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CITY OF CORAL GABLES
 BUDGET/AUDIT ADVISORY BOARD
 MEETING: THURSDAY, MAY 21, 2015, 8:20 A.M.
 CONFERENCE ROOM FIRST FLOOR, CITY HALL
 405 BILTMORE WAY, CORAL GABLES, FLORIDA

MEMBERS PRESENT:
 JOSE E. SMITH
 ALEX MENENDEZ
 CHERYL GOLDSTEIN
 JOHN HOLIAN

CITY STAFF PRESENT:
 DIANA M. GOMEZ, FINANCE DIRECTOR
 KEITH KLEIMAN, BUDGET DIRECTOR

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1 THEREUPON:

2 (The following proceedings were held.)

3 MR. MENENDEZ: We'll open the meeting, and
4 the first call of action is to approve the last
5 Board meeting's minutes.

6 MR. HOLIAN: Move to approve.

7 MS. GOLDSTEIN: Second.

8 MR. MENENDEZ: All right. There's a motion
9 to approve the minutes. All in favor, aye.

10 MS. GOLDSTEIN: Aye.

11 MR. SMITH: Aye.

12 MR. HOLIAN: Aye.

13 MR. MENENDEZ: Aye.

14 All right. The next thing on the agenda is
15 probably New Items.

16 MR. KLEIMAN: Yes.

17 One thing I did want to let you know, we
18 did ask if the Board is allowed to speak at the
19 workshop, and the Boards, they consider them
20 not staff. So if you do have anything that you
21 would like to say, you have to address it to
22 the Mayor, and then he can give his permission
23 for the Board to speak, but typically a
24 workshop is just staff to present to the City
25 Commission.

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1 So, you know, again, but if you do want to
2 speak, we ask that you request it from the
3 Mayor and the Mayor can approve it.

4 Okay. Now, also, there's going to be
5 some -- since this was printed, there's already
6 some things -- some things are already
7 outdated, so we're going to have change sheets
8 ready by Tuesday morning. We'll have copies
9 for you guys, that you can have, and then we're
10 going to try to insert them into the City
11 Commission's books prior to the workshop
12 starting.

13 Now, do you want to go through every page
14 or do you just want to tell us what your
15 concerns are, issues, likes, dislikes?

16 MS. GOLDSTEIN: I have a question. The
17 Merrick House, Page Number 67 in the book, how
18 much is the actual house worth itself?

19 MR. KLEIMAN: Okay. It's just the, you
20 know, bricks and mortar and the historical
21 value. So that's the problem. I mean, this is
22 way, way, way more than the house cost to build
23 in 1920 something or other.

24 MS. GOLDSTEIN: Exactly. It's a million
25 two. I'm just asking, a million two, on a

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1 property that's --

2 MR. KLEIMAN: That's a good question.
3 What's the value to the City, and that's the
4 issue.

5 MR. MENENDEZ: Is there still a tenant
6 living there or --

7 MS. GOLDSTEIN: No, it's the Merrick House.

8 MR. KLEIMAN: Yes, basically it's a museum.

9 MR. MENENDEZ: There was one that you guys
10 were renovating a few years back --

11 MR. KLEIMAN: Yes, that's the Southern
12 Command. The City owns that house. They were
13 reimbursing us for a good piece of that
14 renovation.

15 MS. GOLDSTEIN: This is not reimbursable.

16 MR. KLEIMAN: No. No.

17 MS. GOLDSTEIN: It's just the name and the
18 fact that it's George Merrick's house. How
19 many people visit the house a year, do you
20 know?

21 MR. KLEIMAN: I don't know.

22 MR. HOLIAN: I have never been.

23 MR. KLEIMAN: One of the items that they
24 may put on the table this year is a part-time
25 person that would be there for the tours.

1 MR. MENENDEZ: Okay. So if you wanted to
2 schedule one now, you would schedule it by
3 appointment only?

4 MR. KLEIMAN: Right, but the house is
5 locked up all of the time. You can walk the
6 grounds.

7 MS. GOLDSTEIN: Is there any revenue
8 opportunity to rent out the house for parties,
9 that some of this --

10 MR. KLEIMAN: Because it's historical, I
11 can't imagine they will do that, because of the
12 furniture. All of the furnishings inside are
13 deemed historical. A good part of this money
14 is the inventory of those components, taking
15 them out, and the special companies that store
16 historical items. So a good portion of this is
17 going for that.

18 MS. GOLDSTEIN: Can we get a little more
19 detail on the Merrick House improvement?

20 MS. GOMEZ: Okay.

21 MS. GOLDSTEIN: The adult activity
22 multi-purpose center, which is Page 107, just a
23 little bit background, if you would.

24 MR. KLEIMAN: Okay. Yes. This is
25 originally part of the NRP, the Neighborhood

1 Renaissance Program, so the City bonded in 2011
2 for \$22,000,000, and 3.5 million of it was
3 slated for what they call the senior
4 multi-purpose center.

5 At that point, there was 1.5 million
6 dollars that was tentative coming from the
7 County. That has since fallen through.

8 MS. GOMEZ: The 3.5 was for the purchase of
9 the property that was going to be actually
10 purchased in the Palace, on the first floor of
11 the garage.

12 MR. KLEIMAN: We were going to buy a
13 building at that point. In the beginning, they
14 were looking for sites. Now it's in the
15 Palace.

16 MR. GOMEZ: I thought a long time ago, it
17 was in the Palace.

18 MS. GOLDSTEIN: Did the Palace come to the
19 City requesting that they fund the adult area?

20 MS. GOMEZ: No, we're buying the location.

21 MS. GOLDSTEIN: The Palace?

22 MS. GOMEZ: No. The first floor of the
23 parking garage. The first floor is an empty
24 space now.

25 We are buying that condo unit. It's going

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1 to be condominiumized and we are making it the
 2 City's adult activities center. So we are
 3 buying that property. They are building it out
 4 for us and all of that, but we are purchasing
 5 it. It is going to be a City-owned property.

6 MR. HOLIAN: I have a comment, on Page 8,
 7 which is Water and Repairs, Improvements, how
 8 come everytime we build a bridge it's painted
 9 rust color or orange? Couldn't it be like
 10 green? I know it sounds ridiculous, but even
 11 the one on Bird Road, going over it, I think
 12 it's painted orange.

13 MR. KLEIMAN: I would venture that there
 14 are neighborhood meetings for this type of
 15 thing. Like the Granada pedestrian bridge was
 16 just finished.

17 MR. HOLIAN: Did they paint that green?

18 MR. KLEIMAN: I don't know.

19 MR. MENENDEZ: It's the pre-fab bridge. I
 20 think they deliver it in orange, and we just
 21 don't paint it. I live right by there, and I
 22 think it came in in orange.

23 MR. KLEIMAN: That would be a question for
 24 Public Works. If you want us to raise it, we
 25 can.

1 MR. HOLIAN: No. I just find it odd.

2 MR. KLEIMAN: My understanding was that
3 these things were like addressed at
4 neighborhood meetings, because there's so many
5 meetings before they place large objects in
6 neighborhoods.

7 MR. HOLIAN: Have you been down by the
8 circle, down behind Cocoplum, it's absolutely
9 spectacular, and there's this bright orange
10 bridge going over there.

11 MR. KLEIMAN: You can't miss it.

12 MR. HOLIAN: Yeah. I guess that might be
13 the case.

14 The scope of these projects is enormous.

15 MR. KLEIMAN: Which one?

16 MR. HOLIAN: All of them. This whole
17 document. When I got it yesterday, I was
18 shocked.

19 But are we here to actually question the
20 values of the projects?

21 MR. KLEIMAN: You can question anything you
22 want, anything. With due respect, anything
23 that you want, that you feel is a question
24 that's just coming up in your head, even the
25 colors, every question should be addressed.

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1 MR. MENENDEZ: I have a question. It's
2 been on the budget for the last couple of
3 years. There's an allocation for funds to
4 purchase land for the City, and it was on there
5 for two years back, that I remember, and it's
6 probably in here again.

7 MR. KLEIMAN: It's in here again.

8 MR. MENENDEZ: I haven't finished going
9 through it, but I think Year One nothing was
10 purchased with it; Year Two, nothing was
11 purchased with it; and now Year Three, there's
12 another allocation in the budget for it with no
13 specific site set in mind.

14 MS. GOMEZ: That's, if a site comes up, we
15 would have some money set aside to purchase
16 land for parks.

17 MR. KLEIMAN: Right. Right now the goal is
18 more parks, because we can't ask for some
19 grants, because we don't have enough park
20 space, our parks don't have the amenities that
21 other cities have, and you get points for every
22 amenity that's at a park.

23 So the goal is to buy more parks, but just
24 in case, if they need something else, like
25 let's say there's a site, they want to buy a

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1 parking lot, that money can be used, because
2 the City Commission can decide it.

3 It was earmarked for just the purchasing of
4 land, just basically to inventory it and hold
5 on to it.

6 MR. MENENDEZ: And this third year, how
7 much is being budgeted?

8 MR. KLEIMAN: Another 300,000.

9 MR. HOLIAN: What can you buy for 300,000?

10 MS. GOMEZ: Now it's up to 900,000.

11 MR. MENENDEZ: It's just a fund.

12 MR. KLEIMAN: Right. I mean, we do have it
13 in thought for parks, but, again, it can go to
14 something else.

15 MR. MENENDEZ: It's not earmarked
16 specifically for parks?

17 MR. KLEIMAN: No, but, again, if you look
18 at the account structure, there's a certain
19 segment of the account structure that says 572,
20 which is parks, but the point is, the City
21 Commission has the authority to, of course,
22 change that.

23 MS. GOLDSTEIN: So I have two questions.
24 The first one is -- this is more of a comment.
25 On the garage interior painting and common area

1 improvements, is that scheduled?

2 MR. KLEIMAN: Yes. I think Garages 2 and 6
3 are moving forward now. I think there's a
4 Purchase Order on that.

5 MS. GOLDSTEIN: Because I think that's been
6 pushed forth for a while.

7 MR. KLEIMAN: Yeah. That money came in in
8 FY '14. So, yeah, you can see that there's
9 prior available --

10 MS. GOLDSTEIN: Right, it just hasn't been
11 done.

12 MR. KLEIMAN: Right. No, they're working
13 on that. That's in procurement.

14 MS. GOLDSTEIN: And my other question is,
15 if you could just take a couple of moments to
16 kind of give an overview of what the different
17 Commissioners' special interests are and what
18 they've --

19 MS. GOMEZ: So that's what's going to
20 happen at Tuesday's meeting. We don't know
21 specifically. You know, these projects were
22 developed over the years through conversations
23 between the City Manager and the Commissioners
24 and they've been added into here.

25 The Department Directors know things that

1 have to happen, so they were put into this
2 Capital Plan.

3 So the purpose of Tuesday's Budget Workshop
4 Meeting is to say, "These are the projects that
5 have been developed over the years and are
6 still out there and being worked on," and then
7 new ones that the Department Directors have
8 requested, you know, and the City Manager and
9 all of that.

10 "Now, here you go. What are your
11 priorities?"

12 We've asked for them to actually come up
13 with a minimum of their ten priorities that
14 must be in the budget moving forward, and then
15 try to narrow those down to shared priorities,
16 because we can't physically do everything in
17 one year, and we probably won't be able to fund
18 all of the new things this year, either, but we
19 can come up with a plan to fund them, depending
20 on the priorities, and then maybe there are
21 things that are not in here, that they may
22 have, that they obviously can provide to us, so
23 that we can add it into it, if it's one of
24 their top priorities, or things in here that
25 really are not important any longer or

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1 irrelevant or whatever, and they can be
2 removed, if it's not midway through the
3 project.

4 MR. KLEIMAN: And there are also things in
5 here which are now Capital Improvement
6 Programs, like what we did with Parks. Most
7 cities are crisis managers. They fix something
8 when it's going or when all of a sudden it
9 becomes a pet project for somebody.

10 What we've done is, I already gave this
11 matrix to Cathy. We work with Parks, and on an
12 Excel spreadsheet, on the left-hand column, we
13 list every single park in the City, and then we
14 have a listing of every amenity in the park and
15 then the cost to replace everything and the
16 lifecycle, and we created this huge matrix that
17 shows the total cost to replace the entire
18 City's park system, lock stock and barrel. Not
19 the structures and the buildings, I mean, not
20 replacing the Youth Center, but basically just
21 keeping everything going, and it comes out to,
22 in today's dollars, 1.3 million or so every
23 year.

24 It doesn't mean we're going to spend that,
25 but it means that we had to start planning to

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1 replace these things on a regular basis.

2 So if you look in here, there is a project
3 in the pipeline. It just says, "Parks Capital
4 Improvements." That is the 1.3 million
5 dollars, minus all of the other projects that
6 are listed in here --

7 MS. GOMEZ: Parks Major Repairs.

8 MR. KLEIMAN: -- Major repairs, right.

9 MS. GOMEZ: 114.

10 MR. HOLIAN: I have a question about the
11 City-wide Sea Level Rise Assessment, Item 173.
12 190,000 for the assessment, and who is doing
13 that? Do you have any idea?

14 MR. KLEIMAN: No, because that's a
15 contracted project. I know Miami Beach,
16 they've had their assessment and now they're
17 starting to work on installing pump systems. I
18 mean, they're at ground zero. I mean, you can
19 see from the diagram that they're going to be
20 under water in 30 years if they don't do
21 something.

22 So we have to address our lower lying
23 areas, you know, the most southern areas, and
24 this is going to help us do that. So it's
25 going to be a storm water project, and, you

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1 know, people don't necessarily take it
2 seriously, but it's very, very important.

3 MR. HOLIAN: Well, I guess the Dean of
4 Geology at UM, he speaks nationally, he's on
5 the President's Commission -- you know,
6 190,000 --

7 MR. KLEIMAN: It's a huge undertaking. I
8 know, for Miami Beach, I think they're
9 expecting it to cost \$300,000,000 to install
10 the pump systems. They're doing it in a
11 three-year --

12 MR. MENENDEZ: They flew in a specialist
13 from Holland that has actually done it already,
14 done the work, that they're flying him to do
15 the pump systems.

16 MR. KLEIMAN: Right. So this has to be
17 taken seriously. It absolutely has to be.

18 MR. HOLIAN: Okay.

19 MR. MENENDEZ: Cardena Circle Improvements
20 Project, is part of this project still going to
21 be --

22 MS. GOMEZ: What page?

23 MR. MENENDEZ: 178. Are they still going
24 to work on the parking spaces around the
25 circle? At one point, they were like going to

1 remove the way that the people currently park
2 and then put like a median or something like
3 that around the circle.

4 MR. KLEIMAN: I don't know, but we can ask
5 that. I mean, from these pictures, I don't see
6 it. Plus the money that was going to this is
7 coming mostly from the County. We have money
8 to beautify it at a higher level than the
9 County was going to, and the money that was
10 impact fees has to enhance traffic flow.

11 I can't imagine that putting parking spaces
12 there would do that. That's just my opinion.
13 Do you want us to follow-up for you?

14 MR. MENENDEZ: No. I'm good. If that
15 project never happens, it will be good.
16 They're proposing putting like a border around
17 the whole thing, all of the way, and then back
18 out and --

19 MR. KLEIMAN: In order to qualify for the
20 use of the impact fee money, it has to enhance
21 the traffic flow, and that wouldn't do it.

22 MR. HOLIAN: You just said something that
23 was kind of interesting. Not that you would
24 ever change this that you have right here, but
25 if any of these monies are coming from

1 somewhere else, it might be nice to know that
2 it was.

3 MS. GOMEZ: It does say it, just not that
4 one.

5 MR. KLEIMAN: No, because that money is --
6 the County is doing --

7 MS. GOMEZ: One page before that.

8 MR. KLEIMAN: But just so you know, in that
9 particular project, the County is doing the
10 project, it's not in our budget. The money in
11 our budget is to do the beautification of it.
12 That's why.

13 MS. GOMEZ: The page before, it says, "MD
14 Impact Fees." That means Miami-Dade Impact
15 Fees. That's where the money is coming from.

16 MR. HOLIAN: All right. That means this
17 one is a net zero cost?

18 MR. KLEIMAN: So far. The odds are, the
19 City will add to this, because the County only
20 has a certain standard for trees and foliage
21 and the City of Coral Gables has other
22 standards. So we will no doubt add money to
23 that.

24 Well, you can see Cardena Circle. That's
25 way above what the County would do for us.

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1 MS. GOLDSTEIN: This looks great.

2 MR. KLEIMAN: Thank you.

3 MR. MENENDEZ: The meeting that you guys
4 have on the 26th, it goes item by item?

5 MS. GOMEZ: No. Really what I believe is,
6 Cathy, I'm sure, will give an introduction as
7 to the plan, that this is just everything that
8 has been gathered at this point.

9 MR. KLEIMAN: I just have to go in there to
10 clarify on the Passive Parks. So there is now
11 an incorrect page in here. We're going to get
12 new ones for you. The two Passive Parks, in
13 your book, I think it may say Maggiore and
14 Alhambra. Alhambra is actually Betsy Adams
15 Garden Club Park, and we were under the
16 impression for the budget that the Maggiore
17 Park was Enrique Cepero Park, and it's not.
18 That's a third park, that's not actually part
19 of the project. By Tuesday, it will be part of
20 the project. You know, we're going to enhance
21 the project.

22 I spoke to Cathy this morning. So it's
23 going to be three parks, not just two.

24 And then also the format of Tuesday, what
25 she wants us to do is, you know, again, the

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1 Commission is going to lead the conversation.

2 Each one of them is going to say what they
3 want, list their top 20 items or so, and on the
4 screen, we're going to be typing into a
5 computer and actually have a grid up on the
6 screen, basically, on each Commissioner, what
7 their projects are, and then we're going to try
8 and narrow them down.

9 So it's a working session. So it's not a
10 presentation from us, like that. She may want
11 us to just walk them through the book real
12 quick, basically, just the format, but other
13 than that --

14 MS. GOLDSTEIN: And they have this already?

15 MR. KLEIMAN: Yes.

16 MS. GOMEZ: Yes.

17 MR. HOLIAN: It's really exciting. It's
18 really exciting. I mean, I can't express how
19 much this is a wonderful presentation, because
20 with the pictures, it's very simple.

21 MR. KLEIMAN: Thank you.

22 We're trying to do what other cities don't.
23 That's the goal, it's trying to be as
24 transparent about everything that's going
25 through.

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1 On the adult activities center, also, on
2 the bottom, it's the potential operating
3 expenses. We have not vetted that yet. So we
4 don't know -- the City Manager has not
5 addressed it, so those numbers could be
6 completely out of whack, too high or too low,
7 we don't know, but they're there just as an
8 idea from the Parks Director of what he thinks
9 the staffing should be.

10 MR. MENENDEZ: Anybody else have questions
11 about the Capital Improvement projects?

12 MS. GOMEZ: So Keith mentioned that we'll
13 get that page to you. That means we can
14 replace the page, but we're not going to get
15 you new books.

16 MR. KLEIMAN: We'll have them there on
17 Tuesday. If you want it, you can.

18 Again, we're going to try to insert them in
19 the Commissioners' books.

20 MS. GOMEZ: The purpose of this meeting is
21 to really give you an opportunity to get these
22 books, to make sure you understood the format,
23 what we're trying to accomplish, and we know
24 it's the holiday weekend and all of that, but
25 that's the only day that we can get really the

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1 Commissioners to all be available, was after
2 the Commission Meeting.

3 So the idea is, you know, if you have any
4 questions, concerns, feedback to provide your
5 Commissioners, that's welcomed. You know,
6 that's why they have you here.

7 MR. KLEIMAN: Right, and to explain to them
8 that it's a workshop and nobody can actually
9 address the Commission, except for Staff;
10 however, if they do have an issue, they can ask
11 the Mayor to let them speak.

12 MS. GOMEZ: Right. I mean, I think the
13 best bet is to get to your Commissioners before
14 your meeting, if you do have specific questions
15 and concerns, and, obviously, if they want you
16 there.

17 MR. HOLIAN: The Youth Center, did they
18 investigate putting Astro Turf or something
19 down on that field?

20 MR. KLEIMAN: Yes, and that's been not a
21 very popular subject, so it's now off the
22 table.

23 MR. MENENDEZ: It was close to a million
24 dollars.

25 MR. KLEIMAN: 1.4. We have 390 just to

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1 resod it. We were holding off on the resoding,
2 because there are still capital projects, that
3 would damage the sod, that are being done now.

4 MS. GOLDSTEIN: So why is it off the table?

5 MR. KLEIMAN: Safety sake. Because there
6 were some cancer scares, especially with soccer
7 players, because they're not wearing any
8 protective gear and they're laying down in it
9 all of the time. They're the rubber granulars
10 that are put in our tires, and unfortunately
11 there are some possible links to cancer with
12 those.

13 MR. HOLIAN: I'm not a fan of Astro Turf.

14 MR. MENENDEZ: I've played on both. It's
15 really not great to play on, but it needs no
16 irrigation and it lasts forever.

17 MR. KLEIMAN: That's too big of a concern
18 for the City at this point.

19 MS. GOMEZ: So it's been taken off.

20 MR. KLEIMAN: It's not even a discussion
21 anymore.

22 MS. GOMEZ: Okay. If we're done with
23 this --

24 MR. MENENDEZ: I believe we are.

25 MS. GOMEZ: -- then the next meeting is

1 going to be scheduled for the last Wednesday of
2 June. We do take the month of July off, I
3 believe, and then we'll be back in August.

4 The next meeting in June, Lori St. John
5 will have one or two of her reports. She's
6 back in the office, so she'll have one or two
7 of her reports. It's expected to be on the
8 next agenda.

9 We will not have had the quarterly, because
10 the quarterly ends June 30th, so there will be
11 no quarterly financials, and at the end of
12 June, we will be getting ready to hand out the
13 books for July 1st at that point. I think it
14 will be on the 29th, the date of our meeting,
15 so you will receive the budget estimates, you
16 know, when the Commissioners get it on July
17 1st.

18 In order to have participation as to the
19 budget, obviously any questions that you may
20 have or concerns --

21 MR. KLEIMAN: We should address something
22 at the meeting before that, the June meeting,
23 before this Committee --

24 MS. GOMEZ: I'm sorry, I don't --

25 MR. KLEIMAN: For this Committee to have a

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1 chance to ask a bunch of questions --

2 MS. GOMEZ: Yes, but what I'm saying is
3 that that June meeting is very late in the
4 month. Our book will be pretty much done at
5 that point.

6 MR. KLEIMAN: Absolutely, yes.

7 MR. MENENDEZ: So we'll have a chance to
8 look at it?

9 MS. GOMEZ: You will have a chance to look
10 at it when we release it on July 1st. So we'll
11 deliver it to you guys, as well.

12 The next meeting, instead of being the end
13 of June, June 24th, it will be moved to July
14 6th, so this Board will have had the budget
15 estimate books and we can discuss that prior to
16 the second budget workshop with the Commission.

17 Roland is termed out as of May 31st. So
18 the Commission plans to make their appointments
19 in the month of June or may be making some at
20 this Commission Meeting, I don't know.

21 So eight o'clock works, usually.

22 MS. GOLDSTEIN: I think 8:00 is good.

23 MR. MENENDEZ: It works for me.

24 MS. GOLDSTEIN: I will try to get my
25 questions listed out.

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1 MR. KLEIMAN: That would be great.

2 MS. GOMEZ: It will be the July 4th
3 weekend, unfortunately, but we are, by Charter,
4 required to send it out on July 1st. So the
5 Commissioners will definitely get theirs on
6 July 1st. We'll try to deliver your books, as
7 well, on July 1st, if not July 2nd, but we'll
8 try to get it. It's usually a printing issue.

9 And so then we'll meet on the 6th, and then
10 we have the Budget Workshop at nine o'clock in
11 the morning on July 8th with the City
12 Commission. Again, it is a workshop for them
13 with staff. It's not a public hearing. The
14 public hearings are in September.

15 MR. KLEIMAN: Of course, you're welcomed.

16 And if you find you have any subsequent
17 questions, just e-mail Diana or myself and we
18 can explain it.

19 MR. MENENDEZ: All right. So I think we're
20 good in the agenda. If no one has any more
21 questions, we'll close the meeting. Everybody
22 is okay with that?

23 MR. HOLIAN: Yes.

24 MS. GOMEZ: Yes.

25 (Thereupon, the meeting was adjourned at

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8:50 a.m.)

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C E R T I F I C A T E

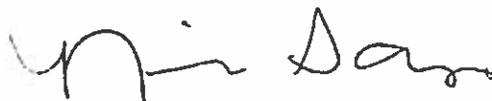
STATE OF FLORIDA:

SS.

COUNTY OF MIAMI-DADE:

I, NIEVES SANCHEZ, Court Reporter, and a Notary Public for the State of Florida at Large, do hereby certify that I was authorized to and did stenographically report the foregoing proceedings and that the transcript is a true record of my stenographic notes.

DATED this 4th day of June, 2015.

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NIEVES SANCHEZ

Bailey & Sanchez Court Reporting, Inc.
28 W. Flagler Street, Suite 555, Miami, Florida 33130