

HOMELAND DEFENSE/
NEIGHBORHOOD IMPROVEMENT
BOND OVERSIGHT BOARD
MINUTES

4-25-06 – 6:00 P.M.
CITY OF MIAMI
CITY HALL CHAMBERS
3500 Pan American Drive
MIAMI, FLORIDA 33133

The meeting was called to order at 6:09 p.m., with the following members found to be

Present: Rolando Aedo (in at 6:11 p.m.)
Elaine Black (in at 6:14 p.m.)
Eileen Broton
Mariano Cruz
Kay Hancock Apfel
Robert A. Flanders (Chairman)
Gary Reshefsky
Jami Reyes (in at 6:23 p.m.)
Manolo Reyes (Vice Chairman)

Absent: Luis Cabrera
Ringo Cayard
Luis De Rosa
Walter Harvey
Jason Manowitz
David E. Marko

ALSO PRESENT: Rafael O. Diaz, Deputy City Attorney
Mary Conway, Director, CIP & Transportation
Robert Ruano, Grants Administrator
Danette Perez, CIP Department
Zimri Prendes, CIP Department
Roger Hatton, CIP Department
Ed Blanco, Parks & Recreation
Madeline Valdes, Public Facilities
Juan Ordonez, CIP Department
Tony Sabbag, CIP Department
Fernando Paiva, CIP Department
Jose Ortega, CIP Department
Jose Gonzalez, CIP & Transportation Department

Teri E. Thomas, City Clerk's Office

I. **APPROVAL OF THE MINUTES OF THE MEETINGS OF FEBRUARY 28, 2006 and MARCH 28, 2006.**

HD/NIB MOTION 06-4

A MOTION TO APPROVE THE MINUTES OF THE MEETING OF FEBRUARY 28, 2006.

MOVED: M. Cruz
SECONDED: K. Apfel
ABSENT: L. Cabrera, R. Cayard, L. De Rosa, W. Harvey, J. Manowitz, D. Marko

Note for the Record: Motion passed by unanimous vote of all Board Members present.

HD/NIB MOTION 06-5

A MOTION TO APPROVE THE REVISED MINUTES OF THE MEETING OF MARCH 28, 2006.

MOVED: G. Reshefsky
SECONDED: M. Reyes
ABSENT: L. Cabrera, R. Cayard, L. De Rosa, W. Harvey, J. Manowitz, D. Marko

Note for the Record: Motion passed by unanimous vote of all Board Members present.

II. **OLD BUSINESS:**

- Increase Estimated Costs for the Sites Acquired in Connection with Little Haiti Park Parcels #67, 75 and 76.

NAME OF PROJECT: **INCREASE ESTIMATED COSTS FOR THE SITES ACQUIRED IN CONNECTION WITH LITTLE HAITI PARK, LHP #67,75, 76.**

<p>2. BUDGETARY INFORMATION: Are funds budgeted? <input checked="" type="checkbox"/>YES <input type="checkbox"/>NO If yes, TOTAL DOLLAR AMOUNT: \$67,000 (\$20 Million in first Series, total \$25 Million) SOURCE OF FUNDS: <u>HDNI Bonds - Little Haiti Park Land Acquisition & Development</u> DESCRIPTION OF PROJECT: <u>Additional costs of \$15,000 for asbestos abatement detected on floor tiles and \$52,000 for court costs and expenses related to the eminent domain case, as these costs were under estimated and are related to the hearing and meetings in preparation of the eminent domain case.</u></p>

HD/NIB MOTION 06-6

A MOTION TO APPROVE THE AUDIT COMMITTEE'S RECOMMENDATION TO FUND THE INCREASED ESTIMATED COSTS FOR THE SITES ACQUIRED IN CONNECTION WITH LITTLE HAITI PARK, LHP # 67, 75 & 76.

MOVED: M. Reyes
SECONDED: M. Cruz
ABSENT: L. Cabrera, R. Cayard, L. De Rosa, W. Harvey, J. Manowitz, D. Marko

Note for the Record: Motion passed by unanimous vote of all Board Members present.

III. NEW BUSINESS:

UPDATES:

1. Little Haiti Park Soccer Field – Recreational Component

Roger Hatton, CIP Department, reported that the department is currently in the permitting process for the drawings and some construction is being done. Asbestos abatement for the church building is being done. The department has obtained demo permits to knock down the building. The City does have the money to complete the soccer fields.

Mary Conway, Director, CIP & Transportation, reported that this is one of the projects that will utilize County GOB monies to supplement the City's bond dollars.

2. Professional Services for Little Haiti Park Cultural Component

Roger Hatton, CIP Department, reported that the design for this project is 90 percent complete, and it is in the permitting process for final comments and approval from the Building and Public Works Departments. The contractor is currently getting bids to provide a guaranteed maximum price for the project.

Eileen Broton requested that the drawings for the cultural component be brought back at the next meeting for review.

Elaine Black requested that a meeting be scheduled for the community to see the latest update in the design of the park.

Mary Conway, Director, CIP & Transportation, reported that she will coordinate with the Commissioner's office to set up a forum for that.

3. Application for the Pan American Seaplane Terminal Historical and Structural Rehabilitation Grant

Robert Ruano, Grants Administrator, reported that the department is on track for the funding. This year, the application scored very well. It ranked third in the state of our 100 applicants. It is 350,000 with a cash match of 395,000. It will replace the façade on this building and will do some structural improvements to the basement of the building.

Kay Hancock Apfel questioned the time frame to receive the funds and to complete the project.

Mary Conway, Director, CIP & Transportation, stated that upon receipt of the dollars, the City would start the design, so none of the preliminary engineering has begun for this project yet. There will be probably the standard 12 months for design and permitting; probably another 12 to 15 months for construction, depending on how extensive the planned repairs are.

4. Riverside Park Playground Equipment

Ed Blanco, Parks & Recreation, reported that the project is about ready to begin in January. The project was put on hold when the City applied for a grant for the project. An \$80,000 grant was awarded in November 2005. It went to the Commission in December, and a contract was executed in January. The scope of the project has changed. It's a \$270,000 project, which will have handicap walkways and handicap equipment for children in the playground. Construction is estimated to begin in May for an August completion.

5. Dinner Key Dredging

Juan Ordonez, CIP Department, reported that the project is under permitting. The permitting is expected to be completed by the end of this year. The process is longer because of the involvement with wildlife. Construction is expected to begin in April 2007 for completion in July 2007.

6. Marine Stadium Marina Improvements

Juan Ordonez, CIP Department, reported that the improvements consist of the boat rack for 84 boats. In-house designs have been prepared for this project. The designs have been presented to the building department, and fully permitted plans are expected for the month of May. Construction is anticipated to begin in July 2006 for completion in December 2006.

Rolando Aedo requested information on the Marine Stadium.

Mary Conway, Director, CIP & Transportation, stated that the future of the Marine Stadium and what will happen there will be addressed as part of the Virginia Key Master Plan study that is about to begin.

Manolo Reyes requested that projects be summarized in a report.

7. Dinner Key Marina Pier Decking Replacement

Juan Ordonez, CIP Department, reported that the project was funded from another source of funds, and it has been completed. The portion related to the gate and locks will be funded from another source of funds, not from Homeland Defense.

8. Shenandoah Park Improvements Phase II

Fernando Paiva, CIP Department, reported that the design is 70 percent complete. The design completion is anticipated for July 2006. The estimated construction start date is after the summer program of 2006. The project's expected completion date is February 2007.

9. Coral Gate Park Building Improvements

Juan Ordonez, CIP Department, reported that the design process is complete, and the plans are in the process of permitting. There are pending issues with the Public Works Department and the Zoning Department. The construction is estimated to begin when the second series bond monies are available.

Mary Conway, Director, CIP & Transportation, stated that if a project was in first series and it was determined that the monies could not be expended within the time frames established for the first series of the bonds, the projects were shifted out. Then the department looked at projects that were in second series that could be done now. Some of the projects were smaller in nature that, in a relatively quick time frame, the projects could be implemented and all of the monies could be spent. For quite a few of the other projects, a conscientious decision was made to fund the design of those projects with the first series monies so that, when the second series bond proceeds were available, the Department would not have to wait for all of the preliminary engineering to be completed before the projects could start.

Mariano Cruz stated that he had received complaints from an individual concerning paint peeling from a newly done fence in a park.

Mary Conway, Director, CIP & Transportation, stated that plans and specifications accompany all of the projects that specify how the work is to be performed, and either City staff or industry partner staff provides construction inspection services on every job, making sure that the projects are being built according to those plans and specifications. She requested that the information regarding the fence be forwarded to her for further review.

10. West End Park Building Terrace Remodeling

Tony Sabbag, CIP Department, reported that the existing terrace had about 1,200 square feet of open terrace. The west elevation has been closed in, about 560 square feet. The cost was about \$76,031. Construction began January 9, 2006. The estimated completion date is June 7, 2006. The scope of work consisted of new footings, new concrete block walls, and new windows. There was an added scope from storm panels to accordion shutters for theft protections and for convenience. Also, data cables and additional junction boxes were added in the recreation room. All of the stucco work and electric work are done. The new air conditioning units have been put in. The project is on budget.

11. West End Park Pool Improvements

Tony Sabbag, CIP Department, reported that there is an existing 7- to 8-foot metal fence located around the perimeter of the pool, which was damaged during the two hurricanes. Coordination has been done with the Parks Department to begin construction on the pool after the park pool program ends, which will be in August. The anticipated construction start date is September 4, 2006, and the estimated completion date is March 7, 2007. The entire roof of the pool building will be replaced due to a termite problem with the roof. The snack

bar will be expanded. New sanitary connections are being provided from the existing bathroom facilities; new bathroom fixtures, partitions, handicap ramp accessibility to the pool building on either side. There was lead found in the paint at the pool building. A lead abatement professional was hired to do paint sampling and testing. The levels were low enough, so when work begins in September, demolition can be done without any problems. Replacement of the fence around the perimeter of the pool began two weeks ago and it should be completed by the beginning of the pool program on May 28.

12. Police Headquarters Restrooms Rehabilitation and ADA Upgrade

Jose Ortega, CIP Department, reported that the contractor is presently working on the fifth and fourth floor of the building. The bathroom project consists of four bathrooms per floor, second, third, fourth, and fifth. The construction is approximately 20 percent complete, and estimated completion date is August 1.

13. Dupont Plaza Traffic Circulation PD&E Study Review

Jose Gonzalez, CIP & Transportation Department, reported that the study is associated with the more comprehensive project development and environment study that's been ongoing for several years. The final draft report was just submitted to the City, and it is expected to go before the technical advisory committee in a couple months in the summer.

14. Brickell Avenue Bicycle/Pedestrian Conflict Study

Jose Gonzalez, CIP & Transportation Department, reported that the study is being conducted to address some community concerns that were raised recently via the Brickell Homeowners Association, whereby there may be potential conflicts on the east sidewalk of Brickell Avenue. The draft was submitted to the City earlier this month, and the recommendations are pending approval by the City Commission and the MPO.

Mary Conway, Director, CIP & Transportation, stated that this was an issue that was brought forward through the Commissioner's office on behalf of the community because there was a perception that there was a problem on the east side of Brickell, with conflicts between pedestrians and bicyclists, so in an attempt to address that concern, the Department did a study to verify whether that was a real or a perceived issue.

Jose Gonzalez, CIP & Transportation Department, reported that there were not many conflicts perceived. There were only two conflicts in a span of several days, and they were potential conflicts. It is more of a perceived issue than anything else, and the Department has the quantitative data to support those findings, but it is something that will be coordinated with the MPO, and the recommendations do need to go before the City Commission because there is a draft ordinance that was tabled about a year ago that would prohibit bicyclists from using the eastern sidewalk, so the findings have to go before the City Commission for final approval.

Mary Conway, Director, CIP & Transportation, stated that, at this point, the Department does not have data sufficient to recommend that there be any bicycle provision on the east side of Brickell based on the data collection that was performed.

Rolando Aedo stated that he doesn't believe that any voter would believe that the Board would be expending bond dollars to determine if there are too many bicycles on Brickell Avenue.

15. Revision of the City of Miami Downtown Paramics Simulation Model

Jose Gonzalez, CIP & Transportation Department, reported that the project updates the existing traffic model that covers the downtown area that was done a few years ago by the MPO and the City. The final calibration validation report is expected by this summer.

IV. CHAIRPERSON'S OPEN AGENDA:

V. ADDITIONAL ITEMS:

1. Mary Conway, Director, CIP & Transportation, stated, in response to a comment made concerning planning efforts associated with implementation of capital plans and the utilization of bond proceeds, no one will advocate more strongly for seeing the majority of the dollars go toward design and implementation of tangible improvements for the benefit of the residents. However, museum park is a perfect example of a project that, without the master planning effort, serves as the absolute foundation of everything that will happen to move that project forward and to advance it.

2. Mary Conway, Director, CIP & Transportation, stated, regarding the request for an update regarding Model City, an update can be arranged for a subsequent meeting. Initially, there was \$1.8 million in an initial approval from the board, followed by an additional \$1.8 million that would be used so that the Trust could replace monies that were disallowed through HUD associated with some of their practices on how they acquired the land. That was done by the Board with the proviso that those monies be reinstated through another source, and that has occurred and was done for the Model City Floral Park Street Improvements projects. That was not in the full amount of the \$3.6 million. To date, it's a little under \$3 million. The Department is continuing to work with the Community Development Office to identify future HUD or CDBG monies to complete fulfilling the commitment of restoring those dollars.

Manolo Reyes stated that the request was for a timetable of the number of houses to be built, the number of houses already built, the price ranges, the number of new owners, the benefit to the residents of Model City, and the meaning of "affordable housing" and "affordable rent."

Mary Conway, Director, CIP & Transportation, stated that CIP will coordinate with the Community Development Department, as well as with the Model City Homeownership Trust, to bring back the statistics.

3. Mary Conway, Director, CIP & Transportation, stated that, by home rule charter, the County is responsible for all traffic control devices. Based on a directive from a City Commission in 2004, the CIP Department met with each of the Commissioners' offices to identify the residential neighborhoods that were most being impacted by cut-through traffic. The first step was to do traffic engineering studies for each of the areas. That resulted in recommendations, which in a lot of instances, were the traffic circles. The traffic circles then had geometric designs put into place based on standard criteria. In response to comments about the design of the traffic circles, Mary Conway stated that the point is for you not to be able to easily navigate the circle on going straight, but to have to slow down, turn your wheel to the right, turn your wheel to the left, to navigate those circles so that you can't speed through the residential neighborhood streets.

Manolo Reyes stated that the size of the circles in Flagami are not the size required by the County. It is not true because if you navigate the circles in Coral Gables, you cannot just go by them at any type of speed, but to navigate the ones that have been placed in Flagami, for example, those are extremely large, and even the City's fire trucks have to drive all over them.

Chairman Flanders questioned where a citizen who is unhappy about the design and composition of a traffic circle should go.

Mary Conway, Director, CIP & Transportation, stated that raising the issue through the Department of Capital Improvements and Transportation is the appropriate forum. The reason why the outside of the circles has a mountable curb is because we know that larger, longer vehicles will not be able to navigate them, so they will be able to go through that intersection without having to go over the center planted area, but going over the outside area when they go along those roadways. The circles are designed for the majority of vehicles that are passenger vehicles, so that they will have to make that additional maneuver and slow down so that we can diminish the speeding traffic.

Manolo Reyes requested that the size of the circles be reconsidered.

Mary Conway, Director, CIP & Transportation, stated that she will make sure that the Department will take a look at the sizing and the geometric design of those circles to make sure that it's appropriate.

Manolo Reyes requested that the Department get residents' input on it.

Gary Reshefsky requested that the circles look as good as the circles in Coral Gables, if not better. He also requested clarification from Mary Conway regarding any complaints about the traffic circles.

Mary Conway, Director, CIP & Transportation, stated that before final payment is made on any construction project, there is a final inspection, a walk-through. A

punchlist of items is developed of anything deficiencies that need to be corrected before any construction contract is closed out. In the recent past, there have been no specific comments about the quality of the workmanship and the construction of the circles. More of it has had to do with operations. There have been some concerns that there have been minor flooding issues associated with the circles. Some concerns have been received regarding the landscape plantings. There have been some problems with individuals driving straight through the circles, without attempting to turn the wheels of their cars. There were some issues in the beginning, but once the first few circles were done, that's been addressed, and all the contractors have followed the new standard for how to build them.

4. Mary Conway, Director, CIP & Transportation, stated that previous discussions with the Board concerned the issue the City had, which was to commit and to spend the first series of the bond proceeds. The Department has been able to successfully commit those monies. The last statistic was we were at or above 60 percent expenditure of the bond proceeds, and rapidly moving toward having substantial expenditure by the end of this calendar year, so we're on track in that regard. As far as when the second series will be issued, there's no hard and fast rule. That's going to be a determination that the City, with input from the Manager's Office, as well as the Finance Department and bond counsel, bond consultants, are going to make based on a determination of when we think the City is going to receive the most favorable conditions to sell new bonds in the bond market. From the standpoint of the City's preparedness to do that, we're in a very good position based on the success that we've now had with committing and spending the first series, and the fact that we do have so many projects where we have plans that are already complete or that are about to be complete, so that they will be on the shelf ready to go out to construction as soon as the monies are available. The anticipation is we're probably looking toward the latter part of this calendar year or early part of next calendar year.

Gary Reshefsky questioned the risk of having project designs sitting on the shelf completed.

Mary Conway, Director, CIP & Transportation, stated that it's fairly minimal. The State had a major building code update this year. It's not anticipated that there will be any build code updates in the new future that would have any kind of significant impact on the design of these projects, so that risk is low. The only issue is that, as time continues, costs escalate, and that's a reality across the board. As far as having to reengineer or redesign the plans, that risk is minimal. The larger risk is what we've already seen to date; that there may be changing opinions as more time elapses.

5. In response to Chairman Flanders' question concerning the fuel docks, Mary Conway, Director, CIP, stated that the monies for the fuel dock project have been

shifted to the second series of the bond awaiting the outcome of the Sasaki waterfront master plan.

Gary Reshefsky requested that the discussion on the fuel docks be brought back at the next meeting, to include the amount of money expended on the project to date.

HD/NIB MOTION 06-7

A MOTION TO RESTUDY THE FUEL DOCK PROJECT.

MOVED: G. Reshefsky
SECONDED: R. Aedo
ABSENT: L. Cabrera, R. Cayard, L. De Rosa, W. Harvey, J. Manowitz, D. Marko

Note for the Record: Motion passed by unanimous vote of all Board Members present.

HD/NIB MOTION 06-8

A MOTION TO ADJOURN TODAY'S MEETING.

MOVED: G. Reshefsky
SECONDED: R. Aedo
ABSENT: L. Cabrera, R. Cayard, L. De Rosa, W. Harvey, J. Manowitz, D. Marko

Note for the Record: Motion passed by unanimous vote of all Board Members present.