

**City of Coral Gables City Commission Meeting  
Agenda Item  
February 13, 2018  
City Commission Chambers  
405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Raul Valdes-Fauli  
Vice Mayor Pat Keon  
Commissioner Vince Lago  
Commissioner Frank Quesada  
Commissioner Michael Mena**

**City Staff**

**City Manager, Cathy Swanson-Rivenbark  
Assistant City Manager, Peter Iglesias  
City Attorney, Miriam Ramos  
City Clerk, Walter J. Foeman  
Deputy City Clerk, Billy Urquia**

**Public Speaker(s)**

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Non-Agenda Item [9:26:00 p.m.]  
Mayor's Comments

Mayor Valdes-Fauli: This is not on the agenda, but I would like to call the City Manager or Peter Iglesias to tell us about Miracle Mile. I am frankly, tired, upset every time I hear comments that, you know, this was going to be finished in December. This was going to be finished in January. It was going to open in February. It was going to open in March. Peter, tell us when it is going to be finished and what's left, so that we could tell the people in public on this television program what's happening with Miracle Mile, please.

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Assistant City Manager Iglesias: I'd be happy to, Mr. Mayor. The final paving will be done by February 22, which means that substantial completion of the project will be done this month.

Mayor Valdes-Fauli: So, that means that no more closed lanes?

Assistant City Manager Iglesias: There will be -- the closed lanes due to paving will be done this month. Now, what we're going -- after the project is substantially complete, then we deal with the punch list, which is a tile's too high here, something is -- the furniture has been hit here, something -- a sign goes here. So, the punch list -- the punch out will be done in March. The project will be ready for March 2, which is the Carnival on the Mile, and...

Mayor Valdes-Fauli: March 2.

Assistant City Manager Iglesias: March 2. And so -- and, as I said, paving should be done. The reason why it's so bumpy is because...

Mayor Valdes-Fauli: Yeah.

Assistant City Manager Iglesias: The -- certain things, like the final elevation, the paving is (INAUDIBLE), so that final layer can bring everything level. The reason you do that at the end is similar to painting a building at the end. You don't want to paint the building at the beginning and have it marred with final construction, so...

Mayor Valdes-Fauli: So, we can expect March to be...

Assistant City Manager Iglesias: March will be putting a sign here. If there's a curb that's not acceptable, you may have to close just one lane for a while to repour a curb or something like that, but what they're doing is doing the actual punch list, things that we do not accept and they

have to come back and fix. So, March will be punch out or punch list work, and February is substantial completion.

Commissioner Mena: Does the -- the road will get paved after you complete the punch list items?

Assistant City Manager Iglesias: No, no, no. It's...

Commissioner Lago: Now.

Assistant City Manager Iglesias: The paving is finished February 22 of this month.

Commissioner Mena: Oh, okay.

Commissioner Lago: It's called the final lift.

Commissioner Mena: Okay.

Commissioner Lago: They wait until the last minute, because it just...

Mayor Valdes-Fauli: Okay.

Commissioner Lago: They want to make...

Assistant City Manager Iglesias: So, we'll...

Commissioner Quesada: I feel -- and maybe I'm wrong. I think we all drive Miracle Mile pretty often. I feel like I don't see as many people out there. I could be wrong, but I just want to make sure we get this done.

Assistant City Manager Iglesias: We only have...

Commissioner Quesada: Because I know -- I have a close relationship, just happenstance, with some of the people that are more affected right now and everything. I hear from their businesses that they're just having a hard time right now.

Mayor Valdes-Fauli: Yeah, a very hard time.

Commissioner Quesada: It's a very hard time. You know, they had a slower holiday season, so I just want to make sure that we -- if we need to hire additional people to support -- I mean, whatever it is, let's just get it done.

Assistant City Manager Iglesias: The...

Commissioner Quesada: Again, you're the technical expert; we're not. I don't want to talk about technicalities here. I just want to make sure that we have enough manpower and we have more manpower than is necessary, so that we can just get this done already.

Assistant City Manager Iglesias: If you put a thousand people doing a home, you don't get it done faster, because...

Commissioner Lago: Yeah.

Assistant City Manager Iglesias: There's just so much...

Commissioner Lago: No.

Assistant City Manager Iglesias: That you can do.

Commissioner Lago: Let's...

Commissioner Quesada: Okay, I understand.

Commissioner Lago: You can throw a thousand people on this -- it's all about coordination, and you've got to finish A to get to B to get to C to get to D and that's just...

Commissioner Quesada: Is our contractor properly coordinating then?

Assistant City Manager Iglesias: We had substantial completion on Giralda and seven of the streets in the Mile by Black Friday. So, what they've been doing now is doing some punch out work on the south side, and they have also -- so, the only thing we had left was Block Zero. Block zero has the connection to Douglas, so...

Commissioner Quesada: That's not true, though. That's not because there's still cones that you even close here to City Hall, which is not Block Zero.

Assistant City Manager Iglesias: No. Well, there will be some work. If you've -- if there's a piece of a curb that's not acceptable and they're redoing it, then they have to cone it off to -- because we're not accepting work that's not correct. So...

Commissioner Quesada: I understand that.

Assistant City Manager Iglesias: During the punch out work, there may be some coning and things like this because, for instance, with the -- if a piece of curb is not acceptable and they have to repour, then they will take one lane out and cone that to do it. So, they're doing some work that -- and that's part of punching out...

Commissioner Quesada: I guess what frustrates me is -- and I think you just addressed this -- is that, you know, the whole idea was to do it in stages, and we've done it in stages, but I feel like no stage is ever really completed. I feel like, yes, all of the heavy work is being done near Block Zero, as you term it, near 37<sup>th</sup> Avenue. We're still seeing, you know, parking spaces being taken away or cones or additional work that's being completed in front of Hillstone, or in front of, you know, what used to be Randazzo's or -- so, it feels like the -- it never ends, so the stages weren't fully completed.

Commissioner Lago: Well, I mean, I walked the Mile the other day. I mean, right now -- and in reference to the punch list, it's going to take some time, especially -- this is a very complicated job.

Commissioner Quesada: When you say punch list, those are just...

Commissioner Mena: Small things.

Commissioner Lago: Okay.

Commissioner Quesada: Small items to close out.

Commissioner Lago: When the project is done, let's say, 98 percent, a lot of it has to do with, like, for example, if you're moving into a building and you nick up the walls, that's part of...

Commissioner Quesada: Yeah.

Commissioner Lago: Your punch list of different things that are required to meet the design documents. But what you're seeing here, in certain areas in the project -- and I brought them up to Peter and I brought them up to Ed -- there are certain failures, for example, on -- in areas that they didn't -- they couldn't foresee that.

Unidentified Speaker: Yeah.

Commissioner Lago: You know, for example, some of the tile has a little bit of settling, so they got to come back in. They got to close off a sidewalk. So, it looks a lot worse than it really is, in certain areas.

Commissioner Quesada: Yeah.

Commissioner Lago: I agree with you, a hundred percent. I want to just also talk about maintenance. Have we already started doing the maintenance, like the cleaning and all that kind of stuff?

City Manager Swanson-Rivenbark: Thank you, Commissioner. Yes, you all -- it was very important to you all that we maintain that beautiful streetscape once it's created. Block by block -- we actually have a monthly report that we will share with all of you. They've already started...

Commissioner Lago: Okay.

City Manager Swanson-Rivenbark: Seven days a week, the streetscape area, both the Mile and Giralda, they're picking up. They're doing minor repairs. They are reporting graffiti. They are there on the streets seven days a week.

Commissioner Lago: Two points. Two points, just for consideration, so that the firm that's doing -- which we met here, which is a national firm that does this type of work -- the maintenance work. Please make sure that they look at the little -- like the hedges and all that kind of stuff because, again, things blow in there. There's bottles, there's things that are left, and it just -- you know, it's not a good look. Just to see if they can concentrate...

City Manager Swanson-Rivenbark: Yes, sir.

Commissioner Lago: When they walk by and they start cleaning...

Mayor Valdes-Fauli: You're absolutely correct.

City Manager Swanson-Rivenbark: That is absolutely part of...

Commissioner Lago: And it's a problem...

City Manager Swanson-Rivenbark: Their job.

Commissioner Lago: Because -- I'm not saying people are throwing things in there, but...

Commissioner Quesada: Yeah.

Commissioner Lago: They -- it's ending up there.

Commissioner Quesada: They are.

Commissioner Lago: So, just...

Mayor Valdes-Fauli: No, Commissioner, you're very...

Commissioner Lago: Just tell them to look into the bushes because it's starting to get, you know, a little bit annoying, number one. Number two, I've gotten a few phone calls -- excuse me, not phone calls, actual emails. And, I know some of you probably have also from -- either we need to maybe put a larger garbage can out there, because the garbage cans are getting full over the



weekends on Saturdays and Sundays and people just keep piling them on, and it's just not a good look. And, I imagine it's a lot of work on Monday, because when the people come to clean it, you know, everything falls over. So, I wanted to really concentrate on trying to figure out a way that either we need to build a -- get a larger trash can, or we could maybe put a secondary trash can of some sort -- temporary on the weekends.

Assistant City Manager Iglesias: Commissioner, we are -- we're doubling up the trash cans in the area.

Commissioner Lago: Thank you.

Mayor Valdes-Fauli: Let me interrupt. You're very right and we should look at that, but my concern is, when are we going to finish this...

Commissioner Quesada: Yeah.

Mayor Valdes-Fauli: Giant project.

City Manager Swanson-Rivenbark: And so, he...

Mayor Valdes-Fauli: That's...

Commissioner Quesada: Yeah.

Mayor Valdes-Fauli: You know, what I...

Commissioner Lago: He said March 2 (INAUDIBLE)...

City Manager Swanson-Rivenbark: He said. But...

Commissioner Quesada: March 2, you said?

City Manager Swanson-Rivenbark: No. March 2 in time for the Carnival on Miami -- Carnival on the Mile, we will be ready...

Commissioner Lago: And I have another point...

City Manager Swanson-Rivenbark: For the event.

Commissioner Lago: And I have another point about Carnival, my third point, and then we can go back to when it's probably going to be finished, because I'm also concerned about that. Because, for example, in front of the old Randazzo's building, that's not finished. It's -- I imagine they're probably working on some sort of underground utilities that they got to deal with. Those are things that you and I understand, but the rest of the Commission, they're not privy to that information.

Assistant City Manager Iglesias: The drainage with the...

Commissioner Lago: Yeah.

Assistant City Manager Iglesias: With the alley, we're trying to double up to clear the alley.

Commissioner Lago: So, that has to do with coordination. It has to do with coordination. I remember -- and correct me if I'm wrong -- I don't even know if Mike was here on the Commission, so he can't get blamed for this. We were talking about Carnival on the Mile. Didn't we vote not to have Carnival on the Mile and potentially do it on Alhambra, or did we like talk about...

Commissioner Quesada: No. No, we had a long conversation and we resolved that...

Commissioner Lago: Refresh my...

Commissioner Quesada: Yeah, it was a long conversation, and we've decided, yes, let's have it on the Mile.

Commissioner Lago: As one year to kind of like look at it and...

Mayor Valdes-Fauli: I don't remember that.

Commissioner Quesada: Yeah. And, we're really going to hold the vendors feet to the fire to make sure that they don't damage it.

Commissioner Lago: Okay. I'm concerned about it, and we haven't even gotten to that day yet because it's very fragile out there.

City Manager Swanson-Rivenbark: So, we've had a great meeting with the organizers. They are thrilled to be able to have their 20<sup>th</sup> On the Mile on the Mile, but we've made it very clear to them that the test is this event, that it may be the last time they're on the Mile if they don't return the condition to how they found it with the streetscape. They're well-organized. They're highly dedicated. I'm confident they'll meet that, but we will have a walk-through before. We'll have a walk-through after. Kevin...

Commissioner Lago: Do we have a bond in place? Are we requiring a bond?

City Manager Swanson-Rivenbark: I will check with Special Events.

Mayor Valdes-Fauli: Okay. Let's go on...

Commissioner Quesada: That's a good idea.

Mayor Valdes-Fauli: To our agenda, please.

Assistant City Manager Iglesias: I will say this to Commissioner Quesada.

Mayor Valdes-Fauli: Go ahead.

Assistant City Manager Iglesias: There's a lot of things that happened. For instance, when the asphalt's done, it's got to cure 30 days before we can put the actual thermoplastic striping, so there's a lot of things to the project that have to be done after...

Commissioner Quesada: Like, if you're saying it's 30 days, then we'll -- I mean, I'm sorry...

Assistant City Manager Iglesias: After the final...

Commissioner Quesada: March 2, then we'll see.

Assistant City Manager Iglesias: March 2, and then we...

City Manager Swanson-Rivenbark: And the punch list.

Assistant City Manager Iglesias: And then, we'll punch out the job. And then the...

Unidentified Speaker: But then it's not March 2. It's April 2.

Assistant City Manager Iglesias: They've already started, by the way, on the south side.

City Manager Swanson-Rivenbark: I will say, when we asked Peter to come back for Assistant City Manager for Operations and Infrastructure, he started three days after streetscape had been already approved and under process, and we're grateful for his leadership. You'll remember, in terms of drainage, the amount of flooding that used to occur in the 200 Block south side. It is all corrected. We had a huge rain storm during the summer months. And, while other cities were showing flooding, we were dry and it was working well, and we're grateful. Lots of underground work that I'm not knowledgeable about, but I can see the results on. And then Kevin, -- what we'll do is we will forward the Commission the monthly report that you all just sent me, which even includes the number of pieces of gum that has been scraped up on those sidewalks, because that was another part of their assignments.

Commissioner Lago: And I just want to say one last thing, if I may. It goes back to -- I know that we hold Peter, you know, accountable, because he's the person who's the figurehead of this project. I was on site with Peter. I think he got here two days before -- 10:30 at night, when we started milling. And he hadn't even seen the plans. He had just learned about, basically, the full extent of the project, and he's the one that caught a lot of the drainage errors. And, that was -- there was a long lag time between that catch, the redesign, and the reimplementation and the restart -- remobilization of that project. So, I mean, you can -- you know what I do for a living. So, we can hold the contractor accountable to a certain extent. There were some design flaws here that happened, and you know, I understand the merchants have gone through a lot and I feel their pain, but we're at the end. The light in the tunnel's here. We're doing a lot of things that are going to benefit them. We're promoting the Mile. I mean, if you see Giralda, I mean, Giralda is just -- every evening, it's a great place to be.

Mayor Valdes-Fauli: And, wait until you see what's coming in Giralda.

Commissioner Lago: Yeah, it's a great place to be. It's a great place to be. So, I don't know about you, but I'm not getting any further calls. I haven't gotten one call from any of the merchants complaining in regards to...

Mayor Valdes-Fauli: Giralda.

Commissioner Lago: You know, the -- I know we're finishing up and we're almost there. The light in the tunnel's there, but...

Commissioner Quesada: You're saying Giralda?

Commissioner Lago: On both. I haven't gotten a call for Miracle Mile.

Mayor Valdes-Fauli: I have.

Commissioner Mena: No, Miracle Mile...

Commissioner Quesada: Yeah, Miracle Mile, I have.

Commissioner Lago: I haven't gotten one.

Unidentified Speaker: Yeah, we have.

Mayor Valdes-Fauli: Okay, let's go on with the agenda. Thank you, Peter.

Commissioner Quesada: Thank you.

Mayor Valdes-Fauli: Thank you.

[End: 9:38:12 a.m.]