

City of Coral Gables City Commission Meeting
Agenda Item G-4
August 29, 2017
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
City Attorney, Craig E. Leen
Deputy City Attorney, Miriam Ramos
City Clerk, Walter J. Foeman
Deputy City Clerk, Billy Urquia
Historic Preservation Officer, Dona Spain

Public Speaker(s)

Rhonda Anderson
Milo Olson

Agenda Item G-4 [0:00:00 p.m.]
A discussion on metal roofs in Coral Gables.
(Sponsored by Commissioner Lago)

Mayor Valdes-Fauli: Discussion on metal roofs in Coral Gables.

Commissioner Lago: I bring this up for a third time in four years. And I know that several of you have brought it up before. Don't get nervous. This has nothing to do with historic buildings. I see Dona in the back twitching a little bit. Don't worry, you got the windows today. You got the windows today. We're in good shape. So, I want to see if maybe we could get somebody from staff here, if anybody -- or am I the only one that's going to be discussing this today? I know that we have some difference of opinions in regards to metal roofs. I have also Rhonda Anderson here, who had a gentleman who -- from a metal roofing company. There has been extensive, extensive progress in regards to designs for metal roofs. I sent you a memo yesterday that detailed the benefits of metal roofs. I know that we've had some discussions in reference to how would it look in a historic building. Do we not want it in historic buildings? I mean, everybody's been to Europe. Everybody sees that in buildings all over Europe. There are metal roofs. And they may be copper, but they are metal roofs. So, this is an issue where the Code allows for copper roofs, which is about two to three times the price of a standard metal roof, but I want to show you some examples. If we could have the gentleman -- did we bring any samples or no? Samples of metal roofs or no?

Milo Olson: We have a display, but it's kind of large, so we did not bring it today.

Commissioner Lago: Okay.

Mr. Olson: I can bring it and set it up somewhere for you.

Commissioner Lago: No worries. But, what we did -- what I did do is I included a brochure in the memo yesterday. And, if you didn't know it was a metal roof and you looked at it very quickly, you would think to yourself, wow, that's a, you know, standard S tile or a concrete metal roof -- excuse me, concrete tile roof. So, I wanted to get staff's opinion in regards to this issue. I know that we have difference of opinions, but I wanted to get staff's opinion and maybe they could brief us really quickly.

City Manager Swanson-Rivenbark: I know the Building -- you're going to wear two hats on this. You're going to be the Assistant City Manager/Director of Operations and Infrastructure, and you're going to be the Building Official.

Assistant City Manager Iglesias: I'm Building Official now.

Commissioner Lago: Yes.

Commissioner Quesada: Does he have a conflict of interest with himself?

City Manager Swanson-Rivenbark: He talks to himself, but they usually end up with the right answer.

Commissioner Lago: It's all good. So, talk to us.

Mayor Valdes-Fauli: Go ahead.

Commissioner Lago: Go ahead.

Mayor Valdes-Fauli: Please.

Planning and Zoning Director Trias: Mayor, if I -- I had a chance to share the brochure with the Board of Architects the day that Rhonda gave it to me and asked them what their opinion was. And their opinion was what I expected. The material is very good. It's just that the City of Coral Gables is known for its authenticity. The fact that the materials that we use are real. I would ask you to go and see the discussions that go on at the Board of Architects over roof tiles. They look at the tile. They measure it. They look at the exact shade, et cetera. Very, very detailed discussions. The worst thing one can do in terms of architecture, from their perspective, is to use a material to make it look like something else. And that, unfortunately, is what's in that

brochure. It's metal roofs -- metal being used to look like tile. Now, metal is very good when it looks like metal. That's a perfectly acceptable way of doing roofs in architecture.

Commissioner Lago: But it has to be copper, so you're copper...

Planning and Zoning Director Trias: Except where we allow it in some areas south of Sunset, in the southern areas of the City.

Commissioner Lago: As a...

Commissioner Quesada: We allow copper?

Commissioner Lago: Yeah.

Planning and Zoning Director Trias: Yes

Vice Mayor Keon: Yes.

Commissioner Quesada: What about the weight issue you were telling me about?

Assistant City Manager Iglesias: It's very thin, Commissioner. It's very thin.

Commissioner Quesada: No, no, no, no, no. The exact opposite.

Commissioner Lago: Yeah.

Commissioner Quesada: Weren't you -- I'm sorry, I'm just jumping into this to try to move it along. We were talking about this issue yesterday in our pre-agenda meeting. And, you said that you may not like the metal roofs, because the homes that were designed...

Commissioner Lago: Removes the load.

Commissioner Quesada: Yes. They anticipate 30,000 pounds of weight from tiles on top, and if you place the -- and I see someone shaking his head in the back. I'm sure we're going to hear from him later. When we change it to a metal roof, it doesn't have all the weight. So, therefore, the homes were designed to not have weight. So, therefore, it hurts somehow the structural design.

Assistant City Manager Iglesias: The houses that were approved with the copper roofs were relatively new. And they...

Commissioner Quesada: Got it.

Assistant City Manager Iglesias: Have been designed for the additional loads.

Planning and Zoning Director Trias: So, there are two issues. One is the aesthetic issue, which is the one that I was speaking of. The other one is the structural issue. Now, my opinion -- and I think the opinion of some of the board members of the Board of Architects is that metal roofs may be appropriate, but say, south of Sunset, in areas that are less historic in terms of the context. That's one option. But certainly, metal being used to look like tile, that is not something that the City of Coral Gables should do or any city that prides itself in terms of the quality of architecture.

Commissioner Lago: Ramon, before we get to Peter's, I want to talk about aesthetics, because we're talking about aesthetics. I wasn't going to bring up aesthetics, but we're going to have an aesthetics discussion right now. I hope that the Board of Architecture got my memo that I sent three weeks ago that dealt with white boxes. And, I know that Peter -- and I know that Madam City Manager drove by the beautiful homes that were just built on Alhambra in front of my

father-in-law's house at 4205 Alhambra. Those are an abomination to Coral Gables. Ramon, you agree, correct?

Planning and Zoning Director Trias: Yes.

Commissioner Lago: Okay. The houses that were built next to my house on University -- which we all know who the architect was -- are an abomination to the City of Coral Gables, and those were...

Planning and Zoning Director Trias: The duplex.

Commissioner Lago: Yes, the duplex, excuse me. Were approved in the City of Coral Gables by the BOA. So, when we talk about standards and we talk about aesthetics, go look at the poor individual that lives at 4200 Alhambra, where their setback from this new house that was built -- because they maximize every single square footage on the lot is four feet from the picture in the memo that I sent you. It is a travesty that that was allowed in the City of Coral Gables. And by the way, as lots and properties become more and more expensive in the Gables, what ends up happening is that homes are being torn down left and right and they're building up these 5,000 square foot McMansions, which have no place in Coral Gables. As a matter of fact, they look very similar to what was being built in Coconut Grove ten years ago. And, now we have that immense fight to not allow that ever again. Remember, the entrance feature, two stories with the giant pillars and all that faux coquina stone that just looks terrible and is painted in two colors. That is what's happening in Coral Gables right now. So, when we talk about aesthetics and the BOA, we need to be very, very careful. Because I understand that you may not like the way that the roof looks, but we've been working on this for four years to try to find an alternate. And, the alternate exists. It just costs three times the amount. It's called copper roof. Because don't forget -- don't forget -- in the City of Coral Gables now, due to annexation and due to a time period in the City where I think 20 to 25 homes were allowed, metal roofs were installed in the City. And there's a need for it. There's a need for it. And I went down in the memo and I was

very, very clear. When you get into your 50s and 60s and you change your roof and you have to change your roof again in 20 years and you're retired, it's a significant hit for that person in their wallet. It's, again, a significantly better system for maintenance. It's more energy efficient. And I think it's -- to me, personally, it's an overall better look outside of the historic homes. So, again, I get a little bit -- you know, when we talk about aesthetics and whether it's yes or no, I think the BOA should really concentrate on some of the homes that they're recently approving, because it's far from stellar, to be honest with you.

Mayor Valdes-Fauli: Okay. So, we call Rhonda Anderson, metal roofs.

Rhonda Anderson: Thank you, Mayor. As a member of the...

Mayor Valdes-Fauli: No. Sir, please sit down or I'll call you up.

Commissioner Lago: He's with her.

Mayor Valdes-Fauli: Oh, you're together?

Unidentified Speaker: Yeah.

Vice Mayor Keon: They're together.

Mayor Valdes-Fauli: Oh, okay.

Ms. Anderson: He can wait for just a moment.

Vice Mayor Keon: He's the supplier.

Ms. Anderson: He can wait.

Mayor Valdes-Fauli: Sorry.

Ms. Anderson: As a member of the Sustainability Board, the board has had an interest -- long-standing interest in seeing metal roofs being accepted in the City of Coral Gables. There's a number of reasons why we've been interested in it. It's recyclability of the product. It's the longevity of the product. We're talking about a 50-year roof. You're talking about something that's repairable and durable and is watertight in itself without dependence upon the underlayment. In addition to that, it qualifies for PACE funding. It qualifies presently right now for the 10 percent tax credit, the Energy Star credit. And, I sent out emails to every metal roofing installer that I could find in Dade County, and I only got a response from one. And, it happened to be the same one that presented before the Sustainability Board and the board was pleased with. And, it was the same flyer that I provided to you all and the notice of acceptance from Miami-Dade County that this roofing product did pass their standards for uplift. The individual is from Gerard Roofing. His name is Milo Olson. I've asked him to be present today to answer any questions that you all may have. I'm hoping that we're at a point where we can move forward on that, because there are a number of products that -- I understand Board of Architects may want to use, original materials, but we've advanced in technology and we now use woods that don't rot and we use metal doors, where we used to have wood doors. And, we're not talking about historic structure. We're trying to talk about sustainability to improve our City's mark on the amount of waste that we have in landfills and longevity of the roofs. And, I know Peter has some issues with uplift, but I do think it's something that we can discuss and work around for the homes, because the same issues that exist for roofs that have cement tile, but yet, we approve lighter weight clay tile on that chews up in the wind. Also, it exists for the copper roof that we have in the city. Thank you.

Mayor Valdes-Fauli: Thank you. Yes, sir. You wanted to -- I'm sorry I made you sit. I didn't realize that you were together.

Commissioner Lago: Go ahead.

Assistant City Manager Iglesias: If I may say, there is no -- the older homes are grandfathered in. So, there is nothing (INAUDIBLE) Code in using a standard (INAUDIBLE) roof or a metal roof. The issues that we have is we have homes from the '30s that have one tie -- one anchor every third rafter. The '50s homes generally have one tie every other rafter. And, then we have the homes from the '70s. The '70s -- the '60s was a transition from rafters, which is wood to trusses, as we see the trusses with the plates and the span from end to end. So, that was the transition period. The older homes that have one strap have a very -- do not even have tiedowns going down to the foundation level. So, not only do they have one strap yes and two rafters no or one yes and one no, I'm not sure if I'm explaining myself properly. But, as a roof sits on top of the tie beam, there's an anchor that holds it to the -- to that concrete tie beam. And so, we have -- the older homes don't have that capability of sustaining uplift. Also, they're not tied down to the foundation. That tie beam that you see there around the houses only weighs a hundred pounds per unit foot, that's it. It's a hundred pounds. We had that during Hurricane Andrew, where we had homes that did not -- were not tied down, where the roof and tie beam just blew away.

Commissioner Mena: Well, wouldn't that be an issue on a -- if somebody comes in for a given permit to do a roof and that house is from whatever years you just described and there's a structural issue like you just described, you could deny a permit for that type of roof for that house, as opposed...

Assistant City Manager Iglesias: No.

Commissioner Mena: To some other house where it's not an issue?

Assistant City Manager Iglesias: Not from the Code perspective. There is no -- the house is grandfathered in.

Commissioner Lago: You know, and the issue here is -- and we've gone back and forth for years on this, because I see the value in it, okay. But, -- and Peter's a hundred percent correct, a hundred percent correct. But, my interest is not even in historic homes or in existing homes. It's homes that are being raised or brand-new construction where you can meet the Code requirement and meet -- and have some sort of, you know, metal roof system on your home. Which, by the way, just so you know, when I installed the solar panels in my house, I penetrated my roof 180 times, okay. If you had a metal roof, you wouldn't have to put one penetration in your roof. If you have a leak in your roof and you have a metal roof, you take one sheet off, you make the fix, you put the sheet right back on. So, there's a lot of benefits to it. And in ref -- and I wanted to make this comment, because maybe I didn't come off clear enough before in reference to aesthetics. Listen, we're flexible. There's opportunities. If you -- you remember the Gables ten years ago? You would never see one modern home, you know, contemporary styled home in the Gables. Drive by the Gables now. Drive by the Gables and you'll see homes that are more contemporary feel, they have that box. The BOA would have never allowed that ten years ago. And, now you're seeing that flair in a more present manner. So, I don't want to get -- I don't want to have much -- I don't want to beleaguer, you know, metal roofs and continue discussing it. I just want to hear from this gentleman so he can put it on the record, you know...

Mayor Valdes-Fauli: Yes, sir, please.

Assistant City Manager Iglesias: Well, just to let you know, for new construction, you can design for it. It's not an issue.

Commissioner Lago: Of course.

Assistant City Manager Iglesias: It's the older homes that do you want to remove that weight (INAUDIBLE). That's the issue.

Commissioner Lago: And I agree with you on that, a hundred percent.

Mr. Olson: I disagree with him on that. I'm not only -- I am a -- I'm an independent consultant for Gerard Roofing Technologies and Dec Roofing Technologies, but I'm also a contractor in the state of Florida.

Mayor Valdes-Fauli: Your name, please.

Mr. Olson: My name is Milo Olson.

City Attorney Leen: And state your address.

Unidentified Speaker: What is your address?

Mr. Olson: My address is 904 Southwest Martin Downs Boulevard, Palm City, Florida.

City Attorney Leen: Thank you.

Mr. Olson: You know, I -- this comes up a lot. And believe me; I do a lot of meetings with associations that won't allow stone coated steel in there, because of the aesthetics. But, given the opportunity to show board members three roofs, they couldn't pick out the metal one from a photograph, okay. We use a stone modular -- stone chip modular that's made by 3M with an 8 percent fade module over 50 years, 8 percent fade, okay. So, that tells you right away that, like you discussed, if a tree falls over your place or if your neighbors tile roof blows tiles into your metal roof, it can be replaced. By the way, you're liable by -- and I also used to be an insurance adjuster for four and a half years, and I work -- I do insurance restoration work. If your tile blows off and nails Mr. Lago's tile roof, you get the tab for that. There's a lot of things in here -- I could go on and on and I could read you just a short article from FEMA about what they say about tile roofs. Yeah, but there's no need to do that. The bottom line is, we are a tenth of the

weight. We're twice, if not three times stronger than any concrete roof that's out there or clay tile. (INAUDIBLE) our negative uplifts surpass more -- for the money, you cannot buy a better roofing system. For the dollar per square, you cannot buy a better roofing system, period, for the uplifts and the uplift values. The counter battens -- I had a chance to visit Ms. -- or Rhonda's home. She has two by ten rafters about 16 inches on center with one by six decking. It's called closed decking. We call it closed decking in my industry. Her rafters can be strapped. She's got a CBS wall, block wall. What we do is when we remove the tile roof, we can remove the one by fours up the wall and we can strap -- we can continue to strap the trusses and/or rafters, in her situation. So, that being said, you know, I -- it's hard for me to believe that ballast -- ballast doesn't mean nothing, because during -- I've been here through all the hurricanes. Okay, I was brought down here. I'm from Nebraska. I'm a Midwestern guy. The manufacturers brought me down here in 2004. And, the reason why they did that is because you couldn't get tile for a year. You couldn't get it -- after the hurricanes. I put oceans of this stuff on in many, many climates, all over the US, in fact. So -- and in the southern Caribbean. In the Caribbean, we don't even use decking. We don't depend on decking for our strength, gentlemen -- gentlemen and ladies. You don't have to -- that's what you have to remember. We tie our batten system into the trusses themselves, and then the panels are screwed on and we work from the top down. So, not only do you get an R-6 insulation factor, we meet and exceed all the -- not even hurricane -- all the hurricane requirements, but as well, earthquake requirements out in California. When this product was brought to the US in 1952, it was started in California and migrated easterly. The oldest roof that we have here in Florida is called Panther Woods Estates, and it was put on in 1972, in Vero Beach, Florida. It survived Charlie sitting over it for two days, and it's in a homeowner's association. So, to say that -- and aesthetics wise, I totally get it. I mean, I don't -- we're not looking here -- I was the installation contractor back in 2008 in Biltmore Hotel. I did that roof, my company did. We did the pan and cap style tile on that roof. The flat roofs on it are all TPO. That's modern, right? That's not a part of that issue. But, the issue -- the main issue is that when you're designing loads for that specific kind of roofing or whatever, your decking or your structure of your home is, they could be modified. You have to follow the

Building Code, as we all do, you know, whether it's -- and everything's Miami-Dade down here. So...

Mayor Valdes-Fauli: Okay.

Mayor Valdes-Fauli: I want to say thank you for being here. I know that you waited a long time.

Mr. Olson: Do any of you have any questions?

Commissioner Lago: My goal is to try to bring this up every year, year and a half as products like yours come out, change the market and really offer different opportunities, especially here in the City of Coral Gables, and maybe we can do something in the future.

Mayor Valdes-Fauli: Thank you, sir.

Mr. Olson: Thank you.

Mayor Valdes-Fauli: Thank you very much. Alright, I'd like to ask a question for Dona, our Merrick award winner.

Historic Preservation Officer Spain: (INAUDIBLE).

Mayor Valdes-Fauli: I'm not concerned about the safety, the technology, the whatever because, you know, if you tell me that it's safe, I believe you. I am concerned about the aesthetics. When you install it, does it look like tile roof? When you install it, does it look like, you know, whatever our other houses look like? And with the passage of time, five years, ten years, will it look the same as it did initially, if your answer is yes to the first question.

Historic Preservation Officer Spain: I am not in favor of metal roofs that look like tile. I think it's inappropriate aesthetically. I will tell you that I have no problem with metal roofs that look like metal roofs, that are just metal roofs. If it's appropriate for the architecture, if you're designing a new home and they want to put a metal roof on it, I think that's fine. We have historic homes that have copper roofs on them.

Mayor Valdes-Fauli: I know.

Historic Preservation Officer Spain: So, you know, they're sometimes appropriate on even historic homes. But, to have a metal roof that looks like a barrel tile roof, I think is not appropriate.

Mayor Valdes-Fauli: I hear Commissioner Lago's argument that there are a lot of abominations out there and a lot of violations as to good taste. But, the fact that there are a lot of those don't, to me, in my mind; justify adding new ones to those that already exist. And, my concern is one of aesthetics, frankly.

Historic Preservation Officer Spain: Yeah. I mean, that's my only concern on this. They may hold up...

Mayor Valdes-Fauli: And I'm not prepared -- I'm not...

Historic Preservation Officer Spain: Much better than the barrel tile roofs or something to a patina on the barrel tile that you're probably not going to get if it's made out of copper, although, I don't know that process. But, a lot of that adds to the character of Coral Gables, and I would be concerned about that.

Commissioner Lago: Let me clarify, through the Mayor, his comments in regards to adding more abominations on top of abominations. That's never my goal, okay.

Mayor Valdes-Fauli: Of course it isn't. Nobody accused you of that.

Commissioner Lago: That's why everybody has...

Mayor Valdes-Fauli: Of course not.

Commissioner Lago: That's why everybody has their own taste, okay. The reason why I brought this forward today is because, four years ago, we started this discussion -- I think it's been started from before. This didn't exist. So, you're seeing, obviously, an evolution that there's more and more products. I'm in favor of a metal roof, too. If I could have used that on my home, I would have, and I wouldn't have to change my roof in 12 years, because I've had my roof for about 6 years. The average is about 20 years. So, in 12 years, I will have to spend another \$30,000 on my roof. Imagine if you were my father, who's turning 70 years old in 15 days. It's interesting, you know. Again, think about it. It's not always only about yourself. So, the reason I brought up aesthetics is because Ramon starts talking about aesthetics and the BOA and Ramon and I...

Mayor Valdes-Fauli: I'm very concerned about that.

Commissioner Lago: Ramon and I have a -- we have a lot of love for each other. And Ramon and I -- and I have a dear respect for Ramon and his vision. But, the honest to God truth is that taste is up to a person's interpretation.

Historic Preservation Officer Spain: Well, you know...

Mayor Valdes-Fauli: Of course it is.

Historic Preservation Officer Spain: I'm married to someone who is a professor emeritus from the University of Miami Architecture School. He's spent over 40 years on teaching architectural design and you need to talk to him about taste and about an educated palate, because I think there's a difference. But I'm sorry. I'm going to go sit down.

Mayor Valdes-Fauli: I'm opposed to -- I don't know enough to vote for it.

Commissioner Lago: Wow, okay. Thanks for that. I appreciate that.

Historic Preservation Officer Spain: I mean, you know.

Commissioner Lago: Jesus, that got serious for a second.

Mayor Valdes-Fauli: I would like to find out -- and what I would like to know...

Commissioner Lago: That's interesting.

Mayor Valdes-Fauli: More about the aesthetics. I don't know enough about it. And I would -- I'm concerned about the aesthetics, I am. One more comment and then that's it. Yeah.

Ms. Anderson: May I suggest then that a mockup of this product be considered and/or the Commission consider other metals other than copper for roofing?

Mayor Valdes-Fauli: I'd like more information before I can vote on this.

Commissioner Lago: I think what we should do -- I think what -- like what the Mayor said, I think it would be great if we can get as much information to my colleagues. I'm going to put a few things together for you to see some examples.

Mayor Valdes-Fauli: That's fine.

Commissioner Lago: And, maybe my palate will be a little bit more refined...

Mayor Valdes-Fauli: Educated.

Commissioner Lago: After I speak to Dona.

Commissioner Quesada: So, my two cents on this. I've always been against the metal roofs.

Commissioner Lago: Always.

Commissioner Quesada: Always.

Commissioner Lago: I know.

Commissioner Quesada: And, I've always been -- fought you on this until I saw the renderings that Rhonda had shown me, some pictures.

Commissioner Lago: But don't go there. Don't go there. They hate it.

Commissioner Quesada: Whatever. It's my vote. I can do whatever I want with it.

Mayor Valdes-Fauli: I'd like (INAUDIBLE).

Commissioner Quesada: But, the point is -- and I -- we've heard a lot of inquiry from residents in the past about wanting this since day one I've been in the Commission on this. You know, from seeing the pictures and the brochures that have been shown to me and looking online, I

think we may -- I think we've, in my mind, closed the gap, I think. I thought today they were going to show us one of the samples.

Commissioner Lago: Yeah.

Ms. Anderson: My question is -- I've asked him to bring up a sample. There were complications. Someone was injured. Would the Commission like to have a sample set up...?

Commissioner Quesada: I would.

Ms. Anderson: Where would you...

Commissioner Lago: Yes.

Ms. Anderson: Like it set up?

Mayor Valdes-Fauli: Out here in the courtyard.

Ms. Anderson: Okay. Alright, then...

Vice Mayor Keon: He'll figure out a way.

Commissioner Quesada: Yeah. You know what I would like to see, which I think makes a lot of sense is, I don't know, maybe you bring a few of these -- put them on a piece of plywood. I don't know how you want to do it. A few different examples, a few different colors...

Mayor Valdes-Fauli: Yeah.

Commissioner Quesada: And, something so that maybe when the Board of Architects meets at the same time, so maybe Planning and Zoning so everyone has the chance to look at it so we can have a better conversation about it.

Mayor Valdes-Fauli: That's a good idea.

Commissioner Lago: Just to give you a little playback of what happened. The BOA was opposed to these samples. They thought it wasn't in good taste. So, again...

Commissioner Quesada: They thought it wasn't in good taste to see samples?

Commissioner Lago: No. They thought it was kind of not really...

Mayor Valdes-Fauli: Cheesy.

Commissioner Lago: Maybe cheap -- cheesy like the Mayor -- it was cheesy.

Commissioner Quesada: To see samples?

Commissioner Lago: No, no. We can see the samples. But, they thought that they looked kind of cheesy. But I'm with you. I agree with you.

Commissioner Quesada: I haven't seen (INAUDIBLE).

Commissioner Lago: I would like to see the samples. No, I was just -- listen, the whole purpose of this was to educate all of us, including myself on how the roofs are evolving, how there's different options.

Commissioner Mena: I agree with you.

Commissioner Lago: And again, I'm willing to do whatever the Commission wants. I don't want to, you know, keep going on...

Mayor Valdes-Fauli: Okay, let's...

Commissioner Lago: Let's get some samples and let's look at them.

Mayor Valdes-Fauli: Let's get some samples and move on.

Commissioner Quesada: I want to see some. If we don't like them, we don't like them, but I want to see some.

Vice Mayor Keon: What I think it's also important to consider is how these products age and the thing...

Commissioner Lago: And I agree with you.

Unidentified Speaker: Right, you're right.

Vice Mayor Keon: With wood shake is that wood shake ages into a particular patina that is very attractive. It's -- you know, copper roofs...

Mayor Valdes-Fauli: And this doesn't.

Vice Mayor Keon: Nobody goes up there and shines their copper roof. It's that they turn to that greenish kind of color and that patina that becomes so attractive. I think the issue sometimes with some of the other products is that they don't age into a particular patina or they don't -- you

know, they don't -- you know, and it is truly an issue of aesthetics. But, we don't know that until we see it, and we don't know until we have the opportunity to...

Mayor Valdes-Fauli: Well, they'll bring...

Vice Mayor Keon: See how things age.

Mayor Valdes-Fauli: Their sample and we'll -- yeah.

Vice Mayor Keon: So, I mean, I think sometimes maybe you should put some things out at the equipment yard, let them sit for a year...

Mayor Valdes-Fauli: No, no, the equipment yard nothing.

Vice Mayor Keon: And then look at them.

Mayor Valdes-Fauli: Let's go on to our next -- and thank you for bringing us the sample. Thank you.