

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, November 6, 2024

4:30 PM

4:30 PM Commission Workshop

Commission Chambers

City Commission

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

4:30 PM COMMISSION WORKSHOP

WS A COMMISSION WORKSHOP TO DISCUSS THE CITY'S STRATEGIC PLAN.

Mayor Castillo called the meeting to order at 4:30 PM.

ROLL CALL

Present: Mayor Angello Castillo, Vice Mayor Thomas Good, Jr., Commissioner Michael A. Hernandez, Commissioner Maria Rodriguez, and Commissioner Jay D. Schwartz.

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

WORKSHOP DISCUSSION:

Mayor Castillo opened the workshop discussion for the “We Love Pembroke Pines” draft strategic plan. The mayor provided an overview of the meeting: the methodologies used to collect data for public input, the memorandum to develop goals and objectives, and then referenced the Commission Retreat on October 16, 2024, where city projects were identified. This discussion for the workshop was to discuss the draft strategic plan draft that would be presented to the public based on the results captured at the retreat.

City Manager Dodge said based upon the comments of the City Commission, staff were able to make modifications to the strategic plans.

Assistant City Manager/Recreation and Cultural Arts Director Christina Sorensen discussed modifications in the Draft Strategic Plan for the Goals, Strategy, or Program or Policy categories to the following sections:

Economic Development, Public Safety, Environmental Sustainability, Workforce Development and Support, Communication and Marketing to the Community, and Public Infrastructure.

Vice Mayor Good spoke to confirm the plan was a breathing document that could be opened for further discussion.

Mayor Castillo weighed in on the matter to say that the draft was a

starting point to present to the public for input and would be open for further discussions.

City Manager Dodge spoke about revisions to city projects that reduced the necessary funding by approximately 50 million dollars. Mr. Dodge reviewed the projects that were removed from the project list with the Commission, reducing the total to \$314,000,000 to complete the remaining projects. The project summary list included the \$120,000,000 set aside for a new Police Headquarters and the Commission could decide if the \$250,000,000 total was okay to present to the public or if they wished to reduce the projects further. The agenda item on the Regular Commission Meeting was to approve the draft strategic plan and the funding element. Mr. Dodge said there would be a series of meetings for public input and then the final list could be compiled and submitted to the Commission. A Proposed Ordinance would be drafted for approval on first and second reading, to be submitted to the Supervisor of Elections by the December deadline for the March 2025 Election.

Vice Mayor Good requested additional information on the breakdown of the costs to construct the new Police Headquarters.

City Manager Dodge responded the costs were provided based on a quote provided by an architect.

Vice Mayor Good also spoke about the value of the Pines Recreation Center and that the city should invest more in the property even though it is owned by the County.

City Manager Dodge responded with options, said funds could be allocated for recreational purposes and that other sources of funding could be sought such as the Florida Department of Transportation and the Broward Metropolitan Planning Organization.

Mayor Castillo weighed in on the matter referencing the Town Hall meetings and how the expectations varied based upon feedback from the residents.

Assistant City Manager/ Planning and Economic Development Director Mike Stamm addressed the Commission about the possibility of utilizing

grant funds from Community Development Block Grants (CDBG) for recreation projects.

Assistant City Manager/Recreation and Cultural Arts Director Christina Sorensen responded about the pickle ball courts being included in the master project list.

Vice Mayor Good also referred to the Original City Hall historical site and that funds could be allocated towards a “wall of honor.”

City Manager Dodge responded about projects that were not included with the major capital projects but could be budgeted on an annual basis including the wall of honor that was suggested.

Vice Mayor Good asked for clarification about the 28 million dollars concerning the purchase and development of future spaces that include affordable housing.

Assistant City Manager/ Planning and Economic Development Director Mike Stamm responded about areas of improvement for redevelopment in the city. He said that titles could be acquired for those poorly functioning areas, send them out to bid for workforce housing, and then turn those projects over to developers in lieu of the city.

City Manager Dodge responded to the funding component and said the projects would be identified prior to the use of any funding from issued bonds.

Mayor Castillo spoke about affordable housing being developed on city property and about notifying the residents of any opportunities for affordable housing prior to its development.

Assistant City Manager/ Planning and Economic Development Director Mike Stamm clarified that most affordable housing projects are required to have mixed use purposes to help offset the costs associated with the housing projects.

Commissioner Rodriguez inquired about the marketing piece to notify residents of these opportunities so they can provide input. The Commissioner spoke in favor of data driven information to provide an

explanation about the proposed projects with associated costs to the residents. Commissioner Rodriguez also inquired about the new Police Headquarters and whether there would be a need to relocate the facility to meet the needs of the Police Department.

City Manager Dodge responded it was more cost effective to build the new Police Headquarters at the current site.

Commissioner Hernandez also inquired about the Police Headquarters and the possibility of going the route of a public-private partnership (3P's) instead utilizing bonds to fund the new facility.

City Manager Dodge responded that the possibility could be discussed with the Assistant City Manager/Finance Director, Lisa Chong.

Commissioner Schwartz spoke to the Pines Recreation Center and proposed to use the facility for aviation education programs. The Commissioner also spoke in favor using Pasadena Park as an air gymnasium with basketball/ pickleball courts, and other seasonal recreation purposes instead its current use as a football field. The interest rates for the bonds were also discussed, the future expenses to the city over a 30 year time span, and that residents should be notified of the short-term/long-term expenses.

Mayor Castillo responded that residents could decide whether they vote in favor of or to oppose the matters being presented to them.

City Manager Dodge responded that residents previously inquired about the cost and how it would impact their taxes historically as it related to bond issues.

City Attorney referenced a resolution from 2005 where the dollar amount was included along with a list of proposed projects. The ordinance which is driven by the City's Charter would then support the global bond resolution and how the funds would be spent. The items would have to be voted on by December to make the March 2025 ballot.

Assistant City Manager/Finance Director, Lisa Chong, weighed and said the present draft was an example of what could be done and that there were other variables for the Commission to consider. She spoke about

how the city would borrow funds in tranches, that the interest rates fluctuate up and down, and about how those rates would impact the taxable values for the residents. Ms. Chong said the old G.O. Bonds would be paid off in 2036, which will also have a positive impact on the rates of the newly borrowed funds. Refinancing later was an option that was also discussed.

City Manager Dodge added that commercial and industrial properties could potentially lower the interest rates based on increased taxable values to those properties.

Discussions ensued about calculating homeowner impacts by backing out the percentage payable by commercial and industrial properties and clarified the parameters for drawing on the potential bonds in question.

The meeting was adjourned at 6:05 PM