



**FOURTH AMENDMENT TO FACILITY USE AGREEMENT  
BETWEEN THE CITY OF PEMBROKE PINES AND  
OPTIMIST CLUB OF WEST PEMBROKE PINES, INC.**

**THIS IS AN AGREEMENT ("Agreement")**, dated this \_\_\_\_ day of \_\_\_\_\_, **2020**,  
by and between:

**THE CITY OF PEMBROKE PINES**, a municipal corporation organized and operating under the laws of the State of Florida, with an address of 601 City Center Way, Pembroke Pines, FL 33025, hereinafter referred to as "CITY",

and

**OPTIMIST CLUB OF WEST PEMBROKE PINES, INC.**, a not for profit, corporation as listed with the Florida Division of Corporations, with a business address of **1500 SW 98<sup>th</sup> Avenue, Pembroke Pines, FL 33025**, hereinafter referred to as "LICENSEE". "CITY" and "LICENSEE" may hereafter be collectively referred to as the "Parties".

**WHEREAS**, on **February 15, 2017**, the CITY and LICENSEE entered into a Facility use Agreement ("Original Agreement") expiring on **September 30, 2017**; and,

**WHEREAS**, the Original Agreement authorized the renewal of the Agreement at the expiration of the initial term, for additional one (1) year terms evidenced by a written amendment; and,

**WHEREAS**, on **April 16, 2018**, the Parties executed the First Amendment to the Original Agreement to renew the Original Agreement for one (1) year expiring on **September 30, 2018**; and,

**WHEREAS**, on **April 18, 2018**, the Parties executed the Second Amendment to the Original Agreement, as amended, to amended **Exhibit "A"** by replacing the locations of Chapel Trail Park and Silver Trail Middle locations with Pasadena Park and Walter C. Young Athletic Center for the use of sports programs, and to extend the term for an additional one (1) year term, expiring on **September 30, 2019**; and,

**WHEREAS**, on **September 18, 2019**, the Parties executed the Third Amendment to the Original Agreement, as amended, to amended **Exhibit "A"** by replacing the locations of Chapel Trail Park and Silver Trail Middle locations with Pasadena Park and Walter C. Young Athletic Center for the use of sports programs and to extend the term for an additional one (1) year term, expiring on **September 30, 2020**; and,

**WHEREAS**, to date the Parties have been satisfied with the performance and execution of the Agreement, and desire to amend the Original Agreement and renew the terms of their contractual relationship as set forth herein; and,



**WHEREAS**, the Parties desire to amend the Original Agreement, as amended, to update **Exhibit "A"** to allow for change of the field usage dates, to update the "Notice" section, and to include the provisions according to Section 768.28, Florida Statutes as required; and,

**WHEREAS**, the Parties further desire to execute the fourth **one (1) year** renewal option in accordance with the terms and conditions set forth herein.

**W I T N E S S E T H**

**NOW, THEREFORE**, for and in consideration of the sum of the mutual covenants and other good and valuable consideration, the receipt of which are hereby acknowledged, the Parties hereto agree as follows:

**SECTION 1.** The recitations set forth in the above "WHEREAS" clauses are true and correct and incorporated herein by this reference.

**SECTION 2.** Article 7 of the Original Agreement, as amended, entitled "Indemnification and Insurance" is hereby amended by the addition of Section 7.11 as set forth below:

7.11 Nothing contained herein is intended nor shall be construed to waive CITY's rights and immunities under the common law or Section 768.28, Florida Statutes, as may be amended from time to time.

**SECTION 3.** **Exhibit "A"** of the Original Agreement entitled "Use of Property" is hereby amended as set forth below:

This Exhibit contains the scope and requirements of the activities and field usage under this Agreement with the LICENSEE

The CITY grants to the LICENSEE a non-exclusive license for the use of the Property for the following uses permitted pursuant to this Agreement:

1. Tackle Football
2. Cheerleading
3. Flag Football
4. Miracle League
5. Track & Field
6. Lacrosse
7. Rugby
8. Recreational Baseball
9. Travel Baseball

The CITY shall schedule dates and times for LICENSEE's use at the following Properties as follows subject to the provisions set forth in this Agreement:

Price Park Miracle Fields:

October 1, 2020- December 1, 2020; July 1, 2021 through September 30, 2021.



Pembroke Shores Park:

October 1, 2020-November 30, 2020; February 1, 2021-May 12, 2021; August 1, 2021-September 30, 2021; *Exceptions include field usage for games and practices scheduled for Somerset High School Baseball Team.*

Flanagan High School Stadium:

*Fields- (Use of this field is subject to approval by Broward County School Board)*  
January 1, 2021 through July 15, 2021

Pasadena Park:

October 1, 2020 through December 1, 2020; May 1, 2021 through May 31, 2021; July 1, 2021 through September 30, 2021. *Additional uses of this park must be requested and approved in advance.*

Walter C. Young Athletic Center Football/Soccer Field:

October 1, 2020 through December 1, 2020; May 1, 2021 through May 31, 2021; July 1, 2021 through September 30, 2021. *Additional uses of this park must be requested and approved in advance.*

LICENSEE agrees that during the year the Parks Division will require two months of field closures per park for rehabilitation and renovation of the fields. The shutdown periods will be coordinated by the Recreation and Cultural Arts Director or his or her designee.

The use WCY Athletic Center Soccer/Football Field is a shared use facility. The LICENSEE agrees to accommodate requests to use this facility that come from the Recreation and Cultural Arts Director.

**SECTION 4.** Section 13.6 of the Original Agreement, as amended, entitled "Notices" is hereby amended as set forth below:

~~13.6 — **Notice.** Whenever any party desires to give notice unto any other party, it must be given by written notice, sent by certified United States mail, with return receipt requested, addressed to the party for whom it is intended and the remaining party, at the places last specified, and the places for giving of notice shall remain such until they shall have been changed by written notice in compliance with the provisions of this section. For the present, LICENSEE and CITY designate the following as the respective places for giving of notice:-~~

_____ CITY _____	Charles F. Dodge, City Manager
_____	City of Pembroke Pines
_____	10100 Pines Boulevard
_____	Pembroke Pines, Florida 33025
_____	Telephone No. (954) 450-1040
_____	Facsimile No. (954) 517-8400
_____ Copy To: _____	Samuel S. Goren, City Attorney
_____	Goren, Cherof, Doody & Ezrol, P.A.
_____	3099 East Commercial Boulevard, Suite 200



City of Pembroke Pines

\_\_\_\_\_  
Fort Lauderdale, Florida 33308  
\_\_\_\_\_  
Telephone No. (954) 771-4500  
\_\_\_\_\_  
Facsimile No. (954) 771-4923

\_\_\_\_\_  
LICENSEE Mario Costa, President  
\_\_\_\_\_  
Optimist Club of West Pembroke Pines, Inc.  
\_\_\_\_\_  
17053 NW 10<sup>th</sup> Street  
\_\_\_\_\_  
Pembroke Pines, FL 33028  
\_\_\_\_\_  
Telephone No.: (305) 978-1621  
\_\_\_\_\_  
E-Mail: mario@mymvp.cc

13.6 **Notice.** Whenever any Party desires to give notice unto any other Party, it must be given by written notice, sent by certified United States mail, with return receipt requested, addressed to the Party for whom it is intended and the remaining Party, at the places last specified, and the places for giving of notice shall remain such until they shall have been changed by written notice in compliance with the provisions of this section. For the present, CONTRACTOR and CITY designate the following as the respective places for giving of notice:

CITY Charles F. Dodge, City Manager  
City of Pembroke Pines  
601 City Center Way, 4<sup>th</sup> Floor  
Pembroke Pines, Florida 33025  
Telephone No. (954) 450-1040

Copy To: Samuel S. Goren, City Attorney  
Goren, Cherof, Doody & Ezrol, P.A.  
3099 East Commercial Boulevard, Suite 200  
Fort Lauderdale, Florida 33308  
Telephone No. (954) 771-4500  
Facsimile No. (954) 771-4923

LICENSEE Mario Costa, President  
Optimist Club of West Pembroke Pines, Inc.  
~~17053 NW 10<sup>th</sup> Street~~ 1500 SW 98<sup>th</sup> AVE  
~~Pembroke Pines, FL 33028~~ Pembroke Pines, FL 33025  
Telephone No.: (305) 978-1621  
E-Mail: mario@mymvp.cc

**SECTION 5.** The Original Agreement, as amended, is hereby renewed for the **one (1) year** renewal period commencing on **October 1, 2020** and terminating on **September 30, 2021**.

**SECTION 6.** In the event of any conflict or ambiguity by and between the terms and provisions of this Third Amendment, the Second Amendment, the First Amendment, and the Original Agreement, as amended, the terms and provisions of this Third Amendment shall control to the extent of any such conflict or ambiguity.

**SECTION 7.** The Parties agree that in all other respects the Original Agreement, as amended



by this Third Amendment, the Second Amendment, and the First Amendment shall remain in full force and effect, except as specifically modified herein.

**SECTION 8.** Each Exhibit referred to in the Original Agreement, as amended, except as repealed herein, forms an essential part of this Agreement. The exhibits, if not physically attached, should be treated as part of this Agreement and are incorporated herein by reference.

**SECTION 9.** Each person signing this Agreement on behalf of either Party individually warrants that he or she has full legal power to execute this Agreement on behalf of the Party for whom he or she is signing, and to bind and obligate such Party with respect to all provisions contained in this Agreement.

**SECTION 10.** This Agreement may be executed by hand or electronically in multiple originals or counterparts, each of which shall be deemed to be an original and together shall constitute one and the same agreement. Execution and delivery of this Agreement by the Parties shall be legally binding, valid and effective upon delivery of the executed documents to the other Party through facsimile transmission, email, or other electronic delivery.

**SECTION 11.** Each Party agrees that electronic signatures, whether digital or encrypted, of the parties included in this Agreement are intended to authenticate this Agreement and to have the same force and effect as manual signatures. Delivery of a copy of this Agreement or any other document contemplated hereby bearing an original or electronic signature by facsimile transmission (whether directly from one facsimile device to another by means of a dial-up connection or whether mediated by the worldwide web), by electronic mail in "portable document format" (".pdf") form, or by any other electronic means intended to preserve the original graphic and pictorial appearance of a document, will have the same effect as physical delivery of the paper document bearing an original or electronic signature.

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HAS BEEN INTENTIONALLY LEFT BLANK**



IN WITNESS OF THE FOREGOING, the Parties have set their hands and seals the day and year first written above.

ATTEST:

**CITY:**

CITY OF PEMBROKE PINES

\_\_\_\_\_  
MARLENE D. GRAHAM,  
CITY CLERK

BY: \_\_\_\_\_  
CHARLES F. DODGE  
CITY MANAGER

APPROVED AS TO FORM

\_\_\_\_\_  
OFFICE OF THE CITY ATTORNEY

**LICENSEE:**

**OPTIMIST CLUB OF WEST PEMBROKE  
PINES, INC.**

Signed By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_



**CITY OF PEMBROKE PINES  
LICENSEE  
FACILITY USE AGREEMENT**

**THIS IS AN AGREEMENT**, dated the 15 day of February 2017, by and between:

**THE CITY OF PEMBROKE PINES**, a municipal corporation of the State of Florida with a business address of 10100 Pines Boulevard, Pembroke Pines, Florida 33026 hereinafter referred to as "CITY",

and

**OPTIMIST CLUB OF WEST PEMBROKE PINES, INC.**, a not-for-profit corporation authorized to do business in the State of Florida, with a business address of **17053 NW 10<sup>th</sup> Street, Pembroke Pines, FL 33028**, hereinafter referred to as "LICENSEE".

**WHEREAS**, the CITY owns and/or operates and maintains certain athletic fields and buildings within the city intended for recreational purposes and,

**WHEREAS**, The CITY desires to enter into a written agreement with LICENSEE to use certain athletic fields and buildings for recreational purposes as set forth herein for the use and benefit of both residents and non-residents of the CITY, and,

**W I T N E S S E T H:**

In consideration of the mutual terms and conditions, promises, covenants and payments hereinafter set forth, CITY and LICENSEE agree as follows:

**ARTICLE 1  
PREAMBLE**

The recitations set forth in the above "WHEREAS" clauses are true and correct and incorporated herein by this reference

**ARTICLE 2  
TERM AND TERMINATION**

2.1 The term of this Agreement shall commence on \_\_\_\_\_ and terminate on September 30, 2017.

2.2 The Agreement may be renewed for additional one (1) year terms upon mutual consent, evidenced by a written Amendment to this Agreement extending the term thereof, and approval of the City Commission.



2.3 *Termination for Convenience:* This Agreement may be terminated for convenience by the CITY with the approval of the City Commission. CITY shall give LICENSEE forty five (45) days advance notice of the City Commission meeting at which such request for termination shall be determined.

2.4 *Default by LICENSEE:* In addition to all other remedies available to CITY, this Agreement shall be subject to termination by CITY for cause, should LICENSEE neglect or fail to perform or observe any of the terms, provisions, conditions, or requirements herein contained, if such neglect or failure shall continue for a period of thirty (30) days after receipt by LICENSEE of written notice of such neglect or failure.

### **ARTICLE 3**

#### **USE OF PROPERTY**

3.1 The CITY agrees to allow the LICENSEE a non-exclusive license for the limited use of the "Property" as defined in Exhibit "A". Use of the Property for any other activity(ies) is subject to prior written approval of the City Manager or his or her designee. Approval shall be at the sole discretion of the City Manager and shall be requested in writing at least thirty (30) days in advance of the date scheduled for the event.

3.2 The parties agree that special events sponsored by the CITY's Department of Recreation and Cultural Arts shall have first priority for use of Property. The Recreation and Cultural Arts Department will notify LICENSEE a minimum of sixty (60) days in advance of all special events.

### **ARTICLE 4**

#### **OBLIGATIONS OF THE LICENSEE**

4.1 The LICENSEE shall abide by the following participant ratios:

Recreation Leagues – All Players Collectively:	65% Residents
Travel/Competition Leagues – All Players Collectively:	65% Residents

4.2 LICENSEE shall limit registration to 500 Baseball participants, 300 Football participants, 100 Cheerleading participants, 50 Rugby participants, 50 Track & Field participants, 150 Miracle League participants, 50 Lacrosse participants, 50 Hockey participants, and 75 Flag Football participants per season between its Travel, Competitive, and Recreational leagues and LICENSEE will not be provided any additional facilities by the CITY except those identified in Exhibit "A". If at any time, and at the CITY's sole discretion, it becomes necessary for the City Manager to determine the scheduling of league games or practices in order to accommodate other City recreation programs, the LICENSEE agrees to accept the City Manager's decision and cooperate fully in making any necessary adjustments to its Program(s).





4.3 The LICENSEE shall comply with all statutes, ordinances, rules, orders, regulations and requirements of all local, City, state, and federal agencies as applicable, including all City Park rules and regulations as they may be modified from time to time.

4.4 The LICENSEE agrees that it shall be solely responsible for all costs and/or expenses associated with, or as a result of its operation under this Agreement and further agrees that it shall be responsible for obtaining any and all licenses, permits, or certificates required to operate under this agreement, including the cost associated therewith.

4.5 The City grants the LICENSEE permission to operate concessions to sell non-alcoholic beverages and food at the facilities at the discretion of the Director of Recreation and Cultural Arts and only during the sporting events referenced herein. The LICENSEE agrees to retain the services of a person(s) who will be responsible to operate the concession. The LICENSEE agrees to comply with all statutes, ordinances, rules, orders, regulation and requirements of the Federal, State, County and City governments, and any of their departments and bureaus applicable to the operation of the sale of non-alcoholic beverages and food. The City reserves the right to inspect and review the operations of any concession to determine if the LICENSEE has complied with the terms of this agreement

4.6 The LICENSEE agrees that it shall not discriminate against any person on the basis of race, color, religion, sexual orientation or gender in its use of the aforementioned facilities.

4.7 The LICENSEE agrees that it shall not make, or permit to be made any structural changes or improvements to the aforementioned facilities, except upon written approval of the City. Any changes or improvements approved by the City shall remain as part of the facility and the property of the CITY at the end of the term of this agreement.

4.8 LICENSEE shall comply with Section 34.07 of the City's Code of Ordinances, as may be amended from time to time, requiring background screening through the City's Police Department for all coaches, managers, officials, or volunteers prior to the LICENSEE's use of the Property under this Agreement. LICENSEE shall not allow any coach, manager, official, or volunteer who does not meet the requirements of Section 34.07, as may be amended from time to time, to provide any service under this Agreement. The LICENSEE shall be responsible for the cost of all background screening required pursuant to this section. Any person who is deemed eligible to volunteer ("Covered Individual") by the Police Department will receive a City of Pembroke Pines Volunteer Identification Card.

4.9 LICENSEE must require all coaches, managers, officials, and volunteers associated with the operations of programs or activities for the LICENSEE to wear an official City of Pembroke



Pines Volunteer Identification Card while on the Property. Failure to wear the identification card while in direct contact with Program participants, guests or attendees may result in the coach, manager, or volunteer being denied access to participate in the Program. LICENSEE must provide all coaches, managers, or volunteers with the City of Pembroke Pines Volunteer Background Checks and Photo Identification Badge Enforcement Policies and Procedures, attached as Exhibit "C".

4.10 The LICENSEE shall provide to the Director of Recreation and Cultural Arts for his/her approval a calendar of activities for each specific sports activity. Each calendar shall be due to the Director no later than thirty (30) day prior to opening registration date, and shall include: a) Beginning and ending registration dates. b) Beginning practice dates. c) Beginning game dates. d) Scheduled end of season. e) Requested tournament dates. f) Approximate number of teams in the appropriate divisions of each activity. The Director of Recreation and Cultural Arts shall provide comments and/or approval of the proposed calendar within ten (10) days of receipt. No unapproved or unscheduled event shall take place on the City property. The Director of Recreation and Cultural Arts, or his/her designee, may stop any games or events not previously approved.

4.10.1 The LICENSEE must submit to the Director of Recreation and Cultural Arts, in writing, at least seven (7) days prior to scheduled games, actual field dimensions and/or set up desired for play. Failure to submit the required information may result in the delay in holding the scheduled game(s).

4.10.2 LICENSEE shall provide revisions to the calendar to the Director of Recreation and Cultural Arts pursuant to Section 6.8

4.10.3 All games/events that need to be rescheduled shall require LICENSEE to provide the time, date, and location with a twenty-four (24) hour notice. If the request is made after 6:00PM Monday through Saturday or anytime on Sunday, the twenty-four (24) hour timeline will not take effect until 8:00AM the following day. "Rescheduled Events" shall mean all scheduled events, games, and tournaments that have been rescheduled as a result of field closures mandated by the City.

4.10.4 CITY will require the LICENSEE to cover all staffing costs for tournaments in addition to the field rental cost in accordance with the schedule provided in Exhibit "B".

4.11 The CITY will require field shut down periods during the year for field restoration and renovation. The shut down periods are detailed in Exhibit A. The LICENSEE must coordinate the schedule for the season with the Recreation and Cultural Arts Department in order to accommodate this mandatory field shut down.



4.12 *City Fees:* The City requires the LICENSEE to collect the following fees from all participants for every season:

Registration Fees City Residents:	\$5.00 per participant
Registration Fees Non City Residents:	\$35.00 per participant
Participation Non-Resident Fee	\$65.00 per participant

All City fees shall be forwarded in one lump sum, to the Director of Recreation and Cultural Arts within twenty (20) days of commencement of that particular sports activity. The parties acknowledge that rosters may change and registration may continue for up to three (3) weeks after the commencement of a particular activity. In the event of such ongoing registration, the LICENSEE shall submit a supplemental payment to the City within ten (10) days of the close of the final registration period.

4.13 LICENSEE shall be required to establish and provide recreational teams for each sport and for each season. If LICENSEE does not have a recreational program, the LICENSEE shall not be permitted to utilize the fields for the season.

4.14 LICENSEE shall not allow coaches, managers, or volunteers to be compensated.

4.15 For each sports activity, the LICENSEE shall allow all CITY residents to register prior to non-residents. LICENSEE establish, following the end of the official registration period, two distinct sign up waiting lists. One list will be for residents, the second for non-residents. With each available opening in a program the resident's waiting list will be exhausted, prior to contacting any non-resident. Further, the resident list shall be exhausted in the following order:

4.15.1 First - prior participants in the program:

4.15.2 Second - persons who have not previously participated

4.16 For each sports activity, the LICENSEE shall provide to the Director of Recreation and Cultural Arts a complete list of names, addresses, and phone numbers of the participants, coaches and managers. The list of participants should be provided for each individual recreation and travel team. (i.e. one list for each team). The list shall be provided within twenty (20) days of commencement of the particular activity. LICENSEEs are required to verify residency (with utility bill or mortgage statement) before turning in the rosters.

4.17 At all times the LICENSEE will follow the City's Lightning Prediction System policy.



4.18 LICENSEEs shall not hang any banners on any park perimeter fencing without approval of the Director of Recreation and Cultural Arts. Banners and signs are to be placed on interior athletic field fencing. Signage larger than 4' X 6' must receive prior written approval from the Director of Recreation and Cultural Arts.

4.19 The LICENSEE shall notify the Recreation and Cultural Arts Department of any damage, vandalism, needed repairs or safety issues at their respective parks as soon as possible, not later than the next day.

4.20 In the event of any damage caused by the LICENSEE or any of its representatives, including but not limited to; employees, contractors, volunteers, program spectators, guests and participants, the LICENSEE shall be responsible for restoring the Property or any other damaged area to its pre-existing condition prior to the damage

4.21 The LICENSEE shall immediately notify the Recreation and Cultural Arts Department of any alcoholic beverages and/or illegal drugs known to be consumed on City property or in City facilities.

4.22 Licensee must develop a parking and transportation plan ("PT Plan") for all programs and activities and must submit the PT Plan to the Director of Recreation and Cultural Arts fifteen (15) days prior to the start of scheduled activities for approval.

4.22.1 Licensee will be responsible for communicating the PT Plan to parents, participants, coaches, volunteers, and spectators, and will be responsible for monitoring attendance, parking, and transportation during scheduled activities.

4.22.2 Parking and parking limits at the Property will be strictly enforced by the CITY; failure of the Licensee to adhere to its PT Plan and Property parking limits will result in the CITY utilizing police /staff assistance or enforcement, which may include the issuance of tickets and towing of improperly parked vehicles. Licensee agrees to pay all costs associated with the use of police/staff assistance to manage parking at the Property.

4.22.3 Licensee will make all necessary schedule adjustments and use all available resources to accommodate parking including, but not limited to, staggering weekly schedules, utilizing weekends for activities, acquiring offsite parking, and carpooling.

4.23 LICENSEE is required to pull a special event permit for all events (other than regular season games such as but not limited to opening/closing ceremonies) that require any additional equipment being brought in to the park (such as but not limited to bounce houses, food trucks,



tents, stages, etc.). All special events must first receive written approval of the Director of Recreation and Cultural Arts and must be coordinated with the City's Public Services/Parks Department.

4.24 LICENSEE agrees to encourage EKG screenings for all participants prior to their participation in any program that requires physical exertion.

## **ARTICLE 5**

### **OBLIGATIONS OF THE CITY**

5.1 The City shall provide daily maintenance of the facilities and shall supply adequate utilities for the facilities throughout the regular season, practices, and games, subject to budgetary considerations.

5.2 The CITY will provide athletic field lighting for activities as described herein, accommodating scheduled games and practices previously approved by the Director of Recreation and Cultural Arts

5.3 The City may limit, if necessary, the use of the facilities to prevent overuse, misuse or abuse of facilities, subject to the City's sole discretion.

5.4 The City reserves the right to determine the suitability of any particular facility for use under this Agreement. The City shall bear no responsibility, nor shall the LICENSEE seek any redress for its inability to use a facility as provided herein, when, in the reasonable determination of the City, a facility (or facilities) is deemed to be unsuitable for use for any period of time. The City shall take such action as is necessary to prevent misuse of the facilities and/or misconduct by participants

5.5 The City may, through the Director of Recreation and Cultural Arts, issue keys to a City recreation facility to an authorized representative of the LICENSEE. Duplication of keys by the authorized representative will result in revocation of all key privileges and changing of all affected locks at LICENSEEs expense.

## **ARTICLE 6**

### **ORGANIZATIONAL STATUS AND GOVERNING REGULATIONS OF LICENSEE**

6.1 LICENSEE must be maintained as a 501 (c) (3) not for profit organization and must comply with all regulations, as may be amended, required to maintain said status. LICENSEE must provide the CITY with documentation on an annual basis demonstrating that Licensee has maintained its status as a 501 (c) (3) not for profit organization



6.2 The LICENSEE shall have a Board that consists of 75% CITY residents. In addition seventy-five percent (75%) of all Board members are required to have a child actively participating in the sport activity(ies) that is overseen by the Board. If at the time this Agreement is executed the current makeup of the Board does not meet the 75% threshold requirement for residency or child participation, the Board must only appoint Pines residents and/or parents with children actively participating in the sports activity(ies) until the thresholds are met; regardless of this statement, full compliance must be met within one (1) year of execution of this Agreement.

6.3 LICENSEE should conduct a minimum of two (2) public meetings per year.. LICENSEE should notify all registered participants and parents of registered participants of the LICENSEE and the CITY of the date, time, location, and purpose of the public meeting at a minimum of fourteen (14) days prior to the scheduled meeting date. In addition the LICENSEE shall hold a meeting annually to elect and maintain a governing Board of Directors. Official minutes should be recorded at each meeting, and a copy of these minutes should be forwarded to the Director of Recreation and Cultural Arts not later than 14 days following each meeting. The LICENSEE should advise the Recreation and Cultural Arts Director in writing of the names and contact information of the Board of Directors and the dates of all meetings.

6.4 Thirty (30) days after the end of the LICENSEE fiscal year, LICENSEE, at its sole cost and expense, must provide to the CITY annual financial documentation to include 501(c)(3) Status, Year End Balance Sheet, Cash Flow Report, Tax Returns and LICENSEE 's proposed next year operating budget. In addition, LICENSEE shall provide documentation reflecting the financial information of each one of the LICENSEE's programs, i.e. recreational and travel/competitive separately. The CITY at its sole discretion, and at the LICENSEE's sole expense, may require a certified financial audit. The scope of such audit, if required, will be determined by the CITY. LICENSEE is also required to provide the numbers and demographics of children and adults served, number of volunteers, and financial conditions of the LICENSEE, including all revenues and expenditures, and (2) an electronic listing of all participants, identifying by name, address, phone numbers, zip code and emergency contact information. LICENSEE will be responsible for supplementing the list of participants upon any change to the registration lists.

6.5 Prior to the expiration date of the Agreement, LICENSEE must provide an Annual Report to the CITY. Such report must illustrate and describe LICENSEE's financial statements which shall include individual financial statements for each of LICENSEE's programs, i.e. recreational and travel/competitive, liabilities, assets, revenue, activities, officers' names and addresses, rules and regulations, by-laws, and election date(s). Such Annual Report must also provide: a schedule of use; a current certificate of insurance, as required by Article 7 of the Agreement; a schedule of all fees charged, including concession and membership fees; a verification of corporate status; a verification of tax-exempt status; a list of members of the board of directors, including names, addresses, and telephone numbers; and, a report detailing the number and types of events and attendance figures for participants, volunteers, and spectators of the previous year.



6.6 The LICENSEE shall comply with all applicable and governing provisions of the Internal Revenue Code and shall provide the Director of Recreation and Cultural Arts with a copy of all annual IRS filings. All organizations shall submit a copy of their purchasing guidelines to the Director of Recreation and Cultural Arts. It is strongly recommended that for all purchases exceeding \$1,000, a minimum of three bids are received.

6.7 The LICENSEE shall adopt and strictly enforce a Players and Coaches Code of Conduct as applicable to all officers, coaches and players. A copy of the code of conduct shall be provided to the Director of Recreation and Cultural Arts. The code of conduct shall include minimum guidelines to discipline any member for a violation of the Code of Conduct.

6.8 LICENSEE agrees to notify the Director of Recreation and Cultural Arts of any and all proposed changes to the programs, schedules, marketing materials, or any other relevant change that involves LICENSEE's participants, coaches, employees, or volunteers for review and approval by the CITY at least fourteen (14) calendar days **prior** to any changes being made by LICENSEE. LICENSEE shall establish a point of contact to meet with the Director of Recreation and Cultural Arts regularly to discuss contract deliverables and program matters as often as deemed necessary by the Director of Recreation and Cultural Arts.

6.9 LICENSEE agrees to monitor and regulate all program participants, including, but not limited to LICENSEE's staff, instructors, volunteers, program participants, guests and invitees while at the Property and during any activities organized by the LICENSEE on the Property

6.10 LICENSEE agrees to maintain standards of conduct and disciplinary penalties and/or action as may be necessary to ensure a safe and amicable environment for participants, spectators, guests, invitees and other Park patrons.

6.11 LICENSEE shall not engage in any for-profit/fundraising activities that require the use of the Property, unless otherwise approved by the Director of Recreation and Cultural Arts.

6.12 LICENSEE does not have the authority to sublease a facility to any other group or organization to include but not limited to sports camps and private instructors. Sports camps, private instructors, tournaments, etc., shall contract directly with the City. All activities programmed by the LICENSEE must be covered by the LICENSEE's insurance policy and list the CITY as an additional insured.

6.13 LICENSEE shall have a supervisor on site who thoroughly understands the activities and uses of the Property pursuant to this Agreement, who shall, as the LICENSEE's agent, supervise, direct, and otherwise conduct the activities and use of the property under this Agreement. LICENSEE's agents, representatives and employees shall serve the public in a courteous, helpful, and impartial manner.

6.14 LICENSEE shall, upon receipt of a written request from the CITY, immediately exclude any volunteer of LICENSEE from providing Services under this Agreement.



6.15 LICENSEE shall include a privacy policy agreement on its registration forms that specifies what kind of personal data is collected from registrants and what is done with that data. The privacy policy agreement shall be included in any document or website registration application that collects personal information. The sale, transfer, or sharing of personal data from registrants to third parties is prohibited unless agreed to by the registrant.

6.16 The LICENSEE is expressly prohibited from making the registration in any of LICENSEE's programs contingent on any third or outside party transaction.

6.17 No board member, director or officer of LICENSEE (collectively, "member") shall, either directly or indirectly, purchase, rent, or lease any realty, goods or services for LICENSEE from any business entity of which the member or the member's immediate family is an officer, partner, director, or proprietor, or in which the member or the member's immediate family has a material interest. Immediate family is defined as someone's spouse, parents, grandparents, children, grandchildren, brothers, sisters, mother in law, father in law, brother in law, sister in law, daughters in law, and sons in law. Adopted, half, and step members are also included in immediate family. Exceptions to this requirement may be requested of the Recreation and Cultural Arts Director. Exceptions will only be considered when abiding by this requirement would result in the LICENSEE paying more for goods or services necessary for the operation of their organization.

## **ARTICLE 7**

### **INDEMNIFICATION AND INSURANCE**

7.1 The LICENSEE shall indemnify and hold harmless the CITY and its officers, employees, elected officials, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the CITY or its officers, employees, agents, elected officials, or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the performance of this Agreement by the LICENSEE or its employees, agents, servants, partners principals or subcontractors. The LICENSEE shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the CITY, where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorney's fees which may issue thereon. The LICENSEE expressly understands and agrees that any insurance protection required by this Agreement or otherwise provided by the LICENSEE shall in no way limit the responsibility to indemnify, keep and save harmless and defend the CITY or its officers, employees, agents and instrumentalities as herein provided.

7.2 LICENSEE shall not commence work under this Agreement until it has obtained all insurance required under this paragraph and such insurance has been approved by the Risk Manager of the CITY nor shall the LICENSEE allow any subcontractor to commence work on his subcontract until all similar such insurance required of the subcontractor has been obtained and similarly approved.

7.3 Certificates of Insurance, reflecting evidence of the required insurance, shall be filed with the City's Risk Manager prior to the commencement of this Agreement. Policies shall be issued by companies authorized to do business under the laws of the State of Florida. The insurance company





shall be rated no less than "A" as to management, and no less than "Class VI" as to financial strength according to the latest edition of Best's Insurance Guide published by A.M. Best Company.

7.4 Policies shall be endorsed to provide the CITY thirty (30) days notice of cancellation or the LICENSEE shall obtain written agreement from its Agent to provide the CITY thirty (30) days notice of cancellation.

7.5 Insurance shall be in force until all obligations required to be fulfilled under the terms of the Agreement are satisfactorily completed as evidenced by the formal acceptance by the CITY. In the event the insurance certificate provided indicates that the insurance shall terminate and lapse during the period of this Agreement, then in that event, the LICENSEE shall furnish, at least forty-five (45) days prior to the expiration of the date of such insurance, a renewed certificate of insurance as proof that equal and like coverage for the balance of the period of the Agreement and extension thereunder is in effect. The LICENSEE shall not commence nor continue to provide any services pursuant to this Agreement unless all required insurance remains in full force and effect. LICENSEE shall be liable to CITY for any lapses in service resulting from a gap in insurance coverage.

#### 7.6 REQUIRED INSURANCE

7.6.1 Comprehensive General Liability Insurance written on an occurrence basis including, but not limited to: coverage for bodily injury and property damage, personal & advertising injury, products & completed operations, and contractual liability. Coverage must be written on an occurrence basis, with limits of liability no less than:

1. Each Occurrence Limit - \$1,000,000
2. Fire Damage Limit (Damage to rented premises) - \$100,000
3. Personal & Advertising Injury Limit - \$1,000,000
4. General Aggregate Limit - \$2,000,000
5. Products & Completed Operations Aggregate Limit - \$2,000,000

Products & Completed Operations Coverage shall be maintained for two (2) years after the final payment under this contract.

Policy shall not have an exclusion for athletic participant injury.

**The City of Pembroke Pines must be shown as an additional insured with respect to this coverage.**

7.6.2 Worker's Compensation and Employers Liability Insurance covering all employees, and/or volunteers of the LICENSEE engaged in the performance of the scope of work associated with this Agreement. In the case any work is sublet, the LICENSEE shall require the subcontractor similarly to provide Workers Compensation Insurance for all the latter's employees unless such employees are covered by the protection afforded by the LICENSEE. Coverage for the LICENSEE and his subcontractor shall be in accordance



with applicable state and/or federal laws that may apply to Workers' Compensation Insurance with limits of liability no less than:

1. Workers' Compensation: Coverage A – Statutory
2. Employers Liability: Coverage B \$500,000 Each Accident  
\$500,000 Disease – Policy Limit  
\$500,000 Disease – Each Employee

If LICENSEE claims to be exempt from this requirement, LICENSEE shall provide CITY proof of such exemption along with a written request for CITY to exempt LICENSEE, written on LICENSEE letterhead.

7.6.3 Comprehensive Auto Liability Insurance covering all owned, non-owned and hired vehicles used in connection with the performance of work under this Agreement, with a combined single limit of liability for bodily injury and property damage no less than:

1. Any Auto (Symbol 1)  
Combined Single Limit (Each Accident) - \$1,000,000
2. Hired Autos (Symbol 8)  
Combined Single Limit (Each Accident) - \$1,000,000
3. Non-Owned Autos (Symbol 9)  
Combined Single Limit (Each Accident) - \$1,000,000

7.6.4 Professional Liability/Errors & Omissions Insurance, when applicable, with a limit of liability no less than \$1,000,000 per wrongful act. This coverage shall be maintained for a period of no less than two (2) years after final payment of the contract.

7.6.5 Sexual Abuse may not be excluded from any policy.

7.6.6 Participants' Accidental Medical Insurance in an amount of no less than \$25,000.

7.6.7 When applicable, Hosted Tournament Coverage with limits of no less than \$1,000,000 per occurrence. Coverage must be included for both participants and spectators medical payments. The City of Pembroke Pines must be included as an Additional Insured as respects this coverage.

## 7.7 REQUIRED ENDORSEMENTS

- 8.7.1 The City of Pembroke Pines shall be named as an Additional Insured on each of the General Liability policies required herein
- 8.7.2 Waiver of all Rights of Subrogation against the CITY
- 8.7.3 30 Day Notice of Cancellation or Non-Renewal to the CITY
- 8.7.4 LICENSEES' policies shall be Primary & Non-Contributory
- 8.7.5 All policies shall contain a "severability of interest" or "cross liability" liability clause without obligation for premium payment of the CITY



7.8 LICENSEE shall name the CITY, as an additional insured on each of the General Liability policies required herein and shall hold the CITY, its agents, officers and employees harmless on account of claims for damages to persons, property or premises arising out of the services provided hereunder.

7.9 Any insurance required of the LICENSEE pursuant to this Agreement must also be required by any subcontractor in the same limits and with all requirements as provided herein, including naming the CITY as an additional insured, in any work that is subcontracted unless such subcontractor is covered by the protection afforded by the LICENSEE and provided proof of such coverage is provided to CITY. The LICENSEE and any subcontractor shall maintain such policies during the term of this Agreement.

7.10 The City reserves the right to require any other additional types of insurance coverage and/or higher limits of liability it deems necessary based on the nature of work being performed under this Contract.

#### **ARTICLE 8** **VENUE**

This Agreement shall be governed by the laws of the State of Florida as now and hereafter in force. The venue for actions arising out of this agreement shall be in Broward County, Florida.

#### **ARTICLE 9** **SIGNATORY AUTHORITY**

LICENSEE shall provide CITY with copies of requisite documentation evidencing that the signatory for LICENSEE has the authority to enter into this Agreement.

#### **ARTICLE 10** **MERGER; AMENDMENT**

This Agreement constitutes the entire Agreement between LICENSEE and CITY, and negotiations and oral understandings between the parties are merged herein. This Agreement can be supplemented or amended only by a written document executed by both LICENSEE and CITY with the same formality and equal dignity herewith.

#### **ARTICLE 11** **BANKRUPTCY**

It is agreed that if LICENSEE is adjudged bankrupt, either voluntarily or involuntarily, then this Agreement shall terminate effective on the date and at the time the bankruptcy petition is filed.

#### **ARTICLE 12** **PUBLIC RECORDS**



12.1 The City of Pembroke Pines is public agency subject to Chapter 119, Florida Statutes. The LICENSEE shall comply with Florida's Public Records Law. Specifically, the LICENSEE shall:

12.1.1 Keep and maintain public records required by the CITY to perform the service;

12.1.2 Upon request from the CITY's custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in chapter 119, Fla. Stat., or as otherwise provided by law;

12.1.3 Ensure that public records that are exempt or that are confidential and exempt from public record disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and, following completion of the contract, LICENSEE shall destroy all copies of such confidential and exempt records remaining in its possession after the LICENSEE transfers the records in its possession to the CITY; and

12.1.4 Upon completion of the contract, LICENSEE shall transfer to the CITY, at no cost to the CITY, all public records in LICENSEE's possession. All records stored electronically by the LICENSEE must be provided to the CITY, upon request from the CITY's custodian of public records, in a format that is compatible with the information technology systems of the CITY.

12.2 The failure of LICENSEE to comply with the provisions set forth in this Article shall constitute a Default and Breach of this Agreement and the CITY shall enforce the Default in accordance with the provisions set forth in Section 2.4.

**IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION  
OF CHAPTER 119, FLORIDA STATUTES, TO THE LICENSEE'S DUTY  
TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT,  
CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS AT**

**CITY CLERK  
10100 PINES BOULEVARD, 5<sup>th</sup> FLOOR  
PEMBROKE PINES, FL 33026  
(954) 450-1050  
[mgraham@ppines.com](mailto:mgraham@ppines.com)**

**ARTICLE 13  
MISCELLANEOUS**



13.1 **Ownership of Documents.** Reports, surveys, studies, and other data provided in connection with this Agreement are and shall remain the property of CITY, whether or not the project for which they are made is completed.

13.2 **Legal Representation.** It is acknowledged that each party to this agreement had the opportunity to be represented by counsel in the preparation of this Agreement, and accordingly, the rule that a contract shall be interpreted strictly against the party preparing same shall not apply herein due to the joint contributions of both parties.

13.3 **Records.** LICENSEE shall keep such records and accounts and require any and all subcontractors to keep records and accounts as may be necessary in order to record complete and correct entries as to personnel hours charged to this engagement, and any expenses for which LICENSEE expects to be reimbursed. Such books and records will be available at all reasonable times for examination and audit by CITY and shall be kept for a period of ten (10) years after the completion of all work to be performed pursuant to this Agreement. Incomplete or incorrect entries in such books and records will be grounds for disallowance by CITY of any fees or expenses based upon such entries.

13.4 **Assignments; Amendments.** This Agreement, and any interests herein, shall not be assigned, transferred or otherwise encumbered, under any circumstances, by LICENSEE without the prior written consent of CITY. For purposes of this Agreement, any change of ownership of LICENSEE shall constitute an assignment which requires CITY approval. However, this Agreement shall run to the benefit of CITY and its successors and assigns.

It is further agreed that no modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

13.5 **No Contingent Fees.** LICENSEE warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for LICENSEE to solicit or secure this Agreement, and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for LICENSEE any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement. For the breach or violation of this provision, CITY shall have the right to terminate the Agreement without liability at its discretion, to deduct from the contract price, or otherwise recover the full amount of such fee, commission, percentage, gift or consideration.

13.6 **Notice.** Whenever any party desires to give notice unto any other party, it must be given by written notice, sent by certified United States mail, with return receipt requested, addressed to the party for whom it is intended and the remaining party, at the places last specified, and the places for giving of notice shall remain such until they shall have been changed by written notice in compliance with the provisions of this section. For the present, LICENSEE and CITY designate the following as the respective places for giving of notice:



CITY Charles F. Dodge, City Manager  
City of Pembroke Pines  
10100 Pines Boulevard  
Pembroke Pines, Florida 33025  
Telephone No. (954) 450-1040  
Facsimile No. (954) 517-8400

Copy To: Samuel S. Goren, City Attorney  
Goren, Cherof, Doody & Ezrol, P.A.  
3099 East Commercial Boulevard, Suite 200  
Fort Lauderdale, Florida 33308  
Telephone No. (954) 771-4500  
Facsimile No. (954) 771-4923

LICENSEE Mario Costa, President  
Optimist Club of West Pembroke Pines, Inc.  
17053 NW 10<sup>th</sup> Street  
Pembroke Pines, FL 33028  
Telephone No: 305-978-1621  
E-Mail: [mario@mymvp.cc](mailto:mario@mymvp.cc)

13.7 **Binding Authority.** Each person signing this Agreement on behalf of either party individually warrants that he or she has full legal power to execute this Agreement on behalf of the party for whom he or she is signing, and to bind and obligate such party with respect to all provisions contained in this Agreement.

13.8 **Headings.** Headings herein are for the convenience of reference only and shall not be considered in any interpretation of this Agreement.

13.9 **Exhibits.** Each Exhibit referred to in this Agreement forms an essential part of this Agreement. The exhibits if not physically attached should be treated as part of this Agreement and are incorporated herein by reference.

13.10 **Severability.** If any provision of this Agreement or application thereof to any person or situation shall to any extent, be held invalid or unenforceable, the remainder of this Agreement, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable, shall not be affected thereby, and shall continue in full force and effect, and be enforced to the fullest extent permitted by law.

13.11 **Entire Agreement and Conflicts:** This Agreement is intended by the parties hereto to be final expression of this Agreement, and it constitutes the full and entire understanding between the parties with respect to the subject hereof, notwithstanding any representations, statements, or agreements to the contrary heretofore made. In the event of a conflict between this Agreement, the RFP and the LICENSEE's bid proposal, this Agreement shall govern, then the RFP, and then the bid proposal.



13.12 **Waiver.** Failure of CITY to insist upon strict performance of any provision or condition of this Agreement, or to execute any right therein contained, shall not be constructed as a waiver or relinquishment for the future of any such provision, condition, or right, but the same shall remain in full force and effect.

13.13 **Disputes.** Any claim, objection, or dispute arising out of the terms of this Agreement shall be litigated in the Seventeenth Judicial Circuit Court in and for Broward County.

13.14 **Attorney's Fees.** In the event that either party brings suit for enforcement of this Agreement, each party shall bear its own attorney's fees and court costs, except as otherwise provided under the indemnification provisions set forth herein above.

13.15 **Protection of City Property.** At all times during the performance of this Agreement, LICENSEE shall protect CITY's property from all damage whatsoever on account of the work being carried on under this Agreement.

13.16 **Compliance with Statutes:** It shall be the LICENSEE's responsibility to be aware of and comply with all statutes, ordinances, rules, orders, regulations and requirements of all local, City, state, and federal agencies as applicable; specifically the Jessica Lunsford Act - Chapter 1012, Florida Statutes, which provides for the screening of individuals who are vendors or LICENSEES with a Florida public school or district.

**THE REMAINDER OF THIS PAGE  
HAS BEEN INTENTIONALLY LEFT BLANK**





IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

ATTEST:

CITY

  
MARLENE D. GRAHAM,  
CITY CLERK

BY:   
CHARLES F. DODGE  
CITY MANAGER

APPROVED AS TO FORM.

  
OFFICE OF THE CITY ATTORNEY

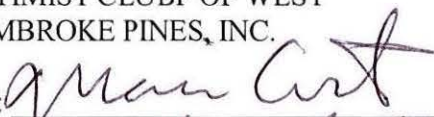
Witnesses:

\_\_\_\_\_  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name  
STATE OF \_\_\_\_\_ )  
\_\_\_\_\_) ss:  
COUNTY OF \_\_\_\_\_ )

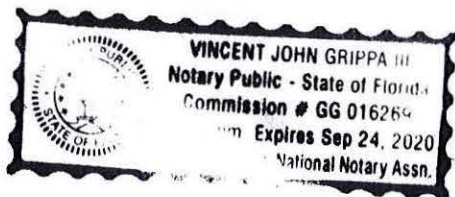
LICENSEE

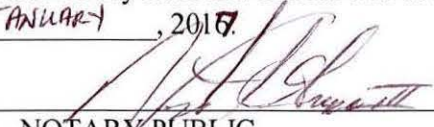
OPTIMIST CLUB OF WEST  
PEMBROKE PINES, INC.

BY:   
Print Name: Mario Costa  
Title: President

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgments, personally appeared \_\_\_\_\_ as \_\_\_\_\_ of OPTIMIST CLUB OF WEST PEMBROKE PINES, INC., a company authorized to conduct business in the State of Florida, and acknowledged execution of the foregoing Agreement as the proper official of OPTIMIST CLUB OF WEST PEMBROKE PINES, INC. for the use and purposes mentioned in it and affixed the official seal of the corporation, and that the instrument is the act and deed of that corporation.

IN WITNESS OF THE FOREGOING, I have set my hand and official seal at in the State and County aforesaid on this 31 day of JANUARY, 2017.



  
NOTARY PUBLIC  
VINCENT J. GRIPPA III  
(Name of Notary Typed, Printed or Stamped)





## **Exhibit A Use of Property**

This Exhibit contains the scope and requirements of the activities and field usage under this Agreement with the LICENSEE

The CITY grants to the LICENSEE a non-exclusive license for the use of the Property for the following uses permitted pursuant to this Agreement:

1. Tackle Football
2. Cheerleading
3. Flag Football
4. Miracle League
5. Track & Field
6. Lacrosse
7. Rugby
8. Recreation Baseball
9. Travel Baseball
10. Hockey

The CITY shall schedule dates and times for LICENSEE's use at the following Properties as follows subject to the provisions set forth in this Agreement:

Price Park Miracle Field

*July 1, 2017 – November 15, 2017*

Chapel Trail Park Fields 1 – 4

*May 1, 2017 – May 30, 2017; July 1, 2017 – November 15, 2017*

Pembroke Shores Park

*February 1, 2017 – May 15, 2017; September 1, 2017 – November 30 2016; Exceptions include field usage for games and practices scheduled for Somerset High School Baseball Team.*

Spring Valley Hockey Rinks

*January 1, 2017 – May 30, 2017; The use of Spring Valley Hockey Rink is only allowed for this final season.*

Silver Trail Middle School (Use of this field is subject to approval by Broward County School Board)

*October 15, 2017 – December 15, 2017*



Flanagan High School Stadium (Use of this field is subject to approval by Broward County School Board)

*January 1, 2017 – July 15, 2017*

Towngate Park and WCY Athletic Fields must be requested and approved in advance.



**Exhibit B**  
**Rate Schedule for Rental of Fields for Tournaments**

<b>Baseball/Softball Fields</b>	
\$15.00	Per game for games after 3:00PM on Saturday and all games on Sunday
\$13.00	Per bag of Quick Dry as needed

<b>Soccer Fields</b>	
\$20.00	Per Hour per Field
\$40.00	Per Hour per staff member on duty

Note: LICENSEE shall be limited to two tournaments per year



## **Exhibit C**

### **City of Pembroke Pines Volunteer Background Checks and Photo Identification Badge Enforcement Policies and Procedures**

Section 34.07 of the City of Pembroke Pines Code of Ordinances requires all volunteers, coaches, and others who have access to youth, seniors, and other vulnerable populations in all City-Operated or City-Supervised Programs to undergo a Level 2 background screening pursuant to Section 435.04 of the Florida Statutes and evaluation criteria set forth in the ordinance. The Background Check policy applies to all volunteers regardless of age.

The following steps must be taken to become a volunteer:

- 1.) Contact the Professional Standards Division of the Pembroke Pines Police Department at 954-431-2705 to schedule an appointment for the screening. The LICENSEE shall be provided the forms that must be completed and brought to the appointment. At the time of the screening the Police Department will take a photograph of each volunteer in order to produce an identification badge pending the results of the screening. The City's Recreation and Cultural Arts Department will schedule screening sessions on-site at the parks prior to the start of each season. It is the volunteer's responsibility to ensure they successfully complete a level 2 background screening.
- 2.) The Pembroke Pines Police Department will notify the Recreation and Cultural Arts Department when the results of each screening is complete. The notification will indicate whether a volunteer is "Eligible" or "Not Eligible" to volunteer. The Recreation and Cultural Arts Department will then issue volunteer identification badges to each Youth League Organization for distribution to all eligible volunteers.

Policies regarding Background Checks and Photo Identification Badges:

- 1) All qualified volunteers, coaches, managers, and board members are required to submit a background check on an annual basis and acquire a photo identification badge. Photo identification badges expire one year from date of issuance.
- 2) Photo identification badges are to be displayed at all times whenever the volunteer is serving as a volunteer and badges are not to be worn or used for any other purpose.
- 3) No pins, stickers, or markings are allowed to be displayed on the photo identification badge. The photo identification badge must be clearly visible to the public and should be worn between the shoulders and waist with the photo clearly visible.
- 4) If a photo identification badge is lost or stolen, it is the responsibility of the volunteer to notify the Youth Organization as soon as possible to obtain a replacement badge.



- 5) It is the duty of every qualified volunteer to report any volunteer failing to properly display their credential to their supervisor/league, president/organization, or City representative.
- 6) Lending a photo identification badge to someone is not permitted at any time.
- 7) Volunteers shall not have more than one photo identification badge in his or her possession at any one time.

**City's Enforcement of Ordinance:**

The City of Pembroke Pines Department of Recreation and Cultural Arts Staff in collaboration with program staff will monitor activity and randomly check all volunteers (i.e.: coaches, instructors, managers, board members, and other volunteers). All Youth Leagues are required to check all volunteers and coaches prior to the start of each game. If the staff/officials do not see the photo identification badge visible, the staff/officials will request that the volunteer produce the photo identification badge. All volunteers are required to show their photo ID badge if asked by a staff member or an official. If the volunteer cannot produce a photo ID badge, then the following specific measures will be taken:

- If a volunteer does not have his/her photo ID badge visible and fails to produce a photo ID badge if requested by staff/officials: the volunteer will be asked to provide pertinent information (name, team, sport), the volunteer will be reported to the league they are associated with or to their supervisor, the volunteer will be provided a copy of the City's enforcement policy, and the volunteer will not be allowed to continue to participate in program activities until an ID badge is obtained.

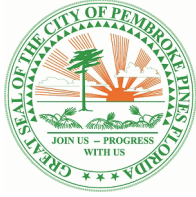
All Youth League Organizations will receive a copy of this enforcement plan and should inform all volunteers of these requirements.

For more information, please contact the City of Pembroke Pines:

Tom Joyce, Youth League Supervisor

(954) 392-2130

tjoyce@ppines.com



# City of Pembroke Pines, FL

601 City Center Way  
Pembroke Pines, FL  
33025  
www.ppines.com

## Agenda Request Form

**Agenda Number: 40.**

**File ID:** 16-0492

**Type:** Agreements/Contracts

**Status:** Passed as amended

**Version:** 0

**Agenda Section:**

**In Control:** City Commission

**File Created:** 12/07/2016

**Short Title:** Optimist Club of West Pembroke Pines Facility Use Agreement

**Final Action:** 12/14/2016

**Title:** MOTION TO APPROVE THE FACILITY USE AGREEMENT BETWEEN THE OPTIMIST CLUB OF WEST PEMBROKE PINES, INC. AND THE CITY OF PEMBROKE PINES.

**\*Agenda Date:** 12/14/2016

**Agenda Number:** 40.

### Internal Notes:

**Attachments:** 1. Facility Use Agreement West Pembroke Pines Optimist

0	Parks and Recreation Director	12/08/2016	sent for Financial Impact Detail review	Budget	
0	Budget	12/08/2016	Reviewed for Financial Impact Detail	Finance Director	
0	Finance Director	12/08/2016	Approved as to Financial Impact Form	City Attorney	
0	City Attorney	12/08/2016	Reviewed by Legal	Assistant City Manager	
0	Assistant City Manager	12/08/2016	sent for approval	Commission Auditor	
0	Commission Auditor	12/08/2016	Approved by Commission Auditor	City Manager	
0	Assistant City Manager	12/08/2016	sent for approval	City Clerk	
0	City Commission	12/14/2016	approve		Pass
<b>Action Text:</b> A motion was made by Commissioner Castillo, seconded by Commissioner Siple, to approve. The motion passed by the following vote:					
0	City Commission	12/14/2016	approve as amended		Fail
<b>Action Text:</b> A motion was made by Commissioner Castillo, seconded by Commissioner Siple, to approve as amended A motion was made by Commissioner Castillo, seconded by Commissioner Siple, to amend the motion to provide support to the West Pines baseball parents' formation of a 501c3. If not possible, the City would run the baseball program. The motion failed by the following vote:					

0 City Commission 12/14/2016 approve as amended Pass

**Action Text:** A motion was made by Commissioner Castillo, seconded by Commissioner Siple, to approve as amended A motion to amend was made by Commissioner Castillo, seconded by Commissioner Siple, to approve the item with the inclusion of the baseball program. The motion passed by the following vote:

0 City Commission 12/14/2016 approve as amended Pass

**Action Text:** A motion was made by Commissioner Castillo, seconded by Commissioner Siple, to approve as amended Motion to amend made by Commissioner Castillo, seconded by Commissioner Siple, to keep the language in Section 4.16 of the Facility Use Agreement but remove inference to emails. Commission approved Sections 6.2 and 6.3 of the WPPO Facility Use Agreement. The motion passed by the following vote:

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**MOTION TO APPROVE THE FACILITY USE AGREEMENT BETWEEN THE OPTIMIST CLUB OF WEST PEMBROKE PINES, INC. AND THE CITY OF PEMBROKE PINES.**

**SUMMARY EXPLANATION AND BACKGROUND:**

1. The Optimist Club of West Pembroke Pines (WPPO) provides the following programs: a) Recreational and travel baseball, b) Cheerleading, c) Tackle and Flag Football, d) Track & Field, e) Lacrosse, f) Rugby, g) Hockey, and h) Miracle League Baseball. The City currently has an agreement in place with WPPO for the use of the following facilities:

- Eight Fields at Pembroke Shores Park
- Four fields at Chapel Trail Park
- One field at Price Park
- Three rinks at Spring Valley
- One Field at Silver Trail Middle School (with approval from Broward County)
- Stadium at Flanagan High School (with approval from Broward County)
- One field at Walter C. Young (As needed)
- One field at Towngate Park (As needed)

2. There is an item on this agenda requesting the City Commission terminate the existing agreement with the WPPO. If approved, the Administration is requesting the approval of a new revised Facility Use Agreement.

3. This revised Facility Use Agreement was originally presented to the City Commission on October 19, 2016. When originally presented, it was suggested that all seven Youth Organizations sign the same agreement. The discussion from the October 19, 2016 Commission meeting resulted in Administration tailoring each agreement to each Youth Organization.

4. In the proposed agreement, City Administration is recommending the removal of travel and recreation baseball from the WPPO Agreement. In the best interest of the participants of the program, City Administration is recommending the Recreation and Cultural Arts Department take over running the travel and recreation baseball program at Pembroke Shores Park.

5. Administration is also recommending the removal of the Spring Valley Hockey Rinks from the agreement with WPPO. Currently WPPO uses Spring Valley to run their Florida Inline Scholastic Hockey (FISH) league at this park. This league consists of High School teams from all over Broward and Miami-Dade County that utilize our City facility to run this league. Administration does not feel that there is a need to continue to provide a facility for a program that is not at least 51% residents. Administration has also been working on plans to remove some or all of the hockey rinks to provide for additional parking at this facility. WPPO objects to this decision. The club usually holds registration for this program in January with the season starting in February. WPPO has also expressed a desire to bring back their youth hockey program at this facility.

6. Aside from the comments above, currently WPPO is not in complete agreement with the Facility Use Agreement attached to the agenda item. WPPO takes exception to Section 4.16, 6.2, 6.3, and 6.8

- 4.16 - Requires the club to provide the City with names, addresses, emails, and phone numbers of the participants, coaches, and managers. WPPO understands the need for names and addresses but objects to providing phone numbers and email addresses as they claim the information is proprietary.

- 6.2 - Requires a board to consist of 75% City Residents and 75% of board members that have children in the program. WPPO does not agree with the City dictating the makeup of their board. If the City wants this to apply to the committees that run the various sports within the club then WPPO would agree to this percentage.

- 6.3 - Suggests the board hold annual public meetings and allow the parents to attend the meetings. WPPO states that only members of Optimist International can attend board meetings and vote on decisions.

- 6.8 - Requires club to notify the City for approval of any and all proposed changes to their programs, schedules, marketing materials, or any other relevant change that involves the clubs participants, coaches, employees, or volunteers.

7. Administration is recommending the City Commission move forward with the agreement as proposed in the attached draft. The language in the proposed agreement is the same for all youth organizations except what's different in the Exhibit A and the agreement with West Pines United Futbol Club.

8. Request Commission approve the attached Facility Use Agreement between the Optimist Club of West Pembroke Pines and the City of Pembroke Pines.

**Item has been reviewed by the Commission Auditor and approved for the Agenda.**

**FINANCIAL IMPACT DETAIL:**

- a) **Initial Cost:** Revenue: \$30,120 in participation fees (Based on 2016 participation)
- b) **Amount budgeted for this item in Account No:** \$13,290 1-347225-7001 Youth Athletic Program; \$16,830 1-347565-7001 Athletic fees-non resident
- c) **Source of funding for difference, if not fully budgeted:** Not Applicable
- d) **5 year projection of the operational cost of the project:** Not Applicable



**e) Detail of additional staff requirements:** Not Applicable

**FIRST AMENDMENT TO FACILITY USE AGREEMENT  
BETWEEN THE CITY OF PEMBROKE PINES AND OPTIMIST CLUB OF WEST  
PEMBROKE PINES, INC.**

THIS FIRST AMENDMENT TO THE AGREEMENT is made and entered into this 16<sup>th</sup> day of ~~March~~ April, 2018, by and between:

**CITY OF PEMBROKE PINES, FLORIDA** ("CITY"), a municipal corporation organized and operating pursuant to the laws of the State of Florida, with a business address of 601 City Center Way, Pembroke Pines, Florida 33025, hereinafter referred to as "CITY";

and

**OPTIMIST CLUB OF WEST PEMBROKE PINES, INC., ("LICENSEE")**, a not-for-profit corporation authorized to do business in the State of Florida. CITY and **OPTIMIST CLUB OF WEST PEMBROKE PINES, INC.**, hereafter collectively referred to as the "Parties".

**W I T N E S S E T H**

**WHEREAS**, on October 1<sup>st</sup>, 2016 the Parties entered into a one-year Facility Use Agreement ("Original Agreement") whereby the CITY granted LICENSEE a non-exclusive license for the use of CITY Property for recreational purposes; and

**WHEREAS**, the Parties desire to renew the Original Agreement for an additional one (1) year up to and including September 30<sup>th</sup>, 2018 (the "First Amendment").

**WHEREAS**, the CITY requires that LICENSEE comply with Section 34.07 of the City's Code of Ordinances, as may be amended from time to time, requiring background screening through the City's Police Department for all coaches, managers, officials, or volunteers prior to the LICENSEE's use of the Property under the First Amendment.

**NOW, THEREFORE**, for and in consideration of the mutual covenants and other good and valuable consideration, the Parties hereto agree as follows:

**SECTION 1.** The foregoing "Whereas" clauses are hereby ratified as being true and correct, and incorporated herein.

**SECTION 2.** CITY and LICENSEE hereby agree the Original Agreement, shall be renewed for an additional one (1) year, up to and including September 30<sup>th</sup>, 2018.

**SECTION 3.** LICENSEE shall comply with Section 34.07 of the City's Code of Ordinances, as may be amended from time to time, requiring background screening through the City's Police Department for all coaches, managers, officials, or volunteers prior to the LICENSEE's use of the

Property under this Amendment. LICENSEE is required to comply with the background requirements and adhere to another background check under First Amendment even if it complied under the term of the Original Agreement. LICENSEE shall not allow any coach, manager, official, or volunteer who does not meet the requirements of Section 34.07, as may be amended from time to time, to provide any service under this Agreement. The LICENSEE shall be responsible for the cost of all background screening required pursuant to this section. Any person who is deemed eligible to volunteer ("Covered Individual") by the Police Department will receive a City of Pembroke Pines Volunteer Identification Card.

**SECTION 4.** Exhibit "A" of the Original Agreement entitled **Use of Property** is hereby amended as follows:

This Exhibit contains the scope and requirements of the activities and field usage under this Agreement with the LICENSEE

The CITY grants to the LICENSEE a non-exclusive license for the use of the Property for the following uses permitted pursuant to this Agreement:

1. Tackle Football
2. Cheerleading
3. Flag Football
4. Miracle League
5. Track & Field
6. Lacrosse
7. Rugby
8. Recreational Baseball
9. Travel Baseball

The CITY shall schedule dates and times for LICENSEE's use at the following Properties as follows subject to the provisions set forth in this Agreement:

Price Park Miracle Fields:

*October 1, 2017-November 18, 2017; July 1, 2018- September 30, 2018*

Chapel Trail Park Fields: Fields 1 through 4

*October 1, 2017- November 15, 2017; May 1, 2018-May 30, 2018; August 1, 2018- Septmeber 30, 2018*

Pembroke Shores Park:

*October 1, 2017- November 30, 2017; February 1, 2018-May 12, 2017; August 1, 2018- September 30, 2018; Exceptions include field usage for games and practices scheduled for Somerset High School Baseball Team.*

Silver Trail Middle School:

(Use of this field is subject to approval by Broward County School Board)

*October 1, 2017- September 30, 2018*

Flanagan High School Stadium:

Fields- (Use of this field is subject to approval by Broward County School Board)

*January 1, 2018- July 15, 2018*

*Towngate Park and WCY Athletic Fields must be requested and approved in advance.*

**SECTION 5.** The Parties agree that in all other respects the Original Agreement, as amended by the First Amendment, shall remain in full force and effect, except as specifically modified herein.

IN WITNESS OF THE FOREGOING, the Parties have set their hands and seals the day and year first written above.

CITY:

CITY OF PEMBROKE PINES, FLORIDA

ATTEST:

BY:

Charles F. Dodge  
CHARLES F. DODGE, CITY MANAGER

MARLENE GRAHAM  
MARLENE GRAHAM, CITY CLERK

4/16/18

APPROVED AS TO FORM:

Julius Stahn  
OFFICE OF THE CITY ATTORNEY

4/11/18



LICENSEE:

OPTIMIST CLUB OF WEST PEMBROKE PINES, INC.

BY:

PRINT NAME: MARIO COSTA

TITLE: PRESIDENT

WITNESSES:

Print Name

BY:

PRINT NAME:

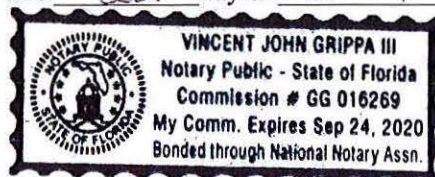
TITLE:

Print Name

STATE OF FLORIDA  
COUNTY OF BROWARD

ON THIS 22 day of JANUARY, 2018, before me, the undersigned notary public, personally appeared MARIO COSTA, as PRESIDENT of OPTIMIST CLUB OF WEST PEMBROKE PINES, INC personally known to me or who has produced \_\_\_\_\_ as identification, and is the person who subscribed to the foregoing instrument and who acknowledged that (s)he executed the same on behalf of said corporation and that (s)he was duly authorized to do so.

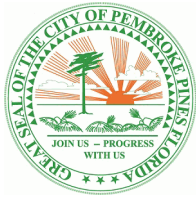
IN WITNESS OF THE FOREGOING, I have set my hand and official seal at in the State and County aforesaid on this 22 day of JANUARY, 2018.



Vincent Grippa III  
NOTARY PUBLIC

Print or Type Name VINCENT GRIPPA

My Commission Expires: 9/24/2020



# City of Pembroke Pines, FL

601 City Center Way  
Pembroke Pines, FL  
33025  
www.ppines.com

## Agenda Request Form

**Agenda Number: 19.**

**File ID:** 17-0335

**Type:** Agreements/Contracts

**Status:** Passed

**Version:** 1

**Agenda  
Section:**

**In Control:** City Commission

**File Created:** 05/30/2017

**Short Title:** June 2017 Contract Database Report

**Final Action:** 06/07/2017

**Title:** MOTION TO APPROVE THE DEPARTMENTS' RECOMMENDATIONS FOR THE FOLLOWING ITEMS LISTED ON THE JUNE 2017 CONTRACT DATABASE REPORT:

**[ITEM 19(A) HAS BEEN REMOVED FROM THE AGENDA BY ADMINISTRATION, AND WILL BE CONSIDERED IN A FUTURE MEETING]**

(A) WASTE PRO OF FLORIDA, INC. - SOLID WASTE AND RECYCLING COLLECTION AND DISPOSAL SERVICES

(B) OPTIMIST CLUB OF PEMBROKE LAKES FLORIDA, INC. - FACILITY USE AGREEMENT

(C) OPTIMIST CLUB OF WEST PEMBROKE PINES, INC. - FACILITY USE AGREEMENT

(D) PASADENA LAKES WALNUT CREEK OPTIMIST CLUB, INC. - FACILITY USE AGREEMENT

(E) PEMBROKE PINES GIRLS SOFTBALL, INC. - FACILITY USE AGREEMENT

(F) PEMBROKE PINES PEMBROKE PINES OPTIMIST CLUB, INC. - FACILITY USE AGREEMENT

(G) WEST PINES GIRLS SOFTBALL, INC. - FACILITY USE AGREEMENT

(H) WEST PINES UNITED FUTBOL CLUB, INC. - FACILITY USE AGREEMENT

**\*Agenda Date:** 06/07/2017

**Agenda Number:** 19.

**Internal Notes:** Attachment #1 updated 6/8/2017.

**Attachments:** 1. Contract Database Report 2017-06, 2. Waste Pro Revenue Detail (June 2013 - May 2017), 3. Optimist Revenue 2016-2017, 5. B. Optimist Club of Pembroke Lakes Florida, Inc., 6. C. Optimist Club of West Pembroke Pines, Inc., 7. D. Pasadena Lakes Walnut Creek Optimist Club, Inc., 8. E. Pembroke Pines Girls Softball, Inc., 9. F. Pembroke Pines Optimist Club, Inc., 10. G. West Pines Girls Softball, Inc., 11. H. West Pines United Futbol Club, Inc.

- |   |                     |  |                  |      |
|---|---------------------|--|------------------|------|
| 1 | City Commission     | 06/07/2017   | approve          | Pass |
|   | <b>Action Text:</b> | A motion was made by Vice Mayor Castillo, seconded by Commissioner Shechter, to approve sections (B), (C), (D), (E), (F), (G), (H) of Item 19. The motion carried by the following vote: |                  |      |
| 1 | City Commission     | 06/07/2017   | No Action Taken. |      |
|   | <b>Action Text:</b> | Commissioner Schwartz made an amendment to the main motion to defer section (D) until the second meeting in June 2017. The motion died for lack of a second.                             |                  |      |
| 1 | City Commission     | 06/07/2017   | No Action Taken. |      |
|   | <b>Action Text:</b> | Commissioner Schwartz made a substitute motion to defer. The motion died for lack of a second.   |                  |      |
- 

MOTION TO APPROVE THE DEPARTMENTS' RECOMMENDATIONS FOR THE FOLLOWING ITEMS LISTED ON THE JUNE 2017 CONTRACT DATABASE REPORT:

**[ITEM 19(A) HAS BEEN REMOVED FROM THE AGENDA BY ADMINISTRATION, AND WILL BE CONSIDERED IN A FUTURE MEETING]**

(A) WASTE PRO OF FLORIDA, INC. - SOLID WASTE AND RECYCLING COLLECTION AND DISPOSAL SERVICES

(B) OPTIMIST CLUB OF PEMBROKE LAKES FLORIDA, INC. - FACILITY USE AGREEMENT

(C) OPTIMIST CLUB OF WEST PEMBROKE PINES, INC. - FACILITY USE AGREEMENT

(D) PASADENA LAKES WALNUT CREEK OPTIMIST CLUB, INC. - FACILITY USE AGREEMENT

(E) PEMBROKE PINES GIRLS SOFTBALL, INC. - FACILITY USE AGREEMENT

(F) PEMBROKE PINES PEMBROKE PINES OPTIMIST CLUB, INC. - FACILITY USE AGREEMENT

(G) WEST PINES GIRLS SOFTBALL, INC. - FACILITY USE AGREEMENT

(H) WEST PINES UNITED FUTBOL CLUB, INC. - FACILITY USE AGREEMENT

**SUMMARY EXPLANATION AND BACKGROUND:**

1. Pursuant to Section 35.29(F) "City Commission notification" of the City's Code of Ordinances, "The City Manager, or his or her designee, shall notify the Commission, in writing, at least three months in advance of the expiration, renewal, automatic renewal or extension date, and shall provide a copy of the contract or agreement and a vendor performance report card for the contract or agreement to the City Commission."



2. On May 17, 2017, Commission approved the motion to place all contracts from the Contract Database Reports on consent agendas as they come up for contractual term renewal so that City Commission affirms directions to administration whether to renew or to go out to bid.

3. The items shown below are on the June 2017 Contract Database Report. Please note that there were no items on the May 2017 Contract Database Report.

**(A) WASTE PRO OF FLORIDA, INC. - SOLID WASTE AND RECYCLING COLLECTION AND DISPOSAL SERVICES**

1. On March 26, 2013, the City signed the Agreement with Waste Pro of Florida, Inc. for an initial five year agreement commencing on June 1, 2013 and ending on May 31, 2018 for solid waste and recycling collection and disposal service.

2. Please note that the exhibits to the agreement, which include the RFP, the Contractor's Response, the Bulk Schedule and the Household Hazardous Waste Collection Plan have not been attached to this agenda item as it is over 500 pages. However, if needed, Administration can provide these documents digitally.

3. Pursuant to section 3.2 of the agreement, the term of this Agreement may be extended for up to two (2) additional two (2) year terms, subject to the execution of a written amendment to this Agreement signed by both parties.

4. Based on the 90 day requirement, this Agreement would need to be presented to Commission by March 2, 2018, however it is being presented to Commission earlier to provide ample time for the Procurement Division to procure a new contract, if needed.

5. The Utilities Division recommends for the City to make a formal solicitation to procure a new contract for services, in lieu of renewing the existing Agreement.

**(B) OPTIMIST CLUB OF PEMBROKE LAKES FLORIDA, INC. - FACILITY USE AGREEMENT**

1. The Agreement with the Optimist Club of Pembroke Lakes Florida, Inc. is in it's initial term which expires on September 30, 2017.

2. The Agreement grants the Optimist Club of Pembroke Lakes, Inc. a non-exclusive license for the use of Flamingo Park Fields 1-11 for the following uses permitted pursuant to the Agreement:

- Travel Baseball
- Recreation Baseball
- Travel Softball
- Recreation Softball

3. Pursuant to section 2.2 of the agreement, the term of this Agreement may be renewed for additional one (1) year terms upon mutual consent, evidenced by a written Amendment to this



Agreement extending the term thereof, and approval of the City Commission.

4. Based on the 90 day requirement, this Agreement would need to be presented to Commission by July 2, 2017.

5. The Recreation Department recommends that the City renew this Agreement for an additional one (1) year term, commencing on October 1, 2017 and expiring on September 30, 2018, as allowed by the Agreement.

**(C) OPTIMIST CLUB OF WEST PEMBROKE PINES, INC. - FACILITY USE AGREEMENT**

1. The Agreement with the Optimist Club of West Pembroke Pines, Inc. is in it's initial term which expires on September 30, 2017.

2. The Agreement grants the Optimist Club of West Pembroke Pines, Inc. a non-exclusive license for the use of Price Park Miracle Field, Chapel Trail Park Fields 1-4, Pembroke Shores Park, Spring Valley Hockey Rinks, Silver Trail Middle School, Flanagan High School Stadium, Towngate Park and WCY Athletic Fields for the following uses permitted pursuant to the Agreement:

- Tackle Football
- Cheerleading
- Flag Football
- Miracle League
- Track & Field
- Lacrosse
- Rugby
- Recreation Baseball
- Travel Baseball
- Hockey

3. Pursuant to section 2.2 of the agreement, the term of this Agreement may be renewed for additional one (1) year terms upon mutual consent, evidenced by a written Amendment to this Agreement extending the term thereof, and approval of the City Commission.

4. Based on the 90 day requirement, this Agreement would need to be presented to Commission by July 2, 2017.

5. The Recreation Department recommends that the City renew this Agreement for an additional one (1) year term, commencing on October 1, 2017 and expiring on September 30, 2018, as allowed by the Agreement.

**(D) PASADENA LAKES WALNUT CREEK OPTIMIST CLUB, INC. - FACILITY USE AGREEMENT**

1. The Agreement with the Pasadena Lakes Walnut Creek Optimist Club, Inc. is in it's initial term which expires on September 30, 2017.

2. The Agreement grants the Pasadena Lakes Walnut Creek Optimist Club, Inc. a non-exclusive license for the use of Pasadena Park Fields 1-3 and Walnut Creek Fields 1-3 for the following uses permitted pursuant to the Agreement:

- Travel Baseball
- Recreational Baseball

3. Pursuant to section 2.2 of the agreement, the term of this Agreement may be renewed for additional one (1) year terms upon mutual consent, evidenced by a written Amendment to this Agreement extending the term thereof, and approval of the City Commission.

4. Based on the 90 day requirement, this Agreement would need to be presented to Commission by July 2, 2017.

5. The Recreation Department does not recommend for this agreement to be renewed. City Administration will have an item on the August 2, 2017, Commission meeting recommending termination for convenience per section 2.3 of the Facility Use Agreement. As part of the August 2nd Agenda item, Administration will present a plan for recreation activities at Pasadena Lakes Park and Walnut Creek Park.

#### **(E) PEMBROKE PINES GIRLS SOFTBALL, INC. - FACILITY USE AGREEMENT**

1. The Agreement with the Pembroke Pines Girls Softball, Inc. is in it's initial term which expires on September 30, 2017.

2. The Agreement grants Pembroke Pines Girls Softball, Inc. a non-exclusive license for the use of Fletcher Park Fields 1-3 for the following uses permitted pursuant to the Agreement:

- Travel Softball
- Recreational Softball

3. Pursuant to section 2.2 of the agreement, the term of this Agreement may be renewed for additional one (1) year terms upon mutual consent, evidenced by a written Amendment to this Agreement extending the term thereof, and approval of the City Commission.

4. Based on the 90 day requirement, this Agreement would need to be presented to Commission by July 2, 2017.

5. The Recreation Department recommends that the City renew this Agreement for an additional one (1) year term, commencing on October 1, 2017 and expiring on September 30, 2018, as allowed by the Agreement.

#### **(F) PEMBROKE PINES OPTIMIST CLUB, INC. - FACILITY USE AGREEMENT**

1. The Agreement with the Pembroke Pines Optimist Club, Inc. is in it's initial term which expires on September 30, 2017.

2. The Agreement grants the Pembroke Pines Optimist Club, Inc. a non-exclusive license for the use of Pines Recreation Park and Maxwell Park for the following uses permitted pursuant to the Agreement:

- Travel Baseball
- Recreational Baseball
- Tackle Football
- Cheerleading
- Travel Soccer
- Recreational Soccer

3. Pursuant to section 2.2 of the agreement, the term of this Agreement may be renewed for additional one (1) year terms upon mutual consent, evidenced by a written Amendment to this Agreement extending the term thereof, and approval of the City Commission.

4. Based on the 90 day requirement, this Agreement would need to be presented to Commission by July 2, 2017.

5. The Recreation Department recommends that the City renew this Agreement for an additional one (1) year term, commencing on October 1, 2017 and expiring on September 30, 2018, as allowed by the Agreement.

#### **(G) WEST PINES GIRLS SOFTBALL, INC. - FACILITY USE AGREEMENT**

1. The Agreement with the West Pines Girls Softball, Inc. is in it's initial term which expires on September 30, 2017.

2. The Agreement grants the West Pines Girls Softball, Inc. a non-exclusive license for the use of Silver Lakes South Park Fields 1 - 3 for the following uses permitted pursuant to the Agreement:

- Travel Softball
- Recreational Softball

3. Pursuant to section 2.2 of the agreement, the term of this Agreement may be renewed for additional one (1) year terms upon mutual consent, evidenced by a written Amendment to this Agreement extending the term thereof, and approval of the City Commission.

4. Based on the 90 day requirement, this Agreement would need to be presented to Commission by July 2, 2017.

5. The Recreation Department recommends that the City renew this Agreement for an additional one (1) year term, commencing on October 1, 2017 and expiring on September 30, 2018, as allowed by the Agreement.

#### **(H) WEST PINES UNITED FUTBOL CLUB, INC. - FACILITY USE AGREEMENT**

1. The Agreement with the West Pines United Futbol Club, Inc. is in it's initial term which

expires on September 30, 2017.

2. The Agreement grants the West Pines United Futbol Club, Inc. a non-exclusive license for the use of West Pines Soccer Park Fields 3 & 4, Silver Lakes North Fields 1 & 2, Towngate Park Soccer/Football Field, and WCY Athletic Center Soccer/Football Field for the following uses permitted pursuant to the Agreement:

- Travel Soccer

3. Pursuant to section 2.2 of the agreement, the term of this Agreement may be renewed for additional one (1) year terms upon mutual consent, evidenced by a written Amendment to this Agreement extending the term thereof, and approval of the City Commission.

4. Based on the 90 day requirement, this Agreement would need to be presented to Commission by July 2, 2017.

5. The Recreation Department recommends that the City renew this Agreement for an additional one (1) year term, commencing on October 1, 2017 and expiring on September 30, 2018, as allowed by the Agreement.

**FINANCIAL IMPACT DETAIL:**

Please see the attached Contract Database Report for the amount of revenues and/or expenditures for each specific agreement.

**SECOND AMENDMENT TO FACILITY USE AGREEMENT  
BETWEEN THE CITY OF PEMBROKE PINES AND THE OPTIMIST CLUB OF WEST  
PEMBROKE PINES, INC.**

THIS SECOND AMENDMENT TO THE AGREEMENT is made and entered into this 18 day of ~~FEBRUARY~~  
APRIL, 2018, by and between:

**CITY OF PEMBROKE PINES, FLORIDA** ("CITY"), a municipal corporation organized and operating pursuant to the laws of the State of Florida, with a business address of 601 City Center Way, Pembroke Pines, Florida 33025, hereinafter referred to as "CITY";

and

**OPTIMIST CLUB OF WEST PEMBROKE PINES, INC.**, ("LICENSEE"), a not-for-profit corporation authorized to do business in the State of Florida, with a business address of 17053 NW 10<sup>th</sup> Street, Pembroke Pines, FL 33028, hereafter referred to as "LICENSEE", herein collectively referred to as the "Parties"

**WITNESSETH**

**WHEREAS**, on OCTOBER 1<sup>st</sup>, 2016 the Parties entered into a one-year Facility Use Agreement ("Original Agreement") whereby the CITY granted LICENSEE a non-exclusive license for the use of CITY Property for recreational purposes; and

**WHEREAS**, on January 22, 2018 the Parties renewed the Original Agreement for an additional one (1) year expiring on September 30<sup>th</sup>, 2018 (the "First Amendment"); and,

**WHEREAS**, the Parties desire to amend Exhibit "A" to include the removal of Chapel Trail Park and Silver Trail Middle while adding Pasadena Park and Walter C. Young Athletic Center for use in conducting their sports programs; and,

**WHEREAS**, the parties seek to extend the agreement for an additional one (1) year expiring on September 30<sup>th</sup>, 2019; and,

**NOW, THEREFORE**, for and in consideration of the mutual covenants and other good and valuable consideration, the Parties hereto agree as follows:

**SECTION 1.** The foregoing "Whereas" clauses are hereby ratified as being true and correct, and incorporated herein.

**SECTION 2.** CITY and LICENSEE hereby agree the Original Agreement, shall be extended for an additional one (1) year expiring on September 30<sup>th</sup>, 2019.

**SECTION 3. Exhibit "A"** of the First Amendment entitled **Use of Property** is hereby amended as follows:

This Exhibit contains the scope and requirements of the activities and field usage under this Agreement with the LICENSEE

The CITY grants to the LICENSEE a non-exclusive license for the use of the Property for the following uses permitted pursuant to this Agreement:

1. Tackle Football
2. Cheerleading
3. Flag Football
4. Miracle League
5. Track & Field
6. Lacrosse
7. Rugby
8. Recreational Baseball
9. Travel Baseball

The CITY shall schedule dates and times for LICENSEE's use at the following Properties as follows subject to the provisions set forth in this Agreement:

Price Park Miracle Fields:

*July 1, 2018- November 18<sup>th</sup>, 2018; July 1<sup>st</sup>, 2019 through September 30<sup>th</sup>, 2019.*

Chapel Trail Park Fields: Fields 1 through 4

*May 1, 2018-May 30, 2018; ~~August 1, 2018-September 30, 2018~~*

*The use of Chapel Trail Park will terminate on May 31<sup>st</sup>, 2018. After May 31<sup>st</sup>, 2018, the LICENSEE shall no longer be authorized to utilize this Park.*

---

Pembroke Shores Park:

*October 1, 2017- November 30, 2017; February 1, 2018-May 12, 2018; August 1, 2018-November 30<sup>th</sup>, 2018; February 1<sup>st</sup>, 2019 through May 12<sup>th</sup>, 2019; August 1<sup>st</sup>, 2019 through September 30<sup>th</sup>, 2019; Exceptions include field usage for games and practices scheduled for Somerset High School Baseball Team.*

Silver Trail Middle School:

*(Use of this field is subject to approval by Broward County School Board)*

*~~October 1, 2017- September 30, 2018~~*



Flanagan High School Stadium:

Fields- (Use of this field is subject to approval by Broward County School Board)  
*January 1, 2018 through July 15, 2018; January 1, 2019 through July 15, 2019*

Pasadena Park:

*July 15<sup>th</sup>, 2018 through November 18<sup>th</sup>, 2018; January 14<sup>th</sup>, 2019 through May 30<sup>th</sup>, 2019; July 15<sup>th</sup>, 2019 through September 30<sup>th</sup>, 2019. Additional uses of this park must be requested and approved in advance*

Walter C Young Athletic Center Football/Soccer Field:

*July 15<sup>th</sup>, 2018 through November 18<sup>th</sup>, 2018; July 15<sup>th</sup>, 2019 through September 30<sup>th</sup>, 2019.*

*LICENSEE agrees that during the year the Parks Division will require two months of field closures per park for rehabilitation and renovation of the fields. The shutdown periods will be coordinated by the Recreation and Cultural Arts Director or his or her designee.*

*The use WCY Athletic Center Soccer/Football Field is a shared use facility. The LICENSEE agrees to accommodate requests to use this facility that come from the Recreation and Cultural Arts Director.*

**SECTION 5.** The Parties agree that in all other respects the Original Agreement, as amended by the First Amendment, shall remain in full force and effect, except as specifically modified herein.

---

**(THE REST OF THE PAGE IS INTENTIONALLY LEFT BLANK)**

IN WITNESS OF THE FOREGOING, the Parties have set their hands and seals the day and year first written above.

CITY:

CITY OF PEMBROKE PINES, FLORIDA

ATTEST:

BY:

CHARLES F. DODGE, CITY MANAGER

M. Graham 4/18/18  
MARLENE GRAHAM, CITY CLERK

APPROVED AS TO FORM:

OFFICE OF THE CITY ATTORNEY



LICENSEE:

OPTIMIST CLUB OF WEST PEMBROKE PINES, INC.

BY:

PRINT NAME:

TITLE:

WITNESSES:

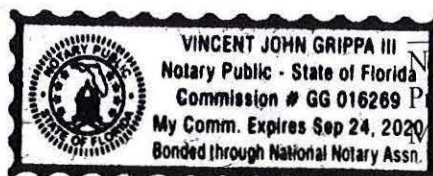
Print Name

Print Name

STATE OF FLORIDA  
COUNTY OF BROWARD

ON THIS 22 day of FEBRUARY, 2018, before me, the undersigned notary public, personally appeared MARIO COSTA, as PRESIDENT of OPTIMIST CLUB OF WEST PEMBROKE PINES, INC. personally known to me or who has produced as identification, and is the person who subscribed to the foregoing instrument and who acknowledged that (s)he executed the same on behalf of said corporation and that (s)he was duly authorized to do so.

IN WITNESS OF THE FOREGOING, I have set my hand and official seal at in the State and County aforesaid on this 22 day of FEBRUARY, 2018.



NOTARY PUBLIC

Print or Type Name VINCENT J. GRIPPA III  
My Commission Expires: 9/20





# City of Pembroke Pines, FL

601 City Center Way  
Pembroke Pines, FL  
33025  
www.ppines.com

## Agenda Request Form

**Agenda Number: 8.**

**File ID:** 18-0642

**Type:** Agreements/Contracts

**Status:** Passed

**Version:** 1

**Agenda  
Section:**

**In Control:** City Commission

**File Created:** 06/12/2018

**Short Title:** Contract Database Report

**Final Action:** 06/20/2018

**Title:** MOTION TO APPROVE THE DEPARTMENT RECOMMENDATIONS FOR THE FOLLOWING ITEM LISTED ON THE CONTRACT DATABASE REPORT:

- (A) DR. STEVEN H. KATZ, MD, FACEP, EMT - MEDICAL DIRECTOR (INTERIM)
- (B) CITY OF HOLLYWOOD - LEASE OF FIRE STATION 33
- (C) OPTIMIST CLUB OF PEMBROKE LAKES FLORIDA, INC. - FACILITY USE AGREEMENT
- (D) PEMBROKE PINES GIRLS SOFTBALL, INC. - FACILITY USE AGREEMENT
- (E) PEMBROKE PINES OPTIMIST CLUB, INC. - FACILITY USE AGREEMENT
- (F) WEST PINES GIRLS SOFTBALL, INC. - FACILITY USE AGREEMENT

**\*Agenda Date:** 06/20/2018

**Agenda Number:** 8.

### Internal Notes:

**Attachments:** 1. Contract Database Report, 2. Dr. Steven H. Katz - Medical Director Interim (ALL BACKUP), 3. City of Hollywood - Lease of Fire Station 33 (ALL BACKUP), 4. Optimist Club of Pembroke Lakes Florida - Facility Use Agreement (ALL BACKUP), 5. Pembroke Pines Girls Softball, Inc. - Agreement (ALL BACKUP), 6. Pembroke Pines Optimist Club, Inc. - Facility Use Agreement (ALL BACKUP), 7. West Pines Girls Softball - Facility Use Agreement (ALL BACKUP), 8. Optimist Fees FY 2017-2018

1 City Commission 06/20/2018 approve

Pass

**Action Text:** A motion was made to approve on the Consent Agenda

MOTION TO APPROVE THE DEPARTMENT RECOMMENDATIONS FOR THE FOLLOWING ITEM LISTED ON THE CONTRACT DATABASE REPORT:

- (A) DR. STEVEN H. KATZ, MD, FACEP, EMT - MEDICAL DIRECTOR (INTERIM)
- (B) CITY OF HOLLYWOOD - LEASE OF FIRE STATION 33

- (C) OPTIMIST CLUB OF PEMBROKE LAKES FLORIDA, INC. - FACILITY USE AGREEMENT
- (D) PEMBROKE PINES GIRLS SOFTBALL, INC. - FACILITY USE AGREEMENT
- (E) PEMBROKE PINES OPTIMIST CLUB, INC. - FACILITY USE AGREEMENT
- (F) WEST PINES GIRLS SOFTBALL, INC. - FACILITY USE AGREEMENT

#### **SUMMARY EXPLANATION AND BACKGROUND:**

1. Pursuant to Section 35.29(F) "City Commission notification" of the City's Code of Ordinances, "The City Manager, or his or her designee, shall notify the Commission, in writing, at least three months in advance of the expiration, renewal, automatic renewal or extension date, and shall provide a copy of the contract or agreement and a vendor performance report card for the contract or agreement to the City Commission."
2. On May 17, 2017, Commission approved the motion to place all contracts from the Contract Database Reports on consent agendas as they come up for contractual term renewal so that City Commission affirms directions to administration whether to renew or to go out to bid.
3. The Agreements shown below are listed on the June 2018 Contract Database Report, and based on the 90 day requirement, these Agreements are being presented to Commission for approval.

#### **(A) Dr. Steven H. Katz, MD, FACEP, EMT - Medical Director (Interim)**

1. On June 19, 2013, the City Commission approved to enter into an Interim Medical Director Agreement with Dr. Steven H. Katz, MD, FACEP, EMT in the event that the current Medical Director can no longer provide that service.
2. Pursuant to Section 2 of the agreement, the City employs the Interim Medical Director for a one month period commencing on the date of revocation of the current Medical Director's license, whereby execution of this agreement shall be performed as soon as possible thereafter by the parties. After the first month period, this agreement shall automatically renew for subsequent one month terms unless terminated.
3. To date, the agreement has had one (1) amendment, which amended Section 12 of the Original Agreement. The amendment includes a 5% pay increase to the Interim Medical Director in the event their services are needed.
4. This agreement would not need to be brought to Commission for review; however, it is being presented because it coincides with the Medical Director's Agreement that was approved for renewal on the June 6, 2018 commission meeting.
5. The Fire Department recommends that the City continues to utilize Steven H. Katz as the Interim Medical Director.

#### **(B) City of Hollywood - Lease of Fire Station 33**

1. On November 12, 2015, the City Commission approved to enter into a License to Use Agreement with the City of Hollywood for an approximate two (2) year period commencing December 23, 2015 and expiring October 1, 2017.

2. This License to Use Agreement is for the City of Hollywood to utilize Fire Station 33 to continue to provide service to the residents located in the west part of their City.
3. Pursuant to Section 3 of the Original Agreement, the agreement may be renewed by the City, at the discretion of the City Manager, for successive one (1) year periods.
4. The Fire Department recommends that the City amend the agreement for an additional one (1) year renewal term, commencing on October 1, 2018 and expiring September 30, 2019, as allowed by the agreement.

**(C) Optimist Club of Pembroke Lakes Florida - Facility Use Agreement**

1. On December 14, 2016, the City Commission approved to enter a Facility Use Agreement with The Optimist Club of Pembroke Lakes Florida, Inc. for an approximate nine (9) month period commencing January 1, 2017 and expiring September 30, 2017.
2. This Facility Use Agreement grants the Optimist Club of Pembroke Lakes, Inc. a non-exclusive license for the use of Flamingo Park Fields 1-11 for Travel Baseball, Recreation Baseball, Travel Softball and Recreation Softball.
3. Pursuant to Section 2.2 of the Original Agreement, the agreement may be renewed for additional one (1) year terms upon mutual consent, evidenced by a written amendment.
4. To date, the agreement has had one (1) amendment, which included a one (1) year renewal that extended the term of the agreement to September 30, 2018.
5. The First Amendment also included the addition Walnut Creek Park Fields 1-3 from January 15, 2018 - May 15, 2018.
6. The Recreation and Cultural Arts Department recommends that the City amend the agreement for an additional one (1) year term, commencing on October 1, 2018 and expiring on September 30, 2019, as allowed by the Agreement.

**(D) Pembroke Pines Girls Softball, Inc. - Facility Use Agreement**

1. On December 14, 2016, the City Commission approved to enter into a Facility Use Agreement with Pembroke Pines Girls Softball, Inc. for an approximate nine (9) month period commencing on January 1, 2017 and expiring on September 30, 2017.
2. This Facility Use Agreement grants Pembroke Pines Girls Softball, Inc. a non-inclusive license for the use of Fletcher Park Fields 1-3 for Travel Softball and Recreational Softball.
3. Pursuant to Section 2.2 of the Original Agreement, the agreement may be renewed for additional one (1) year terms upon mutual consent, evidenced by a written Amendment.
4. To date, the agreement has had one (1) amendment, which included a one (1) year renewal

that extended the term of the agreement to September 30, 2018.

5. The Recreation and Cultural Arts Department recommends that the City amend the agreement for an additional one (1) year term, commencing on October 1, 2018 and expiring on September 30, 2019, as allowed by the Agreement.

**(E) Pembroke Pines Optimist Club, Inc. - Facility Use Agreement**

1. On December 14, 2016, the City Commission approved to enter into a Facility Use Agreement with Pembroke Pines Optimist Club, Inc. for an approximate nine (9) month period commencing on January 1, 2017, and expiring on September 30, 2017.

2. This Facility Use Agreement grants the Pembroke Pines Optimist Club, Inc. a non-exclusive license for the use of Pines Recreation Park and Maxwell Park for Travel Baseball, Recreational Baseball, Tackle Football, Cheerleading, Travel Soccer and Recreational Soccer.

3. Pursuant to Section 2.2 of the Original Agreement, the agreement may be renewed for additional one (1) year terms upon mutual consent, evidenced by a written Amendment.

4. To date, the agreement has had one (1) amendment, which included a one (1) year renewal that extended the term of the agreement to September 30, 2018.

5. The Recreation and Cultural Arts Department recommends that the City amend the agreement for an additional one (1) year term, commencing on October 1, 2018 and expiring on September 30, 2019, as allowed by the Agreement.

**(F) West Pines Girls Softball, Inc. - Facility Use Agreement**

1. On December 14, 2016, the City Commission approved to enter into a Facility Use Agreement with West Pines Girls Softball, Inc. for an approximate nine (9) month period commencing on January 1, 2017, and expiring on September 30, 2017.

2. This Facility Use Agreement grants the West Pines Girls Softball, Inc. a non-exclusive license for the use of Silver Lakes South Fields 1-3 for Travel Softball and Recreational Softball.

3. Pursuant to Section 2.2 of the Original Agreement, the agreement may be renewed for additional one (1) year terms upon mutual consent, evidenced by a written Amendment.

4. To date, the agreement has had one (1) amendment, which included a one (1) year renewal that extended the term of the agreement to September 30, 2018.

5. The Recreation and Cultural Arts Department recommends that the City amend the agreement for an additional one (1) year term, commencing on October 1, 2018 and expiring on September 30, 2019, as allowed by the Agreement.



**THIRD AMENDMENT TO FACILITY USE AGREEMENT  
BETWEEN THE CITY OF PEMBROKE PINES AND  
OPTIMIST CLUB OF WEST PEMBROKE PINES, INC.**

**THIS AGREEMENT ("Agreement")**, dated this 18<sup>th</sup> day of September, 2019, by and between:

**THE CITY OF PEMBROKE PINES**, a municipal corporation organized and operating under the laws of the State of Florida, with an address of 601 City Center Way, Pembroke Pines, FL 33025, hereinafter referred to as "CITY",

and

**OPTIMIST CLUB OF WEST PEMBROKE PINES, INC.**, a not for profit, corporation authorized to do business in the State of Florida, with a business address of 1500 SW 98<sup>th</sup> Avenue, Pembroke Pines, FL 33025, hereinafter referred to as "LICENSEE". "CITY" and "LICENSEE" may hereafter be collectively referred to as the "Parties".

**WHEREAS**, on **February 15, 2017**, the CITY and LICENSEE entered into a Facility use Agreement ("Original Agreement") expiring on **September 30, 2017**; and,

**WHEREAS**, the Original Agreement authorized the renewal of the Agreement at the expiration of the initial term, for additional one (1) year terms evidenced by a written amendment; and,

**WHEREAS**, on **April 16, 2018**, the Parties executed the First Amendment to the Original Agreement to renew the Original Agreement for one (1) year which expired on **September 30, 2018**; and,

**WHEREAS**, on **April 18, 2018**, the Parties executed the Second Amendment to the Original Agreement, as amended, to extend the term for an additional one (1) year term, expiring on **September 30, 2019** and to amended **Exhibit "A"** by replacing the locations of Chapel Trail Park and Silver Trail Middle locations with Pasadena Park and Walter C. Young Athletic Center for the use of sports programs; and,

**WHEREAS**, to date the Parties have been satisfied with the performance and execution of the Agreement, and desire to amend the Original Agreement and renew the terms of their contractual relationship as set forth herein; and,

**WHEREAS**, the Parties desire to amend **Exhibit "A"** of the Original Agreement, as amended, to allow for change of the field usage dates; and,

**WHEREAS**, the Parties further desire to amend the Original Agreement, as amended, to update the Public Records Provision; and,



**WHEREAS**, the Parties further desire to execute the third **one (1) year renewal** option and amend the Original Agreement, as amended, in accordance with the terms and conditions set forth herein.

**W I T N E S S E T H**

**NOW, THEREFORE**, for and in consideration of the sum of the mutual covenants and other good and valuable consideration, the receipt of which are hereby acknowledged, the Parties hereto agree as follows:

**SECTION 1.** The recitations set forth in the above "WHEREAS" clauses are true and correct and incorporated herein by this reference.

**SECTION 2.** Exhibit "A" of the Original Agreement entitled **Use of Property** is hereby amended as follows:

This Exhibit contains the scope and requirements of the activities and field usage under this Agreement with the LICENSEE

The CITY grants to the LICENSEE a non-exclusive license for the use of the Property for the following uses permitted pursuant to this Agreement:

1. Tackle Football
2. Cheerleading
3. Flag Football
4. Miracle League
5. Track & Field
6. Lacrosse
7. Rugby
8. Recreational Baseball
9. Travel Baseball

The CITY shall schedule dates and times for LICENSEE's use at the following Properties as follows subject to the provisions set forth in this Agreement:

**Price Park Miracle Fields:**

July 1, 2019- November 18, 2019; July 1, 2020 through September 30, 2020.

**Pembroke Shores Park:**

October 1, 2019-November 30, 2019; February 1, 2020-May 12, 2020; August 1, 2020-September 30, 2020; *Exceptions include field usage for games and practices scheduled for Somerset High School Baseball Team.*

**Flanagan High School Stadium:**

*Fields- (Use of this field is subject to approval by Broward County School Board)*  
January 1, 2020 through July 15, 2020.



Pasadena Park:

July 15, 2019 through September 30, 2020. *Additional uses of this park must be requested and approved in advance*

Walter C. Young Athletic Center Football/Soccer Field:

July 15, 2019 through September 30, 2020.

LICENSEE agrees that during the year the Parks Division will require two months of field closures per park for rehabilitation and renovation of the fields. The shutdown periods will be coordinated by the Recreation and Cultural Arts Director or his or her designee.

The use WCY Athletic Center Soccer/Football Field is a shared use facility. The LICENSEE agrees to accommodate requests to use this facility that come from the Recreation and Cultural Arts Director.

**SECTION 3.** In order for the CITY to comply with Chapter 119 of the Florida Statutes, **Article 12** entitled “**Public Records**” is hereby repealed and replaced as follows:

12.1 The City of Pembroke Pines is public agency subject to Chapter 119, Florida Statutes. The LICENSEE shall comply with Florida’s Public Records Law. Specifically, the LICENSEE shall:

12.1.1 Keep and maintain public records required by the CITY to perform the service;

12.1.2 Upon request from the CITY’s custodian of public records, provide the CITY with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law;

12.1.3 Ensure that public records that are exempt or that are confidential and exempt from public record disclosure requirements are not disclosed except as authorized by law for the duration of the Agreement term and, following completion of the Agreement, LICENSEE shall destroy all copies of such confidential and exempt records remaining in its possession after the LICENSEE transfers the records in its possession to the CITY; and

12.1.4 Upon completion of the Agreement, LICENSEE shall transfer to the CITY, at no cost to the CITY, all public records in LICENSEE’s possession. All records stored electronically by the LICENSEE must be provided to the CITY, upon request from the CITY’s custodian of public records, in a format that is compatible with the information technology systems of the CITY.

12.2 The failure of LICENSEE to comply with the provisions set forth in this Article shall constitute a Default and Breach of this Agreement, for which, the CITY may terminate the Agreement in accordance with the terms herein.

**IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO**



**THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS  
RELATING TO THIS AGREEMENT, CONTACT THE  
CUSTODIAN OF PUBLIC RECORDS AT:**

**CITY CLERK  
601 CITY CENTER WAY, 4<sup>th</sup> FLOOR  
PEMBROKE PINES, FL 33025  
(954) 450-1050  
[mgraham@ppines.com](mailto:mgraham@ppines.com)**

**SECTION 4.** The Original Agreement, as amended, is hereby renewed for the **third one (1) year** renewal period commencing on **October 1, 2019** and terminating on **September 30, 2020**.

**SECTION 5.** In the event of any conflict or ambiguity by and between the terms and provisions of this Third Amendment, the Second Amendment, the First Amendment, and the Original Agreement, as amended, the terms and provisions of this Third Amendment shall control to the extent of any such conflict or ambiguity.

**SECTION 6.** The Parties agree that in all other respects the Original Agreement, as amended by this Third Amendment, the Second Amendment, and the First Amendment shall remain in full force and effect, except as specifically modified herein.

**SECTION 7.** Each Exhibit referred to in the Original Agreement, as amended, except as repealed herein, forms an essential part of this Agreement. The exhibits, if not physically attached, should be treated as part of this Agreement and are incorporated herein by reference.

**THE REMAINDER OF THIS PAGE  
HAS BEEN INTENTIONALLY LEFT BLANK**





IN WITNESS OF THE FOREGOING, the Parties have set their hands and seals the day and year first written above.

ATTEST:

CITY:

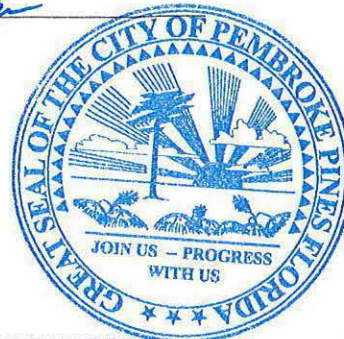
CITY OF PEMBROKE PINES

MARLENE D. GRAHAM,  
CITY CLERK

BY: Charles F. Dodge  
CHARLES F. DODGE  
CITY MANAGER

APPROVED AS TO FORM

Julie Klahr 6/29/2020  
OFFICE OF THE CITY ATTORNEY



WITNESSES

LICENSEE:

OPTIMIST CLUB OF WEST PEMBROKE  
PINES, INC.

BY: Mario Costa  
Print Name: Mario Costa  
Title: President

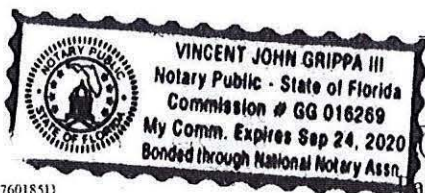
Print Name

Print Name

STATE OF FLORIDA  
) ss:  
COUNTY OF BROWARD

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgments, personally appeared MARIO COSTA as PRESIDENT of **OPTIMIST CLUB OF WEST PEMBROKE PINES, INC.**, an organization authorized to conduct business in the State of Florida, and acknowledged execution of the foregoing Agreement as the proper official of **OPTIMIST CLUB OF WEST PEMBROKE PINES, INC.**, for the use and purposes mentioned in it and affixed the official seal of the corporation, and that the instrument is the act and deed of that corporation.

IN WITNESS OF THE FOREGOING, I have set my hand and official seal at in the State and County aforesaid on this 5 day of SEPTEMBER, 2019.



NOTARY PUBLIC

VINCENT J. GRIPPA III

(Name of Notary Typed, Printed or Stamped)



# City of Pembroke Pines, FL

601 City Center Way  
Pembroke Pines, FL  
33025  
www.ppines.com

## Agenda Request Form

**Agenda Number: 11.**

**File ID:** 19-1054

**Type:** Agreements/Contracts

**Status:** Passed

**Version:** 1

**Agenda  
Section:**

**In Control:** City Commission

**File Created:** 08/26/2019

**Short Title:** Contracts Database Report-September 2019

**Final Action:** 09/18/2019

**Title:** MOTION TO APPROVE THE DEPARTMENT RECOMMENDATIONS FOR THE FOLLOWING ITEMS LISTED ON THE CONTRACTS DATABASE REPORT:

**(A) Optimist Club of Pembroke Lakes, Florida, Inc. - Facility Use Agreement**

**(B) Optimist Club of West Pembroke Pines, Inc. - Facility Use Agreement**

**(C) Pembroke Pines Girls Softball, Inc. - Facility Use Agreement**

**(D) Pembroke Pines Optimist Club, Inc. - Facility Use Agreement**

**(E) West Pines Girls Softball, Inc. - Facility Use Agreement**

**\*Agenda Date:** 09/18/2019

**Agenda Number:** 11.

### Internal Notes:

**Attachments:** 1. Contract Database Report - September 18, 2019, 2. Optimist Club of Pembroke Lakes (PLO) (3rd Amendment & All Backup), 3. Optimist Club of West Pembroke Pines (WPPO) (3rd Amendment & All Backup), 4. Pembroke Pines Girls Softball (PPGS) (3rd Amendment & All Backup), 5. Pembroke Pines Optimist Club (PPO) (3rd Amendment & All Backup), 6. West Pines Girls Softball (WPGS) (3rd Amendment & All Backup)

1	City Commission	09/18/2019	approve	Pass
<b>Action Text:</b> A motion was made to approve on the Consent Agenda				
Aye: - 4 Mayor Ortis, Vice Mayor Schwartz, Commissioner Siple, and Commissioner Good Jr.				
Nay: - 0				
Absent: - 1 Commissioner Castillo				

## SUMMARY EXPLANATION AND BACKGROUND:

1. Pursuant to Section 35.29(F) "City Commission notification" of the City's Code of Ordinances, "The City Manager, or his or her designee, shall notify the Commission, in writing, at least three months in advance of the expiration, renewal, automatic renewal or extension date, and shall provide a copy of the contract or agreement and a vendor performance report card for the contract or agreement to the City Commission."
2. On May 17, 2017, Commission approved the motion to place all contracts from the Contract Database Reports on consent agendas as they come up for contractual term renewal so that City Commission affirms directions to administration whether to renew or to go out to bid.
3. The Agreements shown below are listed on the Contracts Database Reports for renewal.

### (A) Optimist Club of Pembroke Lakes, Florida, Inc. - Facility Use Agreement

1. The Optimist Club of Pembroke Lakes, Florida, Inc. leases Flamingo Park Fields 1-11 from the City to provide youth recreational and travel baseball and softball programs for residents.
2. On February 6, 2016, the City entered into a Facility Lease Agreement with the Optimist Club of Pembroke Lakes, Florida, Inc., for an initial nine (9) month period, expiring September 30, 2017.
3. Section 2.2 of the Original Agreement allows for additional one (1) year renewals, evidenced by a written Amendment.
4. On January 23, 2018 the City executed the First Amendment to renew the terms for an additional year, as allowed by the agreement, and amended Exhibit "A" to grant the LICENSEE with a non-exclusive license for the use of the Property to allow for change of the field usage dates.
5. On February 6, 2019 the City executed the Second Amendment to renew the terms for an additional one (1) year term commencing on October 1, 2018 and terminating on September 30, 2019.
6. The Recreation and Cultural Arts Department recommends that the City Commission approve the Third Amendment for the second one (1) year renewal term commencing on October 1, 2019 and terminating on September 30, 2020, as allowed by the agreement.

## FINANCIAL IMPACT DETAIL:

- a) **Renewal Cost:** None
- b) **Amount budgeted for this item in Account No:** 1-347225-7001 and 1-347565-7001.
- c) **Source of funding for difference, if not fully budgeted:** Not Applicable.
- d) **5 year projection of the operational cost of the project** Not Applicable

		Year 1	Year 2	Year 3	Year 4	Year 5
Revenues	\$26,285.00	\$ .00	\$ .00	\$ .00	\$ .00	

Expenditures	\$ .00	\$ .00	\$ .00	\$ .00	\$ .00
Net Cost	\$ .00	\$ .00	\$ .00	\$ .00	\$ .00

e) **Detail of additional staff requirements:** Not Applicable

## SUMMARY EXPLANATION AND BACKGROUND

### (B) Optimist Club of West Pembroke Pines, Inc. - Facility Use Agreement

1. The Optimist Club of West Pembroke Pines, Inc. leases property from the City to provide youth football and cheerleading, recreational and travel baseball, youth track, and Miracle League Baseball programs for residents.
2. On February 15, 2017, the City entered into a Facility Lease Agreement with the Optimist Club of West Pembroke Pines, Inc., for an initial nine (9) month period, expiring September 30, 2017.
3. Section 2.2 of the Original Agreement allows for additional one (1) year renewals, evidenced by a written Amendment.
4. On April 16, 2018 the City executed the First Amendment to renew the terms for an additional year, as allowed by the agreement and amended Exhibit "A" to grant the LICENSEE with a non-exclusive license for the use of the Property and to allow for change of the field usage dates.
5. On April 18, 2018 the City executed the Second Amendment to renew the terms for an additional one (1) year term commencing on October 1, 2018 and terminating on September 30, 2019, as allowed by the agreement, and amended Exhibit "A" by replacing the locations of Chapel Trail Park and Silver Trail Middle locations with Pasadena Park and Walter C. Young Athletic Center for the use of sports programs.
6. The Recreation and Cultural Arts Department recommends that the City Commission approve the Third Amendment for the second one (1) year renewal term commencing on October 1, 2019 and terminating on September 30, 2020, as allowed by the agreement.

## FINANCIAL IMPACT DETAIL:

- a) **Renewal Cost:** None
- b) **Amount budgeted for this item in Account No:** 1-347225-7001 and 1-347565-7001.
- c) **Source of funding for difference, if not fully budgeted:** Not Applicable.
- d) **5 year projection of the operational cost of the project** Not Applicable

		Year 1	Year 2	Year 3	Year 4	Year 5
Revenues	\$33,550.00	\$ .00	\$ .00	\$ .00	\$ .00	\$ .00
Expenditures	\$ .00	\$ .00	\$ .00	\$ .00	\$ .00	\$ .00
Net Cost	\$ .00	\$ .00	\$ .00	\$ .00	\$ .00	\$ .00

e) **Detail of additional staff requirements:** Not Applicable

## SUMMARY EXPLANATION AND BACKGROUND

### (C) Pembroke Pines Girls Softball, Inc. - Facility Use Agreement

1. Pembroke Pines Girls Softball, Inc. leases Fletcher Park Fields 1-3 from the City to provide travel softball and recreational softball for residents.
2. On January 31, 2017, the City entered into a Facility Lease Agreement with Pembroke Pines Girls Softball, Inc., for an initial nine (9) month period, expiring September 30, 2017.
3. Section 2.2 of the Original Agreement allows for additional one (1) year renewals, evidenced by a written Amendment.
4. On October 19, 2017 the City executed the First Amendment to renew the terms for an additional year, as allowed by the agreement and amended Exhibit "A" to grant the LICENSEE with a non-exclusive license for the use of the Property and to allow for change of the field usage dates.
5. On October 4, 2018 the City executed the Second Amendment to renew the terms for an additional one (1) year term commencing on October 1, 2018 and terminating on September 30, 2019, as allowed by the agreement, and amended Exhibit "A" to allow for change of field usage dates at the Fletcher Park Fields 1 through 3.
6. The Recreation and Cultural Arts Department recommends that the City Commission approve the Third Amendment for the second one (1) year renewal term commencing on October 1, 2019 and terminating on September 30, 2020, as allowed by the agreement.

### FINANCIAL IMPACT DETAIL:

- a) **Renewal Cost:** None
- b) **Amount budgeted for this item in Account No:** 1-347225-7001 and 1-347565-7001.
- c) **Source of funding for difference, if not fully budgeted:** Not Applicable.
- d) **5 year projection of the operational cost of the project** Not Applicable

		Year 1	Year 2	Year 3	Year 4	Year 5
Revenues	\$3,160.00	\$0.00	\$0.00	\$0.00	\$0.00	
Expenditures	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Net Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	

- e) **Detail of additional staff requirements:** Not Applicable

## SUMMARY EXPLANATION AND BACKGROUND

### (D) Pembroke Pines Optimist Club, Inc. - Facility Use Agreement

1. Pembroke Pines Optimist Club, Inc. leases Pines Recreation Park and Maxwell Park from the City to provide Travel Baseball, Recreational Baseball, Tackle Football, Cheerleading,

Travel Soccer and Recreational Soccer programs for residents.

2. On January 31, 2017, the City entered into a Facility Lease Agreement with Pembroke Pines Optimist Club, Inc., for an initial nine (9) month period, expiring September 30, 2017.
3. Section 2.2 of the Original Agreement allows for additional one (1) year renewals, evidenced by a written Amendment.
4. On October 10, 2017, the City executed the First Amendment to renew the terms for an additional year, as allowed by the agreement and amended Exhibit "A" to grant the LICENSEE with a non-exclusive license for the use of the Property and to allow for change of the field usage dates.
5. On November 7, 2018, the City executed the Second Amendment to renew the terms for an additional one (1) year term commencing on October 1, 2018 and terminating on September 30, 2019, as allowed by the agreement, and amended Exhibit "A" to allow for change of field usage dates at the Pines Recreation Park and Maxwell Park.
6. The Recreation and Cultural Arts Department recommends that the City Commission approve the Third Amendment for the second one (1) year renewal term commencing on October 1, 2019 and terminating on September 30, 2020, as allowed by the agreement.

#### FINANCIAL IMPACT DETAIL:

- a) **Renewal Cost:** None
- b) **Amount budgeted for this item in Account No:** 1-347225-7001 and 1-347565-7001.
- c) **Source of funding for difference, if not fully budgeted:** Not Applicable.
- d) **5 year projection of the operational cost of the project** Not Applicable

		Year 1	Year 2	Year 3	Year 4	Year 5
Revenues	\$17,060.00	\$ .00	\$ .00	\$ .00	\$ .00	
Expenditures	\$ .00	\$ .00	\$ .00	\$ .00	\$ .00	
Net Cost	\$ .00	\$ .00	\$ .00	\$ .00	\$ .00	

- e) **Detail of additional staff requirements:** Not Applicable

#### SUMMARY EXPLANATION AND BACKGROUND

##### (E) West Pines Girls Softball, Inc. - Facility Use Agreement

1. West Pines Girls Softball, Inc. leases Silver Lakes South Fields 1-3 from the City to provide Travel Softball and Recreational Softball programs for residents.
2. On January 31, 2017, the City entered into a Facility Lease Agreement with West Pines Girls Softball, Inc., for an initial nine (9) month period, expiring September 30, 2017.
3. Section 2.2 of the Original Agreement allows for additional one (1) year renewals, evidenced by a written Amendment.
4. On October 25, 2017, the City executed the First Amendment to renew the terms for an additional year, as allowed by the agreement and amended Exhibit "A" to grant the LICENSEE

with a non-exclusive license for the use of the Property and to allow for change of the field usage dates.

5. On November 6, 2018, the City executed the Second Amendment to renew the terms for an additional one (1) year term commencing on October 1, 2018 and terminating on September 30, 2019, as allowed by the agreement, and amended Exhibit "A" to allow for change of field usage dates at the Silver Lakes South Fields 1 through 3.

6. The Recreation and Cultural Arts Department recommends that the City Commission approve the Third Amendment for the second one (1) year renewal term commencing on October 1, 2019 and terminating on September 30, 2020, as allowed by the agreement.

**FINANCIAL IMPACT DETAIL:**

- a) **Renewal Cost:** None
- b) **Amount budgeted for this item in Account No:** 1-347225-7001 and 1-347565-7001.
- c) **Source of funding for difference, if not fully budgeted:** Not Applicable.
- d) **5 year projection of the operational cost of the project** Not Applicable

		Year 1	Year 2	Year 3	Year 4	Year 5
Revenues	\$16,320.00	\$ .00	\$ .00	\$ .00	\$ .00	
Expenditures	\$ .00	\$ .00	\$ .00	\$ .00	\$ .00	
Net Cost	\$ .00	\$ .00	\$ .00	\$ .00	\$ .00	

- e) **Detail of additional staff requirements:** Not Applicable