

CAPITAL IMPROVEMENT PROJECTS OVERSIGHT COMMITTEE
MEETING MINUTES
June 1, 2009

The meeting was called to order at 5:54 p.m.

1. **Attendance – See Attendance Sheet attachment.**

2. **Review and Acceptance of Minutes**

5:56 p.m.

MOTION: Acceptance of Minutes of the May 4, 2009 CIPOC Meeting

MOVED: Fred Karlton 2nd: Stacy Kilroy

PASSED (Unanimous)

Full audio and visual records of the meetings held in the Commission Chambers are available online on the City's website <http://www.miamibeachfl.gov/video/video.asp>

Note: Meeting conducted out of order from published agenda. Please note times alongside each item.

Mayor Bower began a discussion about modifications to the agendas.

Sub-committee meeting reports will come after public comments and any relevant status reports pertaining to the sub-committees featured will be included with the written sub-committee reports, rather than under Old Business.

Sub-committee chairs are required to submit agendas for their sub-committees and submit them in advance so that they are posted on the web. Meeting discussion is not to deviate from the published agendas. Sub-committee chairs will also submit written reports from the meetings along with agendas for the next meeting.

3. **Public Comments**

6:00 p.m.

Terry Beinstock, (2312 Bay Avenue), President of the **Sunset Islands III & IV** Property Owners Association spoke about the history of the proposed CIP project for the neighborhood and the residents' desire to see the plans come to fruition. Sunset III & IV began discussions with FPL for undergrounding utilities in 1993. All along, any discussions of other neighborhood improvements were on hold while they waited for this to be done. 16 years later, they want to reinitiate interest in CIP, and they desire to coordinate the installations with FPL, if possible. Other members of the Sunset III & IV Board were in attendance. Mr. Beinstock introduced William Goldsmith and explained that he would be helping the neighborhood in evaluating the proposed improvements and providing similar assistance as he has in other neighborhoods.

William Goldsmith (1829 West 25th Street) spoke with the Board of Sunset III & IV and looked at the proposed plans. The 35% design plans from CH2MHill show 1" asphalt overlay on the roads, 20% of the roads to be milled, no sub-surface restabilization (although, he says, the roads are settling and there are cavities and convexities). He says the roads need stabilization. There is no proposed drainage on Sunsets III & IV, and the drainage needs are not as high as on Sunset I & II. But he says there should be some surface-water conveyance. The perimeter streets are scheduled to receive 8" DIP water lines, but he was concerned that this was not carried through to the side streets. Valve boxes hydrants and meters are also included. He is concerned that "arbitrary decisions that may not stand up to coupon testing" were made, resulting in the interior homes not receiving new lines. The pipes are 80 years old, brittle and are likely heavily tuberculated.

Fred Karlton asked particularly about the water lines. He asked again for Mr. Goldsmith to explain where the water lines were to be installed, Mr. Goldsmith expressed concern over lack of water lines to the interior homes. Mr. Karlton asked if coupons were done on the lines in Sunset III & IV.

Fred Beckmann, Public Works Director, explained that the new water lines are planned to service all homes on the islands. The installation will be a loop that is installed in the perimeter streets, which will, in turn feed into the existing meter boxes. All homes on Sunset Islands III & IV will be serviced by a new water line.

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Rick Kendle asked if the decision was made based on the result of pressure-testing the lines and asked how the City was able to "get around the policy issue that we don't do all new water mains in neighborhoods." Mr. Beckmann answered that the water lines are 3.1 DPI, and there is a policy in place that the City is replacing all 3.1 water lines.

Stacy Kilroy asked for clarification that new laterals were to be included. Mr. Beckmann answered affirmative. The laterals connect the main water line to each meter at each property, at no cost to the property owners.

Tim Murphy, (1501 21st Street, Sunset Island IV) asked about the water connection to his home. Mr. Beckmann showed him on the plans where the line would meet his water meter. The existing water lines will be abandoned.

INTRODUCTION OF NEW CIP DIRECTOR

6:11 p.m.

Mayor Bower interrupted Public Comments and asked Tim Hemstreet to introduce **Charles Carreño**, new Director of CIP.

Mr. Goldsmith announced that if all homes will receive water from new water lines, then that issue is moot and they can move forward with other concerns. This is significant, he said, when considering expenditures and constructability. The HOA wants to put parameters on soft costs, and to make sure that what remains of the budget for this project goes toward construction and not otherwise categorized. It would be a great benefit to the homeowners if the FPL work and CIP work could be done simultaneously.

When asked by Mayor Bower, Mr. Hemstreet explained that the design was not moved forward from 35% because the City was waiting for the HOA to complete negotiations with FPL and AT&T/Atlantic Broadband. Now that some specifics are known, the City can move forward with completing design.

*Mayor Bower recognized **Commissioner Ed Tobin**, who entered the Chambers.

6:16 p.m.

Stacy Kilroy asked if the plans call for a single trench for both the underground utilities as well as the water line installation. This is the goal of the City and the HOA. Speaking on behalf of the HOA, Mr. Goldsmith said that the desire is to coordinate, but they do not want any delays with FPL to hold up the progress and they would not be willing to put off capital improvements any longer if there was a further hold on the utility undergrounding. Tim Hemstreet explained that the intent is to have FPL pull wire and set boxes. The City is waiting for the binding agreement between the City and FPL. Further design is to be done after the electric is installed. We will then move forward with City improvements as quickly as possible.

Fred Karlton asked if the utility undergrounding changed the parameters of the original RFQ. The answer is no, because the undergrounding was not included at the time the RFQ went out.

Mr. Karlton asked if the original RFQ called for all homes to get new water lines. Mr. Hemstreet replied that the RFQ left that up to the discretion of the City. The City decided to provide all new water during the design process. He also asked if a new RFQ is to be issued. It is too early to tell, as the City just met with the HOA and Mr. Goldsmith and there is still some pending review of the design. Until a full set of plans is developed and the City is able to coordinate with FPL, it is difficult to tell if the budget is sufficient.

Mr. Karlton asked if there is sufficient funding in place to accomplish the goals of the HOA. Fred Beckmann replied that there are still some factors to look at before determining if the funding is sufficient. Mr. Karlton asked if it would be possible to freeze soft costs such as consulting fees. Funding for program consultant Hazen & Sawyer has been frozen. If additional design is necessary, there would be

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some fees for consulting.

Mr. Goldsmith indicated that he feels the existing budget will not cover all the proposed plans and the additional requests from the HOA.

4. **Old Business**

a. **CIP Project Status Report**

Included in agenda packet, but not discussed.

b. **Construction update: Normandy Shores Neighborhood Improvement Project** 7:50 p.m.
Written report submitted. Fred Beckmann explained that this project is on schedule.

c. **Status Report: Venetian Island Neighborhood Improvement Project** 6:25 p.m.
The construction update and sub-committee report were heard at the same time.

Fred Karlton reported on the last Sub-Committee meeting. Topics discussed included budgetary items, couponing of water lines and the development of the RFQ. The RFQ was refined through the meeting and has been sent out. As of the CIPOC meeting, four more coupons were to be taken. It was decided that if the City is able to replace more water lines than planned without significant impact to the budget, the City would have no objection.

Residents were concerned about the condition of the water lines when they saw the coupons that were taken on Venetian Islands. Stacy Kilroy inquired about the email that Mr. Goldsmith had sent, listing eleven questions about the quality of the water on the islands. Mr. Goldsmith sent out portions of the coupons for independent testing in what he called an abundance of caution. He said that any testing done is simply a photograph in time. He is concerned about the conditions of the tuberculated lines and whether pieces of the material in the pipes could break off and be ingested.

The Mayor admonished Mr. Goldsmith not to use scare tactics by making those kinds of statements in a public meeting.

Mr. Beckmann announced that City water is tested throughout the year. Over 160 samples are taken each month. The City provides safe drinking water to all residents, businesses and visitors. The water in Miami Beach meets all federal, state and county standards. Monthly samples are sent to the Miami-Dade County Health Department. The City has never failed a test of its drinking water.

Ms. Kilroy said that most of the pipes in Miami Beach are tuberculated and although it is scary-looking, it is necessary to take a calm approach to replacing the lines.

Mr. Karlton asked for assurance that the mineral deposits causing the tuberculation in the water lines are safe. Mr. Beckmann replied that the water is safe.

Mayor Bower, by way of seeking solutions for issues such as need for waterline replacement, charged the sub-committees with finding universal solutions. Whatever measures are taken for Venetian Islands, she would like to see them applied to every neighborhood.

Fred Karlton reiterated his question, whether the mineral deposits were safe for the public. He went on to say that he thinks that all the pipes should be replaced. Tim Hemstreet explained that there is already a system in place within the City to determine how water lines are prioritized for replacement.

STAFF ACTION: Bring a presentation to the next CIPOC meeting on how the City prioritizes water lines for replacement and an overview of the City water system.

Rick Kendle asked Fred Beckmann to explain how the water samples are taken and tested. Mr. Beckmann explained that there are certain addresses and public areas (fire hydrants, for example) within the City where Public Works takes the samples. He again declared that the drinking water on Miami Beach is "100% safe."

Eleanor Carney, (440 West DiLido Drive), Acting President of the Venetian Islands Homeowner Association (VIHA), thanked the City for putting out the RFQ and for performing the coupon-taking. She stated that VIHA wants to pursue independent water sample testing and to have a discussion with the Public Works Department about water safety to allay any concerns. VIHA also requested that members of their board be included on the selection panel once the City receives responses to the RFQ. VIHA seeks some assistance from the City. Ms. Carney was referred to Aurelio Carmentes in CIP, who is the City liaison for these matters.

The VIHA was asked to provide the names of the residents they want to serve on the selection committee. This list will be given to the City Manager for consideration.

d. **Status Report: Sunset Islands I & II**

7:12 p.m.

Fred Beckmann reported that Chen and Associates have completed the 50% drawings for the redesign of the Sunset Island I & II project. Mr. Beckmann handed Mr. Goldsmith the 50% design package. The engineer of record is significantly ahead of schedule. Once the City receives comments on the drawings from Mr. Goldsmith and from the City Engineer, Chen can move forward to the next phase of design.

Mr. Goldsmith asked if the plans call for 100% replacement of water mains and if the interior homes were being serviced by new lines.

Fred Karlton asked how Chen could proceed with plans if all the coupon testing was not completed. He stated that he is concerned that plans are being developed without all the needed information. Without the coupons, Mr. Karlton says, there is no basis to do complete design. He is worried about spending money where it is unnecessary.

Fred Beckmann explained that the plans call for the replacement of the main water mains. Mr. Goldsmith is speaking of the smaller lines that run in rear easements. Mr. Beckmann recommends replacing the old lines with new lines in the front of the houses and abandoning the old. Mr. Beckmann has asked Mr. Goldsmith to speak with the homeowners who live in the interior streets of the islands for concurrence with that recommendation. A release form would be needed from those residents in order to relocate the water meter and install a lateral line from the back of the homes to the new line in the street. This is necessary because some work would require entering private property.

Mr. Goldsmith stated that the approach is backwards because the City should investigate the condition of the rear easement pipes first before wholesale replacement. Mr. Hemstreet offered that it would not be practical to pull coupons in residents' backyards, which would require tearing up the yards. The meter relocation and connection to a new line is not invasive.

David Bolger (1440 North View Drive) opined that if the interior homes are to be served with a new water line, then couponing is unnecessary.

Mayor Bower directed this discussion to the Sunset Island I & II Sub-Committee. (Testing of water lines vs. wholesale replacement without testing).

Mr. Goldsmith asked about a request to be made to the County for converting to one-way traffic.

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STAFF ACTION: Public Works is to make a request of Miami-Dade County for a traffic study on Sunset Islands I & II to create a one-way road on Sunset Island I. When the request is made, Mr. Goldsmith is to be copied.

Mr. Goldsmith asked for the results of the testing of existing stormwater lines (video). A contractor is scheduled for June 8, 2009 to take video of the stormwater drains and lines.

STAFF ACTION: When video testing of the existing stormwater lines on Sunset I & II is completed, Mr. Goldsmith is to be provided with the results of the testing.

Mr. Goldsmith indicated that it is better to perform this testing before the design is completed, in order to determine the condition so that money is not wasted if problems are discovered after design.

Mayor Bower asked if the Committee should look at changing City procedure and perform video surveillance of the lines prior to development of drawings rather than afterward. She asked if the Committee would consider making this a citywide policy for all neighborhood drainage improvement projects.

Stacy Kilroy agreed that video information should be required early on in order to allay otherwise unforeseen problems. Previously, the cost involved in doing this before design was prohibitive. But today costs are more reasonable and it is worth the investment for the results.

MOTION: To recommend to City Commission that procedures for planning and design incorporate investigative video of existing stormwater systems prior to developing the design plans. Video is to be used to inspect existing stormwater infrastructure that is proposed to remain in order to check if it is still viable. This is to be done during the schematic phase of the design process, no earlier. Staff is to be directed to come up with procedure, and to decide whether these videos should be independently supplied or if the consultant should supply it.

MOVED: Stacy Kilroy 2ND: Fred Karlton

Rick Kendle expressed concern that implementing this would add to soft costs, and would be counter to the expressed goal of reducing soft costs.

Mr. Goldsmith announced that he is having the line to an outfall in the easement of his property currently inspected like this (cleaned, vacuumed and televised) by Central Florida Equipment for \$1,000. There are eleven lines in Sunset I & II so he estimates that this would cost approximately \$10,000 - \$12,000.

MOTION PASSED: Unanimous

Mr. Goldsmith ended by announcing that the engineer of record for the Sunset Island I & II project and the CIP Office have agreed that he can install a new outfall in the easement on his property. The City is drafting a letter of agreement for Mr. Goldsmith's signature.

- e. **Status Report: 44th Street & Royal Palm Avenue Drainage Improvements**
Final report submitted with agenda packet. Not discussed.

5. Sub-Committee Meeting Reports

- a. **Flood Mitigation Sub-committee**

7:07 p.m.

Erik Agazim, Sub-Committee Chair, said that the sub-committee is still exploring the priority basins system, and reinterpreting the system. They are also looking into a program to make the public more aware of the importance of the swales when it comes to drainage. Mr. Agazim was impressed with the GIS system in locating issues such as drainage hot spots. He asked if CIPOC members could have access to this system. The Committee wants to see a

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demonstration of this system.

Fred Beckmann responded that this is still being developed and a version of the GIS system will be made available online for the general public to view. There are certain systems that are proprietary to the City for security reasons.

STAFF ACTION: Present an overview of the GIS system at the next CIPOC Flood Mitigation Sub-Committee meeting on July 14 meeting. Please also include a report on the Tide-flex valves used throughout the City.

b. Flamingo Neighborhood Sub-Committee

6:50 p.m.

Rick Kandle, Sub-Committee Chair reported that at the last meeting, they were assured that funding would be in place. He said he is concerned about the condition of water lines, seeing the situations in other neighborhoods. He is also concerned that the City is not sure at this time which streets will be reconstructed, rather than simply paved over.

Mayor Bower reiterated that it is important to take lessons learned and positive processes used in other neighborhoods and apply them to all neighborhoods. This, she stated, is the role of the sub-committees and she hopes that the sub-committees bring these suggestions to the general meetings.

Fred Karlton noted that there is a framework in place for proceeding with plans for Flamingo and other neighborhoods. He emphasized again that the City should make sure to cut back on soft costs and make sure to accomplish proper drainage, and not to re-design over again.

Denis Russ (945 Pennsylvania Avenue) said that the residents have been focused on the above-ground improvements and pedestrian amenities. Now that the project involves storm drainage and water distribution, the neighborhood is counting on City Staff to get that designed so that the entire project can move forward. Now, the focus is on getting the money and pushing the project forward.

There is a draft Design Criteria Package in draft form and this will be reviewed at the next sub-committee meeting.

Tim Hemstreet explained that there are no contracts for the Flamingo neighborhood, and the sub-committee was set up to steer the process through design and into construction and to control soft costs, etc. The project is on hold because it needs some additional funding, pending a decision from Commission. No soft-costs are being expended right now because there is no designer of record, and the City could move forward to bring someone on board. One of the issues in the sub-committee has been whether to move forward with a design/bid/build process or a design/build process with a DCP. The City has been actively engaged in the process with the sub-committee and community members.

In response to a question by Fred Karlton, it was explained that there is no RFQ because the sub-committee is still deciding between the processes. There is a draft DCP, and the sub-committee has indicated that they want to see this done as a design/build project. This needs to come back to CIPOC for approval to recommend to Commission. The ultimate decision will come from Commission. Denis Russ noted that there is a new CIP Director who needs to also evaluate whether design/build is the best process for this project.

Stacy Kilroy said that it is important to note that the neighborhood has embraced the BODR without modification. She noted that what has happened in other neighborhoods is that there is not always consensus if the BODR is several years old. Mr. Russ stated that the neighborhood is happy with the BODR and the plans for the above-ground improvements. The 60% documents are on display at the Seymour Hotel for the entire neighborhood to view.

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c. **Venetian Islands Sub-Committee**

6:25 p.m.

The construction update and sub-committee report were heard at the same time. See item 4c.

6. **Staff Action Report**

Included in agenda packet, but not discussed.

7. **Calendar**

8. **Adjournment:**

7:50p.m.

The next meeting of the Capital Improvement Projects Oversight Committee will be held at 5:30pm, Monday, July 13, 2009.

9. **Additional Item: Nautilus West Construction Update**

7:43 p.m.

This item was requested by **Christina Cuervo** after the agenda went to print.

A written memo was distributed as an addendum.

Christina Cuervo asked about the new pump stations. Neighbors have stated that they were told that the pumps were not fed with FPL lines. Fred Beckmann responded that the service points have not yet been energized, but all wiring is in place.

Albert Dominguez, of RIC-Man International (contractor for Nautilus West ROW), explained that all six pump stations have been installed. All permits and payments are in, and now the City is waiting for FPL to come out to energize.

Rick Kendle asked if the water mains on Jefferson and Adams were being installed. RIC-Man will replace about 2800 lineal feet of new water main, which was not previously included in the project. This work will take up to forty days to install and will begin this summer.

Mr. Kendle suggested that the City do some outreach to inform residents that they have new water lines and that they can get a separate meter for irrigation.

Stacy Kilroy asked about final asphalt paving in Nautilus. Albert Dominguez responded that final paving in Nautilus West (and 44th Street in Orchard Park, pending additional drainage improvements) has not yet occurred.

JMG/TH/FHB/CC/shl

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