

**City of Coral Gables City Commission Meeting**  
**Agenda Item H-3**  
**January 22, 2019**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

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

**City Staff**

**City Manager, Peter Iglesias**  
**Assistant City Manager, Ed Santamaria**  
**City Attorney, Miriam Ramos**  
**City Clerk, Billy Urquia**

**Public Speaker(s)**

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Agenda Item H-3 [10:15 a.m.]

Status update of street lights on Bird Road and Granada Boulevard.  
(Sponsored by Commissioner Mena)

Mayor Valdes-Fauli: Status update on street lights on Bird Road and Granada. Commissioner Mena.

Commissioner Mena: Is Ed here? There he is. He's coming. I just asked Ed to -- I've brought up the issue of the lights on Granada. Those are pretty straightforward, in the short term, anyways. And then on Bird Road -- and it sort of dovetails with Vice Mayor Lago's comments earlier about

some of the trees that were damaged during the hurricane. There were also some lights damaged, and so I wanted Ed to give us an update on the restoration of those lights as well.

Assistant City Manager Santamaria: So, regarding the lights on Granada, FPL has given me a four-week timeline to complete the replacement of the various LED temperature lights with consistent, uniform, high-pressure sodium lights. We're going back to the older lights until we figure out a conversion to LED that is acceptable. So, that means that we will eventually install some LED lighting, but is of a lower temperature so the lighting will be warmer. It will be more in the incandescent range.

Commissioner Mena: What are the challenges -- because I think we've all stated in the past -- I don't want to put words in anybody's mouth, but we'd like to see the change to the LEDs that we've discussed in the past. So, what are the obstacles there? Understanding -- and I agree with you that in the short term, let's get it all the same color while we figure this out, but why -- what's the obstacle to getting it done?

Assistant City Manager Santamaria: There are no obstacles to getting it done right now. In fact, we're moving forward with a lot of the roadway lighting, that is the roadway lighting that's going to pay dividends immediately, that being the open bottom cans, the standard light fixtures along our roadways that are not in residential areas. And so, we are already working with FPL on establishing a streetlighting agreement to convert these lights under their new LT-1 tariff. So, in addition to that, we're also going to be working on the residential areas at a future moment in time because the residential areas bring on an additional cost. And so -- and we're figuring out a way to do that in a way that is acceptable to the community given that folks prefer a warmer, more incandescent nature of lighting on residential streets. Right now, we've indicated that that's going to be 3000k. And so what we are going to do is we're going to go ahead and install some 3000k in certain residential areas so folks can go ahead and evaluate it. We will drop down to 2750k if it's decided that 3000k is too cold. My opinion, 3000k is in -- it's still in the incandescent range

and so it should be acceptable. Also, 3000k gives a better quality of light and it would also provide the additional benefit of enhanced public safety.

Commissioner Mena: But you're saying there is a warmer tone than the 3000...

Assistant City Manager Santamaria: There is...

Commissioner Mena: That is LED.

Assistant City Manager Santamaria: 2750k.

Commissioner Mena: Okay.

Assistant City Manager Santamaria: 2750k. However, that's not our standard right now. We're looking at the 3000k.

Commissioner Keon: When...

Assistant City Manager Santamaria: If you'd like we could go ahead and we could put them side-by-side, have another pilot like the one on Granada and Alhambra so folks can evaluate it. Obviously, we want to be in a place where the residents feel comfortable with the light.

Vice Mayor Lago: Let me ask Jessica a question. Jessica, if you may. Thank you. When you and I went out to Granada, how many years ago was that already?

Assistant Public Works Director Keller: At least...

Vice Mayor Lago: At five in the morning to see the lights. Say two years ago, three years ago?

Assistant Public Works Director Keller: It was about three years ago, yes.

Vice Mayor Lago: Okay. I mentioned that because we got to make a decision here. You know, we can keep going back and forth with the lights. What I'm looking for is I don't want to take a step back and go to metal halide fixtures or anything. I want to go LED. We need to sit down and have some sort of public outreach campaign to explain to the residents. We've already done this analysis. We've gone out there and shown maybe two or three different lights on an entire block to see the difference. We've had residents complain why is one light brighter than the other. I think it's time that, you know, we get this done. You disagree? We've been doing this for how long?

Assistant Public Works Director Keller: Well, one of the things that I wanted to...

Vice Mayor Lago: If you disagree with me, tell me. I mean, that's why I asked you if you disagree.

Assistant Public Works Director Keller: To remind the Commission, we had given a presentation previously that did not show a cost savings when we converted the pedestrian level lighting to LED.

Vice Mayor Lago: But remember, we talked about this.

Assistant Public Works Director Keller: And so we're...

Vice Mayor Lago: It's not only about cost savings. It's about public safety also was a factor and it's also about an issue of maintenance. So, it's not -- I mean, this is not an issue about only money. It's an issue about aesthetics. It's an issue of public safety because I know that everyone on this Commission probably gets at least a handful of emails on a monthly basis stating, listen, the lights in front of my house haven't worked in, you know, 30, 45 days.

Mayor Valdes-Fauli: And I also got emails saying that the light in front of my house is too bright. That big, white light as opposed to the yellow light, which is much friendlier...

Vice Mayor Lago: But I'm -- I agree with you.

Mayor Valdes-Fauli: And...

Vice Mayor Lago: I don't have a problem going to a more, you know, yellow light.

Mayor Valdes-Fauli: Friendlier.

Commissioner Keon: Could you finish, though, with the -- you started with the difference between pedestrian and the roadway lighting. Could you go back to that? You said you didn't do the...

Assistant Public Works Director Keller: Yeah, so as...

Commissioner Keon: Cost analysis on the pedestrian.

Assistant Public Works Director Keller: As the Assistant City Manager mentioned, we are moving forward with the roadway type lighting because there's a cost savings for us to do that.

Commissioner Keon: The roadway is the high -- the lighting that's put in by FDOT.

Assistant Public Works Director Keller: Correct.

Commissioner Keon: So, we're talking about two different types of lighting.

Assistant Public Works Director Keller: Correct. The acorn lighting is what we are referring to as pedestrian level lighting.

Commissioner Keon: Right.

Assistant Public Works Director Keller: And there was not a savings when we converted to LED on those types of...

Commissioner Keon: Okay.

Assistant Public Works Director Keller: Fixtures.

Commissioner Keon: So, we're moving forward with the change to LED lighting on the roadway lighting where there is a -- where there is a savings.

Assistant City Manager Santamaria: That's correct, Commissioner.

Commissioner Keon: Okay.

Assistant City Manager Santamaria: We're actually moving forward with everything, but we're starting with the roadway lighting...

Commissioner Keon: Right.

Assistant City Manager Santamaria: First.

Commissioner Keon: And so, we don't have any objection to the roadway lighting at this time or we do have objections?

Assistant City Manager Santamaria: No.

Commissioner Keon: So, we have no objection to the roadway lighting, so that process is going forward and you're doing the conversion on the roadway lighting and everyone seems to be in agreement about that so that is -- there's no issues there. Is that right?

Assistant Public Works Director Keller: If you haven't had the opportunity -- and I'm sure you have driven up Ponce...

Commissioner Keon: Right.

Assistant Public Works Director Keller: In the past year, how nice that looks there.

Commissioner Keon: Yes.

Assistant Public Works Director Keller: And how it increases your feeling -- you know, it's a security issue.

Commissioner Keon: Right.

Assistant Public Works Director Keller: And it looks very nice.

Commissioner Keon: Okay. So, the issue that you're dealing with or what the concern that is being raised by the residents in the city is the pedestrian lighting, and it's the brightness of that pedestrian lighting, and they're still looking for a softer lighting.

Assistant City Manager Santamaria: Correct.

Commissioner Keon: Okay, so you're going back to the incandescent lighting or you're going back to the sodium vapor lighting because there is no savings to go to LED at this point on those. It's all the same. So, to get to a color that the residential community is comfortable with on

pedestrian level lighting, that's why you're going back to the sodium vapor because there is no savings at this time...

Assistant City Manager Santamaria: So...

Commissioner Keon: For that.

Assistant City Manager Santamaria: That's correct.

Commissioner Keon: Is that what you're saying?

Assistant City Manager Santamaria: When you're talking about pedestrian level lighting, you're talking the acorn fixtures. And to convert those to LED comes out a higher cost. It's a different tariff than your standard roadway lighting. And that...

Commissioner Keon: So, it...

Assistant City Manager Santamaria: That is...

Commissioner Keon: I'm sorry.

Assistant City Manager Santamaria: Yeah.

Commissioner Keon: I didn't mean to interrupt you.

Assistant City Manager Santamaria: No, no worries.

Commissioner Keon: I'm sorry. Go ahead, finish.

Assistant City Manager Santamaria: And so that does provide an additional cost.

Commissioner Keon: So, as -- do you anticipate a time that there will be a savings if those are converted to LED depending on...

Assistant City Manager Santamaria: Not...

Commissioner Keon: The technology

Assistant City Manager Santamaria: Not unless the present tariff is changed. And now, these tariffs are changed by the Florida Public Service Commission regularly. It may be next year. It could be two or three years. It all depends.

Commissioner Keon: Okay. So, it would be -- if we want to see that changed and we want to convert to LED on the pedestrian lighting, that should be an outreach to the public -- to the Legislature, is that right, or to the Public Service Commission?

Assistant City Manager Santamaria: To the Public Service Commission in that we're seeking a change on the tariffs. Now, those tariffs are determined by costs to FPL in their discussions and dialogues to the Public Service Commission. And to get those changed is a pretty arduous process.

Commissioner Keon: Okay.

Mayor Valdes-Fauli: Alright.

Assistant City Manager Santamaria: So...

Vice Mayor Lago: Ed, why don't you...

Commissioner Keon: Okay.

Vice Mayor Lago: Why don't you, when you get a chance -- and Jessica -- why don't you sit down with Commissioner Keon and explain what we've been doing for the last five years from the moment that we started this process, which was we didn't even have a count in regards to how many pedestrian lights we had.

Commissioner Keon: Right.

Vice Mayor Lago: We started talking about tariffs. We started talking about how FP&L deals with the issue of tariffs. It's a lump sum; how they wanted us to meter individual poles at a cost of close to \$1,000 per pole. This has been a long discussion that we've been working on for years now.

Assistant City Manager Santamaria: If I could add...

Vice Mayor Lago: The reason why I mentioned...

Commissioner Keon: No, I understand.

Vice Mayor Lago: And the reason why I mentioned the issue of -- because this is not an issue about roadway lighting. We crossed that bridge -- we hammered that a long time ago. This is a discussion about the -- if you want to see sustainable lighting in your neighborhood and you want to see, in my opinion, a much safer option for the residents, we got to head towards LED. That's my opinion. And also, it's not only that, it's -- you're not changing those lights as often as you are, so there is a cost savings on the actual lightbulb itself.

Commissioner Mena: Is there?

Vice Mayor Lago: In reference to...

Assistant City Manager Santamaria: No. That's all maintenance. It's covered by FPL

Commissioner Keon: It's covered by FPL.

Vice Mayor Lago: No, but I -- but for example, when you -- even on the metal pole, on the...

Commissioner Keon: The acorn.

Vice Mayor Lago: We call them the...

Assistant City Manager Santamaria: The acorn lights.

Vice Mayor Lago: Even on those?

Assistant City Manager Santamaria: Yeah.

Vice Mayor Lago: I thought...

Assistant City Manager Santamaria: As long as they're FPL-owned. We do own a number.

Vice Mayor Lago: So, now, let's go back to that. I knew it, I knew it.

Commissioner Mena: No, no. I thought...

Vice Mayor Lago: I knew I was going somewhere.

Commissioner Keon: Right, but we own some...

Vice Mayor Lago: So, my point is that...

Commissioner Keon: Also.

Vice Mayor Lago: So, the ones that we own, which are around 60 or so, correct -- 50 something, 70?

Assistant City Manager Santamaria: No. We own closer to 330.

Vice Mayor Lago: But what are the ones -- the decorative lighting.

Assistant City Manager Santamaria: Yes.

Commissioner Mena: Oh, you're talking about the White Way lights.

Vice Mayor Lago: White Way lights, thank you.

Assistant City Manager Santamaria: The White Way lights, that's a different project altogether.

Vice Mayor Lago: But we are going to move in the direction of...

Assistant City Manager Santamaria: Absolutely. Those -- right now, the -- we have a plan and we're implementing this plan to convert those to LED lighting.

Vice Mayor Lago: So, we take the 300 lights, plus the White Way lights, is there a cost savings in regards to using LED lightbulbs versus just standard lightbulbs?

Assistant City Manager Santamaria: So, as it...

Vice Mayor Lago: Based on the simple fact of the life expectancy of those bulbs.

Assistant City Manager Santamaria: As it pertains to the lights that we own and that are energy only, yes.

Vice Mayor Lago: Okay.

Assistant City Manager Santamaria: If they're metered. Because, obviously, the electrical consumption is less. And we will have a reduced maintenance cost because, you know, theoretically, with an LED fixture, you won't have as often of instances where you have to go and maintain the lights.

Vice Mayor Lago: When we were talking about pedestrian lighting, for example, on Granada, which is what you and I have been looking at for the last few years...

Assistant Public Works Director Keller: Right, and those are FPL's lights.

Vice Mayor Lago: They're only FP&L's?

Assistant Public Works Director Keller: Those are FPL's lights. And the other thing I wanted to add to what the Assistant City Manager said was that when we convert the City-owned lights, we will -- we'll end up with a five- to ten-year warranty on those. So, the vendors that we worked with that have installed LED lighting in our facilities have been great as far as when we have a light that goes out -- because they do. There is a failure rate. They come and they replace them right away.

Commissioner Keon: Oh, the LED lights?

Assistant Public Works Director Keller: Yes.

Commissioner Keon: Absolutely. I just had all of mine in my...

Vice Mayor Lago: Yeah, they go out once in a while.

Commissioner Keon: House changed to LED. They go out too.

Vice Mayor Lago: They go out.

Commissioner Keon: They go out too.

Assistant Public Works Director Keller: They -- there is a failure rate, yes.

Commissioner Keon: There's a failure rate.

Vice Mayor Lago: For the ones that don't fail, I mean, they -- I've had some that have lasted in my house six years when normal occurrences, you'd have to change a lightbulb out probably every six months to eight months.

Commissioner Mena: Just to be clear about one thing, the lights we're talking about on Granada...

Vice Mayor Lago: Are FP&L.

Commissioner Mena: No, no. But when he said sort of go back -- it's not going -- you put -- you switched two or three lights as like a pilot.

Assistant City Manager Santamaria: Yeah, correct.

Assistant Public Works Director Keller: Correct.

Commissioner Mena: And that was over a year and a half ago...

Assistant City Manager Santamaria: Right.

Commissioner Mena: At least.

Assistant Public Works Director Keller: Yeah.

Vice Mayor Lago: No, that's what we...

Commissioner Mena: I'm just saying...

Vice Mayor Lago: That's what we were...

Commissioner Mena: Can we go back to the right color while we go forward with the project?

Vice Mayor Lago: That's correct, and I agree with that. That's what we...

Commissioner Mena: Yeah.

Vice Mayor Lago: That's what we've been discussing. We were probably two years ago, three years ago, more than two years ago -- we were out at five in the morning looking at these lights because we had certain residents that said, listen, why are you -- you know, what's going on? Can we at least use the same color lights, more uniform? And I said, listen, we're doing a trial. Let's see how -- let's see the real difference.

Commissioner Mena: And I would just add, I would -- my personal opinion and we can talk about this -- is I would go for the warmest possible...

Vice Mayor Lago: I agree with you.

Commissioner Mena: Hue of LED.

Vice Mayor Lago: I think it's perfect.

Assistant City Manager Santamaria: Okay. So, we'll discuss...

Commissioner Mena: I can't imagine that 3000 is that much safer than 2750.

Commissioner Keon: It does make a difference and it's what's available through FP&L at a certain rate.

Assistant City Manager Santamaria: That's the tariff.

Commissioner Keon: And when you have to go -- the tariff -- and when you go -- you know, NextEra -- who's bought FP&L? What's the name of the company?

Assistant City Manager Santamaria: NextEra.

Commissioner Keon: NextEra? NextEra, who owns FP&L, sells a much warmer light at a premium cost. It isn't covered under your agreements with FP&L for LED lighting. They only - - they don't include the warmer temperatures of -- the warmer lights that you would probably pick to place in your home or in your yard.

Commissioner Mena: Well, let's talk to them about it.

Commissioner Keon: So, it's a premium -- it is a premium cost, and I think that's what they're saying. The cost -- it is still -- I don't -- because of -- I don't know it's the technology, whether it's the development of the lights, whether it's the tariff, whether it's the Public Service Commission or whatever for a lot of reasons that are outside of our control. It is a significant cost to go to a warmer...

Commissioner Mena: I'd like to know...

Commissioner Keon: Light.

Commissioner Mena: What the cost is.

Assistant City Manager Santamaria: So, if...

Assistant Public Works Director Keller: And well, we don't have...

Vice Mayor Lago: We have those numbers. We have those numbers.

Assistant Public Works Director Keller: And we don't have the 3000k anywhere in the city that you've actually seen yet, so...

Commissioner Mena: No. I've seen 3000k in my house, though.

Unidentified Speaker: Yeah.

Assistant City Manager Santamaria: So, if it's the will of the Commission, what we can do is we can proceed with negotiating with FPL to find as warm as possible lighting, which is 2750k, is my understanding. We'll have that discussion with public safety as well because, obviously, they're

going to want to have something that enhances public safety and visibility in our residential areas and we have to strike a balance there.

Commissioner Keon: Right.

Assistant City Manager Santamaria: And we can do that. I will say that the premium lighting tariff has only been around for about a year now, so this is something that's relatively new. And it is true what the Commissioner said -- Commissioner Keon said, that the 2750 lighting is kind of harder to come by through FPL. That is changing. And so, we may be able to obtain the 2750k lighting.

Commissioner Mena: I'd like to think...

Commissioner Keon: In time.

Commissioner Mena: I'd like to think that we can engage with FPL to have that discussion and see if they'll work with us on this because I think it's consistent with the aesthetic of our city that, you know, we have a historic city. We have older buildings that frankly don't look good with really bright white lights because that's not how they were designed. And so, when you put that in somebody's neighborhood, it looks terrible. I understand, of course, it's safer. I get it. Sure, if you put a spotlight there, it's -- it'd be safer too. But you know, you have to strike a balance and I'm certainly comfortable with a warmer hue of light is what I would put -- to Commissioner Keon's point -- what I would put and everybody up here would put on their house and there's a reason for that. So, let's talk to FPL and see what we can work out and then come back to us with the information, so we can make a decision.

Assistant City Manager Santamaria: We're happy to do that, but I -- but for the time being, we're going to proceed with the roadway lighting.

Commissioner Mena: Roadway lights is another issue.

Assistant City Manager Santamaria: Yeah, and that's moving forward.

Mayor Valdes-Fauli: Okay.

Commissioner Keon: How many lights...

Mayor Valdes-Fauli: Thank you.

Commissioner Keon: How many pedestrian lights does FP&L own? I know you have those numbers.

Assistant City Manager Santamaria: We have those numbers. I don't have them off the top of my head right now. We'd have to get back to you on that.

Commissioner Keon: You can just email me and tell me.

Assistant Public Works Director Keller: I don't have that number.

Commissioner Keon: Just email me.

Mayor Valdes-Fauli: Thank you very much.

Assistant City Manager Santamaria: Very well.

Mayor Valdes-Fauli: Thank you. Next item, H-4, Commissioner Mena.

Commissioner Quesada: I'm sorry. I just want to clarify. I just want to keep everything just -- because this -- because Commissioner Mena is correct. I mean, Commissioner Lago is correct. It's taking forever.

Commissioner Mena: Yeah, I know.

Commissioner Quesada: So, what's really the next step? We're just going to talk to FPL and get back to us?

Vice Mayor Lago: Let's put it on the agenda for next meeting, if you don't mind, Commissioner Mena.

Commissioner Mena: Sure.

Vice Mayor Lago: I'd like to cosponsor this with you. And if you get a chance, let's go...

Commissioner Quesada: Yeah, just to make sure we keep it moving.

Vice Mayor Lago: No, but let's -- and I also want, if you can -- I know you have a memo in place already. If not, you can meet with the Commissioners. Send all my colleagues what we've been working on for five years. You should take a lot of pride in what you've done, Jessica, because it's been an arduous task. I want you to explain to them about the tariffs that are being offered. Just to give you an example, FP&L, at one point -- maybe I'm wrong. Maybe they've become a little more flexible. Even if you upgraded your lights to LED, you were still under the regular tariff, so you didn't even see a cost savings. I don't know if that has changed now because I haven't, you know, been pushing this over the last six months to a year. Is that still the result?

Assistant Public Works Director Keller: No, that did change. And that is why...

Commissioner Keon: It did change.

Assistant Public Works Director Keller: We're moving forward with the street lighting because before there was no savings. We had to pay the same price.

Vice Mayor Lago: So, there's been -- it's been taking a while. We've been chipping at it. Staff's been chipping at it, but my recommendation is put together something, meet with my colleagues and explain to them what exactly it is. Meet with me because I need an update on where we are and I'd like to see this on the next Commission meeting to address Commissioner Mena's point.

City Manager Iglesias: Also, the individual metering has been resolved, which was a huge cost.

Vice Mayor Lago: Yeah. That was a big issue too. Remember, they wanted us to do it in tranches of ten and...

City Manager Iglesias: Huge cost.

Commissioner Keon: And that was done through the public safety...

Mayor Valdes-Fauli: Let's go on, guys.

Commissioner Keon: The Public Service Commission, no? Wasn't that done through the Public Service Commission?

City Manager Iglesias: Yes.

Commissioner Keon: The metering issue.

City Manager Iglesias: Yes. It was (INAUDIBLE) by (INAUDIBLE).

Commissioner Keon: So, everything we do ends up having to go back...

Vice Mayor Lago: That was done through the Public Safety Committee -- Commission?

City Manager Iglesias: I think that the...

Commissioner Keon: Okay.

City Manager Iglesias: The new tariffs and the new rates...

Commissioner Keon: Just let me know how many City-owned lights there are.

City Manager Iglesias: Which reduced them, so they don't have to be metered. So that metering is an issue that -- and the tariffs...

Vice Mayor Lago: Can you find out...

City Manager Iglesias: And the tariff reduction.

Vice Mayor Lago: Can you find out whether the...

Assistant City Manager Santamaria: We'll give you an update that will include all the different tariffs that might apply here because there's a premium...

Vice Mayor Lago: And can you give me an update on how that exact issue in regards to metering where they were requiring us to meter in tranches of like 10 or 50 poles, how that was resolved. Because now that we have a pretty well-established lobbying team in Tallahassee, maybe we should use them to engage in certain -- maybe help us to resolve some of these issues.

City Manager Iglesias: Vice Mayor, the issue was that there was no reduction in the amount of consumption, so you had to prove it so you had to meter it. And right now, there's a reduction in the amount of consumption.

Vice Mayor Lago: It was going to cost \$1,000 per pole.

City Manager Iglesias: So, it's no longer necessary.

Vice Mayor Lago: Okay.

Mayor Valdes-Fauli: Alright. Thank you.