

CITY OF CORAL GABLES
Property Advisory Board
Meeting Minutes

Wednesday, June 13, 2018, 8:30 a.m.

2121 Ponce de Leon Blvd., Suite 720, Coral Gables, Florida 33134

PAB MEMBERS	J	F	M	A	M	J	J	A	S	O	N	D	APPOINTING ENTITY
	'18	'18	'18	'18	'18	'18	'18	'18	'18	'17	'17	'17	
Alberto Manrara	P	P	X	P	E	P				P	P	X	Mayor Raúl J. Valdés-Fauli
Jonathan Leyva	P	P	X	P	P	P				P	P	X	Commissioner Michael Mena
Jack Lowell	P	P	X	P	P	P				-	-	X	Commissioner Patricia Keon
Valerie Quemada	P	P	X	E	P	E				P	P	X	Commissioner Vince Lago
Tony Gonzalez	E	P	X	P	P	P				E	P	X	Vice Mayor Frank Quesada
Edmund Mazzei	P	P	X	P	E	P				P	P	X	City Manager Swanson-Rivenbark
Andrea Molina Vice Chair	P	P	X	P	P	P				P	P	X	City Commission as a Whole

A = Absent E = Excused Absence P = Present X = No Meeting Ph = Present by Phone - =Former Board Member

STAFF AND GUESTS:

Leonard Roberts, Interim Director, Economic Development Department
Mariana Price, Administrative Assistant, Economic Development Department
Fred Couceyro, Director, Parks & Recreation Department

Meeting Motion Summary:

A motion to approve the minutes of the April 11, 2018 meeting passed unanimously.
A motion to approve the minutes of the May 9, 2018 meeting passed unanimously.

Mr. Manrara brought the meeting to order at 8:37 a.m.

1. Review of April and May meeting minutes (Action)

Mr. Mazzei made a motion to approve the April meeting minutes, which Mr. Gonzalez seconded, and which passed unanimously. Mr. Gonzalez made a motion to approve the May meeting minutes, which Mr. Leyva seconded, and which passed unanimously.

2. Parks Master Plan (Presentation)

Mr. Couceyro presented to the board the Parks Master Plan, which was handed out to board members. He explained that the Public Works Dept. handles the majority of the maintenance of the parks, and crews from the Parks and Recreation Dept. who handle the landscaping and beautification of major destination parks. The Parks & Rec Dept. oversees three boards: the Parks Advisory Board, the Citizens' Advisory Board, and the Youth Advisory Board, all three of whose input contributed to the scope of services for the master plan. Mr. Couceyro explained that it was important that the Master Plan reflect the City's vision, the Commission's vision, the City Officials' vision, and that it incorporate an assessment of

needs from the three boards. He gave the example of skate parks being popular in 1999, however when they took a community assessment, they found that it landed as number 38 on the list of priorities; number one was outdoor festivals and concerts.

Therefore, the department makes sure to hold meetings, focus groups, public workshops, level of service analyses, etc. These days it is much easier to get input from the public than it was back then. The department has three divisions. The *Special Events* Division does 75 events a year. The *Youth Center* is 58 thousand square feet. *Senior Services* now has an Adult Activity Center.

Back in the day, they used to look at recreation in terms of concurrency, which meant, for example, designating one basketball court per 5,000 residents. This didn't work with the differing demographics and geographical barriers, so they started looking at services in terms of radius and accessibility.

The Parks & Rec. Dept. put out an Invitation for Bid (IFB) for a Master Plan (which would include for the entire department as well as a focus on the Youth Center) with a benchmark of \$100k for expenses. Top bidder, AECOM, came in at \$167k, which ended up being more expensive than one other bidder, but which provided a social media component. The selection has already gone to Commission and was approved.

After community assessments, Mr. Couceyro has found that residents want small, quaint spaces within reach. Board members asked Mr. Couceyro if more non-residents were using the Granada Golf Course and the Youth Center than residents, to which he responded is not true. Try-outs for soccer were in April even though the season doesn't start until September (the kids practice all summer long). Mr. Couceyro says that he works informally with the Coral Gables High School Principal on using each other's fields/parks and gyms/basketball courts. Mr. Lowell offered that Commissioner Keon has been part of the negotiating process for a formal agreement with Coral Gables High School.

Mr. Couceyro emphasized that maintenance is a huge undertaking, especially for fields used for soccer. Mr. Manrara expressed concern that if available soccer fields were in short supply for the demand of Coral Gables residents, why the City would approve the sale of 7350 Coral Way. He also asked Mr. Couceyro why Coral Gables residents would be denied into summer camp when non-residents are registered. Mr. Couceyro explained that when registration opens, only Gables residents can register first, and after a period of time, they open up registration for non-Gables residents. The summer camp is mentioned in e-news, Miami Herald ad, and a rec newsletter that goes out to residents when registration opens.

The Parks & Rec. Dept. has been considering different spaces for a dog park, including the Underline, which is next to the Gables Station. A part of the impact fees from that development project could therefore go towards the dog park. Parks & Rec, together with the City Manager, has begun talks with the University of Miami to develop park space under their portion of the Underline. The Department will also put together a capital improvements, or CIP plan, which will have to go to Commission for approval.

Mr. Manrara asked about rental bikes, and Mr. Couceyro said there is already a bike-sharing program that uses lime-colored bikes. These bikes can be left at whichever location (and don't need to be returned to where they were picked up). They have GPS tracking devices that the company will track down if it hasn't been used in a while. Mr. Couceyro emphasized his interest in doing what the residents want. He invited the board members to attend a future Parks Advisory Board meeting, in which several members expressed interest.

3. Selection of Fink Studio Selection Committee Member

Mr. Roberts explained to the board that they needed to elect amongst themselves a representative to the Fink Studio Selection Committee. Four other boards, Economic Development, Budget Advisory, Historic Preservation, and Cultural Development, will also elect a representative to sit on temporary selection committee. Mr. Manrara expressed his desire to represent the Property Advisory Board and the other members agreed unanimously.

4. Financial Disclosure Forms

Board members were given Financial Disclosure Forms and given instruction to return their selected form, signed, to the City Clerk's Office.

5. Outstanding Rent Report

An Outstanding Rent Report of the City's tenants with outstanding rent balances was given to board members.

6. Other City Business

Members discussed their concern that the City was interested in selling the property at 7350 Coral Way and recalled requesting a Broker's Opinion of Value in 2017. Mr. Roberts said he would look into the records and provide an update at the next board meeting.

The meeting was adjourned at 9:59 a.m.

Respectfully submitted,

Mariana Price, Administrative Assistant - Economic Development Department