

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-12**  
**April 16, 2024**  
**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 Kirk Menendez**

**City Staff**

**City Manager, Amos Rojas, Jr.**  
**City Attorney, Cristina Suárez**  
**City Clerk, Billy Urquia**  
**Community Recreation Director, Fred Couceyro**  
**Assistant Finance Director, Paula Rodriguez**

**Public Speaker(s)**

**Maite Halley**  
**Maria Cruz**  
**Tom Wells**  
**Jackson “Rip” Holmes**  
**Mark Trowbridge**  
**Ian Sheldon**

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Agenda Item F-12 [11:54 a.m.]  
Update on pickleball courts in Parking Garage 4.  
(Sponsored by Commissioner Fernandez)

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City Commission Meeting  
April 16, 2024  
Agenda Item F-12 - Update on pickleball courts in Parking Garage 4.

Mayor Lago: Moving on to Item F-12, which is time starting for 11:30. I apologize that we are 24 minutes late.

Commissioner Fernandez: Thank you, Mr. Mayor. So, I think everybody up here has taken some time over the last five weeks from what I've been hearing in your comments to look into how to implement or create more courts for pickleball. I think it's a need that we have realized is a large demand in our city and something that we do want to take action immediately. Over the last couple of weeks, there has been concerns brought to our attention regarding the parking facility at Parking Garage 4, and the City Attorney has told us that there will be a need for an elevator at that facility if we do move forward. But we have had conversations, I know I've had conversations with Fred regarding at least two other locations that may work and may be feasible, probably in as timely a manner as Parking Garage 4 would have been, so I yield the floor over to Fred.

Community Recreation Director Couceyro: Okay, I do have a presentation. I'll speed through some of it because as it's labeled, it's an update based on what I've already presented to Commission when we looked at the rooftop opportunity. We had the feasibility study and project proposal. We've done a few, I've brought a few to Commission over time, looking at different locations. And recently at the last meeting, we had the proposal to look at the rooftop facility that was just discussed through the Property Advisory Board. And what we were given -- well, what I was given the directive was just come up with a bare bones option, just looking at court surface, fencing and lights. And that's what I -- that's what we looked at. And we started looking at what we were going to do. Now, this was the original proposed rooftop plan. I did get feedback from the pickleball community on certain things that would tweak this in terms of fencing, connecting it to make it a little bit more accessible, a little cheaper. And this, just to, you know, refresh everyone's memory, we would look at having a 12-foot fence on the south side with a 6-foot fence on the north side. So, that's just the elevation and the size of the courts. We would look at the 60-foot length would be the longer length for those eight courts. So, what we did is, working with some of the pickleball players who -- you know, we looked at some numbers. I also talked to a few of my colleagues in different municipalities that have put together some bare bones type facilities where you're not doing indoor facilities, you're not building restrooms, you're not doing any of that. And so what we looked at is using instead of the sport court, changing that to the PickleRoll, that lowered the price a little bit. And then factoring in what I got from the County, which is this total, which is 397, is basically when you're doing something where you're using a surface, you're putting in PickleRoll or sport court, your per court cost, when you're just doing fencing, court, and lighting, comes out to about \$50,000 a court. If you're going to do something that's a little bit more where you're starting from on grass, it becomes higher. But here we were looking at 397, which was the rough order of magnitude as an estimate. Other things that are not part of that bare bones estimate, shading, seating, those would obviously be additional costs. Now we did talk about the elevator. I did present that cost estimate at the last Commission meeting, and it was around 720, \$720,000 to install the elevator, if that's an option. So, there is that ability as well to do that if you want to add that to this existing 400. Just wanted to refresh what the suggestions from the community are that I just discussed. It was reducing gates, adding the

windscreens. They did say, if we're going to use the rooftop, you renovate the bathrooms on the bottom floor so you don't have -- eliminates the need for bathrooms up top. And the alternate to the sport court using a PickleRoll or an acrylic type material. Some other considerations with that bare bones, you're eliminating the indoor space. As I said about the seating and the shading, we do have some seating funds within our capital that we can have benches and add those as part of it. It doesn't have to be on that budget. Right now, as we talked, funding is not budgeted. And the next step is to look at what we can do in terms of providing funding. Some of the alternatives that I have presented to Commission before, one of them was Kerdyk Park. There is an open space there. We've looked at it. There is a tree, but you can put eight courts, maneuvered around it, and you can do that facility if you're doing bare bones, which is just surfacing. Yes?

Mayor Lago: I don't want to interrupt you, but I just wanted to put it out there before I forget. And just to put it out for the consideration of the Commission. I'm a little bit concerned about Kerdyk Park because you have the residents on one side, even though you have commercial on the other side.

Community Recreation Director Couceyro: Sure.

Mayor Lago: Just putting it out there.

Community Recreation Director Couceyro: No.

Mayor Lago: I don't think it's a bad idea, but...

Community Recreation Director Couceyro: No, that's a concern and it's something that I had presented before. There's -- I don't think we're going to be able to find -- I mean, you might have one now, but a perfect one that ticks off every box is difficult because there's always -- there's a couple of things. There's the resident, there's the parking, there's -- every location that we look at, there's going to be something. The rooftop to the elevator, there's something that we have to look at. I'm just presenting options. And what I've heard from my colleagues is when you're looking at something where you've got to build up the concrete base and you wouldn't use PickleRoll or sport court, you'd use the Har-Tru painted on surface, similar to a tennis court. You're looking at with just fencing, court, and lighting, when you factor in all of the contingency and everything, it's about \$80,000 a court. So, if you do eight courts, you're looking at \$640,000 initially. You know, another alternative, which is there was some discussion, I had not received it, but there was a discussion and perhaps an unsolicited bid from a private provider to look at the rooftop facility. I haven't seen the bid, but I know that that was a discussion. So, that's another option that you can look at. So, those are two. The other two that I've talked about in the past, 301 Majorca, which is a small property that we got, which is right there on the north end of Salzedo. It's an 11,000 square foot property, so it's not very large. You can fit three pickleball courts there. Now, I have talked about that park for another use as a possible dog park, but you know, you can do that. You can fit the three; at 80 a court, you're looking at \$240,000, that's another possibility.

It's only three courts, which is not a big number. And I'm not sure it fits the need of what our players are asking for, but you know, I started looking at any properties that we have around and see what we can do for ground floor. The last one is the Navarre 234 parking lot, the one that's being used right now for Public Safety Building. We do open -- we did open the Minorca Garage, and so there is that lot. It's a 20,000 square foot surface lot. You're looking at fitting probably six courts on that orientation. You're going to have to remove the median, so you're going to have a little bit more site preparation. So, you're going to be up at that 80,000, even though it's asphalt. So, you're going to look at doing that. Once again, there's residential properties there. Parking is in this, you know, so there's a lot of things, but it is a ground floor. It is -- and I know it's a valuable property to the City, so there's also that discussion from the cost of what that property is. So, those are a couple. I know we're talking rooftop. You know, I haven't done a super big site evaluation and survey, but I have gone up to the new Minorca garage. There's enough space to put several courts up there. There's some things that I would have to look at in terms of sloping and things there if you wanted to put it up there. But that's another rooftop. I don't know what that parking capability is because we really haven't opened that, hasn't been that. So, those are some of the other alternatives other than rooftop of Garage 4 to provide. And I'm here to -- I know there was discussion of maybe a couple others, so I'm excited to hear about them and see what we can do there.

Vice Mayor Anderson: I have a question for you, Mayor, if you could.

Mayor Lago: Great job, Fred, by the way.

Community Recreation Director Couceyro: Thank you.

Vice Mayor Anderson: Thank you. Phillips Park, there was some initial planning and discussion.

Community Recreation Director Couceyro: Yes.

Vice Mayor Anderson: Let's assume that the area that is planned for the future there was to incorporate pickleball. How many courts could fit there?

Community Recreation Director Couceyro: The conceptual design -- and we're getting -- we're actually getting a detailed design hopefully this week because we're going to do a community meeting in May. It initially called for two, two pickleball courts there.

Vice Mayor Anderson: Let's assume because demand is so high, and it is high -- I mean, I don't know if you've seen the people in line. There's like...

Community Recreation Director Couceyro: Yeah, well...

Vice Mayor Anderson: 40, 50 people in line. How many pickleball courts could we fit on that piece of property?

Community Recreation Director Couceyro: I mean, well, the thing to discuss is there's also a couple of other needs in that neighborhood that the field space is big. So, if you're going to take more pickleball courts there, then you're going to have to reduce the artificial turf field space. The design that we're looking at has an artificial turf field. It has a very large playground because the playground at Phillips Park right now is very small. And that's one of our busiest parks, other than Salvadore, it's probably second highest attendance. So, what we heard from community is we need a big, wow playground, similar to what, you know...

Vice Mayor Anderson: I understand, but if we do Phillips Park in sections, just so we can get the ball rolling here.

Community Recreation Director Couceyro: I mean, you can look at, if you want to eliminate the tennis courts, you can add a couple more. If you want -- there's a basketball court there, too. So, the basketball, tennis, and pickleball, if you want to make it all pickleball, you can probably fit at least six or seven.

Vice Mayor Anderson: Or, you know, and we could also do flex, you know.

Community Recreation Director Couceyro: You can do multipurpose.

Vice Mayor Anderson: Certain days tennis, certain days pickleball.

Community Recreation Director Couceyro: Yeah, and when that park is built to its capability, you will have staff there. So, you will be able to do similar to what you do at the Youth Center, where you build the nets every day and you wheel them out. And then you have, you know, that's what's causing all the lines is those portable courts. So yeah, there's a possibility to do that as well.

Vice Mayor Anderson: So how many courts could you fit? Answer that question. Or do you need to do the math first?

Community Recreation Director Couceyro: Well, I mean, if I was going to do it, so everyone had enough space and you did -- and you were able to -- you'd have the two fixed, and then you could put another four as temporary using the tennis courts. You might be able to put -- if you really want to get it tight, you can put four in a tennis court. I never recommend that. I would do at least two on each court, and on the basketball court, you can probably fit three because there's no middle net. So, you can probably do seven.

Vice Mayor Anderson: Seven.

Community Recreation Director Couceyro: But only two would be permanent. The others would be blended, which is double sets of lines, portable, or unless you got rid of basketball and tennis.

Commissioner Menendez: If I may comment, Vice Mayor, at our first community meeting, you know, I was there, it turned into a pickleball/tennis debate among the folks in that area. We were sort of surprised how strongly there was a tennis support...

Community Recreation Director Couceyro: Yep.

Commissioner Menendez: Considering, you know, the pickleball movement. But I think if you're able to do what the Vice Mayor suggests, which is create, you know, a multi-purpose, flexible, like you do at the Youth Center. At the Youth Center, you have staff on site that I guess makes the modifications, switches over one to the other. What would it take for you to be able to do that at Phillips if we do it in phases, and you know...?

Community Recreation Director Couceyro: Well, if you do it in phases, then there needs to be some operational funds for staffing. The way it's planned eventually is the Phillips Park design is going to have a building. It's going to have indoor space. You're going to have programming there. You're going to have the field, which is going to be operational for organized sports. So, you're going to -- the plan is to staff it. There's operational costs. So, then it's just part of the staff's -- just like the Youth Center. But until then, if you do it now, yeah, there's -- I have to look at, you know, I don't even know if we have existing staff, we might have to hire, depending on the days, depending on -- so there's some costs that gets involved with that. And until you get -- until you're able to hire staff that's dedicated for that, you know, could become a little bit of a cost because we've got to bring full timers out there and things like that. And then there's the initial cost of, I got to go and I got to reline them, do something similar that I did to the Youth Center, which is, you know, 10, \$15,000.

Commissioner Menendez: And I think flexibility is a great option to include.

Vice Mayor Anderson: Yeah, I did attend the same one, although you didn't see me physically. I was in the metaverse out there and watching on Zoom. The other thing I wanted to throw in your hopper to evaluate is, you know, I've only talked to a couple of the nearby residents is at the Youth Center, we lock the gates on the weekends, and as a result, we encourage people to climb over the fence to play basketball, but the fields are wide open. So, you could play soccer, you could go play Frisbee, you could play anything you want. So I did talk to the Manager about, you know, can we open this facility up on Sundays and allow it to be used that takes some of this pressure off immediately.

Community Recreation Director Couceyro: So, what -- yes, I was -- I'm looking into that. I've received direction from the Manager to do a couple of things. As you know, or may not know, Commissioner Menendez knows because he was part of the homeowner's association at the time.

When the building was built in '97, there was an agreement with the neighborhood to not be open on Sundays, which is why it's not open on Sundays. We have had times where we've kept the courts open, but then we do have an occasional complaint from the neighbors saying, you know, because of the noise, because sometimes they play a little late, whatever it is, it's Sunday, maybe they play early, but we can look at that. So, the direction I've received from the Manager is to look at going out to the neighborhood in terms of getting a notice and getting their commentary on whether we can do that. And then the only other thing would be the cost of me bringing in staff, because I don't have any staff at the Youth Center on Sundays, either in terms of overtime or finding some part-time that have extra hours, and then they would have to bring the nets out every day.

Mayor Lago: May I ask something just in regards to this issue? I just want to change gears, but I want to make sure that it's in regards to pickleball. Mr. Clerk, would you mind putting up the map? So, I drove over the weekend and I went to look at the Youth Center. So, I think there's multiple opportunities, but like I said before, we're going to have to plan long-range planning. It has three baseball fields. I'm a baseball fanatic. I played baseball in high school. But I think there's an opportunity where the banyan trees, the baseball fields right there, see how it's a diamond, how it's a triangle shape in the bottom, where it says Google? I think that we have an opportunity to potentially do something there as a permanent facility. I know we would have to compromise one of the baseball fields, and I get it, I understand it, but this is something that it has -- there's enough space, we could potentially put a real facility there. We have two other baseball fields that I think are more than adequate, but I think it will meet the demand. Another area, again, another area, in between the library and the Youth Center, there's a street, okay? That street has been a point of discussion for multiple years, okay? So, no, no, not that way, the other way, go up. Mr. Clerk?

Community Recreation Director Couceyro: Riviera Drive.

Commissioner Menendez: Riveria Drive.

Mayor Lago: Riviera Drive, yes. No, no, not that one, not that one, I apologize.

Vice Mayor Anderson: Segovia is the one with the median.

Mayor Lago: Yeah, in between the library. No, you're going the wrong way.

Community Recreation Director Couceyro: No, in between the library is Riviera, right?

Commissioner Menendez: Yeah.

Vice Mayor Anderson: Yeah, yeah.

Mayor Lago: Yeah, I just want to show it so the residents can see it. So, there was multiple discussions about connecting the Youth Center with the library. We own, the City owns the library. I think there's a great opportunity there. It's to potentially do something where we could have -- we could take some of the median, some of the median from the grass and keep that street open, we could keep that street open in one form, or we could close that street. This is not the first time that it's discussed. And I think that's an opportunity, fresh piece of property, it wouldn't impact anybody. And I think we could potentially go to the County and say, look, we want to close the street. And that is one stop fits all. We're not talking about putting it on top of a 60-year-old building that potentially could be sold to fund our new parking garage whenever we finish designing that. We're not talking about building an ADA parking garage. This is something that we could embark in right now and say this is going to be a permanent facility for pickleball. We could have 10 courts there, we could have bathrooms, we could have something that works for everybody. You have the parking already there, which is the parking for the Youth Center. You have some of the library parking. And on the weekends, Saturdays, mostly Sundays, it's empty, nobody uses that parking. Another area that I thought about, which is a little bit more painful, a little more painful, go in front of -- no, no.

Community Recreation Director Couceyro: In front of the Youth Center.

Mayor Lago: While we want Myra's opinion, but we're trying to figure out, we're trying to figure out pickleball here. Let's go back to the -- to the area where it has the townhomes. Townhomes.

Commissioner Menendez: Anastasia.

Vice Mayor Anderson: Anastasia.

Mayor Lago: Okay, now zoom in please. Okay, so this is again, don't go shoot the messenger, okay. Speaking about ideas, I spent a lot of time over the weekend just walking the area. So you see that street that connects right there? How you have parking and where the basketball is? I'm not saying to get rid of the street. Make it one way, right now it's two ways, make it one way and where the parking is, where the parking is and you have some of the median there, you could potentially build courts horizontal instead of stacked. Like this, you could put them like this. You could build five, six courts there. You could -- obviously, you would lose the parking, you maybe lose two dozen parking spaces but you don't affect the traffic there. I think the best deal, the best deal -- we're willing to commit a million dollars, two million dollars to this project to do it the right way, the way Coral Gable standard is to embark with our relationships in the County right now and say let's either close the street or make it one way and do something spectacular on this property which doesn't infringe on any of the fields, it doesn't infringe on parks, and it meets the goals of the entire community. And it's on the first floor. It's not ADA issues. You know, it's almost under -- it's basically almost under the cover. You know, there's tree coverage there, and it's a good opportunity to address the issue. And be creative. Be creative.



Vice Mayor Anderson: So, I'm just going to make a couple more. Since you're right there.

Mayor Lago: Or the baseball field, too. You could use the baseball. You have three baseball fields there.

Vice Mayor Anderson: On Anastasia itself, it is right in front of the townhomes. On the opposite side between the library and the Youth Center, there's no residences directly that close.

Mayor Lago: That's why I said the Anastasia one was kind of pushing it.

Vice Mayor Anderson: No, no, I know. I mean, we have the issue of parking, of course, to consider. A lot of different options here. I hate to kick the can down the road. I really, really hate to kick the can down the road. But in order to analyze these options and give us pros and cons, may I ask you how much time you need?

Mayor Lago: But can I ask...

Community Recreation Director Couceyro: It depends on which option.

Mayor Lago: May I -- may I just ask something?

Community Recreation Director Couceyro: Sure.

Mayor Lago: Through the sponsor...

Community Recreation Director Couceyro: Yep.

Mayor Lago: Through the sponsor, if I may. And with all due respect, I apologize, Vice Mayor. I see the dismay of our residents. Can you come up one second? Will you mind coming up here? I want to ask you a question. Okay, if we were able to build something the right way and do it the right way and not do something where it's on a second floor, it requires an elevator, it's \$2 million, then in two years the property is sold because we have to do -- Are you willing to embark on a six-month planning phase to finally do it? For example, if the sponsor agrees and everybody agrees, it's not about politics, it's about doing something world-class. It's about doing something world-class for a facility. Say we're going to embark on, you know, if it's here or if it's at Phillips Park, but doing something that, again, makes sense and that doesn't compromise tennis, doesn't compromise baseball, it doesn't compromise parking, it doesn't compromise anything, but it actually delivers on something. Do you think that --? Can we get the residents behind it to say buy us another six months when I know how loud and vocal you are and how long we've been waiting already?

Vice Mayor Anderson: Yeah, I'll answer that.

Maite Halley: I'm not loud, I'm not loud.

Mayor Lago: No, I mean, you're just disappointed that we haven't been able to deliver.

Ms. Halley: No, I get that. I get it.

Mayor Lago: I don't mean it in a bad way.

Commissioner Castro: That's not going to take six months, by the way. That wouldn't take six months.

Mayor Lago: Planning. I'm talking about planning. I'm talking about planning.

Vice Mayor Anderson: So, it -- I will add to it. If we open up on Sundays.

Ms. Halley: So, to get to the answer for your question, I think our world-class city deserves a world-class facility. Absolutely, okay. But for that, we absolutely need minimum of eight courts together, contiguous, whatever we want to call it, all in one place, not four here, four there, two over here for the next two years, three there. It doesn't work. Sharing it flex space, shared space just doesn't work. We're going to be taking from other people and we're going to create more ire than we need to. We need those eight courts. They need to be facing north-south. That is an absolute must. Because east-west, like all tennis players will also tell you, you don't want to play that way. It's very hard on the eyes with the sun. We need lights. We get people. We get so many people at night, and Fred can attest to that. We get the young people, and I'm sorry our young people had to go to work, but we had some here today. We need them to be absolutely dedicated. Just Sundays isn't going to do it. Mr. Mayor, I think those are a couple -- you know, whether it's the Riviera or Anastasia, those are some things worth looking at. But my question is this, beyond our own study phase, how long does it take us to get the County to agree to close the road?

Mayor Lago: That's why, if I may, what I said was, that's why I said give me -- give us six months to embark on this. Not to build it, this is going to take time. You got to fund it in this budget. You got to fund it in this budget, and then you're going to say, okay, this is what the cost is going to be. But I think that if we can do it over the next six months, the sponsor can go, along with the Manager and the legal team and Fred can go and have a conversation at the County and say, look, we want to potentially embark on joining these two City-owned properties. Either making it one way, taking some of the median of the -- excuse me, of the library. You already have lights there. You already have light poles there. You could potentially add the lights from the Youth Center on the other side. It would reduce pricing significantly because you could put the poles there. I've done it in schools before where you use existing poles, you just redirect the lights. So, there's an

opportunity to do something world-class, like a world-class facility, and get County buy-in, get County buy-in instead of doing something piecemeal, in my opinion. But again...

Ms. Halley: That's not my question. But my question is, we've got a planning phase here in the City that we've got to take. You're saying that's going to take about six months, maybe longer.

Commissioner Castro: It's going to probably take a year, two years to get that accomplished. And I think that's a wonderful long-term goal. But right now, I know you guys are in necessity of something to play in now. And I think that's a solution we need to be looking at at this moment. How do we solve the problem?

Ms. Halley: So, I have a couple -- so if this is my time to speak, Mr. Clerk, is that --? Okay. If we could put that map back up that you were looking at. I have another suggestion for you. And I don't know if you looked at this one, but I think this is easier. Are we up? There we go. So, could you go to the south side, the building across, the triangular piece across from University Drive?

Community Recreation Director Couceyro: The entrance to the Youth Center, right across the street.

Ms. Halley: So, there you are. You see the line of trees on University. There's two trees in the middle. There's two homes that the sides border on. On this side, then, the street, is it Cadima?

Community Recreation Director Couceyro: Yeah, it's on University. Half of it is on University.

Mayor Lago: May I just...

Ms. Halley: Okay, so...

Mayor Lago: May I just mention the residents opposed a dog park there. I think they're going to oppose...

Ms. Halley: I think the dog park they opposed was closer to the library. It was the smaller property closer to the library. And that was that one in particular, Commissioner Anderson?

Vice Mayor Anderson: No, it's this one because it's used for overflow parking for the Literacy Festival, for...

Ms. Halley: So, Literacy Festival overflow parking is one day a year. The church needs to figure out their parking. They need to commute to church. It would save gas. It's good for the environment, good for our earth, okay. And I don't mean to be flippant about it, but I think there are solutions. That space with double row of landscaping, and Commissioner Anderson and I

walked it last week, double row of landscaping, landscaping at the houses that are on the street there on the south end and putting the courts as close to University as possible. We can even get 12 courts in there. I kind of, you know, eyeballed it and I'm pretty good with that. We could probably get even 12 courts if we want, put up eight, four later. We don't need a space to house staff because they'll be coming from just across the street. It could be something very easy, very open. We'd have bathrooms and water across the street. I think that could be done within a year if we have the political will again to do that. That's one space. The other space that's too far from there, I won't make you do it, is I don't know why we can't do anything on Country Club Prado. We have got this huge piece of land on 8th Street and Country Club Prado, that trapezoid shaped space. There's no residents that are going to argue. We could have a -- your world-class facility right there too. Yes, we'd need bathrooms, and yes, we'd need a place for that, but it's land. It's on land, it's not a...

Commissioner Menendez: Thank you. Just...

Ms. Halley: Oh, I'm not done. I've got other things I wanted to say, but that was in response to your question.

Commissioner Menendez: The property that the dog park was being considered, even if it was we could put pickleball and the neighbors came around, the one stumbling block would be lighting because I think to put lighting next to single-family homes, that's where you probably get the biggest pushback, just thinking ahead.

Ms. Halley: Okay.

Commissioner Menendez: During daytime pickleball, you know, obviously we need to check to see what the community wants in that area. But lighting was talked about a little while ago, the importance of it. And I think lighting right next to -- to light pickleball courts next to single-family homes, that's where I think things may get a little bit more complicated.

Vice Mayor Anderson: So, I'm going to (INAUDIBLE)...

Ms. Halley: And I remember the discussion in '97, because I lived on Malaga at the time, so I was four blocks away. And the discussion about lighting when the Youth Center went up.

Commissioner Menendez: Since we were talking about the Youth Center, and you know, that's my second home, in the '90s when the current Youth Center, there were two designs; one was with Rivera closed and the other one was open. It basically got -- went through the Planning and Zoning Board, made it to the Commission, and at the Commission, it was denied 3-2. But historically, Hernando used to go all the way to University Drive.

Ms. Halley: Yes, I remember.

Commissioner Menendez: Hernando going, yeah, towards the library, you see how it stops. Originally -- but when the Youth Center, the Cardboard College, the Youth Center, the era of the '50s, they shut down part of Hernando so that they could create a field for our youth and our community. There was also another street, which was in our time, remember, between the Youth Center field and the vacant field, they were like basketball courts, those are closed off.

Vice Mayor Anderson: Right.

Commissioner Menendez: That was called, if I'm not mistaken, University Street. There was a street between Rivera and Hernando, going east and west also.

Vice Mayor Anderson: Yep.

Commissioner Menendez: And that street was closed as well. So, there's a -- I'm not saying right now to, you know, to this moment that I'm in favor of closing anything, but historically, I just want to give a historical perspective of the things that the City has done in the past because they felt the community benefit outweighed any other issues.

Ms. Halley: Yeah, I think of the spaces that you recommended the Riviera would probably work better than University because we've got residents all along University. But I know we've also walked the 301 -- you know, what is it? -- Minorca -- the Minorca parking garage. I always forget the number of the parking garage up there. And I think Commissioner Fernandez may be able to talk about it. But you know, I just wanted to, guys, to -- guys, I'm sorry, ladies, all of you Commissioners, to recognize the fact that we had 30 people here this morning. And you know, since our discussion went off somewhere else, we didn't get a chance to point that out. Not everybody wanted to speak, because we didn't want to bore you to death about pickleball. You've heard it all about pickleball already. You know. You know what's going on. But there were over 30 people here.

Vice Mayor Anderson: I would be out there playing with you more often if there wasn't such a long wait. But let me, let me just...

Ms. Halley: And that's the thing.

Vice Mayor Anderson: Let me just...

Ms. Halley: That's exactly...

Vice Mayor Anderson: Let me tell you something I failed to tell you.

Ms. Halley: What is that?

Vice Mayor Anderson: About the dog park. I never even brought it to the Commission because just at the initial knocking of the doors people started complaining. You know, a particular resident or two were very opposed to it. So, it never even got to the dais as a suggested location. That's why I like to go knock the doors ahead of time, to ascertain the temperature of the room before we bring it here instead of having an explosion. So, I do think we need to reach out to the community.

Ms. Halley: And that last thing -- yeah, the last thing I wanted to bring up to you all is, I don't know if you know this, but Coral Gables High School is in the process of putting together a pickleball club. Palmetto has one, Ferguson has one, the private schools have one. This will be probably a GMAC (Greater Miami Athletic Conference) sport fairly soon. And your kids, you know, some of you that have younger kids here on the Commission will benefit from this. We have middle schoolers, we've got a group of like five middle school boys who are showing up Thursday nights, which is really interesting because, you know, they're doing the whole middle school boy swagger thing. But it's building like that. It's great. So, I appreciate that you've brought those up and you've put some time into it. I brought up those other two because Fred has known for a long time I've wanted that piece of property across from the Youth Center. That's my preferred -- I like it better than a parking garage, frankly.

Mayor Lago: I think it's going to be a heavy lift for the residents, but I understand it makes sense.

Ms. Halley: Yeah, I understand.

Mayor Lago: Mr. Clerk, do we have any --? Do you want to do public comment?

Commissioner Fernandez: Just one more comment before we get there. University of Miami, I also had a conversation last week about adding more pickleball courts at the University of Miami. So, they're in preliminary thoughts on where they'd be able to do that. And I spoke with Fred yesterday and I walked with Maite and Carlos yesterday, the Minorca parking garage, which has now been completed. The roof of that garage is currently not being utilized. And I believe Maite's rough assessment was we'd probably be able to get seven courts up there, give or take one, and the -- Fred's concern is the sloping of the roof in some areas, so we may -- there's an area that's a little more flat than the rest of it, but it's a location where there's bathrooms downstairs, there is an elevator already in place, and it is a garage that's currently -- the roof of that garage is not currently being utilized. So, this may be something that we can do now, building towards something that we may be able to do at the Youth Center. Because I think you're right. Do those three baseball fields get used at the same time?

Community Recreation Director Couceyro: So, the two that are on the south -- on the north side, they're for smaller ages. They're from the T-ball up to like what we call Mustang or Bronco. The pony field, which is for the teens, is the one on the south side. We don't have as big a program for the older kids. That's one thing that we've seen drop off, teen, especially in baseball, that teens,

they do use it, because we have a provider, the Blue Devils, they're our program provider for it, but it's not used nearly as much as the other two. And the Young Viejos, which is our senior softball, they use the ones on the north side. So, the one on the south is the least used. It's just...

Mayor Lago: There's an opportunity there.

Commissioner Fernandez: And actually there's another -- Can you pull that map back up? Because when the Mayor was talking, I think there's another area just to the east of the soccer fields, between the soccer fields and the Youth Center. I guess we're moving up. That area there, I know it's currently used for that baseball field, but if we maybe use the other two fields, would we be able to close that infield and make that area there east of that soccer field? I mean, that should be able to fit at least eight pickleball courts.

Community Recreation Director Couceyro: My concern is for the other recreational programs; that grass gets used a lot for soccer, for practices. Whereas the baseball field, because it's a pony field, you need a mound. It's not used as much for the field activities. But the other one, I would be hesitant, because we do use that field so much. We do use that whole area because our soccer starts branching out to those areas.

Commissioner Menendez: (INAUDIBLE) younger kids.

Mayor Lago: If I may add something.

(COMMENTS MADE OFF THE RECORD)

Community Recreation Director Couceyro: I don't know. I'd have to measure it out. I really, I mean, I wouldn't want to venture a guess and be wrong.

Mayor Lago: If I may just add -- well, two things that were made. Number one, the reason why this makes so much sense is this doesn't impact any neighborhoods. The City owns the property and you don't need to build restrooms. You don't need to build ancillary services for the pickleball. So, you can use that money and invest it in the infrastructure of the pickleball. It's just going to cost the City a lot less money and you can probably even spend the same amount of money and just up the ante in regards to the quality of the pickleball courts. That's number one. Number two, I'm very familiar with the Minorca Parking Garage. Is that used by the public right now or no?

Community Recreation Director Couceyro: It's open. I don't know if it's being used actively by the public. I don't know.

Mayor Lago: My only concern with that is that that is where police and fire park adjacent to that, and it's literally touching the building. So, I don't want there to be any public safety issues. If the

Chief and the Manager and the other chief is perfectly fine with it, I don't want to put anything in a position where, again, not that we -- you never know what happens. You never know what happens, and this is literally adjacent to our Public Safety Building. And if you remember the way that building was designed, that building was designed that in the future as there's more expansion by the police and fire and there's less need for parking, we can blow out the walls because the walls, the slabs were set at the same height in regards to the parking decks for use -- for future use. But I'm just saying that I think that the ultimate use, and I leave it up to the sponsor, I'm more than willing to find a temporary location, but I really think that finding a temporary location is priority number one, using existing facilities, minimizing expense, but let's invest and invest big on something that makes sense long-term. If it's the baseball field, like I said, or if it's the piece of property between the library and the Youth Center, I think it's a great opportunity for that.

Community Recreation Director Couceyro: We did -- just so you know, we did actually, in the early 2000s, we brought back, our department brought back a proposal, not for pickleball, obviously, but to close the Riviera Drive to extend the field and make it a bigger field. So, it's something that we looked at. At the time, the Commission did not want to really look at it.

Commissioner Menendez: And also at that time, because I was just...

Community Recreation Director Couceyro: Yes, you were involved with it.

Commissioner Menendez: Involved, it was logically for the safety of the kids, because they can come after school, do their homework at the library, take cultural classes, educational classes, go back to their practice and do sports, and go from one property to the other without having to cross a busy street or an intersection, which obviously 30 years later is even busier.

Community Recreation Director Couceyro: Yeah, I mean, I've always been a proponent of increasing our recreational space by utilizing Riviera Drive, so that's definitely something that I would consider. I don't know what the workings are to go with the County and get that street closed, but that's a good option.

Commissioner Fernandez: On the -- and can we pull that map up again?

Community Recreation Director Couceyro: Yes.

Commissioner Fernandez: On the West side of the Youth Center complex, there's a parking lot.

Community Recreation Director Couceyro: The Segovia lot, the parking lot.

Commissioner Fernandez: Correct.



Community Recreation Director Couceyro: So, one of the things that -- and I heard when we were discussing the Anastasia side, right now...

Commissioner Fernandez: That lot there.

Community Recreation Director Couceyro: Right now our parking is pretty tight. When you're there at night, they're parking up along the curb. We're using that overflow lot for daily nightly activities, you know. The Youth Center activity has -- we're really starting to hit the pre-COVID levels, so a lot of people are there. And pickleball on Tuesdays and Thursdays adds a bunch of people. So, we have -- parking, to me, I'm concerned about taking away parking.

Mayor Lago: But if you -- if I may, if you think about it, this is why I keep going back to the Youth Center, if you can come to -- if you can come to an agreement on -- on whether it's the baseball field or it's the middle -- the middle street, you have all the library parking, which we can potentially say, hey, can we use at a night?

Community Recreation Director Couceyro: Yes.

Mayor Lago: And again, pickleballers, from my understanding, are playing late. They're playing late, a lot later than -- for example, when all the kids go home after practice, you know, the parents go home, they're not parking there anymore. So, you have a lot of redundancy in regards to parking there. And I foresee it as an opportunity.

Community Recreation Director Couceyro: No, I agree. That's why I like the Riviera. What I'm saying is taking away a parking lot, I'm a little hesitant.

Commissioner Fernandez: Right. But there's also a possibility there, if we're taking away one field, what if we take away that infield north of that smaller soccer field and do something there? It's more of a rectangle area versus the one in the south, which is kind of a triangle, which might be a little more difficult. But what about that area there? You kind of have -- you still have two baseball infields, the soccer would not be impacted and the baseball is going to be played when soccer is not there. So, the only thing you're doing is you're eliminating one baseball infield and you're saying for the most part that third one is not being used. So, it would give us an opportunity to have pickleball up there.

Vice Mayor Anderson: We'd have to redesign the fields.

Community Recreation Director Couceyro: Well, considering -- I mean, you can look at -- I don't know how many courts you can fit in there. One of the considerations you'd have to look at though is how far do you go towards the east with that -- with the fence and does it infringe on people hitting from the blue field? You know, is it going to be 150 foot porch to right field and then it becomes a problem for baseball? I don't know. I'd have to look at it.

Commissioner Fernandez: What's the size of your -- of the soccer field, the width? 150?

Community Recreation Director Couceyro: No, the small one's not that big.

Commissioner Fernandez: No, the large one.

Community Recreation Director Couceyro: I think it's like 75.

Commissioner Fernandez: What I'm saying is the large one. I would say not to impact the current soccer...

Community Recreation Director Couceyro: Right.

Commissioner Fernandez: Dimensions, it would basically be eliminating that infield and placing pickleball courts there.

Community Recreation Director Couceyro: I know. I know what you're saying. My only concern is how many courts you can get on there...

Commissioner Fernandez: Right.

Community Recreation Director Couceyro: If you're going to do the eight.

Commissioner Fernandez: Correct.

Community Recreation Director Couceyro: And what I'm saying is if the eight courts goes...

Commissioner Fernandez: Can we -- can we expand a little, because we have an idea of what it would look like if we can see the basketball courts.

Vice Mayor Anderson: Well, the perspective...

Community Recreation Director Couceyro: Yeah, the basketball courts are four.

Commissioner Fernandez: Correct, so we probably would not be able to put two north and south. It would basically be one. So, we may be able to fit four there.

Community Recreation Director Couceyro: Yeah, I would...

Commissioner Fernandez: Realistically.

Community Recreation Director Couceyro: I don't think you can do more than four.

Commissioner Fernandez: You can probably do four.

Mayor Lago: That's why I say that -- that's why I say -- that's why I studied it. I played baseball and I understand the dimensions very well. But the real way to do this is the two locations that I told you there. The (INAUDIBLE) was obviously the one in front of the -- in front of the -- the townhomes, but the Vice Mayor brings a very good point. You could run them (INAUDIBLE), but that makes too much noise for the residents. If you look -- that's why I didn't go -- that's why I didn't go for that baseball -- for the baseball field. Number one, they don't fit it. And number two, you're right next to the residents. I think that you have the street with the County and you have the baseball field, which is out of view right now, which is an opportunity to do something there. You can stack them. You can stack them in a way that, like she said, everything is going to the south. You can put it in a way, you have the bathrooms, you can do everything there. You don't lose the two -- you don't lose -- you don't infringe on the soccer fields. You have significant green space and you're taking advantage of that triangle, which again, is kind of a lost area because you can't do anything else with it besides have a baseball field there. That's my opinion.

Commissioner Menendez: Can we...?

Mayor Lago: With the other side on the corner, you can do something with that in the future if you wanted to do something.

Commissioner Fernandez: Yeah, you could probably do six there just basing it on the size of the...

Mayor Lago: I think you can do more than six.

Commissioner Menendez: So Mike, can we do two -- two-pronged approach?

Community Recreation Director Couceyro: Yeah.

Commissioner Menendez: Because I know the programming you have, and I know the baseball program definitely gears towards the younger kids, and you use those two...

Community Recreation Director Couceyro: They use the top.

Commissioner Menendez: Northmost fields, and they have games, and again...

Community Recreation Director Couceyro: Yes.

Commissioner Menendez: It's very much used. And obviously, the one close to the library is not as used as much as a bigger area. Perhaps, I think, as my colleagues, the Mayor, and I think we're pretty much focusing right now on that, see what can be done with that larger baseball -- I

personally want a cushion from the back of the goal. You know, the soccer ball takes a shot, hits a -- takes out a pickleball player, you know.

Community Recreation Director Couceyro: So, you also have -- there's an opportunity there to add to that because of the way that the parking is slanted and from the end of the fence to the sidewalk, there's a lot of space. There's a tree we'd have to mitigate, but there's a lot of space there and you can maybe just get rid of the angled parking and all of a sudden you can maybe find your way to slant them. I don't know if they'd be straight north-south, but pretty close.

Commissioner Menendez: By the way, that's the -- on that field, that larger field is the best part of the entire field because of the canopy...

Community Recreation Director Couceyro: Yeah.

Commissioner Menendez: The tree canopy. You get a breeze; you get the shade. So, pickleball play -- pickleball people will be very happy. They won't sweat as much. And -- but maybe we can also look into what was being discussed on Riviera and do one and then see what can happen on the other one.

Mayor Lago: And so can we -- with the will of the Commission, can I start public comment? Because we have a -- we have a meeting for negotiations with police. We have multiple time certain, and I want to tackle a few things before we leave really quickly. Mr. Clerk.

City Clerk Urquia: First speaker is Maria Cruz.

Vice Mayor Anderson: Ms. Cruz, you're going to start playing pickleball, right?

Maria Cruz: (INAUDIBLE).

Vice Mayor Anderson: Come on, get an appointment.

Ms. Cruz: Tell me when. Okay, Maria Cruz, 1447 Miller Road. I only have one caveat, simple caveat. Last time I heard the word -- the term "world-class" was Burger Bob's and look how long ago it was and we still do not have Burger Bob's. So please, please, please, we do not have to have the best, the humongous, the optimum, they need a place to play. And you know what? Maybe we need to make it the Coral Gables way instead of the world-class event.

City Clerk Urquia: Tom Wells.

Mayor Lago: Mr. Wells, good afternoon.

Tom Wells: I have very few comments, which is a welcome change. My name is Tom Wells. I live at 1310 Coral Way. My law firm is also located in Coral Gables. I strongly support placing the pickleball courts at the top floor of the Parking Garage 4 as is similar with the farmer's market and Commissioner Menendez free movies. And the next one is Iron Man on April 28th.

Commissioner Menendez: And From Russia With Love at the Arsht Center but thank you.

Mr. Wells: You're interrupting me.

Commissioner Menendez: I apologize.

Mr. Wells: This project is consistent with the City's effort to bring the community together. I'm a regular player at the Youth Center on Tuesdays and Thursdays afternoon. I was actually on the first page of Fred's proposal. I meet and talk with a lot of people who I would not ordinarily have the opportunity to greet. And unlike the other City events, we play doubles pickleball. So, I do more than just speak with the players and other residents. I'm a teammate with all types of people. And we share good points and some very bad points. But whether I'm playing with somebody who is my age or somebody significantly younger than me, the team concept creates a stronger bond in the city. Our world has become much more partisan. As you know, there continues to be a movement to move the elections from April to November, which could create more partisanship. I previously complained about toxicity at the Commission meetings. Placing pickleball courts on the top floor of Parking Garage 4 brings our community together more quickly. For that reason, I encourage the Commission to move now and put the pickleball court to the top of Parking Garage 4. As Ms. Cruz said, there's always a cost in delays and you know the delay costs in Burger Bob's. Thank you.

Mayor Lago: Thank you, sir.

City Clerk Urquia: Jackson "Rip" Holmes.

Mayor Lago: Mr. Holmes, good afternoon.

Jackson "Rip" Holmes: Thank you for the opportunity to make a couple of comments. First of all, I was so happy to see one of the advocates, Josh D'Alemberte. He's the son of the famous Sandy D'Alemberte, who was head of the American Bar Association. Great family. And he's an advocate of the pickleball. On the other hand, I really hope and I ask you not to approve pickleball courts on Garage 4. I'm for pickleball, but I'm against that going into Garage 4 rooftop because in the downtown, I own property on Miracle Mile, so whoever his friend was that left us here -- but anyways, I'm worried about parking. And I'm like, if there's no parking, I don't make money, even the City doesn't make money because for people to shop and spend their money here, they've got to have a place to park. Additionally, believe it or not, for 25 years I've tried to bring a department store to 345 Andalusia. It will be on my tombstone. Rip Holmes, he never achieved

his goal, but that's my goal. And -- so yes, sir, Josh D'Alemberte, yes to pickleball, but not, please, not at Garage 4. Thank you.

Mayor Lago: Thank you, sir.

City Clerk Urquia: Mr. Mayor, I'm going to Zoom next. First speaker is going to be Sergio Gonzalez Arias.

Mayor Lago: Mr. Arias, good afternoon.

City Clerk Urquia: The gentleman doesn't seem to be unmuting. We're going to go with Mark Trowbridge next.

Mayor Lago: Mr. Trowbridge, good afternoon.

Mark Trowbridge: Good afternoon, leaders. How are you all today?

Commissioner Fernandez: Doing well, yourself?

Vice Mayor Anderson: Doing well. How are you doing?

Mr. Trowbridge: Great. Great. Thank you very much. And thank you for the opportunity to speak with you a little bit about Item F-12. I really appreciated the conversation that you've all had amongst each other and appreciate Fred's report that gave you some alternatives to what would be one of the ideas about being Garage 4. We had an opportunity to meet with a number of our business leaders yesterday, some of whom who have businesses directly there on Andalusia. And all of them expressed some concern about not only potentially impacting the current parking, but what would happen, you know, once we take down Garage 1 and rebuild in that space and the future impacts on having even less parking. And so I know a couple of other speakers have been in favor and against, but one of the things I think that's important is if you do look at that as an option that you've already agreed to have a parking study done in conjunction. And I think that's very helpful. That will at least give you an up-to-date, you know, idea and counts of what's going on in both of those facilities and what the needs are. But I do think you've got some other alternatives. I think the woman that spoke a little bit about pickleball and some of the other alternatives I would follow early, she seems to be well plugged into that, but there are probably some other locations that are more ideal than on top of Garage 4. We certainly heard that from a cross-section of the business community, and I wanted to convey that on behalf of them today. Thank you.

Mayor Lago: Thank you, sir.

City Clerk Urquia: Next speaker is Ian Sheldon.

Mayor Lago: Mr. Sheldon, good afternoon. Thank you for joining us.

Ian Sheldon: Hey, I'm feeling the talk of today, so I'm going again. Just to the point earlier about parking, lots of concerns about that. Of course, there are probably better locations, but I will just say for this one specifically, you have fantastic transit connections. If you -- like 30 minute travel times from there via transit or biking gets you basically to all the North Gables, so I don't really think parking is a legitimate concern. Thanks.

City Clerk Urquia: That's it Mr. Mayor.

Mayor Lago: Okay. So, knowing the length of the agenda that we have today, what is the will of the sponsor?

Commissioner Fernandez: I think we have several options to consider and something we can do at the Youth Center. And correct me if I'm wrong, I think there's the possibility of doing something pretty quickly there. What I would like to do is instruct the Manager to work with our Community Recreation Director on presenting a plan to the Commission at our next Commission meeting on something that we can approve to move forward with to try to get these pickleball courts completed as quickly as possible.

Mayor Lago: So, that's temporary...

Commissioner Fernandez: That'll be a motion.

Mayor Lago: Temporary moving forward, do you want to explore the options that I provided as options that we all massaged into basically into a stew that will deliver pickleball courts?

Commissioner Fernandez: Agreed. I think for sure.

Mayor Lago: You're the sponsor.

Commissioner Fernandez: I think the need -- no, and I agree with you. I think -- I was talking to Maite about this yesterday. I think the demand that we have, if we build six courts there, it's still not going to satisfy the demand that we currently have. So, I think we definitely have to seek a long-term solution. And I agree, that has come up several times.

Mayor Lago: Can I give you an idea? May I? This is your idea. You own pickleball. I'm not a co-sponsor.

Commissioner Fernandez: No, I don't own it.

Mayor Lago: You own it. You pushed it. It went from the pickleball people (INAUDIBLE).

Vice Mayor Anderson: It went from you going with a roller with painted lines to...

Mayor Lago: I have an idea for you. Two-prong attack. Number one, we move in a direction where one of the baseball fields could potentially be a pickleball facility or the street in between the library and the community -- excuse me, the soccer field -- talk to Commissioner -- the sponsor and talk to Commissioner Menendez through the Manager. He has institutional knowledge. I don't have institutional knowledge to run with it. Okay, that's one thing. Second thing is, by a paint of can -- a can of paint, figure something out. I think the best place is going to hurt, going to hurt for a while until we can figure out -- but we're going to show our commitment. We're going to show our commitment to getting this done. I would remove -- remove some sort of parking in the Youth Center and use it as -- for pickleball courts in that area.

Vice Mayor Anderson: So...

Mayor Lago: Even if it hurts. I'm telling you, it's going to hurt, it's going to hurt, and it's going to be a problem. But I think that's going to be a situation where we've got to deliver on something. I think that investing a million to \$2 million on the facility, I'll vote for it. I just don't think it's in the best interest of the City, knowing that we're going to have to make very tough decisions as a Commission in the near future. And that's going to take two years to build. You know it's going to take two years to build. An elevator. So, we're talking about time so we can put some permanent pickleball courts forward, build trust in the community, plan it where the soccer -- where the baseball field is, or you know, go with the County and address the issue there on the street, figure out a way, and move forward and do something comprehensive that's going to take probably two years to deliver. And that's fine. That's fine.

Vice Mayor Anderson: So...

Mayor Lago: But at least we bring some pickleball courts now here, four pickleball courts here, and then you find somewhere else to deliver on two or three other or four pickleball courts. But knowing that we are moving in a direction and we fund it, we fund it while we wait. We could fund a million this year. And if we do it on the first floor, we don't need to build bathrooms. We don't need to -- and we can potentially even overfund it with the will of the sponsor and take advantage of maybe some bathrooms that you haven't remodeled in some time that you want to remodel now.

Community Recreation Director Couceyro: Well, I have a temporary idea. I don't know if it's something to consider. You have the two basketball courts that we have there now, that are four courts. If you made that permanent and if you used that little space that you talked about and added a basketball court so you didn't take away basketball opportunities so then you had both, is that a temporary --? And temporary until you get Riviera and you get the field and everything



else, that's for permanent pickle and at least basketball so we don't take away basketball. I'm just throwing it out there.

Commissioner Fernandez: And I like the out of the box thinking. I just think that the four right now isn't even close. I mean, I have not gone in about four months because I go with an eight year old. And when I take an eight year old there and there's 40 people waiting to play, you know, he wants to get in there every chance he gets. And it's not satisfying the need. Now, there's something a little out of the box, but maybe there's opportunities that we can create similar to what we did with the farmer's market, where we could set up a court, maybe on weekends, right here in our parking lot. I think that was a great location. We had a lot of people show up for it, and we can get the sponsors like we did last time, and maybe do it on a monthly basis, on a bi-monthly basis, just to continue to bring in temporary locations where people can come out and play. But you know, again, my motion would be to instruct the Manager to work with you...

Community Recreation Director Couceyro: Okay.

Commissioner Fernandez: To find a temporary location where we can break ground as quickly as possible and start building these courts.

Community Recreation Director Couceyro: Okay.

Vice Mayor Anderson: So, I'm going to try to add to that because I think the demand clearly is there. You know, we did talk about Phillips Park and, you know, moving a piece of that forward sooner rather than later, rather than wait for every last penny that needs to be accumulated for Phillips Park to do that because that will help satisfy some of the need. You know, you might have the pros playing over at the Youth Center, but maybe the folks that have still training wheels on, me included, because I don't play as often because it's so backed up, might want to go over to Phillips Park. The other thing that I want to just highlight for you is there is a traffic study going on right now on the corner of Riviera and Segovia because of the number of accidents. It is a concerning location, also for pedestrians. So, long-term, I think the closure of the street is something we need to seriously look at. And the parking facilities between the two will help satisfy the need.

Community Recreation Director Couceyro: Well, that's good. Okay.

Commissioner Castro: Yeah, I think we're shopping around for the location, but at the end of the day, how much money do we have for this?

Community Recreation Director Couceyro: I don't know.

Vice Mayor Anderson: Depends on where you take it from.

Commissioner Castro: Can we call Diana? Can we call Diana in to see? If we know how much money we have, maybe we know what we could afford.

Mayor Lago: We don't have -- we don't have money for it.

Unidentified Speaker: There they are.

Commissioner Castro: Monetarily...

Vice Mayor Anderson: The money people. Depends on what pot we take it from.

Commissioner Castro: Monetarily, how realistic and how much money would we have if we move things around to make this happen? This is something that the community really has been asking for. And...

Assistant Finance Director Rodriguez: So, currently, right, so in our last budget process, we did not allocate any funds towards pickleball. We had a similar discussion last year. I think the request was about \$2.9 million to build out some of the fields that Fred has talked about today. So, I think we talked about Kerdyk, we talked about some fields -- some courts at Phillips Park, and so some of the items that he spoke about today. So, we did not put that into this current year's budget. We are currently in the budget process for next fiscal year, and so it is certainly a timely conversation for us to decide what the appropriate amount or what the appropriate fields are that this Commission would like us to consider in our capital budget process. And so we would, whatever that decision is, right, so if it's Garage 4 or if it's Phillips Park and whatever that cost is, that would be a part of our consideration in this planning process. So, we are having internal meetings this week to talk about projects and then we will come to you in May individually and then jointly in June to talk about the capital projects. So, that would be a good time for us to talk about the prioritization of projects overall and how much funding we should put towards that project. If it's something that you considered before the process of the capital -- this budget is -- the '25 budget is adopted in September then we would work with staff and the Manager to identify the funding needed for whichever location you decided on.

Commissioner Castro: Okay, so I just want to be realistic about timing. And I kind of want to work out -- let's make this happen, but let's be realistic, right? There's no funds right now, or can we allocate funds to make this happen sooner?

Assistant Finance Director Rodriguez: It depends on the kind of funds that you're talking about, right? So, if you're looking for a \$3 million project, I would have to say we probably couldn't identify something like that. Even maybe a one -- I think the Garage 4 adds up to about \$1.2 million. If you're talking about a few hundred thousand dollars, we could probably find within our capital budget or some other projects that are maybe finishing funds to start that at a sooner time than October.

Commissioner Fernandez: But correct me if I'm wrong, we are operating at a surplus right now.

Assistant Finance Director Rodriguez: For when? For --?

Commissioner Fernandez: For this fiscal year.

Finance Director Gomez: So, I don't -- so there are different areas that may have surpluses in them, but we don't evaluate the full -- like so we'll be doing the March 31st quarterly and we can see where we're at, but we don't record a surplus throughout the year because maybe one line item has a surplus, but then maybe another line item is in a negative. And we have to balance everything and we do that process at year-end. So, we're in the process of finalizing the year-end for fiscal '23, figuring out what that is going to resolve in, and those are the funds that then will be used. Any surplus that is identified for fiscal year '23 will be identified in the capital planning process for now for the '25 budget. So, we're very close to getting those amounts for the fiscal '23 because we're finalizing our financial statement audit and so we'll have that information as to what amount is available from fiscal '23. But during the year we don't do that because a lot of our finances are very cyclical. We may not see expenditures happen until the summertime, or we may not get the revenues. We get the revenues right away in November, but we don't -- so it's -- we do it only at year-end to be sure that we have sufficient funds. So, yes, maybe one line item would be a surplus, but that doesn't mean the City is operating as a whole in a surplus.

Commissioner Fernandez: So, I would amend my motion...

Finance Director Gomez: Sure.

Commissioner Fernandez: To incorporate your office in the process, so that when we have this proposal brought to us, you're able to find funding, whether it's fiscal year '22-'23...

Finance Director Gomez: Yep.

Commissioner Fernandez: Or in this fiscal year that we'll be able to reallocate for this project in order not to have to wait till October. So, that would be my amended motion.

Commissioner Castro: Commissioner, if I may, I think it's really important to determine a timeline so that we don't keep on coming back to these meetings and we keep on talking about pickleball and nothing's getting accomplished. I think we need to give at least the residents a vision of when this is possible.

Mayor Lago: If I may, I think that one thing was accomplished today, and that was that a site was identified. It was finally identified. We're not talking about other areas. This is the true site that is going to be the most economical site to get it done. It meets ADA requirements. We already

have existing infrastructure, parking, bathrooms, and it's going to cost less. So, what I would recommend is find alternative solutions now. That means four parking spaces, you know, several parking spaces get lost, whatever that may be, I leave it up to the sponsor, and we move forward in a direction where we pick either the baseball field or we pick the street that's going to be -- that's going to (INAUDIBLE). I don't -- I mean, that's what I would move forward. We have a lot on the agenda. I'd like to move forward. We have a motion. Do I have a second?

Vice Mayor Anderson: I'll second.

Mayor Lago: Perfect.

Commissioner Menendez: Can we...?

(COMMENTS MADE OFF THE RECORD)

Commissioner Menendez: Yeah, read the motion.

Commissioner Fernandez: The motion is to instruct the Manager to work with the Community Recreation Director and our Finance and Budget team on coming back at the next Commission meeting with a plan for us to consider approving with funding and preliminary design on pickleball courts at the Youth Center Complex.

Mayor Lago: Okay, so a motion and a second.

Vice Mayor Anderson: Yeah.

Mayor Lago: Go ahead. I'm sorry, Commissioner, for interrupting you.

Commissioner Menendez: No, and then should we do -- after we vote -- another motion...

Commissioner Fernandez: Correct.

Commissioner Menendez: Regarding the Riviera?

Commissioner Fernandez: Right, correct.

Commissioner Menendez: A separate motion on that one.

Mayor Lago: Okay, so we have a motion and a second. Mr. Clerk.

Commissioner Fernandez: Yes.

Commissioner Menendez: Yes.

Vice Mayor Anderson: Yes.  
Commissioner Castro: Yes.  
Mayor Lago: Yes.  
(Vote: 5-0)

Mayor Lago: Thank you, directors.

Commissioner Menendez: Then I'll make...

Ms. Halley: You see, pickleball creates community and unity. Thank you all.

Mayor Lago: We're not done yet.

Vice Mayor Anderson: No, we're not done.

Commissioner Fernandez: We're getting there.

Unidentified Speaker: (INAUDIBLE) we're far from that.

Commissioner Menendez: We're hungry.

Mayor Lago: So, we have a long road to go. So...

Commissioner Menendez: (INAUDIBLE).

Mayor Lago: You had another point you wanted...

Commissioner Fernandez: So, the second motion would be along the lines of what you were suggesting, which is to find -- to have staff work on considering either a closure of Riviera or changes to the parking lots to expand on the need of pickleball and create more pickleball at the Youth Center, in the area of the Youth Center, I guess would be it.

Mayor Lago: So, a motion.

Commissioner Menendez: Second.

Mayor Lago: Second by Commissioner Menendez. Mr. Clerk.

Commissioner Menendez: Yes.  
Vice Mayor Anderson: Yes.  
Commissioner Castro: Yes.  
Commissioner Fernandez: Yes.

Mayor Lago. Yes.  
(Vote: 5-0)

Mayor Lago: Okay, we should be we should be cognizant of the simple fact that this is going to be potentially a 1 to \$1.5 million dollar lift. There is no money available in the budget. We will have to reallocate funds from one line item or another. So, we have to be cognizant and I want to put it on the record. And that is -- this is a two-year proposal. It's going to -- you have to plan, you have to build it. I just want to set expectations.

(COMMENTS MADE OFF THE RECORD)

Mayor Lago: But I want to make sure -- no, whether baseball or the Riviera, it's going to take time. And I also want to make sure that, again, we meet expectations in regards to the next two or three months, whatever the sponsor says or dictates is in regards to the issue of getting those -- getting those temporary -- temporary courts delivered. Okay, thank you.