

City of Coral Gables City Commission Meeting
Agenda Item J-2
January 9, 2018
City Commission Chambers
405 Biltmore Way, Coral Gables, FL

City Commission

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

City Staff

City Manager, Cathy Swanson-Rivenbark
Assistant City Manager, Peter Iglesias
Assistant City Manager, Frank Fernandez
City Attorney, Miriam Ramos
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Management & Budget Director, Keith Kleiman
Parking Director, Kevin Kinney
Parks & Recreation Director, Fred Couceyro
Public Works Director, Eduardo Santamaria

Public Speaker(s)

Agenda Item J-2 [0:00:00 p.m.]
Neighborhood Renaissance Program (NPR) Project Status

Mayor Valdes-Fauli: Alright, Neighborhood Renaissance Program Project Status.

City Manager Swanson-Rivenbark: So, several years ago, the City initiated a very exciting series of projects, totaling \$22 million. It was through debt refinancing. And, I asked the staff to present the update on it. When you're going to make that significant investment, the Commission and the residents should celebrate all of the good work that was done. And so, with that, we're going to ask CGTV to put the PowerPoint up, which is the Neighborhood Renaissance Plan, and we're just going to briefly go over these projects that really are -- respect what makes Coral Gables such a special city. It started under a whole different administration at a different time, but it's an important story to talk about.

Management & Budget Director Kleiman: Thank you, Madam Manager. Good afternoon, Mayor and Commissioners. So, way back in 2011, we had a bond issue for \$22.15 million. And, it was to really kick start the beautification process -- well, the re-beautification process of Coral Gables. At the time, the City had a very, very small capital improvement plan. You know, now, its \$235 million, so this was a real kick start to many projects. If you look at Slide 2, this is a summary. Slide 2. I have to do it? Well, I'm sorry, you can't -- do you need copies? You really can't see this.

City Manager Swanson-Rivenbark: It is -- our Commission has gone quite digital. They'll be able to see it. It is included in their agenda item. So, if they or the public are watching, if they go to the item, which is J-2, and click the attachment, they'll be able to follow.

Management & Budget Director Kleiman: Okay. I do have some hard copies if anyone needs. Okay, so this chart -- on slide 2 -- shows you the total budget strictly for NRP. The total budget of all the projects is significantly more. You'll see that this number here shows \$22.4 million. That is the original \$22.1 million, plus two grants equaling \$84,000, and then \$200,000 worth of interest that has been earned over the years. The incurred expense so far is \$20.6 million. We have open POs of \$700,000, and we have funds in process right now, already allocated, of almost \$1.2 million for the future. Now, I'm not going to go through every single detail of all the projects. We'll flip through each page. If you have any questions, we have staff here to help

out. So, the beautification of Granada and Columbus Circles, that is just in the conceptual stage at this point. There was originally more money funded here. We -- since the project was put on the backburner, we reallocated that to some of the other projects that you'll see in a few minutes. So, if this does go forward during this year, the next budget process, FY '19 will address some of the funding.

Mayor Valdes-Fauli: Where is the Columbus Circle?

Management & Budget Director Kleiman: Where is the Columbus Circle? I'm assuming this is Coral Way.

City Manager Swanson-Rivenbark: So -- no. So, sir, there were a couple of projects that were in the concept stage that haven't come to full...

Mayor Valdes-Fauli: Oh, okay.

City Manager Swanson-Rivenbark: Fruition.

Mayor Valdes-Fauli: And this is one of them?

City Manager Swanson-Rivenbark: This was one of them. And then, in terms of having to -- and we had a certain amount of time and a certain amount of criteria in which to invest the money, so many of that -- those dollars that were not -- did not come to fruition were reinvested in the acquisition of land, correct?

Management & Budget Director Kleiman: Land and other -- and resurfacing. Several projects got the benefit of some of the projects that were delayed. Okay, and you can see that each one of these projects have some pictures. This is a conceptual drawing. You can see it up on the -- on slide 3. So, if we do move forward with this, we'll address the funding in the FY '19 budget

process. County Club Prado landscape improvements. This project was completed in July of 2016. You can see from the pictures here that it included trees and shrubs throughout the length of the right-of-way. Slide 5, Segovia Circles Civic Monuments, this was completed in April of 2016.

Mayor Valdes-Fauli: Okay, next.

Vice Mayor Keon: Keep going.

Mayor Valdes-Fauli: Next.

Vice Mayor Keon: Move on.

Management & Budget Director Kleiman: I was waiting.

City Manager Swanson-Rivenbark: Beautification of Street Intersections.

Management & Budget Director Kleiman: Yeah. The street intersections -- now, this is not just for aesthetics. This was for traffic calming and pedestrian mobility, as well. It is substantially complete as of this point. Slide 7 is city-wide landscaping improvements. Now, this was the precursor to the street -- to the tree street plan that has been recreating the canopy in Coral Gables. The original amount was about \$1.3 million. We switched over to a different funding source. We reallocated these funds. But going back now, we're trying to recreate -- you can see some of the writing here -- you can see where some of the highlights of where these items went, and this really was a precursor to that street tree plan right now. Now, the \$200,000, I mentioned interest. One hundred and fifty thousand is allocated to that street tree plan for FY '18. So, we're going to continue replacing trees throughout the City.

Mayor Valdes-Fauli: And, what about the median strip north of whatever street it is up to 8th Street and Ponce?

City Manager Swanson-Rivenbark: That's the Ponce -- we have that in the capital plan.

Management & Budget Director Kleiman: Right.

City Manager Swanson-Rivenbark: The phase III -- I believe we refer to it -- of the beautification plan. We just don't have a timeline attached to it yet. We're doing some additional work on the design of the street.

Mayor Valdes-Fauli: (INAUDIBLE)

City Manager Swanson-Rivenbark: Yes.

Management & Budget Director Kleiman: I believe its \$1.8 million.

Vice Mayor Keon: Can we use -- I'm sorry.

Management & Budget Director Kleiman: Go ahead.

Vice Mayor Keon: Can we use traffic impact fees for some of that, as we did with other parts of it?

City Manager Swanson-Rivenbark: I -- we'd have to check. It has to be capacity enhancement...

Vice Mayor Keon: Right.

City Manager Swanson-Rivenbark: For traffic impact fees.

Vice Mayor Keon: You know what, we were able to do that -- to use it for the initial part of it, because I...

City Manager Swanson-Rivenbark: We'll look into it.

Vice Mayor Keon: Okay.

City Manager Swanson-Rivenbark: We have monies...

Vice Mayor Keon: We'll talk about it.

City Manager Swanson-Rivenbark: Budgeted in the...

Vice Mayor Keon: Okay.

City Manager Swanson-Rivenbark: Capital plan. We just -- when you have a \$235 million capital plan, you have to go carefully...

Vice Mayor Keon: Okay.

City Manager Swanson-Rivenbark: And deliberately...

Vice Mayor Keon: Right.

City Manager Swanson-Rivenbark: In the implementation.

Vice Mayor Keon: Okay. I'll talk to you about it.

Management & Budget Director Kleiman: So, we do have \$1.5 million of Miami-Dade impact fees for that project.

Vice Mayor Keon: For that project.

Management & Budget Director Kleiman: Yes.

Vice Mayor Keon: It is impact fees.

Management & Budget Director Kleiman: It is part of phase III.

Vice Mayor Keon: Oh, okay, yeah.

Management & Budget Director Kleiman: Yes, and...

Vice Mayor Keon: Yeah, okay.

Management & Budget Director Kleiman: There's \$200,000 of City dollars on top of that, so it's \$1.8 million, I believe. You wouldn't see that here, because it's not NRP.

Vice Mayor Keon: No, okay. Okay, so it's fully funded, that program.

Management & Budget Director Kleiman: Well, that's the budget for it.

Vice Mayor Keon: Okay.

Management & Budget Director Kleiman: Right now, the full scope -- none of the details have been created yet.

Vice Mayor Keon: Oh, okay.

Management & Budget Director Kleiman: So, I can't tell you if that's actually going to be what the RFP shows.

Vice Mayor Keon: Oh, okay. Okay, thank you.

Management & Budget Director Kleiman: Okay, moving to slide 8, entrances and fountains, this project is substantially complete. It's been a long time coming, and it is just about finished. There is some punch list items, and I believe, a roof of one of the entrances at Douglas Road is being addressed at this point.

Vice Mayor Keon: There's -- you know, on the sign -- the entrance into the south Gables there that's on Douglas and like Sunrise or Prospect or whatever, it looks like they restored it, but they didn't put the "Welcome to Coral Gables" back on it.

City Manager Swanson-Rivenbark: We'll look into that.

Vice Mayor Keon: Okay. I mean, it's been painted and it's all been restored...

Mayor Valdes-Fauli: That's not on Douglas, is it?

Vice Mayor Keon: And whatever. Pardon me?

Mayor Valdes-Fauli: Is it on Douglas?

Vice Mayor Keon: It's right on Douglas, right by -- you know, right where you come into the Gables there on Douglas.

Mayor Valdes-Fauli: Okay, because on Douglas south into Edgewater...

Vice Mayor Keon: Yeah.

Mayor Valdes-Fauli: One or two blocks north, there's a segment of Douglas there and it has six signs in a one-block period, so be careful with that.

Vice Mayor Keon: Oh. I mean, there is that...

Mayor Valdes-Fauli: Yeah.

Vice Mayor Keon: It's a larger marker...

Mayor Valdes-Fauli: Okay.

Vice Mayor Keon: A large concrete, you know...

Mayor Valdes-Fauli: (INAUDIBLE)

Vice Mayor Keon: Piece that has -- I mean, it's all been -- looks like it's redone, except the words Welcome to Coral Gables aren't on there anymore.

Management & Budget Director Kleiman: Well, there are punch list items, so that may be one of the items.

Vice Mayor Keon: Okay. Put that on your punch list.

Management & Budget Director Kleiman: We'll find out.

Parking Director Kinney: Actually, I know the letters have been ordered. I thought they would be installed by now. I will follow up.

Vice Mayor Keon: Well, you know, it could be because of the hurricane and there was a lot of downed trees and there are a lot of downed poles, and there are a lot of stuff there at the time. So, it may have been that...

Parking Director Kinney: Well, I know...

Vice Mayor Keon: They just didn't notice it.

Parking Director Kinney: Well, I know I paid for the letters.

Vice Mayor Keon: But I -- I mean, I -- yeah, I noticed it just the other day. I noticed it, that it was empty. And I thought, you know, the people that live there that have been complaining about it will be glad because it's obviously being done, so...

Management & Budget Director Kleiman: Okay, moving to slide 9. This is the Kerdyk/Biltmore Tennis Center. As you know, phase I was completed, I think, two years ago, and that's for most of the playing area. Phase II is -- I thought it was Phase I. Phase II is just starting right now. I believe I just saw the requisition for the roof, and they're going to now renovate and actually re-roof the pro shop. So, the remaining dollars here -- you can see there's still NRP of \$609,000. There's GOB money, a balance there of \$285,000. And the City's contribution, \$277,000.

Vice Mayor Keon: And it's a wonderful design, as you know. I'm so looking forward to seeing it.

Management & Budget Director Kleiman: Yeah.

Vice Mayor Keon: It's beautifully designed.

Management & Budget Director Kleiman: Moving to slide 10, De Soto Fountain Traffic Circle improvements. This project has really been on the backburner. There is an allocation of \$200,000 from the County impact fees, but part of the issue was beautification from the City's point of view, but it has to be enhancement to traffic flow, and I think they're working on concepts at this point. And so, right now, there is not a lot here. The NRP portion is only \$11,000. We moved monies away. It was higher originally. Because it's been on the backburner, we moved those to other NRP projects which have moved forward. Okay, development of passive parks. I know this one is near and dear to everyone's heart on the dais. The original project had just two projects -- two parks. It was Maggiore Park and Betsy Adams. The third, Cepero Park, was added. And, now those parks are in various stages of completion. And then also, two years ago, I believe, we bought five pieces of land and we're also going to renovate those, and the money is here for that. And, this project is also connected to the project on the next slide, which is the purchase of land. And, here now, you're going to see there's a balance of \$1.8 million. That is the money that we've been putting aside for the last six years, basically; \$300,000 a year. That is just for the purchase of land. Okay, we're not touching that...

City Manager Swanson-Rivenbark: So, the NRP funded the acquisition of land, and not the monies that the Commission have been saving.

Management & Budget Director Kleiman: Right.

City Manager Swanson-Rivenbark: So, we have that untouched.

Management & Budget Director Kleiman: Right. So, the -- you can see the budget there for the NRP was three point almost seven million dollars. The funds that were spent, most of it went to purchase land, as the City Manager has mentioned. Some of it went to improve some of the parcels. The majority of the improvements are in the previous project, which is the passive parks. Slide 13, Lot 25 park development. This was a project that was added to the NRP. It is an improvement that was added on as part of the streetscape project. And right now, it is not fully funded yet. We had \$200,000 NRP that we used for concepts and for design. And we just put in, at the end of that fiscal year 17, \$400,000. We used about \$200,000 of it to buy the pavers. They're on order. They might have been delivered.

Mayor Valdes-Fauli: Is that going to continue on as a parking space?

Management & Budget Director Kleiman: Yes. And if you want more details, we have -- Kevin could come up and tell us what -- how the parking's going to work.

Parking Director Kinney: It actually becomes a flexible space. When we use the area for large gatherings, it can be closed. But during normal operations, it would still be a parking lot.

Mayor Valdes-Fauli: Okay. Yeah, we need the parking lot.

Management & Budget Director Kleiman: Okay, slide 14, the Youth Center improvements, phase I. This was some vast improvements that were done over the last two years. They have been completed. You'll see a balance there of \$67,000; most of it is NRP. And, that will go for additional improvements that Parks is going to work on for FY '19. Slide 15, installation of bike infrastructure. Now, this has various funding sources, as you can see, and it's in its infancy. I believe it's going to be a plan coming -- I know there's a workshop of multimodal transportation plan. Part of this might be discussed there, but I think Jessica's been working hard to make sure that it is coming up soon to show the plan for the bike path system. Slide 16, citywide street resurfacing. The NRP portion was completed several years ago. It included 30 lane miles of

roads, and that included anything from sidewalks and swales that needed replacement or repair at the same time. Now, even though the NRP is complete, we fund this type of work every year with the local option gas tax. So, this was to help us catch up, and after that, the local option gas tax, to maintain. The Adult Activity Center, slide 17, as you know, this opened a year ago this past July, to a complete success, and we've had several meetings there. Parks furnishings -- now, this was an added project. One of the items that the Parks director saw that a lot of the equipment and furnishings throughout the parks, throughout the City, were in dire need of replacement. So, he requested these funds, and this has been completed, and you can see some of the examples of what was done. Slide 19, fitness trail equipment, two locations; the Kerdyk Family Park and the Youth Center. The Youth Center, I believe, is being implemented right now, and we're waiting for community participation for the Kerdyk Family Park. And that does it. If you have any questions, I'll be glad to help.

Unidentified Speaker: That was great.

Management & Budget Director Kleiman: Or we have staff here to help.

Vice Mayor Keon: Do we have a whole scope of work for the parks -- for the Youth Center? Do you have a scope of work for all of the work that needs to be done on the Youth Center? Do we have a scope of work for all of the repair work for the Youth Center?

Parks & Recreation Director Couceyro: Yes, we did. I think we -- I don't recall exactly when we presented it, Commission, and it included more than was in the NRP, because there's another -- there's a few other phases that include the re -- all of the gymnastics equipment...

Vice Mayor Keon: Right.

Parks & Recreation Director Couceyro: And redoing that room, redoing some things in the theater, the outdoor playground, the indoor playground...

Vice Mayor Keon: Right.

Parks & Recreation Director Couceyro: And, then the concrete courtyard that's...

Vice Mayor Keon: The courtyard on the side.

Parks & Recreation Director Couceyro: The repairs there.

Vice Mayor Keon: Right.

Parks & Recreation Director Couceyro: So, we presented that. It's been a little bit. It was before...

Vice Mayor Keon: Oh, okay.

Parks & Recreation Director Couceyro: We even started phase I, so that whole scope is included in there.

Vice Mayor Keon: Okay, and how is -- when do you anticipate that work to be complete?

Public Works Director Santamaria: We're in the process right now of procuring some of the materials for the gymnastic center. We're also working on developing the courtyard. It's still -- the final quote on the courtyard is yet to be fully defined. And so, it's our hope that -- to make significant progress on that this year, working with Fred.

City Manager Swanson-Rivenbark: But, we can provide a memo update...

Vice Mayor Keon: Yeah, just sort of...

City Manager Swanson-Rivenbark: As to where we are...

Vice Mayor Keon: Where we were with it...

City Manager Swanson-Rivenbark: And what's been accomplished.

Vice Mayor Keon: And what -- like what is the -- how long is the...

Parks & Recreation Director Couceyro: We'll tell you.

Vice Mayor Keon: Do you anticipate to do all of that work, and has it all been funded within this year, or is there additional funding that's needed in the next budget year. I'd like to know kind of all those things. The other thing, all of the gymnastics equipment and the mats, everything that are in there belong to the Youth Center. Is that right?

Parks & Recreation Director Couceyro: Yes. It belongs to the Youth Center.

Vice Mayor Keon: So, the contract to run the program is separate. It's only the people. It doesn't include any equipment; is that right?

Parks & Recreation Director Couceyro: Exactly. Just in case we do part ways with the contractor, we still have a fully equipped gymnastics center that we can continue to run our operations.

Vice Mayor Keon: How often -- when does that -- how long is that contract? Do you know?

Parks & Recreation Director Couceyro: This con -- the last contract that was ratified by Commission was up to ten years, so I think we have another four years or so left on it. We've

been though the -- I think, contract process, we've went through -- we've gone through it three times since the Youth Center opened, so this was the third time. One of the things with this equipment is we had to go through each individual piece of equipment, which was...

Vice Mayor Keon: Right.

Parks & Recreation Director Couceyro: A painstaking process to...

Vice Mayor Keon: Yeah.

Parks & Recreation Director Couceyro: Inventory and get...

Vice Mayor Keon: Yeah.

Parks & Recreation Director Couceyro: You know, exact specification, but we've been able to do that. So, now we're in a -- it's over in Procurement, in terms of the bidding. The paperwork should be coming out any day now, so we're moving forward there.

Vice Mayor Keon: Yeah, ten years is a long time for a contract, but maybe that's what it takes for that...

Parks & Recreation Director Couceyro: Yeah. I...

Vice Mayor Keon: But, I hope when you go out again, you'll take another look.

Parks & Recreation Director Couceyro: Yeah. We did five years the first two times...

Vice Mayor Keon: Yeah.

Parks & Recreation Director Couceyro: And then the last one was ten.

Vice Mayor Keon: Have you been with the same people for 20 years?

Parks & Recreation Director Couceyro: No.

Vice Mayor Keon: Oh.

Parks & Recreation Director Couceyro: There's been -- no, this is the second vendor.

Vice Mayor Keon: Okay, thank you.

Parks & Recreation Director Couceyro: Sure.

Mayor Valdes-Fauli: Thank you very much.

Parks & Recreation Director Couceyro: Thank you.

Mayor Valdes-Fauli: Very informative.