

City of Coral Gables City Commission Meeting
Agenda Item J-1
August 28, 2018
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

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

City Staff

City Manager, Cathy Swanson-Rivenbark
Assistant City Manager, Peter Iglesias
City Attorney, Miriam Ramos
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Assistant Economic Development Director, Leonard Roberts
Fire Chief, Marcos De La Rosa
Government Affairs Manager, Naomi Levi-Garcia

Public Speaker(s)

Agenda Item J-1 [6:02:47 p.m.]

A Resolution approving general terms and authorizing the City Manager to negotiate a Purchase and Sales Agreement with Cal Rosenbaum for the purchase of this residential property located at 7000 Old Cutler Road, Coral Gables, FL on the west corner of Cartagena Plaza for purpose of preserving landscaped open space and renovating the existing house for use as a fire station to enhance fire rescue response time to the surrounding neighborhood. (The Purchase and Sales Agreement to come back to Commission for approval)

Mayor Valdes-Fauli: Next item is J-1.

City Manager Swanson-Rivenbark: I'm going to ask -- I know it's been a long day, but we really would like your consideration on this very important item. 7000 Old Cutler Road is a home. We're looking at purchasing the home, purchasing the property. Leonard is going to explain the process, the why and the cost.

Mayor Valdes-Fauli: Okay.

Economic Development Assistant Director Roberts: Good afternoon. Leonard Roberts...

City Manager Swanson-Rivenbark: Together -- I'm sorry. Together with Chief De La Rosa, who identifies this -- as we looked at several sites, he told me this was his preferred site, correct?

Fire Chief De La Rosa: Yes, it was.

Economic Development Assistant Director Roberts: But before I get into the deal...

City Attorney Ramos: I'm sorry, Leonard. I have to read it into the record.

Economic Development Assistant Director Roberts: Sure.

City Attorney Ramos: It's a resolution approving general terms and authorizing the City Manager to negotiate a Purchase and Sales Agreement with Cal Rosenbaum for the purchase of this residential property located at 7000 Old Cutler Road, Coral Gables, FL on the west corner of Cartagena Plaza for purpose of preserving landscaped open space and renovating the existing house for use as a fire station to enhance fire rescue response time to the surrounding neighborhood.

Economic Development Assistant Director Roberts: Good afternoon. Leonard Roberts, Economic Development Assistant Director. And before I get into the deal, I'd like Chief De La Rosa to kind of give some background on the need to enhance fire-rescue services in the South Gables area. Chief.

Fire Chief De La Rosa: Thank you. Chief De La Rosa, Fire Chief of the Fire Department. Good evening, everyone. As you're well aware, for several -- for some time now, we've been evaluating the availability of a parcel of land to facilitate a fire station that is south of US-1 and along the Sunset Drive that gives us access south of the waterway, closer -- or south of US 1 and also east-west along Sunset Drive. We also -- looking at that, and the reason we're looking at that is because we have access issues to that area where, if you look at the area between fire stations 2 and 3, our access north and south is usually limited to either Red Road or Old Cutler or LeJeune Road, with very little ancillary roads that could help us out during congestion. The area's heavily traveled, heavily congested, especially during peak hours, and that has a potential to our response times to those areas or communities in the area that I've identified. So, we set out to look for a parcel of land that would facilitate those needs for us. We also wanted to look at a parcel of land that minimized the impact that we could have to the surrounding neighborhood or our neighbors, wherever we would locate a piece of land. Unlike a suburban community that has vast open space that you can identify as a public safety building or a fire station and then build around it, us being a very urbanized city, that luxury is not available to us. We evaluated about 16 different properties that met both of the objectives. One, our access and response times, but also that took into consideration our neighbors and the impact that we're going to have to the neighborhood, not just a buffering of where we would be, but also, how we would be impacting the community as we're traveling through neighborhood streets going to and from the fire station. So, we really looked at every aspect that we could as to how we were going to impact our neighbors when we selected a spot -- a place. And, as I stated, that was quite a chore to find a piece of land that met both of those objectives with us because of the dynamics of our city and our makeup of our city. The property before you addresses those objectives. One, it

provides an enhancement to our access and response times between Fire Stations 2 and 3. It improves access to our communities of Cocoplum, Gables by the Sea and Hammock Lakes. The frontage of the property -- because it empties out or drives out into Old Cutler or Sunset or Cartagena Circle -- has no impact into a residential street that we would have to drive to and from, as I stated before. The property also has sufficient buffering between where the structure is and where we would be located, and where the adjacent homes or residential properties are. So, it has all of those benefits that minimizes our impact to our neighbors. And we're being good neighbors, but at the same time, helps us with our response times and access issues. And the other thing that it does is that it also effectively and efficiently distributes our resources, meaning there's about five miles between stations 2 and station 3 at this point. If you take into account moving -- we moved Fire Station 1 to the new public safety building, which moves us further north, and then you place a station near the Sunset corridor, that now spreads our resources where our fire stations are located about three miles apart from each other, so there's not a redundancy of resources in one end of the city where because of location they're very close together and the units are, therefore, very close together and then we have gaps in other areas of the City. It spreads our resources where they're about three miles apart from each other, but at the same time, improving our access to certain areas that are limited either by roadway or by congestion. So, with that, I pass it now to Leonard, who's going to talk a little bit more about the deal.

Economic Development Assistant Director Roberts: And so, to meet those goals, the City initiated conversations with the owner of the property at 7000 Old Cutler Road. And based on the attributes that the Chief described, (INAUDIBLE) further into the property is a 32,000 square foot, --700,000 square foot lot. The site is adjacent to City right-of-way of approximately 16,000 square feet of land, including vegetation. It is...

Mayor Valdes-Fauli: Excuse me. And it's beautiful vegetation. And that is a beautiful, beautiful, beautiful park in the middle of Sunset and Old Cutler.

Economic Development Assistant Director Roberts: And that vegetation creates a great visual barrier of the property. So, if you drive by that Cartagena Circle, you can't even see the house because of that. The entrance points, as he described, now, the property -- that vegetation -- there's approximately 136 trees on the property -- on the individual's property site, including the right-of-way property.

Vice Mayor Quesada: I need to jump in for a second here. Well, I'm sorry. No, finish, finish, finish.

Economic Development Assistant Director Roberts: So, the City had initiated conversations with the owner. We ordered two appraisals. We had one appraisal that came in at \$1.3 million. One appraisal came in at \$3.4 million. Due to the large discrepancy, the City ordered a third appraisal, which came in at \$1.9 million. We had discussions with the owner and the owner thought that the value of his property was substantially more than the appraised value. And through that negotiation, we came up with a price of approximately \$4 million as a number that he was willing to release the property for and retain leasehold interest in the property for up to two years. The negotiations (INAUDIBLE) is to acquire the property at \$4 million, allow the...

City Manager Swanson-Rivenbark: And just to be clear, the property was not for sale.

Economic Development Assistant Director Roberts: I'm sorry, yes. Correct. The property is not for sale -- was not for sale. And the goal is to convey title to the City by January 15. And if there are any delays on the City's -- related to the City, then it would be a penalty to the City. That kind of initiates us to want to go faster and get it done pretty quickly, if that's the desire of the Commission. The way this is being paid for is that we have roughly \$2.3 million of impact fees. We have about \$200,000 of general capital improvement funds, and we have a grant -- a state grant of \$1.5 million, which equates to \$4 million. This has gone before the Property Advisory Board, Economic Development Board, and the Budget Advisory Board. There were some differences in opinion. The Budget Advisory Board voted 4-1 in favor of the deal.

Economic Development Board voted -- a motion to accept the deal and that we definitely do our best to enhance the green space that comes with -- they felt as though the proximity to the 11-mile stretch bikeway or walkway down Old Cutler was a great opportunity to take the green space and create some activation between the two. The Budget Advisory Board felt as though they would recommend the deal at \$3 million versus the \$4 million, and that the City locate an alternate site as a backup. To go on that, the City has been talking to the childcare center -- the Riviera Presbyterian Church related to the site that they have on Sunset Drive. We tried to do a short-term deal with them a couple -- about a year or so ago. But due to the cost attached to it, the City wasn't able to do something. So, they have told us that they would consider, as part of their long-term plan, but nothing has been determined. So, due to this site -- in other words, another unique factor about this site is that we had Mark Hebert, our GIS Specialist, do some elevations related to the site. And come to find out, which is a phenomenon to me, is that this is probably the highest elevation in the entire county. It's 17 feet above sea level and it runs parallel to Old Cutler. So, 50 years from now, who knows what the value of these properties would be.

Vice Mayor Quesada: So, I'm very much in favor of this. This is something I've been pushing for since before Chief De La Rosa was Chief De La Rosa. I had an attorney that I worked with who actually died on a Saturday night. It was a bad circumstance. It was raining. There were car crashes. They couldn't get there. But I want to put something a little bit in perspective for you because I didn't realize this until it all unfolded. This was five or six years ago. If you click on - -if you look at the deepest point in Tahiti Beach, in Cocoplum and you do Google Maps to either one of the fire stations, it's 12 minutes to the one on Old Cutler and 57th, and it's 11 minutes to the one on US-1. You don't really realize it, but it's actually pretty far away. You think it's closer than what it really is. So, I think we have some -- we have a spectacular fire department. I'm not saying otherwise. But, actually, this is one of the furthest points, deepest points away from fire stations we have in all of the City of Coral Gables. The other location is 57th and 8th is probably another one of the outer outskirts. I'm not saying we're improperly protected, but we can do more. So, I think it's imperative that if anything were ever to happen in

that little area, a medical emergency, again, we're 12 minutes away from one fire station, 11 minutes away from another fire station. And that's assuming that they're getting in the vehicle and instantly taking off. It probably takes a minute -- I don't know -- to get into the vehicle and move on out.

Commissioner Lago: Leonard, let me ask you a quick question. I was notified by a resident the other day about looking at this piece of property for a potential park. My understanding was that it's on the market now.

Commissioner Mena: Yes.

Economic Development Assistant Director Roberts: It is.

Commissioner Mena: Now.

Mayor Valdes-Fauli: For \$8 million.

Economic Development Assistant Director Roberts: Yeah, right. Yeah, it's on the market and, you know, for what it's worth, the price that he's asking and the context behind the asking may have something to do with this deal.

Commissioner Mena: Yes.

Commissioner Lago: And I...

Commissioner Mena: Obviously.

Commissioner Lago: And I -- I'm going to also -- my second and final point before we, obviously, you know, we're taking a vote on this. I just feel a little nervous paying \$4 million for a property that's been appraised in the 1.3s, 1.9s.

Commissioner Mena: I agree.

Commissioner Lago: That's a lot of money to be paying in this market right now. Homes are sitting on the market, especially homes in the multiple million dollars are sitting on the market for months at a time. It's -- you know, the hot market is a few hundred thousand dollars to about one, one point five. I think it's a lot of money to spend right now. And, as always, I'm in a buying mood, but I like to buy for good prices. I don't like to buy at the top of the market.

Commissioner Mena: I agree with you. That's the issue I have with it. I think this is a great site.

Commissioner Lago: Great site, impeccable site.

Commissioner Mena: I feel like he knows he has us where he wants us and he's taking advantage of that. I mean, we're paying at least a million dollar premium if you use the closest (INAUDIBLE). In addition to the fact -- I don't even know if you mentioned this, so, if you did, I apologize, but you told me separately that he wants to stay for two years...

Economic Development Assistant Director Roberts: Yes.

Commissioner Mena: Rent free with us liable for any issues.

Economic Development Assistant Director Roberts: We would be liable for any capital improvements. He would be responsible for the regular, day-to-day repairs and maintenance.

Commissioner Mena: I just -- I -- you know, I believe the member of the Budget Committee that voted no was my appointment. He called me about it. My Property Advisory Board member also called me concerned about it. You know, and I just wonder -- I know this individual's apparently a real estate broker, and I just wonder if you went back to him and said, listen, we went to the Commission and this is -- you're asking too much -- if he'd change his tune because I'm willing to pay a premium, you know, because he's not selling otherwise.

Commissioner Lago: But I'm not willing to leave without a shirt.

Commissioner Mena: But yeah, I mean, this is pretty aggressive pricing on his part, and he listed it at \$5 million obviously to -- as if that somehow, you know, establishes some sort of value for the property. Nobody's going to buy it at that price. You know that; I know that.

Economic Development Assistant Director Roberts: So, I will tell you that the -- when we asked him for 1.8, his counter was eight digits, to kind of give you an idea. And so, where we are today is after several months of negotiating, he does feel the property is worth the \$4 million. The site is very unique. It's one of the -- the things that really complements this site is the three entrance and exits and the ability to hide -- when I say hide, I mean to park a fire truck that is not visible, and as much as a house, is going to be retained and retrofitted for purpose of a fire station so that it'll still have the façade of a house, but it will be operated as a fire station. The uniqueness of that street makes it very, I guess, in his eyes, you know, the best opportunity for the City.

Mayor Valdes-Fauli: Let me ask you a question, Madam City Manager.

City Manager Swanson-Rivenbark: Yes, sir.

Mayor Valdes-Fauli: The \$1.5 million that we have from the State, is that tied to this property?

City Manager Swanson-Rivenbark: It's tied to a property near Cartagena Circle...

Mayor Valdes-Fauli: Okay (INAUDIBLE)...

City Manager Swanson-Rivenbark: That could also be a park, like this one, which has 132 trees.

Economic Development Assistant Director Roberts: 136, right.

Commissioner Lago: Why's that? Explain to me. I -- was this just a grant that we went after and it was...

Mayor Valdes-Fauli: Yeah.

Economic Development Assistant Director Roberts: Yes.

Commissioner Lago: And that was kind of the fine print?

City Manager Swanson-Rivenbark: Yes.

Economic Development Assistant Director Roberts: Correct.

Commissioner Lago: But it has to be tied to Cartagena Circle? Why...

Economic Development Assistant Director Roberts: It has to be...

Commissioner Lago: (INAUDIBLE) Cartagena Circle?

Economic Development Assistant Director Roberts: The naming rights of the park that attaches to it has to have Cartagena Park or Cartagena Circle attached to the name.

Vice Mayor Quesada: That's strange.

Unidentified Speaker: That sounds strange.

Commissioner Lago: That's the strangest thing I've heard.

Vice Mayor Quesada: Yeah, yeah.

Government Affairs Manager Levi-Garcia: Yes, I can speak to that a little bit. Naomi Levi-Garcia, Government Affairs Manager. So, when we went after this appropriation, we filed it as a fire station park. And part of the attraction was that it was located at the trail head of -- what's that...

Economic Development Assistant Director Roberts: Old Cutler Trail.

Government Affairs Manager Levi-Garcia: Old Cutler Trail. So, because we kind of marketed the location that way, I think it was the -- you know, at least, in part, part of the reason for the funding. So, we do need to look at a location that's close to that area and that could also function as a park. It doesn't have to be that exact property, but...

Commissioner Mena: And what's the time limit on using that?

Government Affairs Manager Levi-Garcia: Three years, right? Three years.

Vice Mayor Quesada: And how far into those three years are we? Like three years remaining?

Government Affairs Manager Levi-Garcia: Basically, yes. We actually don't have the funds in hand yet, but we can...

Mayor Valdes-Fauli: But that was (INAUDIBLE)...

Government Affairs Manager Levi-Garcia: Use it for the land acquisition.

Mayor Valdes-Fauli: The annexations basically were taking place.

Vice Mayor Quesada: Oh, that's true, okay.

Commissioner Mena: (INAUDIBLE)

Vice Mayor Quesada: I didn't think about that. That's a good point.

Commissioner Mena: I'm just -- I think it's a great site. I'm just -- I'm having trouble with that price. That's tough. I mean, that is a real premium, especially when you add the two years and all that. You know, I don't know if there's a way to structure it as like some sort of right of first refusal. It's like, hey, go out and get somebody to sign a contract for that amount of money and we'll make it.

Mayor Valdes-Fauli: Don't do that because he will get somebody to...

Commissioner Mena: He won't.

Economic Development Assistant Director Roberts: So, that's, you know -- if the Commission feels that the direction -- I would tell you that I do not think he'll budge on price. We started negotiations, I would say, a while ago and it's been slow and tedious. And this is the one price that he is willing to let it go for. Yes, you're correct. It's not a market deal. And you know, our Budget Advisory Board recommended to go back and see if we can get it for \$3 million. He

rejected the \$3 million and the \$4 million was the price that he was -- the lowest he's going to sell it for.

City Manager Swanson-Rivenbark: So, it's hard to fall in love with a site and then try and negotiate. But I will say, for those that remember the Doris and Phil Sanford Fire Station, it took us over eight years to find a site that could work in that area. And Doris and Phil Sanford was because Doris Sanford died because we didn't get the -- people worked hard, but she died before fire arrived. And then Phil Sanford dedicated the rest of his life on finding that site and wasn't there to see the final opening. So, the delicacy of finding a site -- we have not been to the local neighborhood yet. We have -- we wanted to come share this with you. It is a very difficult deal. And Leonard, you have been an ultimate professional in managing through this difficult deal with the thought if we did move forward would be that we would have a local neighborhood meeting to talk to them about it. It is difficult to have a community accept a fire station in their neighborhood. If you look at the Four Fillies Farm, when the property was deeded to the University, it was under the proviso that it never be a part of Coral Gables because Smathers was so upset with the concept of a fire station. So, it is a difficult siting period. The idea of maximizing with the state grant to help -- it's still a lot of money. The idea of using fire impact fees because this indeed is a fire station and then preserving as much property as possible for green space for a park, for lush landscape, the -- there are values in each piece of that. So, it is difficult. We know that it is expensive.

Vice Mayor Quesada: Refresh my recollection. We -- there is a -- there's some sort of facility inside Cocoplum -- it's not the marina. It's -- there's an old -- not administration building, but there's an old building in there.

Fire Chief De La Rosa: We looked at -- I'm not sure if it's the same facility that you're referring to.

Vice Mayor Quesada: It's near a bridge. I forget exactly the address.

Fire Chief De La Rosa: It was a -- almost like a Public Works...

Vice Mayor Quesada: Yeah.

Fire Chief De La Rosa: Type building. We -- that was one of the properties that we looked at. The issue with that one was that it was deep into Cocoplum and put us east inside the community, so we lost access to the north/south on Old Cutler or going east/west, and there would be a lot of transit -- or trips through the neighborhood of Cocoplum with the fire trucks, which again, is what we were trying to avoid when we're looking at our objectives of minimizing our -- the neighborhood -- or the impact that we're going to have to the surrounding community and the homes that are there and the residents that live there. So, as I stated before, we -- Leonard and I looked at about -- approximately 16 locations, some...

Vice Mayor Quesada: Yeah, but the idea is -- so, I'm looking at it. It's on Isla Dorada Boulevard, which is the street that goes into Tahiti Beach. So, right before you go over the bridge into Tahiti Beach, it's two doors from there. It's deeded as the Cocoplum Homeowners' Association. Yeah, I recall this. And maybe -- because I agree. We don't want to give away the house on -- as far as on the pricing here. And you know, I recall the City Manager had told me in the past it's difficult for a neighborhood to accept a fire station, and I do recall that now, that conversation we had. My biggest concern, what I've been fighting for that I want to have in this area is a quick ambulance because a fire -- I mean, knock on wood, we haven't had any major occurrences that are...

Fire Chief De La Rosa: Yeah.

Vice Mayor Quesada: (INAUDIBLE) in some time. But, the issue is, if there's a heart attack, if there's a choking, if -- we can get there within, you know, four to five minutes. And that Cocoplum, that North Gables Estates, that just outside of Davis Road, those areas that are just a

little outside of the target areas of the fire station on US-1 or the fire station on Old Cutler and 57th is really the goal, to be able to get a paramedic out there in, again, two, three, four minutes, which is hard for us right now.

Commissioner Keon: It's impossible right now during rush hour. My husband died ten years ago and...

Vice Mayor Quesada: Yeah.

Commissioner Keon: It took them over ten minutes to get there.

Vice Mayor Quesada: It was a similar situation too.

Commissioner Keon: (INAUDIBLE). So, I will tell you their service -- the entire community of Edgewater and Sunrise, in every one of the gated communities...

Commissioner Lago: Sunset.

Commissioner Keon: The entire area.

Vice Mayor Quesada: That's true. I didn't think about that...

Commissioner Keon: North and south.

Vice Mayor Quesada: Edgewater area, yeah.

Commissioner Keon: So, you know, there's Edgewater, Sun -- you know, Sunrise. There also is LeJeune, all along, you know, north and south of Sunset, in addition to all of the gated communities.

Vice Mayor Quesada: But how is a paramedic or two at that location -- is that a feasible alternative in your -- and not putting a fire truck.

Fire Chief De La Rosa: We will look at any alternative...

Vice Mayor Quesada: Yeah, of course.

Fire Chief De La Rosa: I'm willing to look at all alternatives. Locating a fire truck there...

Vice Mayor Quesada: No, that doesn't make sense.

Commissioner Keon: You can't put a...

Fire Chief De La Rosa: Well, I'm saying in the property that we're discussing right now. All our fire engines have paramedics and the same paramedic equipment that are rescue trucks carry. So, we suggested -- or I suggested placing or positioning a fire engine at this location because it was able to serve both purposes, whether it be fire suppression, motor vehicle accident or a medical emergency. And start that way, evaluate how that works, evaluate how we fit into the neighborhood, and then, eventually, we can discuss housing a rescue truck and a fire engine there, as we do in all our other properties. Access north and south, as you stated, is a challenge, especially during rush hour. Especially that -- if you look at Old Cutler recently, we -- they've constructed the curbing to protect pedestrians and cyclists. So, that doesn't really allow traffic to merge out of our way or allow us to go around traffic. So, again, positioning a fire station in this area helps us basically respond to calls even opposite the rush hour. So, for instance, Station 3 maybe better suited to respond north during rush hour in the evening and vice versa in the afternoon, having a fire station in this area or location. Our searches have been quite challenging when you look at not only access, but you also look at the impact that you want to have in the surrounding communities.

Vice Mayor Quesada: Thank you for that.

Assistant City Manager Iglesias: Vice Mayor, and also, the one inside Cocoplum is in a storm surge area, so it's in a very high FEMA flood zone.

Vice Mayor Quesada: Look, I am in favor of the \$4 million number. I don't like the fact that we're being taken advantage of here. But if the rest of the Commission doesn't feel comfortable with the \$4 million number, I think what -- you know, a viable alternative, at least in the near term until something else makes sense, is (INAUDIBLE)...

Mayor Valdes-Fauli: I don't feel comfortable with the \$4 million, but I do think it is the right place and I would be...

Vice Mayor Quesada: Yeah.

Mayor Valdes-Fauli: Willing to spend the \$4 million because...

Commissioner Keon: You have to.

Mayor Valdes-Fauli: We would have a beautiful park there and it serves Cocoplum. It serves Old Cutler. It serves our new annexation areas, which are going to create a big burden on our existing stations, especially going west on Sunset. I would be for this, and no, I don't feel comfortable with \$4 million, but it is the right place for us to have a fire station.

Commissioner Keon: Right. If I...

Assistant City Manager Iglesias: It's an area that's at elevation 18. It's extremely...

Mayor Valdes-Fauli: Elevation...

Assistant City Manager Iglesias: Extremely high.

Commissioner Keon: Yeah.

Assistant City Manager Iglesias: And so, it's not subject to -- if they have floods, then we're all in real trouble at that point. So, from that perspective, it's going to be a very -- a station that is going to have low vulnerability as far as storm surge and where water is concerned. If we make -- if we, in the future, make something -- we use the fire station as is, (INAUDIBLE) make a house, but make it with a concrete roof -- make it look like a house, but make it a highly resistant building, then we should be operational there during major hurricanes and emergencies.

Mayor Valdes-Fauli: Commissioner Keon.

Commissioner Keon: I don't think that there is another viable place along -- in that area that has that elevation. I mean, even in Cocoplum, because of the storm surge, would -- you know, you have water all over the streets and you have so many roundabouts as you come in and out of there that it makes it very slow for emergency vehicles to really be able to maneuver along Cocoplum there. Now, I -- I wish they had been there a long time ago. But you know, I do think the number is high and I think we probably are being taken advantage of, but I think it's -- that's, you know, our primary service that we provide to residents is public safety. I mean, people are wanting to be annexed into the community because of public safety, particularly, fire rescue and those services. They -- you know, they are just truly -- you're invaluable to this community.

Mayor Valdes-Fauli: Will you make a motion?

Commissioner Keon: So, I would make the motion. You know, I would, you know, tell you to go back and, you know, negotiate some of the conditions.

Mayor Valdes-Fauli: No.

Commissioner Keon: I mean, if you have to. I mean, the money is not an issue, but if...

Mayor Valdes-Fauli: No, no. I think no because this is an 80-some-year-old...

Commissioner Keon: Yeah.

Mayor Valdes-Fauli: Cantankerous whatever and they're going to...

Commissioner Keon: Right.

Mayor Valdes-Fauli: Go back...

Commissioner Keon: Well (INAUDIBLE).

Economic Development Assistant Director Roberts: And the deal is contingent on a due diligence period. You'll still have...

Commissioner Keon: Yeah, so...

Economic Development Assistant Director Roberts: Time to do an inspection of the property.

Commissioner Keon: Right.

Economic Development Assistant Director Roberts: We have to get neighborhood...

Commissioner Keon: I would...

Economic Development Assistant Director Roberts: Meetings, and of course, the Commission...

Commissioner Keon: Right.

Economic Development Assistant Director Roberts: So, it'll come back...

Commissioner Keon: I would make a motion to...

Economic Development Assistant Director Roberts: For first and second reading.

Commissioner Keon: Move this item.

Mayor Valdes-Fauli: Will you...

Vice Mayor Quesada: Second.

Mayor Valdes-Fauli: Will you call the roll, please?

Commissioner Keon: Yes.

Commissioner Lago: No.

Commissioner Mena: No.

Vice Mayor Quesada: Yes.

Mayor Valdes-Fauli: Yes.

(Vote: 3-2)

Mayor Valdes-Fauli: Thank you. Thank you very much.

City Manager Swanson-Rivenbark: So, from a timing standpoint, we will schedule a neighborhood meeting with the Chief and Leonard. We'll be talking to the neighborhood. We'll reach out to homeowners' associations and others that would be interested in knowing about this meeting. We'll bring that back to you all as a first reading of an ordinance. There's two readings, and we'll proceed with the \$1.5 million from the -- we'll preserve that money from the state for the \$1.5 million. We'll begin directing \$2.3 million of fire impact fees. But if we can look at other ways of meeting that and paying for it, we will continue to do that.

Commissioner Mena: Is the directive on the table -- just so I'm clear -- to just go forward with the contract as drafted, and that's it?

Economic Development Assistant Director Roberts: We have a letter of intent. That's what we have, but we don't have a final contract. We're still...

Mayor Valdes-Fauli: (INAUDIBLE)

City Attorney Ramos: And remember, Commissioner, as the City Manager said, it will come to you for two readings. It's got to be an ordinance because of the value, and it's got to pass by four-fifths vote at that time.

Mayor Valdes-Fauli: Yeah.

Commissioner Mena: I'm just wondering if there's any more room for negotiating on the two years of him staying there. I don't -- if you're going to pay him (INAUDIBLE)...

Commissioner Keon: Well, those are the conditions.

Commissioner Mena: That's incredible.

City Manager Swanson-Rivenbark: (INAUDIBLE).

Commissioner Mena: That's incredible.

Mayor Valdes-Fauli: Alright. I'd like to call David Vargas, who wishes to speak on this issue.

David Vargas: Good evening now. Dave Vargas, Local 1210 firefighters' union and your firefighter in the City. I...

Commissioner Lago: Hello.

Mr. Vargas: Work on the trucks.

Commissioner Lago: Good to see you.

Mr. Vargas: I'm not in the administration or anything like that. I'm one of the paramedics. And I always -- it breaks my heart to hear stories about how we couldn't get there. I know a lot of times if a truck's in another area, a truck from a different area has to come by...

Vice Mayor Quesada: It was a bad (INAUDIBLE). It was raining. There were car crashes.

Mr. Vargas: Yeah, we deal with that all the time.

Vice Mayor Quesada: It was busy. It was rush hour. It was just...

Mr. Vargas: It's the worst case scenario. And you know, like I said, it just -- it breaks my heart. If you live in a condo, that's another issue for us, as well. It's another...

Commissioner Keon: Yes.

Mr. Vargas: Challenge for us. When we get to the condo, we actually have to go up into an elevator, waiting on the elevator to get there. That -- all those things eat up our time. I just wanted to say that a station in this area is a good thing for the residents. It's what's needed. And I'm sorry it feels like you guys are getting fleeced -- is the best way to say it. It's shameful, really. But it does help us because there are a lot of, you know, challenges in that area to reach. We're able to meet the challenges many of the times, but depending on the day, it is a big stressor for the people on the truck because it's not -- we're not really worried about response times, you know. Those are things we look at so that we can, you know, say that we're, you know, a department that gets to you in six minutes or less. That's great. We're actually worried about the person on the other end, and that's the bothersome part. There's someone on the other end that really needs us there. And we get to points, like the Chief was saying, on Old Cutler, they've made curbing, which is needed to protect cyclists and pedestrians, but it also makes choke points for us and people literally just can't get out of the way. So, this is, like I said, a good thing. I appreciate your votes. I understand why some of the no votes were there. I just -- I hope we can keep moving forward with this and I appreciate staff and the Manager for taking this project on.

Mayor Valdes-Fauli: Thank you, sir.

Mr. Vargas: That's all I have. Thank you, guys.

Vice Mayor Quesada: Thank you.

Commissioner Keon: You know what is important in what you convey is that you know what hap -- you know what six minutes mean.

Mr. Vargas: Yes, ma'am.

Commissioner Keon: You know if someone has a stroke what six minutes mean. You know if someone has a heart attack what six minutes mean. So...

Mayor Valdes-Fauli: Thank you.

Commissioner Keon: It's not a matter of the time. It's a matter of what that time means.

Mr. Vargas: And the transport vehicle is a good thing to have, but if you did have an engine there, you have all the capabilities of a transport vehicle. There would be -- the way it would work is they would get there, initiate care, start all the -- the care would be starting while the transport vehicle is coming from another area.

Vice Mayor Quesada: No, I understand that.

Mr. Vargas: And then there'd be like really no delay in time.

Vice Mayor Quesada: I guess my -- the reason I had mentioned that is it's almost like a short-term solution to have something quickly and understanding the pressures that the neighborhood may not want the lights and the noise and the sirens and the huge truck...

Mr. Vargas: Right.

Vice Mayor Quesada: Coming in now.

Mr. Vargas: Understood.

Vice Mayor Quesada: I was just trying to find a middle ground that, again, what's the most important thing? Exactly what you said, make sure we get there on time to provide that medical care, so that was it, but...

Mr. Vargas: Yeah. You know, it's just a -- with an engine, it can do more than just the rescue or the ambulance, as you said.

Vice Mayor Quesada: Yeah.

Mr. Vargas: It has more versatility. And then, eventually, it would be nice to just have both vehicles there, and then, as the City grows and we take on -- I believe we're going to annex a couple of other areas, then you're ready and you're in place and we're set...

Vice Mayor Quesada: Yeah.

Mr. Vargas: And we're ready to go. Anyway...

Mayor Valdes-Fauli: Thank you.

Mr. Vargas: Thank you. Thank you very much.

Commissioner Keon: Thank you.