

# City of Coral Gables

## Meeting Minutes

### Parking Advisory Board

405 Biltmore Way  
Coral Gables, FL 33134  
www.coralgables.com

*Chairperson Javier Betancourt*

*Vice Chair Gordon Sokoloff*

*Board Member Ada Holian*

*Board Member Vicky Rua*

*Board Member Carlos Xiques*

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Wednesday, September 22, 2021

5:30 PM

The Board meets the fourth Wednesday  
of the month.

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#### Public Participation Via Zoom

#### CALL TO ORDER

The PAB began at 5:31 P.M.

#### ROLL CALL

##### SUPPORT STAFF

Kevin Kinney

John Kowalchik

Merlyn Marengo

**Present:** 5 - Vice Chairperson Sokoloff, Board Member Holian, Board Member Rua, Board Member Xiques and Chairperson Betancourt

#### GUESTS

Zeida Sardinas, City of Coral Gables Asset Manager

Stefan Batic, City of Coral Gables Night-Time Off-Street Operation  
Supervisor

#### 1 PUBLIC COMMENTS

•No Public Comments

#### 2 APPROVAL OF AUGUST 25, 2021 MEETING MINUTES

•Chair Betancourt requested revisions be made to the minutes as follows:

a.Change to Item #3 noting Chair passed the gavel to make motion was incorporated to August Minutes prior to the meeting.

b.Change to Item #8 correcting mover as Vice Chair Sokoloff was incorporated to August Minutes prior to the meeting.

•Vice Chair Sokoloff requested revisions be made to the minutes as follows:

a.P.2 Item #5 and P.5 Item #12 joint meeting with Transportation Advisory Board noted the meeting was initially to take place in September but will now try to schedule it in October.

b.P.4 Item #12 Open Discussion: Meeting with 600 **and 700** Biltmore Way Residents (to be scheduled in November).

•On a Motion by Vice Chair Sokoloff, Seconded by Member Xiques, the PAB approved the August 25, 2021, meeting minutes with corrections.

### **3 QUARTERLY REVIEW – BLOCK BY BLOCK**

- Parking Director Kinney reviewed cleaning staff duties and reiterated to the PAB the importance of their service on Miracle Mile and Giralda Plaza. He spoke about Ambassador Sully Silva who went above and beyond her duties to help a pedestrian who had fallen and gotten hurt on Miracle Mile.
- Block by Block is working on Standard Operating Procedures (SOP) to maintain a standard of cleanliness in the area.
- The city is looking to require building property owners keep their sidewalks and public spaces clean.
- Member Rua reiterated this has been a problem for the past few years and believes the only way to stop it would be for the businesses to be fined by Code Enforcement.
- Chair Betancourt asked if they were able to maintain staffing levels during the pandemic. Parking Director Kinney responded they have.
- Parking Director mentioned there is a pamphlet that is distributed to all business, so they know what the City's expectation is on how they need to clean up the public right of way.

### **4 RECOGNITION – STAFF AMBASSADOR OF THE MONTH**

- There was no Ambassador of the Month for September.

### **5 CORAL GABLES CONGREGATIONAL CHURCH PARKING LOT LEASE**

- Chair Betancourt moved this item to be discussed after Item #2 Approval of Minutes.
- Parking Director Kinney introduced Zeida Sardinas, City of Coral Gables Asset Manager and provided a brief history on the current Lease with the Church which is up for renewal this year.
- Asset Manager Sardinas explained the existing lease agreement signed in 1989 is for the parking lot in front of the church which is on the right of way. Tenant (Congregational Church) reached out to city to obtain a permit to restripe the fifty (50) space parking lot used by the Church.
- Once the process began for the permit, development services realized that lighting had to be installed in the lot to bring it up to code as per Miami Dade County Ordinance.
- As a result:
  - City will install the lights in the Lot at a cost of \$3400.00 as well as pay the \$2800 restriping cost. These expenses will be reimbursed back to the city thru the lease payments.
  - City will enter a new Lease Agreement with “Right of Termination” for an

initial five (5) years with two additional five (5) year renewals, and \$1200 per month paid quarterly.

- The PAB discussed this parking lot and the surrounding neighborhood.
- On a Motion by Member Rua, Seconded by Member Xiques, the PAB unanimously approved the renewal of the Lease.

## **6 ANNUAL PAB REPORT**

- Parking Director Kinney proposed the PAB uses the items listed as Parking Department Accomplishments in the budget as an outline for the annual report.
- Vice Chair Sokoloff asked clarification on the number of Electronic Volt Charge units in the Lots being renovated. Director explained it should be sixteen (16) EVC divided in all three lots.
- Chair Betancourt asked about the strategic plan and asked when the PAB becomes involved with it. Parking Director Kinney said he would update the Board on what items are still pending on the strategic plan.
- Member Rua asked for an update on the progress of the Mobility Hub and Garage 4 construction. Parking Director Kinney explained the mobility hub will be built first and disposition of Garage 4 will happen later.
- Chair Betancourt asked if City is ready to design and begin construction of the Mobility Hub within the next twelve months. Parking Director Kinney assured the PAB he would update the board as developments occur.

## **7 INTERLOCAL AGREEMENT WITH CLERK OF COURT – HANDHELDS**

- For information purposes, the Parking Director Kinney updated the PAB on the upgrade handheld system Miami Dade County is rolling out at the end of 2021. The system is switching from 3G to 5G at a cost of \$125K per year.

## **8 PARKING SERVICES CONTRACT – SCOPE OF SERVICE**

- Parking Director Kinney introduced Stefan Batic, Night-Time Off-Street Operation Supervisor
- Mr. Batic provided a brief history on both Laz Parking (garage attendant) and Reef Parking (valet) service contractors. He discussed the renewal for the current contract with LAZ Parking (garage attendants servicing the city for the past five years) is up for renewal in February 2022; and the Reef Parking valet service contract expires November 2021. The proposal is to merge both services under one vendor.
- Vice Chair Sokoloff asked why the current valet company has not been successful. Staff responded the current rate of \$8.00 per vehicle is insufficient to cover costs.
- Chair Betancourt asked if it was possible to offer a discount rate to current city residents. Parking Director Kinney said city is exploring options via Pay-by-Phone where a resident enters their permit zone and automatically receives a discount.

- Member Holian asked if the city had a company in mind who offer both services. Parking Director Kinney said the proposed scope of work will be sent to Procurement in the next couple of weeks and would expect five to six companies to enter bidding process.
- The PAB unanimously agreed that combining the services appears to be the best option.

## **9 GENSLEER PRESENTATION OF CORAL GABLES MOBILITY HUB**

- This item was deferred to the October PAB meeting.

## **10 MINORCA GARAGE UPDATE**

- Parking Director Kinney informed the PAB that City Commission approved a contractor for the construction of the four hundred and fifty (450) space garage. Groundbreaking should occur in October 2021.
- Chair Betancourt asked about the "Art in public spaces", a project that will designate an art piece to be installed at this garage.
- Parking Director Kinney said the space for the artwork will be incorporated in the design of the garage for later installment, but the selection of artwork is still in process.

## **11 CRAFT SECTION PARKING**

- Parking Director Kinney provided the PAB a copy of the draft resolution and informed them the item is going to Commission on 9.28.21.
- On a Motion by Vice Chair Sokoloff, Seconded by Member Rua, the PAB approved the Resolution as presented at the meeting to be submitted to the commission on 9.28.21

## **12 OPEN DISCUSSION**

- Vice Chair Sokoloff inquired about the parking medallion program for all board members. Parking Director Kinney indicated that the potential lost revenue per board or commission member could be significant. He has started conversations with City Manager and Budget Director about what the parameters might be and asked for additional time to further explore the possibility.
- Vice Chair Sokoloff reiterated this would be an alternative benefit for board members who choose not to have a card for golf or other benefits.
- The PAB discussed current Parking Medallion program.
- Member Rua suggested this can be a recognition pilot program awarded to individuals who have been members of city boards for an extended number of years.
- Parking Director Kinney said this is a topic which needs to be further discussed with management and may require changes to the code provisions for medallion usage.

## **ADJOURNMENT**

The PAB adjourned at 6:48 P.M.

**NOTE**