

**City of Coral Gables City Commission Meeting  
Agenda Item H-6  
December 11, 2018  
City Commission Chambers  
405 Biltmore Way, Coral Gables, FL**

**City Commission**

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

**City Staff**

**City Manager, Peter Iglesias  
Assistant City Manager, Ed Santamaria  
City Attorney, Miriam Ramos  
City Clerk, Walter J. Foeman  
Deputy City Clerk, Billy Urquia  
Interim Public Works Director, Hermes Diaz**

**Public Speaker(s)**

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Agenda Item H-6 [0:00:00 p.m.]  
An update on LED streetlight conversions.  
(Sponsored by Vice Mayor Lago)

Mayor Valdes-Fauli: Okay, LED streetlight conversions, Vice Mayor.

Vice Mayor Lago: I put this on the agenda so we can kind of get a recap from our Assistant City Manager, Ed Santamaria, or maybe Hermes, was going to come up and give us an update. I think

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this is something that all of us have been incredibly interested in over the last few years and I think that we're getting closer and closer and closer.

Assistant City Manager Santamaria: Good morning, Mr. Mayor, members of the Commission. Ed Santamaria, Assistant City Manager, Operations and Infrastructure. You have requested an update on the LED streetlight conversion. Hermes Diaz, Interim Public Works Director, will give you a report at this time.

Interim Public Works Director Diaz: Good morning. Hermes Diaz, Interim Public Works Director. And we have a memorandum in place in front of you right now. So, we have City-owned streetlights. And as you're well aware, we've been exploring the conversion of those lights probably since 2015. We had a consultant, AECOM, who did a study for a complete luminary replacement and they came out with an estimate of \$912,000 for a complete replacement of the luminaries and an estimate of \$612,000 for just the fixtures. However, because of the advances of new technology since 2015 and now, market price on this type of technology has gone down approximately 55 percent. Staff has been meeting with many vendors and the way we decided to move forward is with a competitive bid. The Request for Proposal, RFP, package is being reviewed by Procurement, and we expect the solicitation to be released in the next few weeks. The way that RFP was structured, it will allow us to get price on a full replacement and just the fixtures, just so we can have an idea of where the price is coming in and so that we can make a judicious determination as to the proper way to move forward. We estimate that the energy portion of the bill will decrease by approximately 60 percent on these lights and, you know, the carbon footprint reduction that go along with that. Regarding the FPL-owned streetlights, in May 2018, FPL completed the conversion of 64 roadway streetlights on Ponce de Leon from Santillane Avenue to Alhambra Circle.

Commissioner Quesada: Let me stop you for a second.

Interim Public Works Director Diaz: I'm sorry. Sure.

Commissioner Quesada: So, I'm reading what you just gave us right now. At the bottom of the second paragraph, it states that once the City-owned streetlights are converted, monthly energy (INAUDIBLE) portion of the bill will decrease from 1,376 to 1,853. Is that per light?

Interim Public Works Director Diaz: No. That's the total. The energy savings is, quite honestly, minimal.

Commissioner Quesada: Got it, okay.

Interim Public Works Director Diaz: From FPL-owned streetlights, on May 2018, FPL completed a conversion of 64 roadway streetlights from Ponce, from Santillane to Alhambra. We have assessed the quality and color temperature of the street lighting during the six months and determined that it's in the best interest of the City to continue the streetlight conversions in the Central Business District and other commercial areas, mostly because this is the ones that will create the more -- the biggest savings to the City. In November of this year, we prepared a map of the streets to undergo LED conversions, and the boundaries are Ponce, from Flagler to Camilo Avenue; Minorca, from LeJeune to Douglas; Palermo, from LeJeune to Douglas, and all streets in between, with the exception of Miracle Mile and Giralda Avenue. We expect to have, within two weeks, a roadway lighting agreement detailing the number of streetlights that will be converted, along with the cost savings. And FPL has given us an estimate, once the agreement is executed, of four months to start the replacement.

Vice Mayor Lago: So, quick question. Just to...

Interim Public Works Director Diaz: Sure.

Vice Mayor Lago: Dovetail off Vice Mayor Quesada's comments, when you talk about the reduction of 62 percent, how many lights does this encompass exactly? Is it the 64 that you mentioned here?

Interim Public Works Director Diaz: Well, it's -- for the City-owned streetlights, that estimate is approximately 312 lights, City-owned lights. So...

Vice Mayor Lago: For the 300 and change, you're talking about an annual savings of \$6,000?

Interim Public Works Director Diaz: Yes, approximately.

Vice Mayor Lago: So, when -- how long is the payback period?

Interim Public Works Director Diaz: Oh, no. It's...

Vice Mayor Lago: That's what I'm asking.

Interim Public Works Director Diaz: Significant.

Vice Mayor Lago: I want to put everything in the record.

Interim Public Works Director Diaz: Sixty years.

Vice Mayor Lago: Sixty years.

Interim Public Works Director Diaz: Not even accounting for inflation.

Vice Mayor Lago: Okay. So, basically, when you look at this right now, it's -- for me, the way that it works is you've got to think about, number one, the environmental consequences of it.

Number two, the lack of maintenance that will be required. I think you will have a significant savings where our staff will be allowed to work on other projects. They're not concerned about continuing to change light bulbs every few months or, you know, dealing with residents who are calling saying my lights -- the lights have fallen, you know -- excuse me, are not working. And also, the issue of public safety. And I'd have to, obviously, defer to the Chief, but there is a benefit to transitioning to LEDs. And also, there's also components -- if we do change the pole -- there's other components in regards to public safety that can be, you know, potentially incorporated into each and every single one of these poles. Either it be cameras, either it be Wi-Fi, either it be -- as people walk down the street, you know, these areas are not very lit. You know, there's areas they can push a button on some of these poles, you know, that will call the police or call a neighborhood safety aide. I've seen it in different other cities where they're doing that. The payback period scares me a little bit. It's a big number.

Interim Public Works Director Diaz: Yes.

Vice Mayor Lago: I thought it would be a lot more, you know, quick.

Interim Public Works Director Diaz: Right.

Vice Mayor Lago: Than as stated. I'm in favor of it. I mean, I think it's not only the present, but it's the future. But I didn't think it was going to take that long to pay it back.

Assistant City Manager Santamaria: Vice Mayor, I'd like to also add that this initiative dovetails with our sustainability goals and objectives that are part of the City's strategic plan.

Vice Mayor Lago: And what is FPL's plan to basically come in line with, you know, their inventory currently not LED? For a long time they told us, you know, if you do install LEDs, we're not going to give you an LED tariff, so it wasn't really -- it didn't make sense. You had to monitor every single pole. You had to have a meter every single pole, excuse me. Are they more

now -- are they friendlier now in regards to potentially complying with a more sustainable approach in regards to lighting?

Assistant City Manager Santamaria: About a year or so ago, the Florida Public Service Commission issued a new tariff as it relates to premium LED lighting or premium lighting, as they call it. It's the LT-1 tariff, and that's what these conversions will be going under. In fact, they have a statewide initiative through a new organization, a new arm of FPL, which is specifically dedicated to converting LED streetlights throughout the state. And so, they are looking forward on that. The tariff rates are beneficial. They finally recognize that there is a merit for LED and they recognize the value.

Vice Mayor Lago: So, when you look at the FP&L inventory in the City, realistically, how long do you think it would take for them to change, you know, and move forward with LED and retrofit all the existing poles with an LED fixture?

Assistant City Manager Santamaria: Well, Director Diaz just mentioned that it would take about four months to do the Central Business District.

Vice Mayor Lago: No, I'm talking about everything.

Assistant City Manager Santamaria: Oh, everything. Well, they have 4,000 streetlights citywide, so we're going to be moving now into the remainder of the city, including the residential areas, where it's probably not the best idea to use a 4000k temperature streetlight. We're going to go to something lower. Also, we're talking about pedestrian-level lighting, and so that would be the next step in our plan. Right now, the plan is to focus on the Central Business District, to maximize savings there, and then move on to the next area and the next area and the next area.

Vice Mayor Lago: And since we're talking about the Central Business District, I know that I talked with Peter about this. What is our final plan in regards to the light poles that are on the Mile that were never changed out?

City Manager Iglesias: Those have been changed to LED.

Vice Mayor Lago: No, but I'm saying the actual structure. Are they going to remain?

City Manager Iglesias: We looked at...

Vice Mayor Lago: Do we really need them?

City Manager Iglesias: We're thinking about pressure cleaning and staining. That's what we're talking about.

Vice Mayor Lago: Let me ask you a question. A request, not a question. Have we looked at potentially just removing them? Because if you look at the light poles that we installed, they give out a pretty significant amount of light. Do we really need these poles in the middle of Miracle Mile? Can we get rid of them? Is there a need for them?

City Manager Iglesias: We can look at that. I don't...

Vice Mayor Lago: If you look at a photometric study and see if maybe there's a potential...

City Manager Iglesias: I need to look at the photometrics. I know that they were left in because of not -- no changes from the Dade County road perspective so we can look at the photometrics and take a look.

Vice Mayor Lago: Well, I'm just wondering -- yeah, I mean, I just -- I mean, don't go crazy. I just want a -- you know, just maybe an overview and say, listen -- because I know that, at one point, some of the residents asked us to dim down the lights.

Mayor Valdes-Fauli: Residents.

Vice Mayor Lago: Residents and...

Mayor Valdes-Fauli: Three thousand...

Vice Mayor Lago: They asked us to -- no, to even dim down the lights for the newly-installed -- what are they called? Those are...

Commissioner Mena: Candelaria.

Commissioner Keon: The Candelaria.

City Manager Iglesias: Which is pylon lighting.

Vice Mayor Lago: Yeah, those pylon lighting. They asked us to dim those lights because it was too bright. Okay, well, instead of dimming them, maybe we get rid of the horribly looking concrete poles and we just increase the light coverage of those beautiful metal poles that we have there.

City Manager Iglesias: We could take a look at the photometrics, Vice Mayor, and then take a look to see if we can do that.

Mayor Valdes-Fauli: I think...

City Manager Iglesias: I do be...

Mayor Valdes-Fauli: I think that white lights in residential neighborhoods or approaching residential neighborhoods detract tremendously from the look of the neighborhood.

Vice Mayor Lago: No, this is Miracle Mile I'm talking about.

Mayor Valdes-Fauli: No, but I...

Vice Mayor Lago: This is Miracle -- and I agree with you.

Mayor Valdes-Fauli: I'm talking about residents.

Vice Mayor Lago: I agree with you. No, I'm saying some of the residents...

Mayor Valdes-Fauli: Yeah.

Vice Mayor Lago: Some of the residents and businessowners called. I actually have probably two or three emails that said, listen, the lighting on Miracle Mile is way too bright. I said -- they're not talking about the color. They're talking about how bright it was. I said, oh, we'll see what we can do. And I know that staff went out there and they dimmed the lights. So, instead of dimming the...

City Manager Iglesias: There have been no complaints as of now.

Vice Mayor Lago: Yeah, there hasn't been, but maybe we...

City Manager Iglesias: Okay.

Vice Mayor Lago: Go back to the brightness and the intensity that we had before and we remove those horrific looking poles. That could be an option.

City Manager Iglesias: We can take a look at that.

Vice Mayor Lago: Take a look at it because we have them everywhere up and down Miracle Mile. And those poles...

Mayor Valdes-Fauli: Okay.

Vice Mayor Lago: You know, I think, really do a disservice to the beautiful Miracle Mile.

Mayor Valdes-Fauli: Thank you.

City Manager Iglesias: We have changed the...

Mayor Valdes-Fauli: Vice Mayor.

City Manager Iglesias: We have changed them to LED though.

Vice Mayor Lago: Okay.

Mayor Valdes-Fauli: Okay.

Vice Mayor Lago: Thank you for the update.

Mayor Valdes-Fauli: Thank you.

Vice Mayor Lago: Thank you.

Commissioner Keon: Excuse me. How many...

Mayor Valdes-Fauli: Next item is J-1.

Vice Mayor Lago: Mayor, Commissioner...

Commissioner Keon: How many City-owned light poles do we have?

City Manager Iglesias: About 800 -- 7 to 800, no?

Interim Public Works Director Diaz: City-owned light, we have probably about 580.

Vice Mayor Lago: Yeah.

Commissioner Keon: 580...

Interim Public Works Director Diaz: Under 600.

Commissioner Keon: City-owned. Okay, and you have 4,000...

Vice Mayor Lago: Can you do me a favor?

Interim Public Works Director Diaz: Sure.

Commissioner Keon: FP&L owned.

Vice Mayor Lago: Can you do me a favor? Can you give Commissioner Keon and the rest of my colleagues a breakdown and, you know -- Jessica Keller and I worked on this for -- about five

years ago when I got elected. We didn't even have an inventory, and we put together an incredible inventory. They worked very hard. Your staff worked very, very hard on putting together an inventory that never existed, the City-owned and FPL lights. Will you get a copy of that inventory? I know Ms. Keller has it. And...

Commissioner Mena: I believe it's on GIS, right?

Vice Mayor Lago: Just send it to my colleagues so that they understand and the breakdown of the different types of lights, White Way lights versus FP&L...

Unidentified Speaker: Absolutely.

Vice Mayor Lago: Versus City-owned, just so they can get an understanding.

City Manager Iglesias: We can take a look at that.

Vice Mayor Lago: Because sometimes residents -- I don't want to use the word complain -- but they have issues with certain lighting and it's out of our control with FP&L.

Assistant City Manager Santamaria: And so, I'd like the record to reflect that the difference between City-owned and the amount of lights that we are putting out for RFP is primarily focused on lights that we own in Cocoplum, which we are working with the community to replace by way of a different mechanism. That said, the RFP that we're putting out will give us flexibility to add those lights if they are to remain under the City's responsibility -- or maintenance responsibility. We're trying to get away from that. The less lights the City maintains, the better.

Mayor Valdes-Fauli: Thank you.

Commissioner Keon: Thank you. And did you find out about the light on Coral Way? I asked you about where are we with them.

Assistant City Manager Santamaria: I have not been able to look at that since yesterday.

Commissioner Keon: Okay. You'll look at that and let me know.

Assistant City Manager Santamaria: Absolutely.

Commissioner Keon: There's lights out on Coral Way.

Assistant City Manager Santamaria: Yes.

Commissioner Keon: Thank you.