

**CAPITAL IMPROVEMENT PROJECTS OVERSIGHT COMMITTEE
MEETING MINUTES
October 5, 2009**

The meeting was called to order at 5:36 p.m.

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

2. **Review and Acceptance of Minutes** 5:36 p.m.
PASSED (Accepted by Acclamation)
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.

3. **Public Comments**

No members of the public came forward for public comments.

4. **Consent Items for Commission**

- a. **REQUEST FOR APPROVAL TO ISSUE A REQUEST FOR QUALIFICATIONS (RFQ) FOR THE PREPARATION OF A NEW CITYWIDE COMPREHENSIVE STORMWATER MANAGEMENT MASTER PLAN IN THE CITY OF MIAMI BEACH TO SUPERSEDE THE EXISTING COMPREHENSIVE STORMWATER MANAGEMENT PROGRAM MASTER PLAN DEVELOPED BY CH2MHILL IN MARCH 1997.** 6:59 p.m.

Denis Russ (945 Pennsylvania Avenue) reviewed the information in the RFQ and the history of the Flamingo Neighborhood project. He wanted to make sure that the Flamingo Neighborhood remains a priority for the City and is the first neighborhood approached under this new master plan. He noted that in the staff action items report, staff was directed to provide a proposed timeline for the Flamingo Neighborhood project.

STAFF ACTION: Include a proposed timeline for the Flamingo Neighborhood project with the regular status reports.

STAFF ACTION: Re-visit the point system for evaluating qualifications, and provide guidelines for the evaluation committees to use in awarding the points.

MOTION: Recommend to City commission that the request for qualifications as outlined above be approved.

MOVED: S. Kilroy 2nd: E. Camargo

PASSED: R. Kendle and F. Karlton voted against. All other members voted in favor.

- b. **REQUEST FOR APPROVAL TO ISSUE A REQUEST FOR QUALIFICATIONS (RFQ) FOR DESIGN, BID AND AWARD, AND CONSTRUCTION ADMINISTRATION SERVICES, FOR THE REDESIGN OF THE PAR 3 GOLF COURSE.**

This item was sent to CIPOC by the Land Use Committee, seeking any comments on the scope of the RFQ.

Fred Karlton asked that drainage be added to the language in the design services section of the RFQ.

MOTION: Recommend to City Commission that the request for qualifications with the requested modification as outlined above be approved.

MOVED: S. Kilroy 2nd: E. Camargo

PASSED: Unanimous

5. **Referral from Commission C4B (Sept 9, 2009)**
REFERRAL TO THE CIP OVERSIGHT COMMITTEE TO DISCUSS FLOODING ON CHASE AVENUE BETWEEN 34TH AND 37TH STREETS 6:25 p.m.

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Mrs. Clara Stegeman (3437 Chase Avenue), spoke on behalf of residents on Chase Avenue. She noted that culverts are installed above the level of the sidewalk and also noted that since the Miami Beach Golf Course was renovated, it is elevated and the adjacent streets flood. Mrs. Stegeman wants the CIPOC to be aware that the flooding situation on Chase Avenue needs addressing. (Mrs. Stegeman was joined by another neighbor, who did not provide her name or address)

Charlie Carreño, Director of CIP, pointed out that the photos that were brought to CIPOC (and are included as addendum to the agenda of October 5, 2009) were of the flood event that occurred on June 5, and happened throughout the City. Mrs. Stegeman said that nuisance flooding is an issue all the time.

Mr. Karlton asked if the inlets in this area have been inspected for blockage and if proper maintenance has been done. He indicated that the first step is to look into the current conditions before proceeding.

Rick Kendle said that he had driven on Chase Avenue to look at the situation, and he noted that the swales are higher than the road, which adds to the problem. The plan for the neighborhood includes some swale restoration, but not citywide swale reclamation. The drainage solution will involve more work, including the addition of pump stations, drainage wells, and other means of pulling the water off the street.

Stacy Kilroy suggested that CIP Staff send out information to the community about the schedules for cleaning inlets and outfalls. (This information would come from the Public Works Department)

STAFF ACTION: Send out periodic information to the community with the schedules for cleaning inlets and outfalls.

6. Lessons Learned: Procedures

Presented in printed agenda, but not discussed.

7. Discussion Items

- a. Sidewalk Coloration: "Miami Beach Red" vs. Grey Concrete 6:08 p.m.
The item up for discussion before the CIPOC and the Commission is whether the City should continue to install "Miami Beach Red" sidewalks or use the more economical natural concrete. This discussion was generated because Frank Gehry, the architect for the New World Symphony campus, asked that the City allow the installation of natural concrete on 17th Street.

Mayor Bower opined that she preferred the red sidewalks and would appreciate better sidewalk maintenance.

Mr. William Cary, Assistant Director of Planning, gave a presentation on the history of the sidewalks in the City. The presentation is included as an addendum in printed format in the October 5, 2009 CIPOC agenda. Staff recommendation is for the City to consider changing the standard in non-historic districts to natural grey, and for the Historic Preservation Board to make the determination in historic districts.

Mayor Bower asked that this item be brought to the community, to get an idea of what residents and business owners think about this.

- b. Concrete Pavers for Star Island Roadway

Mr. Carreño explained that CIP staff recently met with Star Island Association board members and presented plans for the neighborhood improvements. At that meeting, attendees requested that the entire roadway the circles the central park be paved with

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concrete pavers, rather than asphalt and some decorative pavers at the entrance to the island, as detailed in the approved BODR. The information included in the printed CIPOC agenda explains the basic scope of the project as approved and outlines the additional costs necessary should the request for the pavers be approved. Additional drainage items were also requested. There are no additional GO Bond funds available to add to the scope of work on this project. There is an estimated Capital Funding Shortfall of \$1.5 million should the additional work be included. Since the requested items constitute material deviations to the BODR, the process is to come to CIPOC and Commission for the appropriate approvals.

Patricia Frost (21 Start Island), represented the Star Island Association. She mentioned that the residents of Star Island pay high taxes, and their taxes and fees pay for security, the guardhouse, lighting, etc. She also mentioned recent flooding concerns, and added that Island residents are aware that this is an issue throughout the City and that issue was being somewhat addressed in the approved plans. Asphalt roadway resurfacing was approved and presented at the meeting with residents. The plans also called for light-blue pavers at the entrance, which was rejected by the homeowners, they would prefer "regular pavers." Considering that the island is high profile (movie crews use the island all the time) and that they pay high taxes, they would like their wishes approved. The residents requested approval of additional funding for the pavers on the entire roadway.

Hans Muller, President of the Palm/Star/Hibiscus Island HOA said he is a proponent of the pavers. The basis of this request is from a standpoint of their island being the most picturesque, the streets are in need of resurfacing as the asphalt has worn away. Capital improvements have been minimal and upgrades are warranted. He pointed out that homeowners on the island underwrite considerable landscaping improvements.

Rick Kendle said he first had issues with setting precedent by approving special treatment. However, he stated that looking closer at the request, he realized the historic significance of the island and the favorable attributes of the surroundings and is more in favor of the pavers. His concern, however, is that the plans do not adequately address storm drainage, and pointed to the recent approaches on the Sunset Islands and Venetian Islands.

Mr. Mueller stated that the homeowners are in favor of increased storm drainage, and look at the pavers and storm drainage as separate items, asking the CIPOC to look at approving both items.

Mr. Carreño explained that no storm drainage funding allocations were made to this project. The mitigation approach in the plans is to slope the roadway away from the homes on the perimeter and into the park. He stated that he felt that would be inadequate and that he and CIP Staff suggested a valley gutter around the park perimeter and new deeper drainage inlets with a sump to collect additional water. These improvements would require DERM approval and therefore a filtration system. The next step would be to investigate the conditions of the existing outfalls.

Mr. Kendle asked if the City had considered the long-term maintenance of a roadway with pavers. Mr. Carreño responded that brick or concrete pavers do require more maintenance, that any utility work to be done will have to break through the pavers, and that to construct the roadway, it would be necessary to first put down a concrete sub-base to handle traffic, which would add to the construction expense.

Mayor Bower asked if the island historically had pavers in the roadway, and added that she was not in favor of pavers. Mr. William Cary, Assistant Director of the Planning

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Department, responded from the gallery that the island did not, to his knowledge, have pavers on the roadway.

Israel Magrisso added that the cost of pavers is more expensive than asphalt and require more maintenance. He asked for a cost breakdown of pavers vs. asphalt.

STAFF ACTION: Provide a breakdown of cost comparison of pavers vs. asphalt roadway.

Mr. Mueller stated that yes, the Star Island Association is asking for something that is more expensive. The homeowners feel that they should have their request honored because they are a special community, because the island has special attributes and because the tax revenue that the island generates is significant.

Tim Hemstreet, Assistant City Manager explained that the request before the Committee is to decide if the scope of work for the neighborhood project should be changed, replacing street surface with pavers, which would add almost \$1.6 million to the project. This was brought to CIPOC because the request deviates from typical roadway surface. The additional request would be also to look at adding stormwater drainage to the project. The project is now at 90% design, and could go out to bid as early as December or January as is. If the requests are honored, there would be delays while the project is re-designed.

The cost for the additional drainage work would be an additional \$500,000 (Valley gutters, new catch basins, exfiltration trenches and all the items listed in the memo, sans the pavers and re-design fees). Mr. Karlton stated that perhaps a better approach would be to address drainage and look at decorative items when the economy changes for the better.

CIPOC asked for the formation of a sub-committee, to look at the issues on Star Island.

FORMATION OF SUB-COMMITTEE: Stacy Kilroy will chair the Star Island In-depth Neighborhood Review Sub-Committee. Staff will work with Ms. Kilroy and the members of Star Island Association to coordinate a meeting when convenient to all parties.

8. Old Business

- a. CIP Project Status Reports
 - i. CIP Projects
 - ii. Public Works-Managed Capital-Funded Projects
- b. Construction Update Normandy Shores Neighborhood Improvement Project
- c. Status Report: Venetian Island Neighborhood Improvement Project 6:42 p.m.
William Goldsmith (1829 West 25th Street) presented some additional information on the status of the Venetian Islands project, the Sunset Island I & II project and the Sunset Island III & IV project.
- d. Status Report: Sunset Islands I & II
90% design is expected October 21, 2009. 100% design is expected on November 1, 2009, along with the start of permitting and bidding (with an understanding that the scope could change slightly, depending on conditions of outfalls). Bidders will be asked to include unit pricing for add-ons should plans be tweaked. Sunset Island HOA understands that the dates presented are not exact, but want the schedule to stay close.
- e. Status Report: Sunset Islands III & IV
In Sunset III & IV, the City has come to an agreement on a fee modification for the addition of drainage and utility coordination. Mr. Goldsmith is seeking a three-month turn-around in coordinating utility underground (design and permitting). Any problems with the current drainage would be discovered with video investigations of the system.

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Terry Beinstock, President of the Sunset Island III & IV HOA, asked for clarification on how the special taxing district would pay FPL. He also asked that additional design be considered for the entrance to the islands. As the requested improvements to the entrance are not currently funded, the item will have to go to the City Commission to seek funding allocation for the beautification. The original GO Bond funding for landscaping on Sunset III & IV was only \$2,000. Once Staff has an idea of what funding is necessary for these improvements, the issue will be brought to the appropriate committee(s) and the City Commission for approval.

- f. Status Report Royal Palm Avenue and 44th Street Flooding Mitigation
Presented in printed agenda, but not discussed.
- g. Status Report: Design-Criteria Package for Flamingo/West avenue Neighborhood ROW
Presented in printed agenda, but not discussed.
- h. Discussion Item: Sub-Committee Functions and Organization
Presented in printed agenda, but not discussed.

9. Staff Action Report

10. Calendar

Because the City Elections are held November 3, 2009, the Committee requested that the November CIPOC meeting be moved from November 2, 2009 to November 9, 2009.

MOTION: Reschedule the November CIPOC meeting from November 2, 2009 to November 9, 2009.

PASSED: by acclamation.

11. Adjournment:

8:01p.m.

The next meeting of the Capital Improvement Projects Oversight Committee will be held at 5:30pm, Monday, November 9, 2009.

JMG/TH/FHB/CC/shl

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