schwartz's question and noted that the DEP general counsel and their district manager only saw a preliminary draft of the sub-sublease on Hayden Glade, and it was not a finalized or approved document. City Attorney Goren clarified that they do not approve leases or subleases, but instead approve the associated documents giving the subtenant the assurances needed to finance the transaction.

Commissioner Schwartz noted that there is a clear distinction between a draft and a final document.

The city attorney reiterated that there is no final document.

Mayor Castillo affirmed that this is standard business and represents the way these projects are done.

Commissioner Schwartz asked the mayor to hold on.

Mayor Castillo asserted that he does not want it to appear like the state is seeing this for the first time or that they are ignoring deep objections from the state, noting that this is not the case.

Commissioner Schwartz explained that they independently have conversations with the administration and the city attorney's office.

Mayor Castillo agreed.

Commissioner Schwartz noted that, as he is describing his understanding of events, the mayor was not in those meetings.

Mayor Castillo explained that is why they are trying to clarify it here, noting that Commissioner Schwartz just commented that the state hasn't seen it and that this is causing concern, sharing that he is trying to address those concerns by explaining that the city’s council has been working with the state DEP, their general counsel, and their district director, who are very much aware of what is going on. Mayor Castillo noted documents went back and forth during the previous period, and they are currently in a zone where they understand one another, so he does not think it is appropriate to share these concerns as if the state is going to surprise them.

Commissioner Schwartz responded that the mayor has the right to summarize the mayor’s own opinions on the thoughts the commissioner shared earlier.

Mayor Castillo responded that what Commissioner Schwartz said was a big thing. Mayor Castillo asked the city attorney if he had a sense, based on his work with the general counsel and the DEP, that something was missed where they would reject it as totally out of line, or if they had been briefed at every step along the way regarding the contents of the contract.

City Attorney Goren responded that if and when this city commission approves this agreement, a sub-sublease must be finalized between the parties and reviewed by the Department of Environmental Protection alongside associated documents, which has not happened yet. City Attorney Goren confirmed they have absolutely begun those discussions with the State of Florida, noting that his law partner Mike Cirullo and he had a conference call with them in recent days and that they are aware a transaction is pending, conditioned upon commission approval. The city attorney noted the driving force to reach that sub-sublease is the agreement requiring two readings and added that a provision in the agreement before them permits Reliant and their counsel to have communication with the state as long as the state wishes, which Reliant and the city have agreed to. City Attorney Goren clarified that the city holds the direct legal relationship, known as privity of contract, with the State of Florida, and while they do not intend to breach that, they intend to support the opportunity should questions arise that can be answered by Reliant.

Commissioner Schwartz thanked the city attorney and explained that because they deferred the item, he had a discussion with the city attorney about advertising requirements so they do not lose more time than necessary to allow Reliant to perform its due diligence and let the state conduct its comprehensive review, and to turn it around with more certainty. Commissioner Schwartz asked the mayor and his colleagues to host a special meeting at the end of this month, pending proper notification with a legal advertisement, so they can reach a second reading this month instead of potentially delaying it any further than necessary.

Mayor Castillo responded that he would call a special meeting if the parties agreed to it, but clarified that he is not going to force a date on them.

Commissioner Schwartz noted that he had a conversation with Reliant.

Mayor Castillo expressed that if Reliant needs a special meeting, they know he will call it earlier rather than later. The mayor explained that he is not going to agree to call a special meeting this evening for a date certain before its time.

Commissioner Schwartz noted that the second reading requires more certainty.

Mayor Castillo explained that he understands that.

Commissioner Schwartz communicated that Reliant does not have that control and pointed out that had they approved this at first reading two weeks ago, they would have had the second reading tonight.

Mayor Castillo countered that the process has to happen between the parties, and they will manufacture their course of action, detailing that the commission has already let the parties know they want to see this done with all due speed. Mayor Castillo explained that the nuance has not escaped their attention, and they will come back when they are ready.

Commissioner Schwartz asked to question the representative from Reliant since they are present on the call.

Mayor Castillo welcomed the president of the company and noted that he is present.

Commissioner Schwartz introduced the discussion about getting to the second reading sooner rather than later. Commissioner Schwartz recalled a previous discussion where July was off the table due to the city hall summer break. Commissioner Schwartz reminded the assembly that last year, a special meeting was called at the end of July to move things forward. Commissioner Schwartz noted they had that discussion while on a conference call and asked the president if he would prefer to wait for the second reading in August or if he would like to see it done this month.

Mr. Sanj Kakar responded that this month would be excellent for them and would be good for the city because the due diligence period does not start until the city commission approves the deal at the second reading.

Commissioner Schwartz verified that they cannot move forward unless the commission passes the second reading and received confirmation that this is correct.

Commissioner Schwartz turned to the mayor and asked if that changed his viewpoint on how quickly a meeting can be hosted.

Mayor Castillo explained that his viewpoint is to take the advice of his city attorney and city manager, who are doing business with Reliant, noting that they are aware of the preference of the entire commission to move this along as fast as possible. Mayor Castillo communicated that when they ask him to call a special meeting, that meeting will be called, and that is what can be done tonight. Mayor Castillo argued that they cannot pick a date tonight based on the many things the company has to do, including the community outreach, which has been quite rightly added to their list. Mayor Castillo told Commissioner Schwartz that he understands, respects, and shares his eagerness, but reiterated that when they are ready to have the meeting, they will tell him and he will call it.

City Attorney Goren asked for permission to speak briefly and explained that, to the extent a second reading is needed, one of the key factors of the legal and operational research performed by Commissioner Good was very important. City Attorney Goren noted that, as an ordinance, this approval requires a specific public hearing under state statute chapter 166, which addresses one of the transparency issues spoken to earlier this evening. City Attorney Goren communicated that if the commission approves this ordinance for first reading this evening, that under Florida law, there must be not less than 10 days between the first and second reading of an ordinance. City Attorney Goren noted that it has to be publicized to allow the public to know it is out there, so they can execute their right to be present when the public hearing is set.

City Attorney Goren commented that neither he nor the city clerk can know the final date tonight, but explained that if they approve the ordinance on first reading, the clerk can make the effort to confirm with the Sun Sentinel when the publication can occur to establish a target date for a special meeting. City Attorney Goren noted he does not know the date tonight, and the clerk might not know either because even with a 10-day fuse, there are an unknown number of days required to get it to the Sun Sentinel. City Attorney Goren asked that the City Clerk check with the Sun Sentinel tomorrow, with the mayor and commission's concurrence, to find out when the item can be advertised so the mayor can call a special meeting with a confirmed date. City Attorney Goren noted he does not know if that date will be June 30 or July 15 but understands the process involves finding out when the target date can be confirmed tomorrow.

Mayor Castillo expressed that the point has been covered and asked if there is anything else.

Commissioner Schwartz thanked the city attorney for codifying the conversation they had over the last several days about this process, explaining that his intent is not to wait any longer than necessary. Commissioner Schwartz noted that the only thing holding back the special meeting is the advertising requirements, emphasizing that when the clerk and the city administration are able to identify the earliest date after tonight, the mayor can be notified and the commission can reconvene.

Mayor Castillo explained that when the administration asks him to call a special meeting on this matter, he will call it, noting that he is waiting for them to complete their negotiations with the other party and then inform him. Mayor Castillo detailed that the administration has been instructed that sooner is better than later, which is a stance that everyone shares. Mayor Castillo expressed that this issue has been discussed extensively and reiterated that when they ask him to call the meeting, he is happy to call it without a second thought.

City Attorney Goren explained that in the Monday night memo, as amended today, the document Commissioner Good referred to is the declaration of restrictive covenants, which contains the language regarding rental issues, compliance with the AMI, and all conditions that the commission is voting on.

Mayor Castillo asked if that is the item that they are voting on.

The city attorney responded that the mayor and commission are voting on the contract with the insertion of Exhibit K into the agreement. City Attorney Goren explained that Exhibit K contains the language Commissioner Good requested, which was offered by Reliant's legal counsel and agreed to as a corrective matter of clarity rather than a substantive change. City Attorney Goren noted that if and when they approve the ordinance on first reading, they are approving an agreement that includes the revised Exhibit K they have in front of them, which Reliant's lawyers helped prepare.

Mayor Castillo acknowledged the city attorney and asked if there was anything else or any comments from the public, and noted that it passed unanimously. Mayor Castillo thanked the assembly and requested that they move forward with this as quickly as they can, announcing that the next item is item 34.

34. MOTION TO PASS PROPOSED ORDINANCE NO. 2026-06 ON FIRST READING.

PROPOSED ORDINANCE NO. 2026-06 IS AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, AMENDING ORDINANCE NO. 2052; PROVIDING FOR AN AMENDED BUDGET FOR FISCAL YEAR 2025-2026 FOR THE CITY; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

SECOND AND FINAL READING IS SCHEDULED FOR AUGUST 19, 2026.

A motion was made by Commissioner Good Jr., seconded by Vice Mayor Hernandez, to defer Proposed Ordinance No. 2026-06. 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 2026-06 into the record, by title.

Mayor Castillo thanked the city attorney. Mayor Castillo thanked the administration for creating a budget for the 11th year in a row that will not increase the millage rate. Mayor Castillo clarified that they did not reduce it in every one of the 11 years, but they did not increase it in any of those 11 years. Mayor Castillo noted that the millage combination coming up later associated with this budget is in order and shared his belief that residents will appreciate the reduction. Mayor Castillo asked if anyone wanted to move the budget.

Commissioner Good asked if they are on the budget.

Mayor Castillo confirmed that it is to amend their current budget.

Commissioner Good explained that this is an important piece of the previous conversation they had, noting that when questions arose regarding whether their budget met the 15 percent threshold, a 90 million deal over a 561 million or 581 million budget would be greater than 15 percent, which would require them to go out for a referendum to let the asset go. Commissioner Good explained that this amended budget represents what was described to him as part of the calculation for what their budget was, which was called a working budget rather than their annual operating budget, detailing that the annual operating budget is what the commission actually approves.

Commissioner Good explained that this item is an amendment taking all the rollovers and other things that occurred in prior years, noting that he was informed that this is normally not performed until two months after the fiscal year, so the item normally would not be seen until about November of 2026. Commissioner Good explained that they need to amend this year's budget tonight to add to the budget amount to take it to a higher level, which then puts the asset value at less than 15 percent of the budget. Commissioner Good shared that this opened his eyes to a much bigger issue relating to how they handle the budget because it means they have 100 million available right now in projects they have not approved yet but are potentially going to approve tonight.

Commissioner Good cited section 507 of the city charter relating to these appropriations at the end of the year, which dictates that all appropriations shall lapse at the end of the budget year to the extent they shall not have been expended or lawfully encumbered. Commissioner Good read that all lapsed appropriations shall be used by the city manager in appropriating money for the budget of the next fiscal year, interpreting that to mean those dollars that went unused last year should be available to the commission during their budget cycle. Commissioner Good requested that they at least approve these rollovers as part of their budget process rather than simply accepting them because they should know about them in advance.

Mayor Castillo shared that his understanding from asking questions is that the vast majority of this money is already encumbered on projects and earmarked for a purpose rather than representing a bunch of extra money. The mayor noted that while a surplus exists within a reasonable percentage, there have been delays in the ability to spend these funds and asked Assistant City Manager Bonilla if that is correct.

Assistant City Manager Bonilla agreed with the mayor’s comments and explained that the majority of these funds are carryovers from the previous fiscal year that have been set forth for specific projects approved in the prior year that they were not able to formalize in that year but are formalizing in the current year.

Commissioner Good asked for a point of clarification regarding the word encumbered, explaining that the word encumbered means actually having a purchase order or a signed contract promising the money. Commissioner Good pointed out that Mr. Bonilla communicated that these were approved projects and questioned if they are actually under contract for 100 million worth of projects, sharing that he does not believe that they are. Commissioner Good noted that they have approved projects that never reached the point of being brought forward for a contract guarantee for services. Commissioner Good added that the only other legal way to allow those monies to automatically roll over without commission approval involves bond money issues, and noted he does not think this 100 million contains bond money either. Commissioner

Good clarified that he is not denying the need to do this but emphasized that the timing is very important, explaining that they are being presented with all the rollovers so they can be a part of the budget this year.

Mayor Castillo asked Mr. Bonilla if he wanted to answer this question himself or call someone else forward to answer.

Assistant City Manager Bonilla requested that Assistant City Manager Lisa Chong come forward to explain the details more thoroughly.

Commissioner Rodriguez noted she had a similar question regarding where the 100 million originated, sharing an example she received that gave her clarity, which showed it is a carryover from the 24-25 fiscal year. Commissioner Rodriguez explained that in her own district, the road resurfacing that happened in the Trails and on 172nd Avenue was part of the 24-25 budget rather than the current year's budget, but because they were unable to spend it in 24-25, it rolled over to this year. Commissioner Rodriguez noted those are examples of projects currently being worked on and completed, and asked the assistant city manager to inform her if she is correct.

Assistant City Manager Chong introduced herself and clarified that these are funds that have been encumbered as well as projects.

Commissioner Good asked how much of it is encumbered.

Assistant City Manager Chong responded that the encumbered amount is $17,760,000.

Commissioner Good commented that the amount is far from $100 million.

Assistant City Manager Chong explained that the other projects represent many things, including items in the bidding process that have not yet been brought before the commission and projects that were approved in the previous year's budget that still have no contract and no bid but represent items the departments and city manager felt were important to carry over.

Mayor Castillo asked if these requested funds are already earmarked for specific things.

Assistant City Manager Chong confirmed that the entire amount is already earmarked.

Commissioner Good responded that he does not disagree.

Mayor Castillo asked if there is a specific existing accounting of how many dollars are going where to equal the total request.

Assistant City Manager Chong confirmed that they have that accounting.

Mayor Castillo asked if they had distributed that to the commission.

Assistant City Manager Chong responded that the accounting is part of the backup.

Mayor Castillo requested that the backup information be presented.

Commissioner Good responded that it is not a part of the backup, noting that the backup only has a summary showing 30 million in the general fund, and asked what that 30 million represents.

Mayor Castillo asked to look at item 34 in the backup.

Assistant City Manager Chong noted there should be a summary showing carryovers. Assistant City Manager Chong explained that behind that summary, there are seven pages containing a detailed listing of all the purchase orders and carryovers.

Assistant City Manager Chong pointed out the detailed listing of all the purchase orders and explained that beyond that is the detailed listing of all the projects representing what they call available funds that are not purchase orders.

Mayor Castillo asked if this adds up to $17 million.

Assistant City Manager Chong noted that the purchase orders add up to $17 million.

Mayor Castillo, reviewing the data, pointed out that at the end of all those projects, the total is $53.6 million.

Assistant City Manager Chong explained that this is where the funds carryovers begin, defining funds carryovers as anything that is not a purchase order, where they are carrying over the funds for a specific project. Assistant City Manager Chong explained it is detailed and noted they did it by magnitude, starting with the water and sewer distribution and going all the way through to account for $53 million.

Mayor Castillo noted that this accounts for $53 million and asked where the rest of it is.

Assistant City Manager Chong explained that if you keep going, it shows subtotals for each fund and subtotals by the departments.

Mayor Castillo responded that this is the last item he has in his backup.

Commissioner Rodriguez explained that what they are showing on the screen is part of the online backup that was not printed.

Mayor Castillo asked what the total is and noted that he asked all of these questions, asking where the rest of the money is beyond the $53 million.

Assistant City Manager Bonilla explained that out of the $100 million, $70 million is associated with purchase orders (PO), noting that $17 million represents the POs and $53 million of available balances are earmarked for specific projects. Assistant City Manager Bonilla noted that leaves $30 million and explained that the use of the restricted fund balance for the strategic plan for both recreation and road improvements represents approximately $10 million, which brings the total to $80 million.

Assistant City Manager Chong noted there is another $8 million representing grants like HUD and CDBG grants that carry over every year, which they did not detail.

Commissioner Schwartz countered that they are still short and asked where the rest of the money is.

Assistant City Manager Chong responded that this should represent everything she has.

Mayor Castillo asked how much was being asked for in total.

Assistant City Manager Bonilla responded that $100 million is being requested.

Commissioner Schwartz noted they are about $20 million off.

Commissioner Good addressed the mayor and explained that his point had been made and noted that the language of the charter clearly requires funds to be lawfully encumbered or otherwise approved by the commission. Commissioner Good made a motion to defer the item so they can obtain a better understanding of the numbers because some of these projects have been rolling over for years without being encumbered.

Mayor Castillo agreed that the point is well taken.

Commissioner Good asked to defer the item until the next meeting after the break.

Mayor Castillo agreed but sought to provide specific instructions to staff, noting that there is a dissonance between the total amount requested and the accounting for it. The mayor noted that the accounting needs to be crystal clear and explain what is earmarked versus what is encumbered. Mayor Castillo added that they must be clear about whether this relates to the previous charter matter in any actionable way and asked if staff understands the assignment.

Assistant City Manager Bonilla responded that he understands.

Mayor Castillo requested that this be brought back for the next meeting.

Assistant City Manager Bonilla responded affirmatively.

Commissioner Good noted they have to make a motion to defer because it is an agenda item.

Mayor Castillo requested that he make his motion.

Commissioner Good made the motion to defer until the first meeting.

Commissioner Schwartz paused Commissioner Good and asked him to stay his motion until Commissioner Rodriguez had a chance to speak on the matter.

Commissioner Rodriguez asked if this would impact the other project they were just talking about.

Mayor Castillo suggested that they cross one bridge at a time by asking the first question and letting the city attorney give his opinion on the second. Mayor Castillo communicated that nothing they did with the first item would be impacted by this, but agreed to let the city attorney look into it.

Commissioner Rodriguez asked to understand the difference regarding the funds because in Exhibit 3 of what is printed, it does add up to $100 million, expressing confusion as to why the details are not adding up to 100 million.

Assistant City Manager Chong explained that the carryovers represent $70 million, and then they have other commission items that occurred during the year that increased the budget. Assistant City Manager Chong cited the vote to use the restricted surplus for the strategic plan projects, which required a budget adjustment to increase the fund, noting that it was an action item that increased the budget. Assistant City Manager Chong explained that they are delineated other than carryovers, explaining that in the general fund, $30 million represented carryovers, but other items like the strategic plan projects and the contribution to the Boys and Girls Club increased the general fund budget. Assistant City Manager Chong summarized that those were just other items that happened during the year.

Commissioner Rodriguez asked if that adds up since they were previously at $80 million.

Mayor Castillo noted that the assistant city manager detailed that the grants were not included and requested that staff come back with a clearer accounting so the commission can review it.

Commissioner Rodriguez agreed and noted that when they return, she wants to understand why what they talked about is not equating to $100 million if the total equates to $100 million.

Commissioner Schwartz asked if the capital restricted fund is operating or if it has already been banked as a reserve, noting it was $66 million and is now down to $56 million.

Assistant City Manager Chong explained that it is part of the reserve, but they had to take it out of the general fund to segregate it. Assistant City Manager Chong apologized, noting that accounting can be strange, and explained they had to increase the general fund budget and place the money into what they call municipal construction funds to segregate it out of the reserve.

Commissioner Schwartz noted that he understands moving it in order to pay for things, but pointed out that they approve an operating budget and the reserves are not part of an operating budget. Commissioner Schwartz noted that the city manager has always stated that he never recommends using reserves for operating and that you have to replace them.

Assistant City Manager Chong responded that there are many different definitions when they ask about the operating budget.

Mayor Castillo, responding to Commissioner Schwartz, explained that the characterization is not how city finance works regarding the total budget.

Assistant City Manager Chong noted that one could be referring to the total operating budget needed for the entire city, or could be specific when talking about operating expenses, which are different from capital expenses. Assistant City Manager Chong detailed that when they discuss the operating budget as a whole, they are referring to the entire city's budget.

Mayor Castillo intervened and communicated that he was stopping the discussion now. Mayor Castillo noted that there is a motion to defer and clarified that the questions need to be on the motion to defer itself, since they will get their accounting later to ask all their questions.

Assistant City Manager Bonilla asked for a chance to speak and communicated that he would round the numbers for clarification purposes. Assistant City Manager Bonilla detailed that $100 million is what they are asking for to amend the budget from the adopted budget to the working budget, reiterating that they have to account for $100 million. Assistant City Manager Bonilla explained that$ 70 million is associated with carryovers and approximately 9 million is associated with grants received, which requires amending the budget to increase it. Assistant City Manager Bonilla noted that this brings the total to approximately $80 million and explained that $10 million is associated with the monies utilized from the reserve to account for capital projects under the strategic plan, which brings the total from $80 million to $90 million. Assistant City Manager Bonilla pointed out that Exhibit 3 shows they are moving monies from their general reserves to a 321 strategic plan fund for recreation and a strategic plan fund for roads, meaning it is being counted twice.

Assistant City Manager Bonilla explained that in order to amend the budget to account for those specific projects under a specific fund, they had to include them, which is why the total shows $100 million. Assistant City Manager Bonilla asked if that clarified the questions at hand.

Commissioner Rodriguez responded that this makes sense.

Mayor Castillo responded that questions remain about it and noted that the motion to defer is what is before them, and a better accounting will come that will be able to meet the satisfaction of the body.

Mayor Castillo asked if there was a second to the motion.

Vice Mayor Hernandez seconded the motion.

Mayor Castillo documented that the vice mayor seconded the motion and explained that they will see this item again, remarking that it is not a pressing matter and does not have to happen right now. Mayor Castillo added that the city attorney will look at this transaction to decide whether it has any bearing on the charter matter and will share his findings at the next meeting.

Mayor Castillo announced the next item is item 35 and requested that it be read.

RESOLUTIONS:

35. MOTION TO ADOPT PROPOSED RESOLUTION NO. 2026-R-07.

PROPOSED RESOLUTION NO. 2026-R-07 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA, APPROVING THE CITY'S ACTION PLAN FOR COMMUNITY DEVELOPMENT BLOCK GRANT ("CDBG") PROGRAM YEAR 2026; DIRECTING THE CITY MANAGER TO SUBMIT THE ACTION PLAN TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, INCLUDING ANY AMENDMENTS THERETO, AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL REQUIRED DOCUMENTS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. **(PUBLIC HEARING).**

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Rodriguez, to adopt Proposed Resolution No. 2026-R-07. The motion carried by the following vote:

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

Nay 0

Enactment No: 3951

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Resolution 2026-R-07 into the record, by title.

Mayor Castillo asked if there was any discussion on CDBG or any comments from the public.

36. MOTION TO ADOPT PROPOSED RESOLUTION NO. 2026-R-10.

PROPOSED RESOLUTION NO. 2026-R-10 IS A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF PEMBROKE PINES, FLORIDA (CITY) APPROVING THE AMENDMENT TO THE COMMUNITY AESTHETIC FEATURE AGREEMENT (CAFA) BY AND BETWEEN THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE CITY FOR THE INSTALLATION OF A REPLACEMENT GATEWAY ENTRY MONUMENT SIGN ON STATE ROAD 823 (FLAMINGO ROAD), NORTH OF PEMBROKE ROAD AND AUTHORIZING AN EXISTING UNPERMITTED GATEWAY ENTRY MONUMENT SIGN ON STATE ROAD 817 (UNIVERSITY DRIVE), SOUTH OF SHERIDAN STREET, AFFIRMING THE CITY'S INTENT TO FUND ALL COSTS FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF THE PROJECT; DIRECTING THE APPROPRIATE CITY OFFICIALS TO TAKE ANY AND ALL ACTION NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A motion was made by Commissioner Rodriguez, seconded by Vice Mayor Hernandez, to adopt Proposed Resolution No. 2026-R-10. The motion carried by the following vote:

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

Nay 0

Enactment No: 3952

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Resolution 2026-R-10 into the record, by title.

39. MOTION TO ADOPT FIRE ASSESSMENT PROPOSED RESOLUTION NO. 2026-R-13.

PROPOSED RESOLUTION NO. 2026-R-13 IS A RESOLUTION OF THE CITY OF PEMBROKE PINES, FLORIDA, RELATING TO THE PROVISION OF FIRE RESCUE SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF PEMBROKE PINES, FLORIDA; DESCRIBING THE METHOD OF ASSESSING FIRE RESCUE ASSESSED COSTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY OF PEMBROKE PINES; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; AND PROVIDING AN EFFECTIVE DATE.

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Rodriguez, to adopt Proposed Resolution No. 2026-R-13. The motion carried by the following vote:

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

Nay 0

Enactment No: 3953

Mayor Castillo announced that item 39 is next.

PRIOR TO THE VOTE BEING TAKEN:

City Attorney Goren read Proposed Resolution 2026-R-13 into the record, by title.

Mayor Castillo thanked the city attorney and commented God bless our firefighters.

Mayor Castillo noted that the motion was moved and seconded by all of them.

Mayor Castillo asked if there were any discussions or comments from the public.

REGULAR AGENDA:

40. MOTION TO ESTABLISH THE MILLAGE RATE TO BE ADVERTISED IN THE TRIM NOTICE PUBLISHED BY THE BROWARD COUNTY PROPERTY APPRAISER, DUE TUESDAY, AUGUST 4, 2026.

A motion was made by Commissioner Rodriguez, seconded by Vice Mayor Hernandez, to approve Item No. 40. 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 Item number 40 for the record as a motion to establish the millage rate to be advertised in the TRIM notice published by the Broward County Property Appraiser's Office, which is due by Tuesday, August 4, 2026.

Mayor Castillo asked if there were any discussions or comments from the public.

41. DISCUSSION AND POSSIBLE ACTION TO APPROVE:

(A) MOTION TO APPROVE REQUEST TO ADVERTISE RFP # AD-26-01 "OPERATION AND MANAGEMENT OF THE BUILDING DEPARTMENT"
(B) MOTION TO APPROVE THE 13TH AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH CALVIN GIORDANO AND ASSOCIATES, EXTENDING THE AGREEMENT FOR AN ADDITIONAL SIX MONTHS, FROM JUNE 30, 2026 TO DECEMBER 31, 2026.

A motion was made by Commissioner Good Jr., seconded by Vice Mayor Hernandez, to approve Item No. 41 B as amended. The motion carried by the following vote:

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

Nay 0

A motion was made by Commissioner Good Jr., seconded by Commissioner Rodriguez, to amend Item 41 B by removed removing the word increments from Section 3.6.4 of the amendment and by updating the extension in Section to until March 4, 2027. The motion carried by the following vote:

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

Nay 0

A motion was made by Commissioner Good Jr., seconded by Vice Mayor Hernandez, to defer Item No. 41 A until after the workshop on August 5, 2026. 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 1ST VOTE BEING TAKEN:

City Attorney Goren introduced and read item number 41 A and B into the record, by title. City Attorney Goren noted both items are segregable and represent part of item number 41 for the record, and thanked the mayor.

Mayor Castillo called for a discussion.

Vice Mayor Hernandez raised a question asking if the city attorney said segregable.

The mayor explained that they can be segregated, meaning the commission can vote for item A and then separately vote for item B, but noted it has been presented tonight as both A and B together.

City Attorney Goren confirmed that the mayor’s comments are correct.

The vice mayor noted that he would have used the word bifurcate.

City Attorney Goren noted that it is similar.

The vice mayor asked if it was legally sufficient.

City Attorney Goren confirmed it is good.

Commissioner Schwartz expressed that it is acceptable as long as it can be spelled.

The vice mayor asked if anyone had an objection to changing the language.

Commissioner Good responded that he has no problem and prefers that language.

Mayor Castillo noted that, without objection, they are going to segregate the items to place item 41A in front of them.

Vice Mayor Hernandez noted that he is okay with item A.

Commissioner Good countered that he is not ok with item 41A.

Mayor Castillo recognized that item 41A is in front of them and told

Commissioner Good to proceed with his remarks.

Commissioner Good explained that he has a lot of questions remaining with this RFP, recalling that they held a workshop previously. Commissioner Good noted that there were also communication efforts that prompted responses from the public. Commissioner Good noted that there were some aspects that did not get addressed, as well as additional language in the document that he would still like an opportunity to review. Commissioner Good explained that he needs to have a conversation about these things.

Mayor Castillo noted that there is nothing included in the memo for item 41.

Commissioner Good explained that he did his very best and is simply telling it as it is.

Mayor Castillo intervened, sharing that he understands that the commissioner was busy, but noted that doing this gums up the works every time.

Vice Mayor Hernandez noted that Commissioner Good is correct and that he was wrong and reversed it because he was okay with item B, but not item A. The vice mayor thanked him for addressing the item.

Commissioner Good explained that this document took him a long time to review and noted he was still reviewing it today before coming to the meeting. Commissioner Good detailed that he has not even had an opportunity to finish it and requested an extension of time. Commissioner Good requested an opportunity to share a few things he is concerned about.

Mayor Castillo responded that if they are going to defer the item, they should share their thoughts when it is brought back to the commission, because it is not currently in front of them.

Commissioner Rodriguez explained that she understands but that she also needs more time, and noted that she held a meeting with Mike Stamm and was able to ask many questions. Commissioner Rodriguez explained that some of the items in the redline document connect to what they discussed in the workshop, while others are additional. Commissioner Rodriguez expressed a desire to hear her colleagues' perspectives on those additional items to gain a consensus so that when it returns from deferral, they have a full document that everyone feels comfortable with.

Mayor Castillo commented that if the entire commission shares Commissioner Rodriguez's stance, then they should talk about item 41A.

Commissioner Good explained that he would like to defer it, but wants to make a quick comment about something that needs to be addressed so they can all deal with it appropriately. Commissioner Good noted that they received information from the attorney's office this past week regarding new state statutes relating to building permits and asked the city attorney if that is correct.

City Attorney Goren confirmed that they published a memo.

Commissioner Good explained that there were two items of interest to the city, identifying the first as the private provider component, which means developers and single-family home builders can hire a private developer, which limits what the city can do regarding inspections. Commissioner Good identified the second item as more strict requirements, placing a cap on how permit fees are charged. Commissioner Good explained that permits used to be based on the dollar value of the project but are now required to be based on actual cost. Commissioner Good expressed concern that part of what they are evaluating in the RFP is a permit fee split where a certain percentage goes to the contractor and a certain percentage goes to the city.

Commissioner Good requested that the city attorney weigh in on this matter before it returns to the commission and answer whether the city has to prove it represents an actual cost as opposed to just taking a percentage off the permit fees. Commissioner Good noted that it will have a big impact on how they look at other issues under consideration. Commissioner Good asked if those two state statutes have been signed into law by the governor.

City Attorney Goren confirmed that it is correct.

Commissioner Good argued that those laws need to be factored into this because the current bid did not incorporate any of that information. Commissioner Good shared that he would like to know how that plays into the document and agreed with Commissioner Rodriguez that there is additional information that they need to discuss.

Mayor Castillo thanked him and noted that this is why they are deferring the item.

City Attorney Goren supplemented Commissioner Good's point for the record, noting that he is correct that House Bill 803 goes into effect on July 1.

Commissioner Rodriguez explained she is looking to get a consensus understanding from the dais regarding her questions. Commissioner Rodriguez noted that if nobody else questions it or agrees with her perspective, they can decide it does not necessarily need to be changed. Commissioner Rodriguez explained that she wants to point out some things to get an answer from her colleagues regarding the direction of the document. Commissioner Rodriguez warned that her comments would be a bit lengthy and thanked staff for listening to the feedback from the workshop, noting that many items she and the other commissioners mentioned have now been reflected in the redline document.

Commissioner Rodriguez noted that she saw a portion of the House Bill 803 requirements reflected but communicated that she would have to look back to see if anything was missing. Commissioner Rodriguez highlighted a major item that she was glad to see, which is the bifurcation of the building officials on the top line versus the clerical staff, explaining that she did not want a vendor coming here to feel stumped or unable to be efficient with their time and staff through technology or other means. Commissioner Rodriguez supported allowing vendors to propose a reduction in staff after one year because it incentivizes them to be more efficient, which brings savings to the city in the end. Commissioner Rodriguez directed attention to page 18, addressing enforcement and remedies for liquidated damages, noting that this might be part of the contract rather than this portion of the RFP. Commissioner Rodriguez explained that under enforcement and remedies, items one through four list termination for cause as the fourth option and requested to amend this to establish a scale or ladder where specific steps happen before termination occurs, rather than treating termination as the immediate first option.

Commissioner Good identified that as a cure process.

Commissioner Rodriguez agreed that a cure process is the name for it and noted that a ladder cure process is her preference to prevent termination from becoming subjective. Commissioner Rodriguez shared another piece of clarity that she received from staff, confirming that if they award the contract, they also hold the power to take it away. Commissioner Rodriguez noted that while the document delineates that staff can initiate termination, the commission holds the final say. Commissioner Rodriguez requested to know if the rest of the commission agreed that this could be changed.

Commissioner Schwartz noted that, fundamentally, that would potentially be a charter question because the city administration holds the ultimate authority to run day-to-day business. Commissioner Schwartz agreed that, given the size and importance of a vendor like this, it would be appropriate for the administration to seek commission approval instead of firing off a cancellation for the convenience clause. Commissioner Schwartz shared that he embraced that concept but questioned whether they could write it into a bid without conflicting with the city charter.

Commissioner Rodriguez countered that whether it is handled by the administration or the commission is separate from the cure process that she is talking about.

Mayor Castillo explained that these points describe how Pembroke Pines historically conducts business, noting that the city has a certain style where they negotiate like lions and then lay down like lambs with the people they do business with. Mayor Castillo explained that vendors become part of the family and are always given an opportunity to cure problems, detailing that the only time people are brought to the chambers to cancel a contract is when the relationship degrades to a point where they can no longer trust them. Mayor Castillo noted that this very rarely happens in Pembroke Pines because contractors are closely linked with the professional staff and overseen by contract managers. Mayor Castillo agreed they could place it in the RFP but questioned whether it helps or hurts the city in the long run because they do not need to create rights for people they pay. Mayor Castillo summarized that if a vendor performs their job, stays within budget, and keeps their nose clean, they get to hang around, and if they fail, they get replaced.

Commissioner Rodriguez agreed but pointed out that a vendor reading the document without understanding the culture of the city could interpret it to mean that any tiny mistake represents cause for termination.

Mayor Castillo noted that he is not sure it will be read that way, but if it is the will of the commission to include it, that is fine.

Commissioner Good explained that he is in favor of a cure process and has that written in his notes as well.

Mayor Castillo shared that he does not have a problem with a cure process, but noted that he does not believe that every scenario calls for it.

Commissioner Rodriguez agreed but explained that she brought it up because it can be interpreted subjectively as cause for termination, which is not inviting to an outside vendor. Commissioner Rodriguez expressed a desire to be as clear as possible in the contract or RFP so vendors do not think that tiny issues cannot be worked out.

Commissioner Schwartz offered to share a historical perspective quickly, recalling that there was a vendor that ran the water department who called him begging to change Mayor Ortis' mind because the mayor was placing an item on the agenda to terminate their contract. Commissioner Schwartz noted he does not recall another contract outside of that one where the administration failed to notify the commission of issues and work through them. Commissioner Schwartz identified the closest level of great concern as the recent garbage contract involving bulk pickup issues, explaining that it was extremely concerning and wound up representing a staffing issue because competing industries were hiring their people away. Commissioner Schwartz noted they resolved it when they went back out to bid and fixed it successfully. Commissioner Schwartz asked the mayor to try to recall if, for a vendor of this size, they had ever been unable to work through a process before pulling the plug.

Commissioner Schwartz noted that he cannot think of one.

The mayor explained that he can't think of one either, noting that pulling the plug immediately is just not how they do business.

Commissioner Rodriguez acknowledged that they understand that, from a historical perspective, because they have been here for a while. Commissioner Rodriguez explained that she brings a different perspective because she has not been here very long and can foresee how an outside vendor could interpret this differently. Commissioner Rodriguez requested that the city's culture of working with contractors be specifically outlined in the document or contract because vendors could reach other interpretations, as they lack that outside historical perspective.

Mayor Castillo responded that he does not have an objection to that as long as it does not bind the city to a particular process because sometimes an employee or vendor does something that cannot be fixed. Mayor Castillo noted that they can tell people that they will receive an opportunity to fix things, but questioned whether they should obligate themselves that way under public policy.

Mayor Castillo noted that the wording matters here.

Commissioner Rodriguez explained that this is the reason why they need more time to work on the wording so staff can return with something that fits.

Mayor Castillo pointed out that the current conversation represents a general procurement discussion and argued that they need to separate these issues because they have a building department to run. Mayor Castillo noted that they can either bring the procurement ordinance back for review on these policy matters, deal with the building department issue separately, or combine them.

Commissioner Rodriguez clarified she did not bring up anything regarding the procurement process itself and specified she is talking directly about page 18 in this document. Commissioner Rodriguez moved to page 21 to address section 4.7 under personnel item C, point D. Commissioner Rodriguez noted that this information is not new to staff because she brought it up to Mike Stamm already. Commissioner Rodriguez read that during this agreement, no individual performing services under this agreement shall provide, perform, supervise, review, or participate in any private provider services within the City of Pembroke Pines or within a one-mile radius of the city. Commissioner Rodriguez explained she understands the concept because item B4, right above it, requires that the vendor utilize branded vehicles displaying their name and the City of Pembroke Pines, similar to the Jacobs contract for water.

Commissioner Rodriguez shared that she understands that they do not want someone performing outside work during business hours or utilizing a city-branded vehicle to do so. Commissioner Rodriguez pointed out that a one-mile radius constraint impacts neighbouring cities like Cooper City or Davie and argued that placing a one-mile constraint outside of Pembroke Pines is unfair to a business that should be allowed to operate freely outside city lines. Commissioner Rodriguez requested to find a balance between protecting city business hours and branded vehicles without restricting where a business can work outside the city.

Commissioner Schwartz shared that he agrees with Commissioner Rodriguez and explained that the one-mile radius needs to be completely removed. Commissioner Schwartz detailed that the vendor needs to be prohibited from doing private provider work unless it’s outside normal City of Pembroke Pines business hours. Commissioner Schwartz explained that from a conflict of interest standpoint, this is only effective if the vendor is the chief building officer, noting that the chief building officer cannot be a city employee because of the way private providers work.

Commissioner Schwartz detailed that there would be conflicts if a private provider in possession of a CBO within their own organization can't ask to go outside within their own organization. Commissioner Schwartz noted that if you are a city employee, then private provider can occur.

Mayor Castillo noted that they have a motion to defer and commented that no one has had these conversations with staff.

Commissioner Schwartz and Commissioner Rodriguez retorted that they have had these conversations with staff in the past.

The mayor asked Commissioners Rodriguez and Schwartz if they met with staff, and why staff wants the one-mile radius rule.

Commissioner Rodriguez shared that staff explained that they do not want vendors currently on one job to be able to go to another job and come back to the job they were supposed to be doing for the city. Commissioner Rodriguez described this as double-dipping, which she explained is justifiable, but noted that a one-mile radius does not fix this, as it is easy to get across town in a few miles in a short period of time. Commissioner Rodriguez shared that they can fix that issue by imposing constraints on time and the branded vehicles, which is something Assistant City Manager Stamm agreed could be changed, which is why she is speaking on it now.

Commissioner Good noted that state statute requires that permits be based on actual costs, which could factor into Commissioner Rodriguez's comments.

The mayor highlighted that perhaps the fear is that the vendor is being paid full-time and yet they may be doing side hustles where they are also being paid, which could leave the city liable.

Commissioner Rodriguez responded that she does not believe that the one-mile rule or any other mile rule is sufficient to remedy that concern. Commissioner Rodriguez reiterated that the way to remedy that concern is to add provisions regarding time on the clock and branded vehicles.

Commissioner Schwartz added that the CBO would need to be a third party.

Commissioner Good noted that we are not paying them; they are paying us.

Mayor Castillo noted that the permit holder is paying us rent and an admin fee.

Commissioner Schwartz explained that he believed there was a consensus that the commission would conduct a workshop before discussing this matter.

The mayor responded that they did have a workshop.

Commissioner Schwartz recollected that they asked the administration to review everything and bring it back to the commission. Commissioner Schwartz noted that it is coming back to the commission in the form of an RFP, but the commission never voted in the workshop. Everybody shared their thoughts, and staff incorporated them into the document. Commissioner Schwartz explained that this is not sufficient, as the commission never actually agreed.

Commissioner Rodriguez explained that this is why this is a great opportunity, noting that she is bringing this up now so the commission might not need to do a workshop, although she noted that she is comfortable with doing a workshop. Commissioner Rodriguez explained that it is important to get this one right, as it provides a good example of the manner in which the city should be looking at contracts and the way things should be prioritized. Commissioner Rodriguez explained that currently, there is a large amount of prioritization on the communications and customer service side of the contract and noted that she hopes to use this as a template for the future.

Commissioner Rodriguez explained that focusing on technology and formatting is crucial as they move forward to other contracts, whether they are bigger or smaller than this one.

Mayor Castillo asked if it would be possible for commissioners to write down their notes and provide them to the city manager and administration. The mayor noted that they can give them to the city manager, who can call a workshop to go through the answers or release a memo. Mayor Castillo suggested that City Manager Dodge could release a special Monday night memo explaining why they are enforcing the one-mile rule.

Commissioner Good asked if the administration could at least release a list of the comments that were made, similar to the way they handle a Monday night memo.

Mayor Castillo agreed that would suffice and noted that it is a good reason to defer the item, explaining that they have to provide staff with the input because they have a job to perform.

Commissioner Rodriguez responded that she does not feel comfortable putting things on a list without talking about them because they will come back to the same scenario unless they commit to doing a workshop.

Mayor Castillo responded that they can do a workshop and noted that he does not have a problem working through the list.

Commissioner Rodriguez detailed that she prepared to do it tonight during the meeting, but noted that a workshop is fine.

Mayor Castillo responded that this would not be the time to do it because they are not set up for it and noted they are going to defer the item. The mayor suggested taking the time and explained that he would come up with his own list, and then they would submit their lists.

Commissioner Rodriguez retorted that she would like to continue with her list, so they have some knowledge when they create their own list, to know that they have already talked about some of these items.

Vice Mayor Hernandez noted that he is supportive of the majority, if not all, of Commissioner Rodriguez’s points. Vice Mayor Hernandez reminded the commission that this is why he wanted to bifurcate the item, because they have two separate items. Vice Mayor Hernandez explained that he would listen to everything that Commissioner Rodriguez says and praised her for diving deep into it. Vice Mayor Hernandez repeated that he is supportive of much of what she said and reminded everyone that they have two different items now.

Mayor Castillo reminded everyone that it was 9:52 PM and noted they did not expect an elongated conversation on this item.

Commissioner Rodriguez countered that she expected it, noting that there is a very large document to review.

Mayor Castillo shared that he understands that, but pointed out that there is nothing about item 41 A or B on the Monday night memo. The mayor explained that the memo is what helps them plan and organize their meeting, noting that they have a motion to defer on the floor, which has been seconded. Mayor Castillo explained that the rules specify that when you defer, you do not discuss; you simply defer.

Commissioner Schwartz asked if he could ask the maker of the motion to withdraw it.

Mayor Castillo explained that if they all wish to have a workshop, they can have a workshop. The mayor noted that you cannot debate a motion to defer with a discussion on the merits.

Vice Mayor Hernandez shared that he thinks that Commissioner Rodriguez should have the opportunity to get through her list.

Commissioner Rodriguez noted that she will finish her list with enough time to see the end of the Colombia game.

The vice mayor asked Commissioner Rodriguez not to take offense, noting that he needed to place a phone call and would be right back.

Commissioner Rodriguez explained that one of the other things that she wants to ensure as a priority is that, since they have an incumbent who is assumed to be bidding on this, the portion starting on page 40 regarding the transition needs to be kept in mind by the evaluation team. Commissioner Rodriguez noted it would be slightly easier for someone who is already an incumbent to provide a transitional process because they would not have to perform as much work. Commissioner Rodriguez mentioned that she talked to Assistant City Manager Stamm about this and noted that it is partly cured by the 13th Amendment because, under it, the current vendor has to provide a transitional plan as well for the bid.

Commissioner Rodriguez pointed out on page 49 that she had a question as to why they had the staffing cost breakdown because that is not necessarily part of what they have been doing, but it was explained to her that it is because of House Bill 803. Commissioner Rodriguez explained that it continues for a couple of pages, but noted that a lot of what House Bill 803 would possibly make them do is included here because she knows that Commissioner Good had a question about that as well. Commissioner Rodriguez recalled from the workshop that they held that she went back into the minutes and remembers writing down that the conversation and perceived consensus were that it would be 25 points for project cost and 20 points for experience and capabilities.

Commissioner Rodriguez noted that she was looking at the last page being page number 77, and explained that in the redline document, there were only changes to the project cost and to the previous experience of references. Commissioner Rodriguez explained that to increase the project cost, they took five points from previous experience and references. Commissioner Rodriguez recalled that when they talked about it, she jotted down and remembered from the recording that there was consensus on 25 points. Commissioner Rodriguez explained that meant increasing the project cost by 10 points and decreasing experience by five points to make up for half of that, and then decreasing previous experience by another five points to make that 20 points.

Commissioner Rodriguez noted from her old notes that the matrix is 25, 20, 20, 20, 10, and 5 points. Commissioner Rodriguez wanted to know if they had consensus on that, if staff interpreted it differently, or what the thoughts were on that.

Commissioner Schwartz detailed that, according to his recollection, they are in Pembroke Pines and can set whatever matrix they want, but noted that they are in Broward County and there are cities in Broward County that have gone through this process. Commissioner Schwartz named Hallandale, Deerfield, Wilton Manors, and Lighthouse Point as cities that utilize 20 percent rather than 25 percent. Commissioner Schwartz agreed that they can look at any matrix they want and recalled discussing that in the workshop. Commissioner Schwartz asserted that he does not want to take away from Commissioner Rodriguez's thoughts, but noted that there are a couple of things he would like to release there, so there is no need for him to ask those questions later.

Commissioner Schwartz commented that, because of the way it was presented to them, this is why they are here, sharing that he was anticipating a round-robin that would take as long as necessary tonight, even if that involved extending the meeting past 11:30 PM, because his concern is the potential transition period. Vice Mayor Hernandez elaborated that his concern involves giving bidders the opportunity to ask questions. Vice Mayor Hernandez noted that he has only one item on that when Commissioner Rodriguez is finished, explaining that he has one point he wants to weigh in on for the commission's consideration if they decide to defer.

Commissioner Rodriguez communicated that she will simply suggest that if they do not have strong thoughts on it, they can go back and look at the workshop to see if they have changed their minds and are okay with 20 percent, but noted that, from her perspective, the consensus was 25 percent. Commissioner Rodriguez encouraged everyone to look further into that detail since her notes say 25 percent and acknowledged that she could have interpreted it incorrectly. Commissioner Rodriguez moved to her last point regarding local vendor preference. Commissioner Rodriguez requested confirmation and clarification that vendors working for and out of the city of Pembroke Pines would not count as a local vendor preference.

Commissioner Schwartz responded that it would count as a Broward County credit because they have a corporate office in Broward County, and any other vendor might also qualify, but noted that it falls off.

Commissioner Rodriguez clarified that she was asking specifically about Pembroke Pines' local vendor partners.

Commissioner Schwartz stated that it was a procurement credit he was able to get through in 2012, explaining that it has been that way, so you either have a corporate office in Pines to get a credit, or you have Broward County, and then it falls off.

Commissioner Rodriguez asked to get confirmation from staff on that.

Commissioner Rodriguez asked if anyone from staff could verify that. Commissioner Rodriguez requested that Assistant City Manager Stamm or the city attorney inform them if working in this building counts.

Mayor Castillo addressed the commission and shared that he has great respect and admiration for all of them, but argued that this is not the way to run a commission meeting, noting that all of these are questions that should be handled during the day with staff because they come to the dais to make decisions rather than to pick apart RFPs and write contracts. Mayor Castillo explained that all of this is staff work.

Commissioner Rodriguez noted that she did ask for clarification, but wants clarification for the rest of the commission.

Mayor Castillo argued that if you ask staff, they should give you the answers.

Commissioner Rodriguez commented that it might be something other people might ask.

Mayor Castillo argued that they should ask for it then and noted that if they need a workshop, they should do a workshop. The mayor asserted that this is a regular session of the Pembroke Pines City Commission, and they should be able to come here with all of the answers. The mayor noted that they have been debating for almost an hour on an item that is not even on the Monday night memo.

Commissioner Rodriguez apologized that it was not on the Monday night memo, but stated that she has questions that come up and believes it is their duty to do so.

Commissioner Schwartz argued that you cannot call it a Monday night memo if they receive a response at 4:00 PM on a Wednesday.

Mayor Castillo countered that it is not the case here.

Commissioner Schwartz insisted that it is the case because they received an update this afternoon.

Mayor Castillo responded that it does not matter and noted all of these are questions that should be asked during the day, and told Commissioner Rodriguez to proceed with her remarks.

Commissioner Rodriguez explained that this was going to be her last question.

Mayor Castillo expressed that he really thinks they have to move along.

Commissioner Rodriguez repeated that this is her last question and asked for an answer so they can move on.

Assistant City Manager Stamm introduced himself and explained that it is his understanding that, despite the vendor working in city hall that would not count towards the Pembroke Pines component of the local vendor preference. Assistant City Manager Stamm noted that they conferred with the city attorney's office and explained that it is his understanding that they do not have a local business tax receipt to operate inside the building and are not operating it as a headquarters. Assistant City Manager Stamm detailed that they could qualify for the Broward County position but would not qualify for the Pembroke Pines component, which represents the extra two and a half percent.

Commissioner Rodriguez responded that it works and noted that this is the end of her line of questioning and shared very respectfully that the Monday night memo is a great source for what they do and she uses it all the time. Commissioner Rodriguez noted, however, that this document was brought back to them reflecting the things they worked on in the workshop, but it also came back with additional things, including the bill. Commissioner Rodriguez argued that whether she asked for a workshop or had the conversation here, she does not think it is out of line to have these questions and to be prepared to ask staff. Commissioner Rodriguez noted that it is not new to staff but explained she needs to hear the consensus of her colleagues because they are not allowed to talk to one another outside the chambers.

Mayor Castillo responded that this should happen at a workshop.

Commissioner Rodriguez agreed that in that case, they should have called a workshop then.

Mayor Castillo noted that he would have been happy to do so if that was what they wanted, noting that they had a workshop but could have another one. Mayor Castillo stated the item before them right now is a motion to defer.

Commissioner Schwartz attempted to make a comment.

Mayor Castillo responded that he cannot go through another hour of this.

Commissioner Schwartz countered that it is not an hour but 15 seconds.

Mayor Castillo asserted that there is a motion before them to defer.

Commissioner Rodriguez noted that she received an opportunity to speak and noted that it is only fair to let Commissioner Schwartz speak as well.

Mayor Castillo noted that a motion to defer has been made, and under the rules, the discussion should end.

Commissioner Rodriguez withdrew the motion to defer.

Mayor Castillo noted there is no motion on the floor and recognized Commissioner Schwartz.

Commissioner Schwartz thanked Commissioner Rodriguez for her collegial consideration. Commissioner Schwartz explained that one of the concerns he was going to make a recommendation to change involved how long the RFP would be out on the street. Commissioner Schwartz shared that he had a discussion with the administration regarding his concern that if this were approved tonight, questions about it would not be possible until July 7th. Commissioner Schwartz argued that it would potentially shorten the timeline for a bidder to get information in advance.

Commissioner Schwartz suggested extending the bid closing by two additional weeks, making it an eight-week timeframe instead of six weeks to satisfy his concerns. Commissioner Schwartz noted that an eight-week forecast would not really interrupt a transition period, but argued that if they are going to defer this to a workshop environment, they need to leave tonight knowing when that workshop is going to happen. Commissioner Schwartz noted that in July, many people, including staff, have made arrangements and anticipate not being here.

Vice Mayor Hernandez asked for clarification on Commissioner Schwartz's proposal.

Commissioner Schwartz responded that he was proposing to extend the closeout of the bid by two additional weeks, from six weeks to eight weeks.

Vice Mayor Hernandez explained that he is fine with that and wanted to place his support on the record.

Commissioner Schwartz thanked the vice mayor and explained that the three-week period of not being able to answer questions bothered him a little bit, but noted that he understands staff did that because of the July 4th timing. Commissioner Schwartz requested to discuss how much more time they need as a collegial body to ask these questions if this moves to a workshop format. Commissioner Schwartz explained, without casting aspersions, that Commissioner Rodriguez and he spent a lot of time asking questions in advance of this meeting and are prepared to move forward tonight. Commissioner Schwartz explained that he can support a deferral if his colleagues need additional time, but noted he is not comfortable with an open-ended return date.

Commissioner Schwartz requested an idea of when that workshop could potentially be held and asked to hear individually from his colleagues how much time they believe they need to get those answers from staff so they can host a productive workshop and get the item on the street. Commissioner Schwartz emphasized that this function of government impacts the entire operation of the city and its building department. Commissioner Schwartz compared it to their garbage contract as a daily occurrence involving their two biggest vendors, warning that if either the building department or the garbage department goes wrong on a particular day, they receive the phone calls. Commissioner Schwartz emphasized the seriousness of having a workshop and asked how much time they needed before yielding the floor.

Commissioner Schwartz shared that he would like to have a workshop and noted that it will require input from all of them to figure out when this will happen.

Commissioner Rodriguez shared that she is okay with extending it for a sufficient amount of time to prepare for a workshop, host it, and give staff time to review the discussion and bring it back ready to sign. Commissioner Rodriguez noted that she is not sure how much time that would be from their perspective and mentioned that she read these items over the weekend. Commissioner Rodriguez noted that she has no plans in July but acknowledged that staff might have plans.

Commissioner Good offered an attempt at a solution, explained that a workshop is fine, but noted he personally will not be available during their summer break, so anytime during the break is not good. Commissioner Good recommended deploying the method referred to previously, where they submit their comments and treat it like a Monday night memo, so they can get information to staff. Commissioner Good explained that this allows staff to respond in advance so they are better prepared at the workshop. Commissioner Good suggested hosting the workshop two or three hours before their first meeting after the break. Commissioner Good offered an amendment to item B to add an additional 60 days to the 180 days so they do not face a conflict of the contract expiring while they are worried about it. Commissioner Good summarized that in exchange for the break, they would add 60 days to the contract on the 13th amendment.

Commissioner Good noted that they can handle that when it comes up, but reiterated that the process would involve handling it like a Monday night memo, hosting the workshop at the first meeting back from break, and going from there to provide plenty of time.

Commissioner Rodriguez asked if they would vote on it after the workshop.

Commissioner Good noted that they would not vote on it immediately after the workshop because of the extra 60 days.

Commissioner Schwartz asked Commissioner Good if he would be amenable to saying 180 days from the point they go out on the street. Commissioner Schwartz explained that if they host the workshop in August, he wants to respect everybody's time and noted that if they host it on the 4th and do not bring it in for a landing, that extension starts clicking off. Commissioner Schwartz noted that they need to consider having the 180 days again.

Commissioner Good noted that the contract is expiring now.

Commissioner Rodriguez explained that adding the 60 days makes sense to her because pushing this by about a month gives a little bit of a margin.

Commissioner Schwartz explained that he just wants eight weeks for it to be out on the street.

The vice mayor asked for clarity from Commissioner Good, questioning whether he is saying 60 days from December 31st.

Commissioner Good agreed and noted that this makes it a 240-day extension.

The vice mayor asked City Attorney Goren if they legally have to name a date or if they can just use the number of days.

City Attorney Goren confirmed that they can use the number of days or can specify days past December 31st.

Commissioner Good suggested amending it to 240 days. Commissioner Good made a motion to defer item A until after they host the workshop.

The mayor raised a question, noting that he understood that the motion resolved both A and B. The mayor shared that they could put A and B together in one motion, noting that they are allowed to do so, as that is the way it is printed.

Commissioner Good pointed out there was one other thing in item B that he did not want and noted that he does not have the language of that document.

The mayor asked if he wanted to place that portion of the motion in the workshop, too.

Commissioner Good responded that he did not.

Mayor Castillo summarized the motion as treating it like a Monday night memo, deferring the item, and hosting a workshop on the first meeting back from break in August. Mayor Castillo asked if there was a second.

Vice Mayor Hernandez seconded the motion.

Mayor Castillo called for a discussion on the item.

Commissioner Schwartz asked if they are going to follow the standard procedure of hosting a workshop and then placing an item on the regular agenda for a subsequent meeting.

The mayor responded that this is how it is typically done and asked the commission what their pleasure was.

Commissioner Good explained that he is not sure that this could be done.

Commissioner Schwartz noted they have to agree that they are not directing the administration to place it on the immediate regular agenda.

Commissioner Good noted that it will have to wait.

Mayor Castillo confirmed they will host the workshop, and then the item will be reconsidered at the next meeting.

The mayor verified that this means having the second meeting in August for the RFP and asked if everyone was clear on the motion.

Mayor Castillo announced they are on item B and requested the city attorney to read it.

PRIOR TO THE 2ND AND 3RD VOTE BEING TAKEN:

City Attorney Goren reread Item 41B into the record, by title. City Attorney Goren identified this as the bifurcated item from A.

Mayor Castillo noted that it was moved by Commissioner Good and seconded by the vice mayor, and recognized Commissioner Good.

Commissioner Good requested that the clerk pull up the 13th Amendment on the screen and asked to look at section two. Commissioner Good requested that this section be amended to eight months instead of six months. Commissioner Good then requested that the city clerk scroll down to section 3.6.2 and section 3.6.4 to have a quick conversation. Commissioner Good read section 3.6.4 which described that in the event the city is unable to procure the same level of service within a reasonable time the city may terminate this agreement upon written request by the city manager and simultaneous execution of an agreement with the contractor in 20 calendar day increments or until such time the city is able to enter into an agreement with a successor entity as permitted by the city's code of ordinances. Commissioner Good explained that he is willing to grant the eight-month extension but is not willing to release the commission's ability to agree or disagree with further extensions.

Commissioner Good argued that section 3.6.4 gives the city manager the right to keep extending the contract in 120-day increments perpetually. Commissioner Good insisted the contract should return to the commission for review after eight months if they still need more time.

Vice Mayor Hernandez asked if that was part of his motion or just conversation.

Commissioner Good explained he is conversing with his colleagues because he intends to ask to strike section 3.6.4 since it allows for sequential extensions.

Commissioner Rodriguez noted that it gives the possibility for further extensions because they added an amendment.

Commissioner Good corrected that it gives the city manager the ability to perform 120-day extensions regardless of whether the commission grants it tonight.

Commissioner Schwartz explained that he does not believe that is the intent.

Assistant City Manager Stamm clarified that this section only applies if a successor entity has already been selected. Assistant City Manager Stamm explained that if the city cannot come to terms with that successor entity during that period of time, this section ensures a continuation of service for the building department. Assistant City Manager Stamm noted that, in theory, the commission would have already approved the procurement, and this section just covers the transition to the contract. Assistant City Manager Stamm explained that everything under section 3.6 relates to the fact that a successor entity has been selected while they are finalizing terms. Assistant City Manager Stamm pointed out that the commission's action on item A pushed the timeline out by approximately six weeks, plus another 60 days to potentially get the item back to the commission.

Assistant City Manager Stamm explained that, looking at the full procurement calendar, this section was designed to protect the city during negotiations with a successor entity to provide continuation of service and allow staff to work with the current vendor. Assistant City Manager Stamm acknowledged the commissioner's concerns.

Commissioner Good explained that he wants to know if there are issues, and he does not want the contract to just keep going on and on.

Assistant City Manager Stamm repeated that it pertains only to whether a successor entity is procured, noting that if the existing entity stays, they are already in contract negotiations.

Mayor Castillo noted that if a successor is selected, this provision is needed in an abundance of caution and to facilitate a transition period.

Commissioner Good agreed and explained that he understands the concept but warned that if it takes a long time and extends for multiple

120-day periods, he wants to know what is going on with the contract and why it is taking so long to reach an agreement with a successor.

Mayor Castillo noted that they can bring that up at any commission meeting.

Commissioner Good insisted he wants staff to bring it forward when the contract expires.

Vice Mayor Hernandez asked Commissioner Good if he would be amenable to a 60-day increment instead of 120 days to find something acceptable to the five of us.

Commissioner Good responded that he cannot support that because it is continuous.

Commissioner Good shared that he could agree to a single 120-day extension but objected to successive ones, noting that the word succession is what is killing him in section 3.6.

Mayor Castillo suggested working that into Commissioner Good’s motion.

Commissioner Schwartz explained that he could see a possibility where it could be used as leverage against the administration if they cannot come to terms. Commissioner Schwartz warned that threatening to force the current vendor to continue working is not negotiating in good faith.

Mayor Castillo shared that most often it is the vendor that cannot compromise and come to terms, and less so the city.

Commissioner Schwartz explained that in the building inspection industry, you have plan review and inspections, noting that no vendor wants to inspect items that they did not perform the plan review on because that is not standard industry practice. Commissioner Schwartz asked Assistant City Manager Stamm if section 3.6.4 can encompass a method to split revenue to address Commissioner Good's concern regarding an ongoing perpetual extension. Commissioner Schwartz asked if there is a way that it can be cleaned up so it would not need to be deferred until August.

Commissioner Good noted that this extension must be completed tonight.

Assistant City Manager Stamm responded that this has to be done tonight because the contract expires in June, and noted that the allocation reconciliation is addressed in section 3.6.2 right above. Assistant City Manager Stamm deferred to the city attorney and suggested they could do a straight 120 days and remove the words that are concerning Commissioner Good.

Commissioner Good agreed that this would address his concern because he can accept one extension but not successive ones.

Assistant City Manager Stamm requested that City Attorney Goren look at section 3.6.4 to remove the word increments.

City Attorney Goren confirmed that he has the language and read it as providing for the contractor for 120 calendar days or until such time that the city is able to enter into an agreement establishing a time-certain period.

Commissioner Good noted a 120-day period ensures that if problems persist, the commission will be notified.

Assistant City Manager Stamm explained that Mr. Giordano has already signed the contract and requested confirmation from the city attorney that the language change is acceptable, which he will handle afterward.

Mayor Castillo interceded and commented that he would do that after the motion.

Assistant City Manager Stamm responded that it was not a problem.

Commissioner Good moved to amend section two, where it states the original agreement is extended for a six-month period, to change it to an eight-month period. Commissioner Good moved to amend section 3.6.4 to state that execution of the agreement with the contractor shall be for 120 calendar days or until such time as the city is able to enter into an agreement.

Mayor Castillo noted that the motion has been made and asked if there is a second.

Commissioner Rodriguez seconded the amendment.

The mayor called Mr. Giordano forward.

Assistant City Manager Stamm noted that, looking at the calendar for the month of March, an eight-month extension would cause the contract to end on a Sunday. Assistant City Manager Stamm requested clarity that the contract will end on March 4th, which is a Thursday, the day after their first commission meeting in March, to prevent a weekend expiration.

Commissioner Good accepted that change.

Mayor Castillo noted the amendment specifies an expiration date of March 4th and verified that it is acceptable to Commissioner Rodriguez.

Commissioner Rodriguez confirmed yes.

Mayor Castillo requested Mr. Giordano to come forward.

Chris Giordano introduced himself for the record as representing Calvin Giordano and Associates, located at 1800 Eller Drive.

Mayor Castillo asked if the proposed amendment was acceptable to him.

Mr. Giordano confirmed that it is acceptable and thanked the commission.

Mayor Castillo thanked him and asked if there was any further discussion on the amendment or any comments from the public. Mayor Castillo noted that the motion carried unanimously. Mayor Castillo noted that item B, as amended, is before them and asked the city attorney if a new motion is needed.

City Attorney Goren responded that a new motion is not necessary because the motion was formed by the conversation and conforms to the modification agreed to on the record by the professional vendor.

Mayor Castillo called for a vote on item B.

Commissioner Rodriguez requested clarity confirming that the current vendor still needs to propose a transition plan regardless of whether another vendor is selected because her understanding is that the current vendor does not have a formal transition plan in place.

Assistant City Manager Stamm explained that a transition plan is a standard requirement in the procurement documents, so that will occur within their bid documents.

Commissioner Rodriguez mentioned that a part of the text mentions a transition plan.

Assistant City Manager Stamm pointed out that a formal transition plan would only be executed if a successor entity is selected. Assistant City Manager Stamm confirmed that section 3.6 and below depend on a successor entity being selected.

Commissioner Rodriguez asked if the successor entity is themselves they would not need to bring back a transition plan.

Assistant City Manager Stamm confirmed that they would not need to.

Commissioner Rodriguez requested that, at some point, if the vendor remains the same, they need to have a transition plan for the future.

Assistant City Manager Stamm responded that they have already asked for transition planning as part of the procurement document to address her concern.

Commissioner Rodriguez confirmed that it does address her concerns and gives her clarity.

REPORTS OF LEAGUE AND MPO REPRESENTATIVES

Mayor Castillo called for reports from league and MPO representatives.

Commissioner Rodriguez reported that the general meeting for the league is tomorrow and noted he will be in attendance. Commissioner Rodriguez recalled reporting on the director's meeting last time and concluded his report.

Commissioner Good reported on the MPO, noting that the primary element that took place was elections for the executive committee and proudly shared that he had been elected as the at-large executive committee member.

Mayor Castillo congratulated him and noted that they could not have selected anyone more capable, then asked if there was anything else.

Commissioner Good noted that he had nothing else to share.

Mayor Castillo reported that he attended the US Conference of Mayors summer meeting. Mayor Castillo described participating in numerous meetings on a wide range of topics, including water quality, transportation, immigration, homelessness, and municipal finance. Mayor Castillo characterized the experience as exhausting but very exhilarating, noting that he spoke to many different mayors about initiatives in their cities and shared that progress has been made regarding the item Commissioner Good mentioned previously concerning the destruction of screens containing PFAS. Mayor Castillo explained the process involves burning them at a super high heat, which leaves very little, if anything, of the PFAS surviving, which is what vendors are looking at right now as a form of cremation. Mayor Castillo noted that while the EPA is still reviewing regulations, companies are currently picking up the material and hauling it away to dispose of it in a PFAS-efficient manner that prevents release into the ground, groundwater, or air. Mayor Castillo noted this information represents an update to a question that was unresolved last year and shared that he kept it on his to-do list to ask. Mayor Castillo called for reports from the city manager.

REPORTS OF THE CITY MANAGER AND CITY ATTORNEY

Assistant City Manager Bonilla responded that there are no reports.

Mayor Castillo called for reports from the city attorney.

City Attorney Goren responded that there are no reports.

COMMISSION ITEMS:

42. VICE MAYOR HERNANDEZ ITEM # 1: DISCUSSION AND POSSIBLE ACTION TO RE-REVIEW THE PROPOSED ORDINANCE REGARDING THE VOTE COUNT TO HIRE AND TO FIRE THE CITY MANAGER AND THE ACTING CITY MANAGER, WHICH IS SCHEDULED FOR SECOND READING ON 8/5/2026 TO ENABLE THE TIMELY DELIVERY OF THE FULLY TRANSLATED ORDINANCE AND THE BALLOT REFERENDUM QUESTION TO THE BROWARD SOE AS HE REQUIRES ON OR BEFORE 8/18/2026.
AFTER MY FURTHER STUDY AND RESEARCH, AND GIVEN THE TIGHT TIMEFRAMES TO DO SO, I WOULD LIKE TO OFFER POTENTIAL SUBSTITUTE LANGUAGE FOR GENERAL DISCUSSION OF MY COLLEAGUES NOW AND IN ADVANCE OF THE 8/5/26 COMMISSION MEETING TO ENABLE OUR CAO TO PROVIDE A POTENTIALLY REVISED ORDINANCE AND BALLOT QUESTION TO THE CITY COMMISSION FOR CONSIDERATION EITHER AT THE 8/5/2026 MEETING, OR EVEN BEFORE THAT TIME, WHICH WOULD ESSENTIALLY REQUIRE A 4/5 VOTE OF THE COMMISSION TO TERMINATE A CITY MANAGER OR ACTING CITY MANAGER ‘FOR CAUSE’ AND 3/5 VOTE OF THE CITY COMMISSION TO TERMINATE EITHER THE CITY MANAGER OR ACTING CITY MANAGER FOR CONVENIENCE’.

A motion was made by Vice Mayor Hernandez, seconded by Commissioner Good Jr., to approve Item No 42. The motion carried by the following vote:

Aye 3 - Mayor Castillo, Vice Mayor Hernandez, and Commissioner Good Jr.

Nay 2 - Commissioner Rodriguez, and Commissioner Schwartz

Mayor Castillo recognized Vice Mayor Hernandez for item 42 and informed Commissioner Rodriguez that they are 30 minutes into the game and the score is 0 - 0.

Commissioner Schwartz commented that it is a good thing she is not recording it and thanked him.

The vice mayor asked if she was recording it and apologized. The vice mayor asked if he should read the item in.

Mayor Castillo responded affirmatively.

PRIOR TO THE VOTE BEING TAKEN:

Vice Mayor Hernandez read Item 42 into the record, by title.

Vice Mayor Hernandez apologized for adding this after tonight's already robust discussion, but noted it is for consideration due to Sunshine Law constraints preventing them from discussing it outside the chambers. Vice Mayor Hernandez apologized to his four colleagues for extending the meeting but emphasized they are under a tight timeframe due to the July break and the August 18th supervisor deadline for a second reading. Vice Mayor Hernandez recalled that he was previously supportive of a three-fifths vote fraction to hire and terminate, and continues to support it. Vice Mayor Hernandez shared that he hates using the word fire because it is ugly and prefers the word terminate. Vice Mayor Hernandez included a disclaimer that he is not referring to their current city manager, Charles Dodge, sharing that he respects, admires, and hopes he remains for a very long time.

Vice Mayor Hernandez clarified that this is for future city managers or assistant city managers. Vice Mayor Hernandez explained that he wants to hear from his four colleagues regarding the three-fifths fraction, explaining that if a new commission takes office and wants to terminate for convenience because they want to go in a different direction, as seen in corporations and governments, then he has no issue with a three-fifths vote. Vice Mayor Hernandez shared that he has spoken to city managers and trusted professionals around the state regarding terminating a manager for cause and indicated that he would ask City Attorney Goren to define what constitutes cause. Vice Mayor Hernandez expressed concern that a future commission could utilize a simple majority to terminate a manager and falsely claim it is for cause, which would open the city to extensive legal exposure and liability regarding severance if a city manager or acting city manager challenges the termination.

The vice mayor noted that this is a discussion and shared that he wishes that this could have been done earlier, and apologized for not bringing it up earlier. The vice mayor shared his interpretation of for cause as a violation of a law or a contract and reiterated that his concern is that a future commission with a simple majority can vote to terminate and claim it is for cause. Vice Mayor Hernandez apologized for explaining it in layman's terms and noted that if the city manager or assistant city manager(s) who have been terminated challenge the termination, then it represents a higher bar involving potential liability. Vice Mayor Hernandez requested permission to ask City Attorney Goren to define how a termination of a future city manager for cause would be defined for the non-lawyers on the commission. Vice Mayor Hernandez joked that the mayor would get a kick out of the legalese.

City Attorney Goren asked the mayor if he could respond quickly.

Mayor Castillo responded affirmatively.

City Attorney Goren explained that the current charter contains language regarding the removal of a city manager, specifying that the commission may remove the manager by a four-fifths vote of all commission members until adopted differently. City Attorney Goren noted that upon demand by the manager, a public hearing may be held prior to a final vote on removal. City Attorney Goren highlighted that the key phrase is that it specifies that at least 10 days prior to the public hearing, the commission shall present the city manager with a written statement of the reasons for such dismissal. City Attorney Goren explained that dismissal can be defined in many ways, including violations of law, city policy, procedures, guidelines, or ordinances. City Attorney Goren cited a statute in Chapter 443 that is frequently referenced in city manager contracts, which speaks about conscious disregard of employer interests, such as willful damage to property, extreme carelessness, negligence, or chronic attendance issues. City Attorney Goren explained that the commission gets to fashion the answer because the manager represents a direct report under the charter alongside the city attorney, commission auditor, and finance director. City Attorney Goren noted that cause is not explicitly defined in the charter itself but is defined by how the commission creates it during termination proceedings or within personal policies and guidelines.

Vice Mayor Hernandez explained he did not mean to launch this on the agenda, but noted that he is thinking about several years in the future and wanted to have a discussion.

Mayor Castillo expressed that he does not disagree with what the vice mayor is saying and believes it makes it a better proposal.

Commissioner Good thanked him for providing a new perspective regarding the elements of liability. Commissioner Good noted that when a termination is for cause, a person is sent away with nothing, whereas a termination for convenience provides a parachute on the way out.

Vice Mayor Hernandez agreed.

Commissioner Good explained that they should be very careful if they are sending someone away with nothing, highlighting that they need to be in as much lockstep as possible to avoid litigation. Commissioner Good praised the vice mayor's description and noted that while the attorney provided the legal side, he understood clearly where the vice mayor was going and expressed his agreement. Commissioner Good pointed out that while the vice mayor focused just on city management, reviewing the charter reveals that there are four charter positions, including the city manager, city attorney, finance officer, and commission auditor. Commissioner Good noted that they all require a four-fifths vote.

The mayor interceded and explained that this is the case except if it is a contract, as the language applies to employees, whereas a contract always requires a three-fifths vote.

Commissioner Good questioned why they are pursuing an action that could be perceived as discriminatory against one position when they should apply it across the board to all charter officers. Commissioner Good thanked the vice mayor for the presentation and suggested that if his colleagues agree, they should apply this language to all charter officers to make it better.

Mayor Castillo noted that Commissioner Good’s suggestion definitely makes it better.

Commissioner Rodriguez explained that she did not vote for the original motion. Commissioner Rodriguez recalled sharing her concerns last time that a single election, which can bring in a new group of commissioners, could change the city manager which is why she disagreed from the beginning. Commissioner Rodriguez shared that her perspective on for cause versus convenience differs from her colleagues, noting that because a contract exists a termination for cause requires a contractual violation which seems non-subjective due to the predefined list of violations. Commissioner Rodriguez argued that termination for convenience is subjective because it is based on the perspective of whoever sits at the dais and argued that subjective actions should require more scrutiny.

Commissioner Rodriguez explained that she likes the four-fifths vote requirement as it stands and will not vote to change it, but argued that if the commission pursues a subjective termination, it should require a higher voting threshold. Commissioner Rodriguez addressed the concept of a golden parachute, arguing that it should require more votes to grant someone benefits if they are being terminated, noting that if the commission simply dislikes their management style rather than for a contractual violation they still receive benefits detailed in the contract. Commissioner Rodriguez noted that since it is subjective and grants health and other benefits as specified by the contract, it should be harder for them to be terminated. Commissioner Rodriguez reiterated that she voted no on it regardless.

Commissioner Schwartz thanked Commissioner Rodriguez and noted that 15 months ago, a similar question was posed to the public, and the public rejected it. Commissioner Schwartz continued that two years ago, the citizen charter board rejected it and it has been rejected during a series of citizen charter board discussions. Commissioner Schwartz addressed Commissioner Rodriguez's point regarding the imbalance present when a mayor runs versus the commission and agreed she is correct, and warned that a future mayor could win an election alongside two commissioners on a political wave and wield three votes as a de facto strong mayor. Commissioner Schwartz noted that the public has testified here many times and residents at the eight recent town halls questioned why Pembroke Pines has uniquely maintained the four-fifths requirement.

Commissioner Schwartz noted that at one town hall, attendees were falsely told that it was a three-fifths vote for all charter officers and praised the city attorney for handling that gracefully without embarrassing the speaker, but emphasized that they must ensure facts are presented accurately. Commissioner Schwartz thanked Vice Mayor Hernandez for allowing them to discuss this now instead of waiting until August and noted that he and Commissioner Rodriguez voted against placing this potential item on the November election ballot. Commissioner Schwartz recalled that the commission approved the eight town halls on first reading and expressed disappointment that the public was not informed that it was a 3-to-2 vote split. Commissioner Schwartz argued that the tight 3-to-2 margin highlights why he could not support it because the voters already expressed their opposition in 2012 and 2020.

Commissioner Schwartz noted that the State of Florida is unique in providing ballot access in many ways, which he considers a wonderful thing. Commissioner Schwartz argued that the safeguard to prevent politics from hitting a ballot is the presence of the citizen charter review board, which the commission appoints. Commissioner Schwartz noted that if three-fifths of the commission wishes to reconvene the charter review board, nothing stops them from doing so. Commissioner Schwartz noted that the charter commands them to convene in a prescribed number of years but nothing prevents the commission from asking them to meet early. Commissioner Schwartz pointed out that not a single member of the public has come to the podium to suggest changing the charter for the city manager or moving their elections unless they are speaking.

Vice Mayor Hernandez interjected, asking for clarification. Vice Mayor Hernandez asked whether Commissioner Schwartz was referring to moving elections because he polled that data, and it sits at 86 percent approval, highlighting that the speaker's comment is not accurate and asked him to not mix items.

The vice mayor asserted that he was referring to the item regarding the city manager and requested that the vice mayor avoid interjecting with information about a completely separate item that they already voted on. Vice Mayor Hernandez noted that, if he is not mistaken, Commissioner Schwartz voted in favor of moving the elections.

Commissioner Schwartz responded that he did vote in favor but emphasized that context matters.

Vice Mayor Hernandez requested that they not move topics, noting that he brought this forward for everyone to discuss.

Commissioner Schwartz asked Mayor Castillo if he may have the floor.

Vice Mayor Hernandez interjected that Commissioner Schwartz may not have the floor.

The vice mayor explained that the item brought tonight has nothing to do with moving elections.

Mayor Castillo noted that he is letting the vice mayor continue to speak and not relinquishing the floor to Commissioner Schwartz because he has repeatedly reminded the commission to stay on topic.

Commissioner Schwartz explained that this discussion item serves as an example coming from the dais rather than from the public.

Vice Mayor Hernandez repeated that the discussion item has nothing to do with moving elections and expressed appreciation for that. Vice Mayor Hernandez reiterated that he is not referring to this commission, the current city manager, or future managers, but emphasized that you have to plan for the future. Vice Mayor Hernandez argued that, legally, this is a sufficient way to put actual language before the voters because he does not know of a more democratic way to govern than putting it to the voters and letting them say yes or no.

Vice Mayor Hernandez explained that it is important to look at the future rather than just 2026. Vice Mayor Hernandez shared his doubts that the city would ever find another city manager who serves as long and effectively as Mr. Charlie Dodge. Vice Mayor Hernandez reiterated that he is trying to plan for the future and requested to hear the thoughts of his colleagues, sharing that he believes he knows where Commissioner Schwartz and Commissioner Rodriguez stand. The vice mayor was addressing his other two colleagues.

Commissioner Schwartz asked if he could finish his remarks.

Vice Mayor Hernandez questioned whether Commissioner Schwartz would be speaking on this issue, moving elections, or some other issue.

Commissioner Schwartz responded that it is on this point and shared that he appreciates the vice mayor for bringing this forward now so that he can prepare his remarks for August, and explained that he would leave it there.

Vice Mayor Hernandez thanked him and asked his other colleagues to comment.

Commissioner Good expressed support for the language change due to his lived experience with managers in transition periods. Commissioner Good asked if his colleagues would accept a friendly amendment to include all charter officers in this language.

Vice Mayor Hernandez noted that, legally, he would have to ask the city attorney.

City Attorney Goren asked the mayor and vice mayor if he could respond quickly.

City Attorney Goren explained that to the extent the commission seeks to amend the charter to reflect the city attorney, the finance director, and the commission auditor, all three represent separate provisions of the charter rather than a single item.

The mayor noted that it would require four separate ballot questions.

The city attorney agreed that it would require four ballot questions.

Commissioner Schwartz asked what the cost for that would be.

Mayor Castillo suggested that they stick to the item as presented.

Commissioner Good noted that he is in support of the mayor's suggestion.

Mayor Castillo shared his thoughts, noting that the charter has always specified that the four charter officers are hirable or dismissible by four votes. Mayor Castillo highlighted that the charter also states that contracts shall be accepted by a majority vote, which leads him to conclude that the intent of the charter is that the four-vote requirement only applies if they are employees. Mayor Castillo argued that if you hire them via a contract, the four-vote section is not applicable even though they fill that function, they are still a contractor, which was on his mind when he made his previous comments. Mayor Castillo praised the charter board as a great asset but noted it would be greater if it were not politically stacked, but shared that he supports the process of the charter board. Mayor Castillo reminded the commission that they hold independent authority to place an item before the people regardless of whether the charter board approves it or whether the board meets.

Mayor Castillo noted that sometimes a charter provision does not pass the first time and requires a greater explanation over multiple elections. Mayor Castillo recalled that this provision secured about 47 percent of the vote previously and barely failed. Mayor Castillo explained that the commission operates by majority vote but speaks with one voice regarding what they direct. Mayor Castillo argued that if a majority wishes to place an item on the ballot, it parallels the purpose of an ordinance. Mayor Castillo asked the commission to imagine what would happen if they could not muster four votes, noting that a position might go vacant forever. Mayor Castillo acknowledged it is unlikely to happen but noted that it remains possible.

Commissioner Schwartz noted that they have the ability in their ordinances to hire a temporary city manager via a three-fifths vote.

Mayor Castillo countered that the ordinance requires four votes.

Commissioner Schwartz responded that what the mayor is referring to applies to permanent hires.

Mayor Castillo countered that it applies to an acting city manager. Mayor Castillo asked the city attorney if this is correct.

Commissioner Schwartz requested that they look at the ordinance.

Mayor Castillo countered that they should look at the ballot question, reiterating his request to the city attorney to verify if he is correct. The mayor affirmed that the ballot question says city manager or acting city manager.

Commissioner Schwartz clarified that he is not talking about the ballot but is stating that the charter requires four-fifths while their ordinance allows hiring a temporary individual via three votes.

Mayor Castillo explained that this is the precise reason that he takes his advice from people who went to law school.

Commissioner Schwartz retorted that he takes his advice from people who passed the Bar exam.

The mayor responded that they have that here and added that he also takes his advice from people who don’t crash planes.

The mayor detailed that they listen to what the city manager tells them and noted that the manager has confirmed that it requires a three-fifths vote for both an acting and a permanent city manager. The mayor corrected himself that it is a four-fifths vote for both.

The mayor characterized this as a potentially unworkable situation, citing the example of appointing a city commissioner to fill a vacancy, which required only three votes among the four commissioners present. Mayor Castillo questioned why it takes three votes to place a commissioner but four votes for a member of staff.

Commissioner Rodriguez responded that in that case, it only took three votes because there were only four members of the commission at the time.

The mayor acknowledged Commissioner Rodriguez’s point but affirmed that if they wish to place this before the voters, they have that right and democracy allows it. Mayor Castillo explained that he knows from experience that not everyone sees it the same way, but insisted it must be respected. Mayor Castillo recalled serving in 2005 with four colleagues who wanted a bond issue, sharing that he had serious questions about it but put his doubts aside to present a united front as a team player. Mayor Castillo explained that he worked with the city manager quietly, asked his questions, and became comfortable over time. Mayor Castillo argued that where they are sitting right now would not have happened if they could not come together, separate issues, and move forward. Mayor Castillo clarified that he does not whip someone figuratively for having a different view, but supports the vice mayor's motion as a pathway to avoid a difficult problem by letting the people decide.

Mayor Castillo noted that the people elected all of the members of the commission and suggested that the reason this is done is that they may want a change in their leadership. The mayor shared that the best way is to simply let the voters decide.

Vice Mayor Hernandez asked what exactly he needed to do in order to move the item, asking what he should move to secure a second reading in August, when the commission can vote yes or no. Vice Mayor Hernandez explained that this is not about putting it on the ballot right now, but it is about providing an additional option in a complicated process.

Mayor Castillo instructed the vice mayor to make a motion to change the ballot language consistent with his item, which will require both that someone second the motion and that there be three votes in favor. The mayor indicated that he saw Mr. Jack McCluskey's hand.

Mr. McCluskey replied that he does not know who the chair is.

Mayor Castillo responded that he is the chair presently.

The vice mayor asked if it was appropriate to make the motion now.

Mayor Castillo responded affirmatively.

The vice mayor moved that the proposed charter amendment have language added that is consistent with what he is proposing in his item.

Mayor Castillo asked City Attorney Goren if he understood the motion.

City Attorney Goren responded that he understands the motion.

Commissioner Good seconded the motion.

Mayor Castillo recognized a member of the public wishing to speak and requested that he come forward. The mayor asked that the member of the public state their name and address for the record, but highlighted that everyone knows him.

Jack McCluskey introduced himself and shared that his address is 2241 Northwest 82nd Way. Mr. McCluskey apologized if he was shaking and shared that it was freezing in the room, as well as the fact that he has a hearing problem and cannot hear Commissioner Good. Mr. McCluskey shared that he has served on the charter board twice and recalled that during his second term, Paul Terillo served as chair before passing away.

Mayor Castillo noted that Mr. Terillo was a big fan of Ben Fiorendino Park.

Commissioner Schwartz responded that Mr. Terillo was a big fan of Ben Fiorendino Park without sidewalks.

Mr. McCluskey explained that the charter board never discussed the issue, as no one from the commission brought it to their attention or contacted anyone sitting on the board. Mr. McCluskey shared that he does not recall if, on the first charter board he was a member of, they even discussed whether the vote should require three or four votes. Mr. McCluskey shared that, as the city's historian, the records show that the city had 14 city managers in its first 11 years of existence, which was probably the original reason that the four-fifths requirement was established. Mr. McCluskey commented that they have had Charlie Dodge for 37 years and his predecessor, Woody Hampton, for 14 years following that initial period of instability.

Mr. McCluskey explained that he supported the commission's right to make the decision or refer it to the charter board, which is supposed to meet every 5 years now.

Mayor Castillo noted that he believes that the charter board meets every 10 years now.

Mr. McClusky acknowledged the mayor’s statement.

Mr. McCluskey asserted that the commission can do it whenever they want and noted he does not have a problem with that. Mr. McCluskey argued that the city manager represents the most powerful person in the city who can make or break it, noting that the city has survived for over 60 years and will continue to do so, but expressed a desire to maintain a supermajority requirement on the commission. Mr. McClusky assured that it does not matter how many new commissioners are elected because two commissioners can kill a city manager, which has happened historically. Mr. McClusky shared that he appreciates their vote and shared that he would like to see Vice Mayor Hernandez's revision, but noted that he does not think it makes a difference whether a city manager is terminated for cause or not because that has never mattered historically.

Vice Mayor Hernandez responded that, although they disagree, he appreciates his service to the city and his presence at a very long meeting. Vice Mayor Hernandez apologized for the cold temperature in the room, noting that he cannot control it.

Jack McCluskey joked that they picked a lousy time to have a meeting.

Vice Mayor Hernandez repeated his appreciation for his service despite their disagreement.

Mayor Castillo thanked him.

City Attorney Goren explained that if the commission adopts a motion tonight to amend an ordinance that is not before them, then the one that will be before them is the one that was approved on first reading, converting the four-fifths vote to a three-fifths vote for both the hiring and firing of the city manager and acting city manager. City Attorney Goren explained that if they adopt a motion tonight to modify the language to provide for a three-fifths vote for termination, hiring, and convenience, and a four-fifths vote for cause, staff will bring back that revised language for the second reading on August 5th to be inserted if the commission adopts it then. City Attorney Goren clarified that they are not amending an ordinance but are taking a direction at the vice mayor's request to have it available for August 5th. City Attorney Goren emphasized that this is important because the supervisor of elections requires a finalized ballot by August 18th, and the city clerk will need time after August 5th to secure a translator to translate the final version. City Attorney Goren explained that, working backwards, if they take action tonight to modify the convenience language, staff will bring it forward on or before August 5th for consideration, but warned that missing the deadline would prevent getting it to the voters.

Mayor Castillo thanked the city attorney and called for a vote on the motion. Mayor Castillo noted the motion passed 3 to 2 and confirmed the city attorney has his direction. Mayor Castillo announced the next item is under old business regarding a presentation on North Perry Airport and called on Assistant City Manager Bonilla.

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

NEW BUSINESS:

OLD BUSINESS:

43. UPDATE ON INITIATIVES AT NORTH PERRY AIRPORT.

Mayor Castillo noted that this is a presentation.

Assistant City Manager Bonilla responded that this is an update on the initiatives at North Perry Airport, recalling that on June 10th, a letter was sent to City Manager Dodge from Deputy County Administrator Kevin Kelleher providing an update regarding their commitment to conduct a safety assessment study and a lead emission screening component. Assistant City Manager Bonilla noted that the details were attached to the Monday night memo, identifying the total costs for these studies. Assistant City Manager Bonilla detailed that the lead emission screening has an approximate cost between $273,000 and $281,000; the airport safety assessment represents a more comprehensive study ranging between $445,000 and $499,000. Assistant City Manager Bonilla noted that these components are still moving through the procurement process and identified the details on page 21 of the Monday night memo.

Mayor Castillo clarified that the letter from Deputy County Administrator Kevin Kelleher was addressed to City Manager Dodge and copied the county commissioner himself and staff. Mayor Castillo explained that the letter confirms that the safety assessment study conducted by the county through a consultant will begin and will take 12 months to complete, sharing that the county has agreed to allow him to meet with the consultant before they begin so he can share Pembroke Pines' perspective. Mayor Castillo added that a lead emission screening of the air will be conducted as a follow-up to the EPA's finding that North Perry Airport has one of the most lead-contaminated airspaces in the United States for a general aviation airport.

Mayor Castillo explained that they are going to test the air, and he will meet with them personally to convey the city's concerns before they begin. Mayor Castillo confirmed that this will be 100 percent funded by the county without city funds because the county serves as the landlord and holds that responsibility. Mayor Castillo noted the North Perry Airport Community Advisory Committee was reconstituted, and 7 of its 10 members have already been appointed by the new committee, with the remaining members expected soon. Mayor Castillo requested to know when they will meet.

Assistant City Manager Bonilla responded that he would let the mayor know.

Mayor Castillo clarified that he does not intend to become a member of the committee but may be present in the room when they meet. Mayor Castillo explained that the purpose of this report is to ensure everyone in the City of Pembroke Pines knows what is going on with the airport and thanked the commission.

TECO GAS LINES PROJECT UPDATE

Commissioner Schwartz reported that every week, he is having extensive conversations with TECO and shared that two-thirds of the project is complete and the old gas lines are now dead. Commissioner Schwartz noted that the last phase is approximately 57 percent complete and recalled raising a concern a few weeks ago, noting that TECO was servicing approximately 1,000 homes and 13 percent of those households had complaints. Commissioner Schwartz commented that when he was challenged that night regarding whether he knew what was going on with the residents that he represents, he insisted there was an issue.

Commissioner Schwartz explained that as a result of his demanding more at the microphone, TECO responded, and he cannot thank them enough for their response. Commissioner Schwartz acknowledged George for his hard work overseeing the finishing stages of the project from the city side. Commissioner Schwartz conveyed that TECO anticipates completion in late Q3 or early Q4 as long as there are no weather delays and noted that they watched and responded, and he is thankful. Commissioner Schwartz shared that he has weekly scheduled meetings with TECO over the summer and will bring forward any significant updates when they return from break.

Mayor Castillo shared that the CEO of TECO was present at his recent induction into the Broward County Senior Hall of Fame, which he described as a two-sided honor. Mayor Castillo noted they had a long chat about Pembroke Pines, and the CEO assured him that every household received a written letter before work began and that his customer service personnel are available and actively assisting residents encountering problems. Mayor Castillo characterized that as standard operating procedure at TECO and noted that when you dig a hole, there will be dirt, and when you fill it up, there will be a need for sod, arguing that installing a new pipe carrying gas makes a neighborhood better and safer. Mayor Castillo thanked TECO and noted that he wishes that he had one in front of his house, sharing his wish that they would establish a business plan to bring natural gas into every community in Pembroke Pines.

Commissioner Schwartz noted he asked that question, and the answer he received was that because they are not in the northeast, where gas is used for heat, the consumption level does not provide a sufficient return on investment. Commissioner Schwartz shared that he asked where the gas originated from and noted, without exposing security details on live TV, that the gas enters the State of Florida in three locations. Commissioner Schwartz noted that TECO acknowledged that it experienced some issues and appreciated the city's ability to work through them collaboratively.

Mayor Castillo noted that this is true but highlighted that the CEO assured him that the city was not supplementing TECO's lack of outreach. Mayor Castillo communicated that the CEO assured him that every single home on every block received a notice with a phone number to call and a website to visit, and suggested that residents might have misplaced or forgotten it. Mayor Castillo expressed gladness that progress is being made and the community is becoming much better, and thanked the commission.

Mayor Castillo adjourned the meeting.

ADJOURN - 11:19 P.M.

CITY OF PEMBROKE PINES

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Gabriel Fernandez
City Clerk