

**City of Coral Gables City Commission Meeting**  
**Agenda Item E-4**  
**June 10, 2025**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Vince Lago**  
**Vice Mayor Rhonda Anderson**  
**Commissioner Melissa Castro**  
**Commissioner Ariel Fernandez**  
**Commissioner Richard D. Lara**

**City Staff**

**City Attorney, Cristina Suárez**  
**City Manager, Peter Iglesias**  
**City Clerk, Billy Urquia**  
**Deputy City Clerk, Yolande Davis**  
**Deputy City Manager, Joe Gomez**  
**Assistant City Manager, Carolina Vester**  
**Parks and Recreation Director, Fred Couceyro**

**Public Speaker(s)**

**Maria Cruz**

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**Agenda Item E-4 [10:18 a.m.]**

An Ordinance of the City Commission approving a purchase and sale agreement to include certain key terms with Eugenia S. Schmid, as trustee of the Eugenia S. Schmid Declaration of Trust dated August 7, 1998 for the purchase of an undeveloped parcel of land located at 1031 Valencia Avenue; waiving certain requirements pursuant to Section 2-1089 of Division 12 of the Procurement Code; providing for a severability clause and providing for an effective date. (Sponsored by Mayor Lago)

Mayor Lago: Moving onto E-5 – E-4, excuse me.

City Attorney Suarez: E-4 is an Ordinance of the City Commission approving a purchase and sale agreement to include certain key terms with Eugenia S. Schmid, as trustee of the Eugenia S.

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Schmid Declaration of Trust dated August 7, 1998 for the purchase of an undeveloped parcel of land located at 1031 Valencia Avenue; waiving certain requirements pursuant to Section 2-1089 of Division 12 of the Procurement Code; providing for a severability clause and providing for an effective date. This item requires a four-fifth vote. The key change, Mayor, Commissioners, between first and second reading, which really isn't a change, but we do now have a fully negotiated and executed by the seller purchase and sale agreement that has been included with the item.

Mayor Lago: Thank you. Mr. Clerk, do you have any public comment.

City Clerk Urquia: Yes, Mr. Mayor. Mrs. Maria Cruz.

Mrs. Cruz: Mrs. Maria Cruz, 1447 Miller Road. I have several questions about this item. If I remember correctly, last time this item came up on the first hearing, I guess, Commissioner Fernandez questioned how come the neighbors were not included in the discussion and I believe the answer whether clearly or somehow stated was that this was such an important thing that we didn't want people to know ahead of time, because then they could interfere with that, you know, not a very good answer. Transparency is what the residents of this city expect and I went back and I even looked at one item similar to this where the city was involved in buying property, if I remember correctly, Old Cutler, around Coco Plum or thereabouts, for a firehouse, and it came to this body, because the idea was that we were going to pay more than was the price. Whether it had been appraised or not, you know, there was some discussion of that, and this body decided not to do it because it was way more than what was the value of the property. So, I have an issue with, and I requested everything, so I have the appraisals. I don't see one letter, one comment from anybody near it that thinks it's a good idea or a bad idea. I don't think the neighbors have been appraised, now it's open, because you know we discussed it here, so there is no reason to keep it a secret, so why were the neighbors not approached; and number two, why it took – it was so hard for me, not because it was hard to get the item, but to see the other items attached because that was never discussed. The appraisals were never discussed here, and I listened to the whole video. So, you know, transparency, transparency, transparency, only what concerns the rest of you. The Mayor doesn't have to have transparency.

Vice Mayor Anderson: I'll move it.

Mayor Lago: Mr. Clerk, do you have any further public comment.

City Clerk Urquia: No, Mr. Mayor.

Mayor Lago: Alright. I'll entertain a motion.

Vice Mayor Anderson: I'll move it.

Commissioner Lara: Second.

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Mayor Lago: Comments from the Commission. Madam Vice Mayor.

Vice Mayor Anderson: I had the great opportunity to meet with the neighbors because they came to see me about the dog park, and I discussed the possibility that this piece of property may be acquired, and they were thrilled. Okay. We'll go through the same process as we do with every city property that we either turn into a park use or otherwise. They did voice their opinion to me as to what they would like to have there but allow to go through the regular process for them. Thank you. Thank you, Mayor, for moving forward on this.

Mayor Lago: Commissioner Lara.

Commissioner Lara: I'm looking forward to the support of the Commission on the acquisition of what I think is going to be a beautiful piece of property to expand our park space in an already particularly trafficked and enjoyed Salvadore Park.

Mayor Lago: Commissioner.

Commissioner Castro: Last Commission meeting I voted yes, because I was very excited in acquiring more green space and I recognize the value of open land in our community. However, while I support that, I don't support the fact that there was no transparency in the amount of the appraisals that came in for this property. Let me go ahead and reiterate that, because even going through all the documentation that was attached, I still couldn't find them until I really, really had to ask people. The two city independent appraisals came in at \$2.63 million; the second appraisal came in at \$2.9 (million); the seller's own appraisal came in at \$2.8 (million); and the negotiated value, the negotiated price, purchase price is \$3.1 (million), that's 200 to 470 higher than all three appraisals, and that represents 18 percent over the lowest appraisal price. And I think it's our duty and our responsibility as a body, fiscal responsibility and transparency and I'm sorry, but in this item, it was so rushed that there was none. There is still none. Through all the documents attached, nowhere does it say what the appraised value or the three appraisals were, which for me is very dishonest. Additionally, this contract appears to have been finalized without going through any boards – that if it was a good price, I would have been okay with it, but this is an additional barrier. Even though these funds come from impact fees, they are still public dollars, and it is our responsibility to go ahead and use these dollars as fair as possible. For that reason, I will be voting no this time around.

Mayor Lago: Commissioner.

Commissioner Fernandez: I still stand by my voting against this last time. Knowing now, I wasn't aware of the appraised values, it's something that I have been against in the past. The city should never pay above appraised value for property. If there is a way to renegotiate this and bring it back to what the appraisals are, I'd be happy to reconsider my vote, but I'm a no vote again.

Mayor Lago: Yes Vice Mayor.

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Vice Mayor Anderson: Former City Manager Parjus did discuss the appraised values with me several times as a member of the Commission. I would expect that he would have discussed those with you as well and how the negotiations went back and forth, and back and forth, and back and forth. So, I guess that would be something you would have to take up with him.

Mayor Lago: Madam ACM, Mr. DCM, will you please join us. Madam ACM will you join us also, please. Both of you have been here through the last two City Managers. You were here when this was discussed.

Deputy City Manager Gomez: Yes sir.

Mayor Lago: You were copied on emails. You were involved in negotiations. For the record, we're obviously not going to buy this property, it's perfectly fine with me. Will you put on the record, because the word is transparency and all kinds of things like that. Will you explain how the process went.

Deputy City Manager Gomez: Yes sir.

Mayor Lago: And how it was achieved and the negotiations and where we're at today.

Deputy City Manager Gomez: Yes sir. Sir, I'd be happy too. As the Vice Mayor pointed out, when former City Manager Alberto Parjus was here, once we received, we had the three appraisals it was a decision to go ahead and offer \$3 million at that time, based on the highest appraised value which was \$2.93 (million) or thereabouts. At that point, the seller came back and said that their price was \$3.2 (million). We had a change, I was the Acting City Manager during that period, and I made the final decision to offer \$3.1 (million) as firm and final and we would walk away if we couldn't reach the agreement and the seller accepted.

Mayor Lago: You were the Parks Assistant Director. We have talked over the last ten years about the status of this park.

Assistant City Manager Vester: Correct.

Mayor Lago: About the opportunity to one day hopefully expand this park due the situation that we have with parking, that we have with scope, that we want to increase in this area of necessity, because either one day we are going to buy this piece of property or the school is going to buy this piece of property, one or the other, at the end of the day.

Assistant City Manager Vester: Yes. This is not the first time...

Mayor Lago: That's the way I foresee it; that's the way I foresee it, and I think that we, on multiple, we probably have had a dozen, two dozen conversations about this. What is your opinion, having been in the Parks Department and now the ACM, what is your opinion on this property, that park, and whether we're making the right decision.

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Assistant City Manager Vester: So just historically, this is not the first time that property comes to the city or the Parks Department. It was brought up at the Parks Advisory Board, multiple conversations as a future expansion of the park. When we renovated the park, it's like a double-edged sword, we made a very successful park, but it is a very tight and used park, so there's always been a discussion and a need to find property and that being vacant land that's next-door. Unfortunately, in the past, the seller was never available to sell. The time constraint with this acquisition, why we didn't go to notice the community residents is because it was under trust, so it was very limited time for us to pull the trigger on the acquisition of this property. Now, as the Vice Mayor stated, if we expand, do anything in that location, as is the normal process, we will always go back to the community, 1,500 feet of the property to make sure we discuss and get their input.

Mayor Lago: So, with that being said, the neighboring property, the one that is adjacent to this is a home that is significantly more costly than \$3 million dollars. There will be no further expansion of this park unless we buy that property.

Assistant City Manager Vester: Correct.

Mayor Lago: Knock down that house and obviously do something, because the goal would be one day to hopefully own both those properties, abandon the street in the middle and be able to expand the park and make it, again, just one whole big piece of property. The appraised value, the negotiations, that's what happens in real estate. You negotiate and they obviously know that we desire the property and that's what they are willing to offer. I think at one point they were even saying they wanted \$3.5 million or something. Am I correct, or no?

Deputy City Manager Gomez: That was at the very beginning. Yes sir.

Mayor Lago: That was at the very beginning, they wanted \$3.5 million. That was obviously not what we were willing to pay, and we negotiated, and we negotiated, and we negotiated, and we negotiated. That was done through weeks, if not months of hard work, which again, its all-public record, correct.

Deputy City Manager Gomez: Yes sir.

Mayor Lago: Which anyone can look it up and speak with Billy, have a conversation with the Clerk, it's all there, the appraisals are there. To me, I think it's a no-brainer. I think it's an opportunity lost, because you're not hurting me, you are hurting the city, because the city in that community constantly states and correct me if I'm wrong, you've been in Parks how many years?

Assistant City Manager Vester: 22 years.

Mayor Lago: So, what do people say about that park right now.

Assistant City Manager Vester: It's the most successful park we have in the city; we just don't have enough space.

Mayor Lago: And this is the last remaining parcel of land to buy it and to be able to do something where we can program it, whether it be a child play area, or whether it be parking, or whether it be, I don't know, a dog park, or whatever is going to go there on multiple different scopes. This is the last piece of property. You cannot go left or right, at the end of the day. You have the school to your right, you have a historic home to your left that you can't knock down, and then you have historic homes in the front across the street. If it's not the will of the Commission, then we move on.

Assistant City Manager Vester: And just for the record, the Parks Director has for several years reached out actually to the owners to see if they were ever interested in selling and the answer was always no until this time.

Mayor Lago: Anything else you'd like to put for the record before I give it to the Manager, anything else for the record.

Deputy City Manager Gomez: No sir.

Mayor Lago: Mr. Manager.

City Manager Iglesias: Mr. Mayor, thank you Commissioners. The average value is around \$2.8 million. This is a unique property, it's adjacent to a park. It's not unusual for governments to pay slightly more certainly within ten percent for properties that have specific value for the city. There are very few properties or no properties around Salvadore Park that I'm aware of that we can acquire. So, this has a very specific use. So, paying slightly more for a piece of property, its done in business all the time. When those specific uses align with our uses and this is a property that aligns with our use of Salvadore Park, and I think there is a justification for paying a slight premium for that, just like as would happen in business within the private sector. So that alignment with our park, the fact that we have been trying to acquire this property for some time, I think, justifies the Deputy's offer of \$3.1 (million).

Mayor Lago: So, a similar incident was when we negotiated the Fink Studio. We negotiated – it had not come to market, I think it was 50-60 years, and at the end of the day when it finally did, we purchased the property, because we knew the value of that property, the location and obviously the historic importance of that property. Mr. Parks Director, would you like to say anything for the record.

Parks Director Couceyro: I just echo what the Assistant City Manager said in terms of what we've done historically over the years to look at that property, because as an adjacent property and an existing park and as already mentioned, the most popular park we have at the moment, have an increase space, there is a multitude of different opportunities you can do that, depending on what we put there. There are all kinds of different things that can go in there and if you are able to do

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that street closure, of course that would quite a campus that we could have for the city. I'm not going to comment on the pricing, because I wasn't part of that, but in terms of the use of the park that we could have for the property. Yes, it's a desirable property for us to have, absolutely.

Mayor Lago: But you were a part of it through the previous City Manager and the Interim City Manager, talking about the possibility of acquiring this property.

Parks Director Couceyro: In terms of the addition of the property, absolutely. Yes. I just wasn't privy to the purchase price, so I can't comment on that.

Mayor Lago: But it was a transparent process with your department.

Parks Director Couceyro: Absolutely. Absolutely.

Mayor Lago: I just want to be clear. It was a transparent process with your department.

Parks Director Couceyro: Yes.

Mayor Lago: You knew...

Parks Director Couceyro: We were aware of the property.

Mayor Lago: You wanted the property.

Parks Director Couceyro: We were aware of the property. Yes.

Mayor Lago: Alright.

Commissioner Castro: Through the Mayor.

Mayor Lago: Yes ma'am.

Commissioner Castro: I want to go ahead and put on the record that Deputy City Manager did reach out to me, telling me that it was \$3.1, and I did agree to it. However, we never discussed the appraised values or appraisals till probably Friday that I found out about the appraisal prices. I was 100 percent onboard and actually excited about this. The other thing is that overpaying for land regardless of the intent sets a poor precedent and risks eroding public trust and how we manage our resources. So, I would firmly vote no on this.

Commissioner Lara: Through the Mayor.

Mayor Lago: Yes sir.

Commissioner Lara: Thank you for everyone from the City Manager's office and Parks and Recreation for your clarification on the questions that were raised today on the dais. Again, I want to just reiterate that aside from what appears to be a deminimus, deminimus departure from what is an average appraised value, it is common in real estate when you have a special intent or a special purpose for land that there will be a slight deviation against the appraised value because it is a special purpose that's intended for this land. So, I would urge my colleagues on the Commission to recognize that supporting this particular ordinance is in fact a representation and it's an underscoring of our commitment to parks and recreation and to vote no would be decidedly the opposite.

Mayor Lago: Madam Vice Mayor.

Vice Mayor Anderson: My last comment. I've been dealing with appraised values on properties for a number of times and pricing on properties often goes above appraised values based upon the desirability of the piece of property and it is a negotiation process all the time. I've gone through it with properties with my parent's home, etc. You can get more for it than what the appraised values are absolutely. This is supply and demand. I think it would be a disservice to the community for evermore if we fail to acquire this piece of property. I had looked into trying to acquire it years ago and it just wasn't available.

Commissioner Castro: Through the Mayor.

Mayor Lago: Yes ma'am.

Commissioner Castro: When I speak about transparency, really what I'm speaking about is why we have a signed contract and other documents that are uploaded into this item, why are the appraised values or appraisals that came in, the three of them not attached to it. That's what I mean transparency. I'm not talking about anything else. I think we should pay fair market value and have a proper process.

Mayor Lago: May I just correct. I handle a lot of real estate; I've done a lot of real estate transactions. Madam City Attorney, when you submit a contract, is it the standard procedure to also put an appraisal with a contract? I've never seen that.

City Attorney Suarez: No. We do have – just to be clear though. The appraisals were added, they were added late, but they were added to the item, Mr. Clerk, yesterday morning.

City Clerk Urquia: Yes, yesterday morning.

Mayor Lago: That's not what I'm talking about.

City Attorney Suarez: So, if the appraisal apart of the contract? – no, the appraisal is not part of the contract.

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Mayor Lago: So, you have there two separate items; you have the contract, and you obviously have the appraisal. So, at the end of the day, it's very simple, it's the will of the Commission, but the discussion commenced with transparency, this is not a transparent process. What this was, it was an immensely transparent process, as we brought the Deputy City Manager, we brought the ACM, we brought who worked in the Parks Department, we brought the Parks Director. Everyone knew what was going on, everybody talked about the appraisals. Madam City Attorney, can you give a little bit of detail for the record, because I want to be able to point people to this video when they call me and say, "Why didn't we acquire this piece of property. When we've done things, when we've done things in the past and we start the negotiations through an LOI, we move back and forth, which is standard protocol in real estate, and you finally end up in a contract. How does that happen because you are working on the terms, correct, of the deal. You are working on the due diligence, you are working on the price, you are working on if it's contaminated, you can do a phase 1, you can do phase 1, if you are going to have a lease back.

City Attorney Suarez: So, there is a negotiation that occurs that the City Manager handles, the negotiation of the terms, the key terms that are set forth in a letter of intent and that was done here. At some point, in this case, I think the negotiations stalled and in fact, I think the initial offer was lower than what the Deputy City Manager mentioned, and so, the negotiation stalled, it was done, but then it kind of came back and then we had an updated LOI and the offers that the Deputy City Manager mentioned; and then once there's a signed contract, if we had Commission approval, we do have a due diligence period and then there's a time for closing.

Mayor Lago: So again, the word transparency is thrown around very easily. You've heard from staff, you've heard from our City Attorney, you've heard from – I wish Mr. Parjus was here, so he can talk a little bit about the conversations that he had with the Commission, he had with the Clerk, but at the end of the day, everything is a public record. The Clerk has all the documents, all the emails, all the conversations that went back and forth for probably a few months before the contract was consummated through the process of getting multiple different appraisals, but at the end of the day, if it's not the will of the Commission, we look back in the future, and we'll see what happens. Mr. Clerk, I don't think there is any further public comment. Please call the roll.

Vice Mayor Anderson: Yes

Commissioner Castro: I will not pay 18 percent over the lowest appraised price. No.

Commissioner Fernandez: No

Commissioner Lara: Yes

Mayor Lago: Yes

(Vote: 3-2 – Item failed)

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Mayor Lago: Very quickly. Madam City Attorney, when we've done these deals before, back and forth, you do not go off the lowest appraised value, correct.

City Attorney Suarez: That's a negotiation point, Mr. Mayor, so I would defer to the Manager on that.

Mayor Lago: Yes sir, but I just want to put on the record, because it's very simple to say that and that's not the way it works in real estate.

City Manager Iglesias: Through the Mayor.

Mayor Lago: Yes sir.

City Manager Iglesias: We have paid a premium price before. We paid for Fire Station 4, we paid a very large premium, we've been looking for that for 20 years on Sunset. So many times – these sites are very difficult to find, and it provides a very large public purpose. We have paid that premium before.

Mayor Lago: And just briefly, on that point, I appreciate you putting that on the record. But the issue of talking is that it's 18 percent above the lowest appraisal. You never really count the lowest appraisal. You try to meet somewhere in the middle, correct.

City Manager Iglesias: That's correct, Mayor. We use the average appraisal. This is about 10 percent, a little overly slightly 10 percent.

Mayor Lago: Thank you very much. I appreciate you.

[Note for the Record: The Commission moved to reconsider this item and resumed the discussion at 2:48 p.m.]

Commissioner Fernandez: Move to reconsider that item.

Mayor Lago: There you go.

Vice Mayor Anderson: I was just going to speak.

Commissioner Fernandez: Move to reconsider that item. I think we need to find a solution. Let's get it done. We talk about compromise. I can't move it, because I didn't vote in favor of it.

Vice Mayor Anderson: I'll move it.

Commissioner Fernandez: That's what I'm saying.

Mayor Lago: No. No. No.

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City Attorney Suarez: But you were on the prevailing side.

Mayor Lago: You were on the prevailing side.

Commissioner Fernandez: I was on the prevailing side, so I will move to reconsider item...E-4.

Mayor Lago: I don't want it to be my idea. Do you think this is the best thing for the city? Yes or no, be honest.

Assistant City Manager Vester: I think something to mention too and maybe there is some misunderstanding.

Mayor Lago: Please, I'm sorry to interrupt you. Let's not politicize this.

Assistant City Manager Vester: Yes.

Mayor Lago: Do you think the park acquisition and paying an extra \$100,000 to not lose this opportunity is worth it, yes or no.

Assistant City Manager Vester: Absolutely.

Deputy City Manager Gomez: If I wouldn't have thought so, Mayor, I would have never made the offer.

Commissioner Fernandez: Listen...

Vice Mayor Anderson: Second.

Commissioner Fernandez: I think that its – you've all made very valid arguments during both discussions, and I think that we have an opportunity to fix it. Let's do it.

Vice Mayor Anderson: I'll second it.

City Attorney Suarez: So just we are all clear. This is the motion to reconsider.

Commissioner Fernandez: Reconsider it – E-3.

City Attorney Suarez: Its E-4.

Commissioner Fernandez: E-4, sorry, E-4.

City Attorney Suarez: E-4. If this is a successful motion, then it just means the action is undone and we'd have to consider the item again and take a vote on the item again.

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Mayor Lago: We'll take it again. Whenever they'd like to take it.

Commissioner Fernandez: Well, we can take it up immediately or we can just make a motion to...

Commissioner Lara: Through the Mayor.

Mayor Lago: Yes sir.

Commissioner Lara: I'm a little confused and I apologize.

Commissioner Fernandez: So, I'm making a motion to reconsider E-4, which was the item on the purchase of the park.

Commissioner Lara: What is it that we need to reconsider because I thought it carried.

City Attorney Suarez: It did not. It required a four-fifths vote, that's the purchase of the property. So, it requires a four-fifths vote due to the amount of the waiver.

Commissioner Lara: That's why I was confused.

Commissioner Fernandez: I'm moving to reconsider because I'm changing my vote.

Commissioner Lara: Now I understand, because it's four-fifths.

Commissioner Fernandez: Exactly.

Commissioner Lara: Thank you.

Mayor Lago: So, we have a motion and a second.

Commissioner Fernandez: So just for point of order, I guess. The motion that we're making is to open the reconsideration.

City Attorney Suarez: It's a reconsideration. It's a motion to reconsider.

Commissioner Fernandez: Okay.

Commissioner Castro: And...

Mayor Lago: So, going through the Mayor. We have a motion and a second on the floor. Madam Clerk.

Vice Mayor Anderson: Yes

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Commissioner Castro: What are we voting on?

Commissioner Fernandez: On opening up the discussion item again for reconsideration.

Commissioner Castro: No. No.

Commissioner Fernandez: Yes

Commissioner Lara: Yes

Mayor Lago: Yes

(Vote: 4-1)

Deputy Clerk Davis: Permission to speak. Mayor Lago, Mrs. Cruz, would like to speak.

Mrs. Cruz: I spoke before, so I'm entitled to speak on this on reconsidering this.

Mayor Lago: If you would be so kind to please sit down.

City Attorney Suarez: So, the effect of that motion is that the action is undone, essentially. So, there could be another motion.

Mayor Lago: And if I may, before we move forward. Commissioner, I want to put a point of clarity on one thing, because it's going to be in the blogs later, especially Political Cortadito and the next one. Madam City Attorney, is public discussion required under Commission items?

City Attorney Suarez: This is not a Commission item, though.

Mayor Lago: No. No. The one that we were talking about before, the one we were talking about here on F-14.

City Attorney Suarez: It's a discussion item, right. So, discussion items do not require public comment during this item. Obviously, it was permitted during public comment.

Mayor Lago: Yes.

Commissioner Fernandez: So, I'll make a motion to approve.

Vice Mayor Anderson: I'll second.

Mayor Lago: But bring it through the Mayor. Let's go one at a time. You wanted to say something Madam City Attorney.

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City Attorney Suarez: Yes. I'm hearing that there is a motion. I can just read it into the record so that we are all clear.

Mrs. Cruz: [Inaudible – off mic]

Mayor Lago: Please. This is not allowed. This is not allowed. Excuse me. Excuse me. Please, sit down, Mrs. Cruz. I'm asking you to please.

Mrs. Cruz: [Inaudible – off mic]

Mayor Lago: Are you going to take action with this, because she...

City Attorney Suarez: I'm listening.

Mayor Lago: I'm asking her to sit down, and she won't.

City Attorney Suarez: I understand.

Mayor Lago: The whole thing is an attempt to get me to use the gavel and grab the police and take her out of here. I'm not going to do that. We're having a meeting, we are doing it respectfully, we are doing things the right way, the way that it was meant to be done and there will be protocol. Everything will run through the Mayor and we'll do things. We already had public comment. Please sit down. I'm asking you again as kind as I possibly can, please sit down.

Mrs. Cruz: Call the police if you want.

Mayor Lago: Please sit down.

Mrs. Cruz: There is a vote. I'm entitled to speak as per; I was told by Billy Urquia. If there is discussion only, I don't get to vote, to speak, but if you're going to vote, you went back to E-4, I put in to speak on E-4.

Mayor Lago: Madam City Attorney.

City Attorney Suarez: Yes. I'm just going to read the item into the record Mayor.

Mayor Lago: Thank you very much.

City Attorney Suarez: So E-4 is an Ordinance of the City Commission approving a purchase and sale agreement to include certain key terms with Eugenia S. Schmid, as trustee of the Eugenia S. Schmid Declaration of Trust dated August 7, 1998 for the purchase of an undeveloped parcel of land located at 1031 Valencia Avenue; waiving certain requirements pursuant to Section 2-1089

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of Division 12 of the Procurement Code; providing for a severability clause and providing for an effective date.

Mayor Lago: Madam City Attorney, can you ask or if both the Clerk and the City Attorney, can you please refresh our memories if there was public comment at that moment.

City Attorney Suarez: There was Mayor. I would recommend that...

Mayor Lago: Asking you, was there public comment, we allowed public comment.

City Attorney Suarez: There was. Yes.

Mayor Lago: Did people speak during that.

City Attorney Suarez: Yes.

Mayor Lago: Who spoke during that.

City Attorney Suarez: I don't remember exactly who spoke, my apologies.

Mayor Lago: Madam City Clerk.

Deputy City Clerk Davis: Mrs. Cruz spoke on that item.

Mayor Lago: Mrs. Cruz spoke on that item. Okay. So, we've already had public comment on that issue, but you know what, I don't have an issue allowing it once again. Breaking the rules, correct, but I want you to put on the record, because when the blogs come hammering down and everything that's set up for the blogs and everything like that, I want to make sure. Do I have to require public comment again after I allowed it once.

City Attorney Suarez: Mayor, we haven't had this issue come up, but I would recommend that in this case we allow public comment, that's my recommendation.

Mayor Lago: But I don't have to, right.

City Attorney Suarez: I don't have the exact answer for that for you right now. So, I would recommend that we allow it, given that there is going to be consideration again.

Mayor Lago: I don't have a problem. I'm going to allow it.

Commissioner Lara: Through the Mayor. For clarity's sake and if you don't know, City Attorney, then I respect that, but we're not introducing new issues, this is a reconsideration of that which is already discussed.

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City Attorney Suarez: I agree with that.

Commissioner Lara: So, I could just finish. So, if public comment was given during that item, and without limiting the opportunity or within the rules of the Commission, public comment was opened, it was made, and then it was properly closed. I don't see, I may be asking a rhetorical question, but do you see a need to reopen that which was already given public commentary on a motion to reconsider the exact same item.

City Attorney Suarez: So, I would think that on the item – because there was a motion for reconsideration, I think on that issue at a minimum perhaps there should be public comment, but again, you're right. There was consideration of this before the Commission voted and we are even at the same meeting, there was public comment, so there has been a reasonable opportunity to be heard on this item, but again, I think as the Mayor said, he's willing to allow it and that would be my suggestion.

Mayor Lago: So, I'm also going to make a quick statement, Commissioner Lara. You are allowed till the next Commission meeting to reconsider, correct.

City Attorney Suarez: Yes.

Mayor Lago: We're in the same Commission meeting. There are no new facts that are being argued on this issue. There is no new evidence as being produced, so at the end of the day, the facts are the facts. There is a reconsideration on the table and we're taking it.

City Attorney Suarez: Yes.

Mayor Lago: Will you mind sitting down, please.

Mrs. Cruz: There are new facts because you discussed parking that was not discussed before and...

Mayor Lago: I'm asking you to please sit down, please, please. I'm asking nicely. Please sit down.

Mrs. Cruz: And I'm asking the City Attorney to understand new facts that were presented now that were not presented before.

Mayor Lago: I'm asking you nicely to sit down.

Mrs. Cruz: When we discussed it before there was no issue about parking.

Mayor Lago: Please sit down. Please. I'm asking you to sit down. Thank you. Okay. So now, now that we've got that out of the way. Mr. Clerk, I want to follow the quick, very brief protocols to not make a mistake, because buying land and I want to be very careful. Okay. Remind me, do we have a motion and a second.

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Deputy City Clerk Davis: Yes sir. We have Commissioner Fernandez and Vice Mayor Anderson.

Mayor Lago: Okay. Now I want you to do me a favor, open the public comment. Now, you know why I did that, because if you just follow the rules like everybody else does here, instead of eating crackers in the back when you are not supposed to be eating here and screaming and laughing and giggling the entire Commission meeting, she does every Commission meeting. Calling public record requests constantly the entire meeting. I've already got like three of them from her. You can speak but be respectful. You want people to respect you, but you are not respectful of anybody else. Please open the public comment.

Deputy City Clerk Davis: Anyone wishing to speak on this item, it's now open.

Mayor Lago: Have you signed up.

Mrs. Cruz: Of course I signed up.

Mayor Lago: Madam City Attorney, is she required a new card, since she signed up once already?

City Attorney Suarez: I don't think that's necessary.

Mayor Lago: I want to make sure. Go ahead. Please put the time, Madam City Clerk, thank you.

Mrs. Cruz: Mrs. Maria Cruz, 1447 Miller Road. Respect begets respect. Mayor, when you're sitting there looking at your phone, disregarding what everybody else is saying, even the people that you invite to speak that's not respectful. So, let's not speak with what is it, fore tongue. This item was discussed – nowhere in the discussion parking came up. Now parking came up, so it's a new discussion about an item that we did not know about parking before. That's why it was brought up. This is an item where we did not even have access to everything before we got here today. You know what, I'm tired, and you know what, next time you threaten me you are going to call the police, feel free to do it. I'm not afraid. I hope that the day comes when you decide to call the police because that's why the employees do not go to you, because we are tired of your threats and your bullying, because you know what, she made it clear, there was nothing new – yes, there was something new. The parking was not included in the item, not even in the paperwork that I requested this morning. There is no indication that the property was being bought to allow parking. There was nothing there, so that was a new item. I'm sorry you were wrong, and I'm tired of the threats. You know what, if you threaten, deliver the threats, because I'll handle it.

Mayor Lago: Will you please close the public comment. Mr. DCM, I'd like to respond. Has there been any scope defined for this piece of property?

Deputy City Manager Gomez: Specifically, a scope, no. All we did was, we acquired the property.

Mayor Lago: That's it. So, there is no scope yet.

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Deputy City Manager Gomez: No sir.

Mayor Lago: The project will be used for what's in the best interest of the city.

Deputy City Manager Gomez: Correct.

Mayor Lago: And that is obviously for the park.

Deputy City Manager Gomez: Correct.

Mayor Lago: God willing, we can close off the street in the future and we can do something amazing, correct.

Deputy City Manager Gomez: Correct. Yes sir.

Mayor Lago: Please don't move, Mr. DCM. Madam City Attorney, does discussing parking change the scope of what's before us?

City Attorney Suarez: So, what I've heard is a motion to approve E-4, which E-4 unless the Commission says otherwise, has not changed. It's still the same item and there is nothing different about it.

Mayor Lago: So again, what you see here is the sable-rattling, screaming that has been happening for years here and the lack of control has resulted in this type of behavior. Okay. The making up of the fact that now the legislation has changed, because we talked about parking, it doesn't make sense, there's no threats, but if you continue to stand up and run around here and jump onto the dais, I'm going to have to call the meeting to order and I'm going to have to call police in here, just like other municipalities have a Seargent of Arms. There is only one person that conducts themselves here in these meetings like that, who eats, who laughs, who screams, who giggles, who puts up signs. It's derogatory, its demeaning, and the real world doesn't work that way. If you don't get your way you can't have a temper tantrum like that. So at the end of the day, the sole purpose of this property is to make the city better and to make that park better and whatever staff deems it appropriate to be, whether its using it as a staging area, while they renovate the tennis courts, like we did for pickleball courts or they – I'm making this up – they're going to add two pickleball courts because that's what the residents in the neighborhood want and resident parking, I don't care. All I know is that this is an asset that comes around once in a lifetime, correct Mr. Director.

Parks and Rec Director Couceyro: Yes sir.

Mayor Lago: And if you're telling me we are going to lose the asset for \$100,000, and by the way, to respond to Commissioner Castro, thank God we bought the Fire Station on Sunset, because the price that we got it for was theft, when you look at what the prices are today. We bought that how many years ago, Mr. Manager.

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City Manager Iglesias: Must be four, five years ago.

Mayor Lago: Thank God we bought that property and the one that we were going to buy on the circle of Coco Plum, which I was a no vote on that property, was like \$4 million dollars for that property, remember.

City Manager Iglesias: Yes Mayor.

Mayor Lago: In the middle of the residential neighborhood. So, you can conflate the issues and try to confuse people, but the facts are the facts. We are where we are. You wanted to speak. You heard from the City Attorney that the issue started, and it ends the same. It has not changed. You've got two bites of the apple here, two bits of the apple here. Okay. Yes ma'am, Madam City Attorney.

City Attorney Suarez: Mayor, I just want to add one clarification. Even if the Commission in this approval now decided to make some amendment or some change, as long as the item – there was no material change, the Commission could still proceed. I just want to make that clear. It's still the same item.

Mayor Lago: I want to be clear because the blogs will have a field day with this. They love it. Was there a material change here, yes or no.

City Attorney Suarez: Up to now, the discussion I'm hearing, there's been no change to the item.

Mayor Lago: Madam Vice Mayor.

Vice Mayor Anderson: Thank you. Thank you for reconsidering, Commissioner Fernandez, and I also want to make it clear to the neighborhood, we have not decided to add parking.

Mayor Lago: No, we haven't.

Vice Mayor Anderson: We have not. It's going to go through the normal process where everybody within 1500 feet of the property is going to be asked what kind of use they would like in that area. We can also explore closing the street at the same time, maybe the most appropriate space for expanding parking. So, I appreciate your willingness to reconsider and thank you.

Mayor Lago: Okay. So, I just want to confirm to not make a mistake. We have a motion and a second, we have public comment, do any of the employees want to speak about this, because we're opening it up, we might as well open up to everybody. Let's call the roll.

Commissioner Castro: Overpaying for land regardless of the intent sends a very, very bad message. My vote is no.

Commissioner Fernandez: Yes

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Commissioner Lara: Since I don't believe and I don't believe the record supports any description of this vote as being overpaying the value of the land, I believe we are paying very good value for the land. Yes.

Vice Mayor Anderson: I'll reiterate those comments and say yes.

Mayor Lago: I third those comments. I say yes. Thank you to Commissioner Fernandez for reconsidering. This is a piece of property that will bode the community incredibly well and that will deliver in the near future, and it will have your name on it because you are part of the reason why it got passed today.

(Vote: 4-1)