

**City of Coral Gables City Commission Meeting**  
**Agenda Item H-5**  
**August 23, 2016**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Jim Cason**  
**Commissioner Pat Keon**  
**Commissioner Vince Lago**  
**Vice Mayor Frank Quesada**  
**Commissioner Jeannett Slesnick**

**City Staff**

**City Manager, Cathy Swanson-Rivenbark**  
**City Attorney, Craig E. Leen**  
**City Clerk, Walter J. Foeman**  
**Deputy City Clerk, Billy Urquia**  
**Assistant City Manager, Peter Iglesias**  
**Economic Development Director, Javier Betancourt**

**Public Speaker(s)**

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Agenda Item H-5 [2:17:19 p.m.]

Streetscape project update by Assistant City Manager for Operations and Infrastructure Peter Iglesias, P.E.

Mayor Cason: Let's move to H-5 and then we'll do H-6.

City Manager Swanson-Rivenbark: So I'll ask Assistant City Manager for Operations and Infrastructure Peter Iglesias to come forward on the streetscape. We are so fortunate to have Peter here, and I think day one he realized the streetscape was going to be an important part of his responsibilities, so with that I'll ask him to provide you an update.

Assistant City Manager Iglesias: Good afternoon. This is an update to the current building construction on streetscape. We've got a lot of work that has been very visible, we have work now that is not so visible, because it is underground, but it's very complex. Before we start, this is the new Project Manager Guierllmo Nunez, Civil Engineer. He's got a degree in construction

management and he worked on the interchange at 836 and the Palmetto, the last year he's been the Project Manager, and then he was Assistant Project Manager prior to that, so he's got extensive experience in complex projects. It's a very, very complex project even though it interchanges and elevations and all kinds of issues, so the complexity that he's dealt with has been very good. He was in another company and they had to actually go – it's hard to get someone like that, Commissioner, right now off the street. We did have an interview with him, part of our professional agreement is that we have the option, we have the ability to interview him and we did. The interview went very well, I was part of that, and so he's been on board now for the last...

Mayor Cason: He's promised to stay through the life of the project?

Assistant City Manager Iglesias: I hope so...to tie him up and keep him here.

Commissioner Slesnick: How far behind is the project?

Assistant City Manager Iglesias: I would like not to get into that right now...

Commissioner Slesnick: I just get asked that on a regular basis.

Assistant City Manager Iglesias: I think that we still have a lot of time to go ahead and catch up, we are just beginning, so, I don't really want to say that we are behind yet.

Commissioner Slesnick: We are not behind.

City Attorney Leen: Can I say something there. This is a difficult question for the Assistant City Manager, because there is a legal component to it as well, which is that we did right at the beginning when we were informed that their superintendent was not working for them anymore, the prior one who was mentioned in the contract with the City, we raised that issue, principally, because Mr. Iglesias was on top of everything, raised the issue right away that there was a delay right at the beginning, and was very proactive in meeting with them and then I also sent them a couple of e-mails to just alert them of this issue, which I'm sure they knew about, but that in getting a new superintendent they had to get our consent, which was basically they had to get Peter's consent on behalf of the City Manager, he had to be comfortable with that person; and then also he met with them to try to assist them in making up time, because of a drainage issue, but the issue of who's responsible for that and things like that is an issue that can eventually play into whether – we anticipate and we believe and we hope that this contract goes according to schedule from a legal perspective, that's our position, but you know sometimes these things

don't go that way, and there could be a time where we would be in a dispute and so he just doesn't want to overstate what the position is. I know that...

Assistant City Manager Iglesias: We are going to seek damages also...

City Attorney Leen: Yes.

Assistant City Manager Iglesias:...and of course there are always issues between design, construction and so forth...

Commissioner Slesnick: And weather.

Commissioner Lago: Being on the other side for a living, I kind of understand in reference to what the construction company is going through right now. You have a situation where there are outstanding issues in regards to design, some corrections had to be made, you have a new Project Manager who started, but a schedule is flexible, so right now you have an opportunity to work extended hours maybe at night, because again, it's a commercial area, we are not impinging and fringing on any residents that live adjacent to the property. We haven't received from my understanding one resident complaint we worked at night, so I'm of the belief that you see a schedule is five days, if you go six days, a week, or you work double shifts at night you can catch up, and even potentially get ahead of your schedule. To me whether how far we are late or not, and it's a great question to ask, by the way, I think that we can catch up on the time.

Commissioner Slesnick: I have heard a lot of people that are really thrilled that you are working at night, so that it's very well received.

Commissioner Lago: And let me tell you about that. I was on the Mile on Saturday, had dinner with my wife and then we walked the Mile, because I hadn't seen the new layout of the more extended example of the paver layout, and I've never seen that many people on the Mile, never seen that many, and there is a trench that is 8 feet deep cutting right through Miracle Mile all the way from Ponce to Super Cuts, and there are people crossing the street. It was hundreds of people there, and my wife looked at me she's like; this is in the middle of a construction site. Everybody is being cordial, there are baby strollers, walking around 9 – 9:30 (p.m.) it was impressive to see that, again, the Mile is under intensive construction and people are enjoying the Mile, and the businesses, I understand that some may be suffering, but I haven't heard from a lot of restaurants that were packed. You couldn't get a reservation at Ruth Christs, you couldn't get a reservation at Tap 42, Houston's was full, Ortanique there was a line outside and there is no parking in front of any of these establishments.

Mayor Cason: So what's happening now?

Assistant City Manager Iglesias: There is some slack in the schedule; we also have allowed them to work from 10 p.m. to the following day at 5 p.m. so they can do a double shift. So, I think we are going to be playing catchup and do our best to make up the time. The root pruning has been completed on both sides of the Mile, the tree removal and shrubs are complete on the south side and shrubs...tree removal on the north side when we get there so we don't cause excessive amount of problems on the north side. We've done the...of the 100-200 Block that is complete, I think Commissioner you were there.

Commissioner Lago: Yes, I was there. That was the official groundbreaking 10:30 at night.

Assistant City Manager Iglesias: We have installed the electrical conduit on the 100-200 Blocks that includes actually additional conduit for the Coral Gables TV. This is the laying of the actual conduit, has to be in certain areas, because we have a lot of conflicts, we have trees, we have pipes.

Commissioner Lago: And I want to explain really quickly, I don't mean to steal the thunder from the Assistant City Manager, this is incredibly important, because in the past when you wanted to run any additional cables or wires you had to cut open the street. Now for the future if you want to run a CCTV, or you want to run a surveillance camera, or you want to run fiber optics, upgrade in fiber optics from T5 to T6, whatever it may be that you want to do, that's not my expertise, even low voltage, now you already have the conduit in place, so all you've got to do is just pull wire from one side to the other. This is significant even though it looks like simple easy work, that trenching along with all that conduit that's in place, this is significant work which will keep that area beautiful for a long time and insure that people, like you don't have to have trucks in the way, major construction happening, you can run wire for new opportunities without minimal disturbance to the Mile.

Assistant City Manager Iglesias: You don't have to cut the street anymore. With the pavers that we have that expense, we don't want to be doing that. However, you do have all kinds – anytime you go underground you get all kinds of issues to deal with and things that you find sometimes that you don't think are there.

Mayor Cason: You didn't find any Indian stuff did you?

[Laughter]

Assistant City Manager Iglesias: I hope not. I hope not. So the team is reviewing all activities to ancillary construction. We are looking at certain areas, for instance, possibly doing actual pavers at night and doing cutting during the day. There is not that much cutting, and the design uses whole pavers, so we are looking at seeing how we can accelerate the schedule for that. Then we have of course the additional work has been authorized at night from 10 p.m. They can start at 10 p.m. and work to 5 p.m. the next day, so, I think – the contractor is working on the trenches that you will see on the 100-200 Block; night work will be scheduled even more during the door slot installation. Door slot is a slot, it looks like a linear drain that goes all along between the asphalt and, excuse me, the pavers because this is curbsless, so it actually creates a “V” at that point, and that’s where the water comes in; and then of course all pedestrian access to all the areas are being maintained. This is what Commissioner Lago was saying. This is the – how much work is being done. This is the actual trench Commissioner, you were talking about, you then put the fabric and then there is a drainage system – this is the drainage pipe running across here.

Commissioner Lago: And I think you should also mention there, you are taking it for granted, but I think you should really mention and compliment the City staff that we have working on site, because when you look at this job site and I do this for a living, the job site is impeccable, I mean you can eat off the floor there. There are no tripping hazards, everybody is wearing the necessary safety requirements, and anybody that walks, like I mentioned on Saturday night, encounters no ADA issues, tripping hazards, so it’s a very clean site.

Assistant City Manager Iglesias: We have Mr. Pino, Alejandro Gonzalez, and Walter Lesser who is some of our top staff.

Vice Mayor Quesada: This reminds me, and I’m digressing a little bit, but Giralda, I still have a lot of concerns about the businesses on Giralda, it’s so difficult to come in. I know we had talked about getting some golf carts or doing something. I want to come back to that, I know it’s a little off topic right now.

Assistant City Manager Iglesias: [Inaudible]...in the future.

Vice Mayor Quesada: OK.

Commissioner Slesnick: Where are the trees going in relationship to that trench?

Assistant City Manager Iglesias: The trees are going on the right.

Commissioner Slesnick: On the right hand side?

Assistant City Manager Iglesias: Yes. The trees are going over here. I would show you now, because it's very complex. It's a problem getting trees when you have asphalt beneath, and you have pavers and not have those trees uprooting everything else again. These are some of the...that we have underground and you can see that the place...you have to place it in the exact location. Something interesting, Commissioner Lago, this is the drainage system...

Vice Mayor Quesada Make sure you speak into the microphone, if not they won't hear you at home.

Assistant City Manager Iglesias: This is the drainage pipe and it's got a root barrier around it, because the system has been designed so the roots go right into the drainage system. There is no place for them to go, and if we don't do that they will go up and move the pavers up or encroach into the asphalt. This is an aerial photograph of Salzedo, Salzedo corner and...This is the main drainage pipe, they are putting fabric around it to keep, that fabric keeps the roots from going in, because the roots will be all throughout the system, using a special structural soil that allows the roots to go into the system, as I will be showing. This is where this pipe is, is at this level where you see the white rock and that's the part there. So I'm showing you this, because many times we don't realize how complex and how many things are involved. It's all underground so you don't really see it. This is the installation without the slot drain which would be right here. These are the leaders that come from the buildings. This is actually an irrigation system.

Commissioner Lago: I want to explain to them one second because you mentioned something important. Do you see those blue lines that Peter mentioned as the leaders coming from the buildings, that's critical, because instead of, before what you had was all the excess water that was coming off the roof of each of those buildings, it was just going down, down, the wall and basically onto the Mile. Now that's not going to occur anymore, so now you don't have that. Now it's going directly into the drainage system, instead of taking all the leaves with it into the drainage system, you are still going to have leaves, and you are still going to have to maintain, but it's a significant reduction in that type of situation.

Assistant City Manager Iglesias: And it's being used for irrigation, because the pipe that you saw in the following photograph is right here below – this dark stone is actually a structural soil, it's actually a stone that's lined with...and it's designed for trees to grow into. So before we had the pipe, this pipe is in the wet stone and then above the pipe we have the darker stone which has the...and its designed to take traffic and allow trees to go through, so this pipe is above that pipe and the roof water comes in here and then it drains through this area providing water for the trees.

Commissioner Lago: Before you had asphalt there, while now you have this material which allows for water percolation.

Mayor Cason: So we are going to have more healthy trees?

Assistant City Manager Iglesias: And additional water percolation and then it's not here, but the slot drain that you'll see, the linear drain, will be here and connected to the pipe below this pipe. So we've got pipes coming in this direction for electrical and this direction for drainage across for roof, across here for irrigation and taking care of the roof water. Then another slot drain come in here draining to the bottom pipe so that there are a lot of things happening here, and all that has to be done pretty much exact, because you've got to work with the existing grades and its very important because it is curbless and we have to make sure.

Commissioner Slesnick: So the trees are going to have a much more expansive area to grow their roots?

Assistant City Manager Iglesias: It should go underneath. It should not go above and bump up the tile or go into the asphalt.

Commissioner Lago: Instead of having like before, you had one catch basin, two catch basins per block and that's why you had a lot of that standing water, there are probably five or six different options, including just percolation through the ground for that water to find a way to get away from the sidewalks and puddle.

Assistant City Manager Iglesias: And the roots have nowhere to go. You have stone and then the upper portion and of course they are going to raise the asphalt, raise the curb and gutter and sidewalk and so forth. This again, the whole process starts again at the 200 block. This is the paper mock-up that was done near Barnes and Noble. I think it was acceptable to Earl Jackson the architect. The only thing we have is probably a little bit too close and the system has been designed to actually drain into that structural soil that we actually talked about. These pavers are draining in, so the idea is get that water out as fast as possible.

Commissioner Lago: Can I just interject one second. While I appreciate Earl's expertise and that it was acceptable to him, but my biggest concern is that it's acceptable to my colleagues. Do you like the way, do you like the way that that's presented? When I saw it in person I thought it beautiful, but I mean again, I still stand and not going to reiterate myself, but I think it was beautiful. Do you think that...?

Commissioner Slesnick: I think it's much more natural looking than what we have here though, what's there now.

Commissioner Lago: I recommend that you go and visit in person. I saw it at night. It was very soft like Commissioner Keon just mentioned.

Commissioner Slesnick: It flows better.

Commissioner Lago: I think it's going to be a nightmare to maintain, but that's a different story. I appreciate Earl's, it's got to be acceptable to him, but I want to make sure that if you haven't visited go take a look at it in person, because the mock-up that they had in front of Starbucks does not do it any justice. This actually gives you a larger footprint, which allows you to kind of really understand, it's no longer a drawing.

Assistant City Manager Iglesias: Absolutely Commissioner. I would suggest that the Commission and the Mayor look at it. It's a very, very nice job. The tiles are manufactured in Brazil, high end. It's a very high end job.

Commissioner Slesnick: Is there a little bit more space between the tiles?

Assistant City Manager Iglesias: There is a little bit more space between the tiles – allows a little bit of drainage.

Commissioner Slesnick: And what's in between the tiles?

Assistant City Manager Iglesias: The tiles are just an eighth of an inch and sanded.

Commissioner Slesnick: Sanded, so the water goes down?

Assistant City Manager Iglesias: Exactly.

Mayor Cason: And for the people – I've got a couple of emails saying, why are you taking all the trees out?- for people who haven't followed what we've been doing, they are going back in even more but at a different place. The ones we took out were the ones that were sick, because they were too close to the walls and had to bend over, so they are coming back.

Assistant City Manager Iglesias: And with the structural soil, that whole system will be available for growth and interesting, the trees are being strapped with anchors to increase their resistance to wind. So those are permanent straps that are going in with rock anchors into the rock. This is



the paver installation. We were talking about just those joints right there, little joints, again probably an eighth of an inch; and I think it also works better as for inconsistencies as far as laying the pattern out. And then Giralda -- we finished the twelve inch water main. All the shrub work and tree work has been completed. The team is reviewing all the work to see how we can speed it up. We have a problem with the delivery of the actual slot drain that was very complex, as it's a custom drain. The slot drain is a pipe that has a little slot going up and that creates a slot drain, a linear drain that you see many times with sidewalks. Well that drain below is actually draining one to the trench on LeJeune, the others drain to the trench on Ponce and then the other one on Galiano as an overflow. We want to make sure that with curbless design you have to be very careful. You need to have some type of overflow system. So if we take the Block number three and the pipe is draining toward LeJeune Road, the top is doing this because its graded based on the street, so all that had to be coordinated, plus the fact that we are doing a custom grade that had to be custom fabricated to make sure that everything fit into that system, that has been delayed and its coming in September. We have continued with the Giralda project, I think it should come in pretty much as soon as we need it, as far as Giralda.

Commissioner Slesnick: Is the street open on the weekends? I think the street was closed off even though no work was going on.

Assistant City Manager Iglesias: We started the drainage and the street is going to be closed.

Commissioner Slesnick: But can you open it on weekends if nobody is working?

Assistant City Manager Iglesias: This is the drainage work that was started so the street really cannot be open.

Commissioner Slesnick: OK.

Assistant City Manager Iglesias: The sidewalks will be open, pedestrian access will all be there, however, with that kind of work it's not. We were able to – we had a meeting with the slot drain manufacturer, we were able to increase production and also get it in September instead of they had October for delivery date. So we were able to increase – reduce the delivery date by six weeks and increase production also. I was part of that conference call, so it would be very difficult to open the street here.

Commissioner Slesnick: I didn't see it this weekend, we dined on Miracle Mile, but the last time I was there it was paved now and it had holes in it.

Assistant City Manager Iglesias: The pedestrian traffic and the vehicle traffic had been controlled very well. Look at the barricading you'll see the names...

Commissioner Slesnick: The signs work well too.

Assistant City Manager Iglesias: There is a new barricading...

Vice Mayor Quesada: I'm nervous it concerns me. I don't see people walking down there. I haven't been speaking to the businesses, Javier, I don't know if you want to speak to that. We've got to find a way to make it easier for people to visit.

Commissioner Slesnick: Business is down at least 50 percent.

Vice Mayor Quesada: And this is going to take it down to 75 percent.

Assistant City Manager Iglesias: We have a marketing presentation as part of this.

Commissioner Slesnick: The problem is you know on Miracle Mile, you can park on one side and go back and forth and its more accessible, but this, I had an old gentleman that was going to dine, and he had to park a block and-a-half away.

Assistant City Manager Iglesias: Just that it's a different design on Giralda where the street – most streets have a crown like this – it's an inverted crown, and so there are pavers all the way through. So it's just very difficult to keep that open as its being done, because the street has pavers right-of-way to right-of-way and so the constraints are much different on Giralda than they are on Miracle Mile. So it's a V-shape, so the middle of the street is actually better.

Commissioner Slesnick: I'm just really concerned about the restaurants on Giralda more so than the restaurants on Miracle Mile.

Assistant City Manager Iglesias: Well we have used, as far as pedestrian traffic, we are using a new barricade system that has been approved that is very see through and it works very well, and it can be adjusted very easily, so I think we've tried to do as much as we can as far as keeping those businesses open, yet still controlling pedestrian access and safety.

Mayor Cason: Just one question. There was discussion at one point about connecting the Giralda and the work on Miracle Mile on Ponce, remember we had – has anything been done on that?- who was it that came?

Assistant City Manager Iglesias: We are looking at that now. I think we've got most of it worked out, but we want to make sure that it's consistent. We want to do a small section on one side of the street and a large section on the other, so we are currently working on that, because we have to put in that paper order, to increase that paper order soon. Well we want to make sure is we have 30 feet on one side and 200 feet on the other, and make sure that the project is consistent.

Mayor Cason: Javier.

Economic Development Director Betancourt: Good afternoon, Javier Betancourt, Director of Economic Development. So while the primary objective of this project obviously is to get the street done as quickly, and as well as possible, we are also very cognizant at the same time that we have businesses on the street that need to conduct business, and need to stay alive, and that we need to do everything possible to minimize the impact of those businesses and to mitigate the impacts as well as we can. We are doing that obviously through certain construction techniques, as well as phased, scheduling the nighttime work, but we are also doing that through a considerable amount of marketing. It is a team effort, so Economic Development has been charged with taking the lead on this, we have multiple partners, including our own departments, Public Affairs, Public Works and others, the Business Improvement District, and via them the individual merchants, Chamber of Commerce, PR firm Vine Communications, the contractor himself who also has a PR agency on board...advertising, and Stantec which play the role of PIO, public information officer. So through this group we meet bi-weekly, we obviously communicate with each other, we coordinate, and we look for opportunities to collaborate, so that we can leverage our resources. There are a number of things that we are doing together; obviously I think the centerpiece of the marketing really is the website. If you haven't been on it, let me say it correctly so people can visit [www.gablesstreetscape.com](http://www.gablesstreetscape.com). If you haven't been on I encourage you to visit the website. All of the information we've discussed and more is on there and it gets updated regularly. Obviously, we are looking at advertising and social media, at signs, a considerable number of signs, activations, i.e. events, and then public outreach. I'm sure you've seen the signs, they are hard to miss, we have a number of them. We have developed a common kind of branding and messaging around the signs and around all of our marketing materials, so you could easily identify things that are streetscape related. These particular signs are 4 by 8; they are large signs up and down the median on Miracle Mile. They show you what the project is and they reinforce the message that businesses are open and to please support your local businesses, and of course, directs everyone to the website for more information. You see here just the example of some of the locations where those are heavily represented along the Mile, but then we also added some off the Mile, so as people come in or leave they are hit with those again. Equally important with respect to signage is parking, particularly as we eliminate parking on the Mile and on Giralda, we need to be able to point people to where alternative parking exist. First and foremost are our public parking garages, all of which are very affordable

at \$1 an hour, you don't find that anywhere, and yet people don't necessarily know that, so it's a good opportunity to remind customers of that; and so we have those not only on the Mile where we have, I think eight of them, but also again, throughout the downtown; and then not only just pointing toward parking, they are guiding you there every step of the way at every key intersection and then right in front of the garage. And this is in addition to a reduced rate for centralized valet where the City Commission approved a discount from \$8 to \$5. We also have these, what we call block directories now at every block. They've been on Giralda for a while; we just put them up on Miracle Mile, so just like a mall directory list all your businesses for the pedestrians walking through the downtown. You have a list of all the businesses at each block, and we've just placed these here, which you may or may not have seen yet; these are the business I.D. signs, so right in front of every business on the Mile on the barricades you'll see an individual business sign for every business, and these will be expanded as those barricades that you see get placed along the Mile those signs will be mounted on.

Assistant City Manager Iglesias: These are the barricades that we are using on the pedestrian side. Normally most projects you'll see the barricade or...barrier used on both sides, that barricade has been tested and is acceptable now for pedestrian work and so it's much more visible than having that yellow and orange barricade on the other side. So we've tried to minimize impact on the businesses as much as possible.

Economic Development Director Betancourt: And that's important you have a clear view to the businesses from the street and that's not something you can say about most construction sites and we did that very deliberately. So in addition we want to create excitement and energy in downtown, and to draw people here as we are activating downtown with a series of events, again through our partners. Obviously, we had the groundbreaking ceremony a while ago now, the Chamber is doing these dine out programs once a month. I know many of you participated at the first one. They are planning another one, I think for the last week in August. We would again, encourage you to participate in that event. We just completed a small business summer day's event. Again, a combination of B.I.D., Chamber and the City working to promote the businesses. It's kind of a take-off on Small Business Saturday, which is done the Saturday after Thanksgiving. We thought let's do that for the entire month of August, so we celebrated these three weekends most recently with a sidewalk sale this past weekend, which from what I understand was very successful, and we'll have a number of other events throughout the year and throughout the project schedule. Movies on the Mile, jazz concerts, Wellness Wednesdays, yoga in the park, Zumba classes, flower markets, art classes, etc., and these will take place largely in a couple of public spaces that are today underutilized. First and foremost, we are working with the McBride family to utilize as a temporary park space, the area there between Barnes and Noble and Burger-Fi where we had the groundbreaking ceremony; and then also the plaza in front of Garage 6, what we are temporarily calling Plaza Aragon. We think our two great spaces near

Giralda and on the Mile that will help to draw people to the shops. We are also working with the B.I.D. on some block parties, additional ribbon-cutting ceremonies, season events, signature events, there are a number of ideas being kicked around and you'll see a lot of those events be activated once the summer months come to an end and people want to be outside. The website again is key. We are looking at about 70 to 90 visitors a day. We'd like to get those numbers up, so we are starting the push the website out more via social media. There is a weekly construction bulletin that's put out by the Public Information Officer that goes to all the businesses, and all the merchants and property owners on the street; a number of informational brochures; it's in pretty much every ENEWS that goes out, there is something about the streetscape and promoting our businesses; the B.I.D. puts out something similar called B.I.D. Buzz; the Chamber has E-BLAST as well, there are little videos that are being put out to bid; social media presents is also important, we are utilizing the City's Facebook page. I know the B.I.D. and the Chamber also utilize their social media channels, and we've just launched a new social media platform Instagram for the first time, and I would encourage everyone to link to that, our handle is @cityofcoralgables and its specifically streetscape related page. Again, I think parking is really one of the more critical elements here, so we are really trying to get parking information out to the public. This is a post card that's handed out by the valet operators and others, we include it in our quarterly business update. It's been in most, I would say Miami Herald Neighbors ads that the City puts out on a weekly basis. We have maps, Miami maps; we are utilizing any and every mode of communication we possibly can to get the word out, not only about the streetscape, but also about supporting our businesses. In additional to all that, I think the City has tried to support the businesses in a number of other ways. We have relaxed certain standards in terms of signage so that businesses can put more signage on their windows and thank you to Code Enforcement for their support. We have given each business owner through the B.I.D. a stack of parking vouchers for those business owners to give to their customers. We have, again, dropped the valet rate, so we are trying to help across the board in any way we can.

Assistant City Manager Iglesias: Signage on the rear doors also.

Economic Development Director Betancourt: Signage on the rear door. The City Commission again many months ago approved a waiver of all permit fees for improvements.

Vice Mayor Quesada: Golf cart driving...

Economic Development Director Betancourt: And we are down to golf carts – and then we continue to explore additional ideas like golf carts, expanding trolley hours and other things, so could have that discussion.

City Manager Swanson-Rivenbark: And on the Commission Agenda today, the Commission approved for the City of Coral Gables renters or tenants a discount that is not funded through the streetscape, it's funded through other sources, so in order for us to support our merchants, our specific merchants on the Mile, we hope that the landlords pitch in. Golf carts on Miracle Mile and Giralda – if I can explain why. I have discussed since December...

Vice Mayor Quesada: If you like the idea, talk about it all you want, if you don't like it I don't either.

City Manager Swanson-Rivenbark: I love the idea, but I'm holding it hostage.

Vice Mayor Quesada: OK.

City Manager Swanson-Rivenbark: I have mentioned since I got here in December 2014 that my real worry and Commissioner Lago you touched on it, gum and oil, and we need to have a daily maintenance plan for this spectacular street, that the City of Coral Gables will be there for repair, and the City of Coral Gables will be there for landscape, but the City of Coral Gables will be there to pick up trash in the cans, but the City cannot be sweeping in front of a storefront on a daily basis. The Code today stipulates that the property owner is responsible for the sidewalks. We have approached the Business Improvement District on multiple times to say look, we want to partner with you, but we want you all to agree to a mechanism where you are going to sweep it and that has not gained progress, but I met recently with Mindy McElroy who has stepped in as a Terra Nova Executive, but also the volunteer chair of the B.I.D., and then she is working through that proposal. We said if you will develop a process, not today, but by the time the streetscape is done, but if you will commit to the daily cleaning then we will unleash the cutest golf carts that will connect from the garages into the streets that can go on the sidewalks, you can get in the back alleys, with red caps exactly what you all had looked at before, but we need them to commit to the daily maintenance; and my fear is that if we don't have them committing to that we are never going to get it, and this is the perfect time to do that. We've done, we've looked at how we can get those golf carts, we've looked at how we can even ask the state contracts to get those golf carts. We have said that the City would absorb the cost of those golf carts and now we need them to pony up on the daily maintenance, because those are beautiful sidewalks and those are beautiful sidewalks provided you don't have oil and gum on them and you can't expect the City of Coral Gables to be scraping gum.

Mayor Cason: We put it in one of the ordinances a couple of months ago, they are responsible for the gum

City Manager Swanson-Rivenbark: Absolutely. They are, but we need them to have a system to do that and maybe a program where they have a cleaning service that goes around, Coconut Grove has it, several of the commercial districts have it, different companies offer that, so we believe that we are going to make headway, but we haven't made it yet.

Mayor Cason: It's not exactly tied to it, but the parking lot next to Abracci which nothing is happening, all those cars are again circling with no place to go.

Assistant City Manager Iglesias: Unfortunately, we found some environmental concerns there and we are working through DERM on that now.

Mayor Cason: When do you think that will be?

Assistant City Manager Iglesias: We are waiting for some testing and hopefully we'll be getting through DERM probably in a few weeks. There were some ground water issues, unfortunately.

Mayor Cason: Anything else? Thank you.

Commissioner Keon: I think you are doing a great job. I'm certainly glad you are here Peter. Thank you.

Commissioner Lago: The City is going above and beyond. I don't think any other City has bent over backwards to ensure...

City Manager Swanson-Rivenbark: We can't afford not to. It is such a critical important project.

Commissioner Lago: I understand. I understand. It's important to mention the fact that all the employees, and what they are doing and the effort and what staff is doing because this is important. This has been 30 years in the making, but when I talk to certain business owners and they say look, I know businesses are suffering, but we've got to pull through together, and I think the City is going above and beyond, not only monetarily, but I mean on all fronts.

[End: 2:56:48 p.m.]