CITY OF OPA-LOCKA
"The Great City"

CLERK'S ACTION SUMMARY MINUTES

Virtual Workshop
Wednesday, April 21, 2021
5:30 p.m.

1. WELCOME/OPENING REMARKS:

Mayor Matthew Pigatt called the Workshop to order at 5:30 PM on Wednesday, April 21, 2021.

In his opening remarks, Mayor Pigatt stated that the workshop was scheduled to discuss infrastructure projects and the Commission's priorities.

2. ROLL CALL:

The following members of the City Commission were present: Commissioner Alvin E. Burke, Commissioner Chris Davis, Commissioner John H. Taylor Jr., Vice Mayor Veronica J. Williams and Mayor Matthew A. Pigatt. Also, in attendance were: City Manager John E. Pate, Assistant City Attorney Candice Cobb and City Clerk Joanna Flores.

Assistant City Attorney Candice Cobb announced the agenda protocols for virtual workshop meetings pursuant to Resolution No. 21-2835 passed by the City Commission on January 27, 2021.

3. INVOCATION:

The invocation was delivered by Vice Mayor Williams.

4. PLEDGE OF ALLEGIANCE:

The Pledge of Allegiance was led by Commissioner Davis.

5. INTRODUCTION / WORKSHOP OVERVIEW:

Mayor Pigatt stated that the workshop was called by the Commission as a continuation of the Commission Priorities Workshop that they have been talking about over the past few months, and to get a detailed understanding of the timelines and milestones for major infrastructure projects throughout the City, which he acknowledged residents and business owners want to make sure are being tackled.

6. PUBLIC COMMENTS:

City Clerk Flores announced the protocol for public participation at City Commission meetings.

Clerk Flores stated that there were no public comments.

Mayor Pigatt encouraged the public to visit the website to join upcoming workshops and share their wishes with the Commission to participate in what they have going on with the City.

There being no persons to address the Commission, public comments were closed.

7. DISCUSSION ITEMS:

a) City of Opa-locka Infrastructure Projects Presentation by Airia Austin, Director of Public Works & Utilities / CIP

Mayor Pigatt asked City Manager Pate to start the presentation on the City's infrastructure projects.

City Manager Pate thanked Mayor Pigatt and reiterated that the purpose of the first section of the workshop is to go over all the Public Works and Capital Improvement Projects, so that the Commission can gain a better understanding and answer any concerns they have, providing a succinct picture of how the City is being moved forward. The City Manager asked Public Works Director Airia Austin to begin his infrastructure presentation for the Commission.

Public Works Director Airia Austin presented the infrastructure projects of main concern to the Commission including:

- Roadway and sidewalk improvement
- Cairo Lane

Mayor Pigatt asked when the 18-month timeline for the Cairo Lane project began.

Public Works Director Airia Austin stated that the timeline for the Cairo Lane project began when it was first awarded in September of 2020.

Mayor Pigatt asked who the Cairo Lane project had been awarded to.

Public Works Director Airia Austin stated that the Cairo Lane project had been awarded to 300 Engineering.

Mayor Pigatt recalled that when they went up to Tallahassee, the representatives of the State of Florida spoke about having a project coordinator and asked if 300 Engineering was the company that was selected to do that.

Public Works Director Airia Austin confirmed that Mayor Pigatt was correct, reminding the Commission that they approved 300 Engineering to complete their assessment. The Public Works Director stated that the services to remove the debris from Cairo Lane and the unsuitable material in the drainage system on 127th Street, were procured under the City Manager's emergency authority, but for the State of Florida to fund the project, they would prefer to see the work procured under the engineering company to have them administer it since it was a publicly bidded firm.

Mayor Pigatt asked if 300 Engineering would also do Phase 2 of the Cairo Lane project.

Public Works Director Airia Austin stated that 300 Engineering would develop the drawings for the Cairo Lane project to be put out to bid and then they would manage the construction as required by the State of Florida.

Mayor Pigatt asked what the City's role will be now that 300 Engineering has the project, based on the milestones and guidelines in the contract.

Public Works Director Airia Austin stated that the City will observe the project to ensure that the guidelines are followed.

Mayor Pigatt asked if the contract with 300 Engineering needed to be amended to add the debris removal.

Public Works Director Airia Austin confirmed that his Department will be bringing the amendment of the contract with 300 Engineering before the Commission.

Mayor Pigatt recalled that maintaining Cairo Lane so that it could be drivable as the project is going on, was part of the original contract and he asked what the consideration is now.

Public Works Director Airia Austin informed the Commission that the business owners are maintaining the movement of traffic on Cairo Lane, and he said that the bigger concern is that unsuitable materials are being dumped on the sides of the road. The Public Works Director stated that based on the material type, it's indisputable that the materials which were dumped came out of one of the facilities that operate along Cairo Lane.

Mayor Pigatt asked if it was the business owner's responsibility to maintain Cairo Lane so that it's drivable during the time the project is going on.

Public Works Director Airia Austin said that it is not the responsibility of the businesses to maintain Cairo Lane, but since they do not have a third-party contractor which would represent a sizable cost, the businesses have undertaken that task.

Mayor Pigatt pointed out that Cairo Lane is a road which businesses are on, and they are having challenges with customers getting to those businesses. The Mayor asked what the City had in place to make sure that the road is usable over the next 20 months during the completion of the project.

Public Works Director Airia Austin stated that his plan is to bring a contract before the Commission, which is going to cost approximately $3,000 per month, for the maintenance of traffic on Cairo Lane, to grade the roadway on a weekly basis and fill in any holes resulting from rainfall.

Mayor Pigatt stated that every day that Cairo Lane is not maintained, is a challenge to the business owners and the project, and he asked how soon the maintenance could start so that at the very least, the road is drivable during construction.

Public Works Director Airia Austin said that his plan is to bring the contract for maintenance of Cairo Lane to the Commission at the first meeting in May.

- Milling & Resurfacing

Mayor Pigatt asked if the plans for milling and resurfacing are ready to be shared publicly on social media, so that people can see what is coming up.

Public Works Director Airia Austin confirmed that the plans for million and resurfacing can be shared publicly.

Mayor Pigatt recalled seeing a big pothole on the corner of 42nd Avenue during the bike ride, and he asked how new potholes are identified during the process.

Public Works Director Airia Austin stated that the pothole initiative on Wednesdays and Thursdays is ongoing and if they are made aware of them, they will be repaired. The Public Works Director assured the Commission that he would have Staff from his Department check the area where Mayor Pigatt stated he saw the pothole.

Commissioner Davis noted that Public Works Director Airia Austin's presentation stipulated that there would be 5 phases of milling and resurfacing, and he asked how many phases the project would include.

Public Works Director Airia Austin stated that the 5th phase of the milling and resurfacing project would be the final phase until the process has to be started over to ensure that the streets stay in pristine condition.

Commissioner Davis asked if the milling and resurfacing project would comprehensively address the lack of sidewalks throughout the City.

Public Works Director Airia Austin informed the Commission that he will present the sidewalk project shortly, and that the milling and resurfacing project is just for the roadways.

Commissioner Davis asked if the milling and resurfacing project would finish all the roadways in the City.

Public Works Director Airia Austin informed the Commission that the milling and resurfacing project would finish all the roadways that need to be done until the stormwater project is in place. The Public Works Director added that the Commission will hear more about the stormwater project at their second meeting in May.

Mayor Pigatt asked if the repair of Ali Baba Avenue between 22nd Avenue and 27th Avenue is going to have stormwater infrastructure or if it is part of the remilling plan, pointing out the potholes on that road.

Public Works Director Airia Austin explained that the repairs of Ali Baba Avenue between 22nd Avenue and 27th Avenue were held back because it was not as drastic as other areas, but he acknowledged that it could use a temporary roadway. The Public Works Director stated that some potholes and undulation on that road were the result of failed drainage systems, adding that it is one of the areas of concern for the stormwater infrastructure projects.

- New Sidewalk

Commissioner Davis noted that it seems most of the downtown area sidewalks have been completed and that the project is working towards the 37th Avenue corridor. The Commissioner asked if the 2nd phase of the sidewalk project was the final phase.

Public Works Director Airia Austin informed the Commission that if they continue at the current pace, they have sidewalk projects to last the next 4 years. The Public Works Director added that when the assessment was first made, there were $2 million of sidewalk infrastructure needs.

Commissioner Davis asked Public Works Director Airia Austin if the downtown area was made more walkable and accessible for the residential properties and public transportation access.

Public Works Director Airia Austin stated that they started with the downtown area sidewalk to comply with Miami-Dade County's SMART Plan, making public transportation accessible to residents since it is close to the Tri-Rail facility.

Mayor Pigatt recalled that when the Commission first talked about the sidewalk project almost 2 years ago, there was a map that showed all the gaps in the sidewalks, and he asked that it be shared with the rest of the Commission. The Mayor asked at what point all the sidewalks will be completed.

Public Works Director Airia Austin informed the Commission that his Department hopes to complete the City's sidewalks within 5 years. The Public Works Director reported that the process may be accelerated through Transportation Alternatives Program grants, which will be brought before the Commission. He explained that they did not have as much work being done on sidewalks as they have had on milling and resurfacing because some of the projects are funded by the Citizens' Independent Transportation Trust and gas tax dollars, and they did not have a large sum of money. Mr. Austin assured the Commission that now that the milling and resurfacing project is tapered off, they will be stepping up the sidewalk initiative.

Mayor Pigatt noted that the sidewalk map provided to the Commission had little pieces of sidewalk in different areas.

Public Works Director Airia Austin informed the Commission that the gaps between the sidewalks are filled in.

Vice Mayor Williams asked what the process was that delineated what became phase 1 and what became phase 2 for both the sidewalk project as well as the milling and resurfacing project.

Public Works Director Airia Austin informed the Commission that the roads identified for phase 1 of the milling & resurfacing project were based on the roads in the worst condition and the available dollars. The Public Works Director explained that prior to the beginning of the project, there were a lot of risk management calls for tires damaged by potholes, and they were almost eradicated. He stated that the decision to include the roads that were identified for phase 1 was based on commuter complaints as well as the assessment of the need to rebuild the roadways. Mr. Austin also said that the decision to include the sidewalks that were built as part of phase 1 for the sidewalk project was based on having sidewalk infrastructure to make the journey easier for residents walking towards public transportation, in addition to addressing the hazardous area around the school.

Vice Mayor Williams shared that she was traveling on Ali Baba Avenue between 22nd and 27th Avenue and that it is an eyesore with traffic at a standstill because there were cars and trucks holding everything up, and she asked if that is a contributing stressor on that roadway.

Public Works Director Airia Austin acknowledged that the heavy stressors of double parking on both sides of the road almost 24 hours a day, will require an upgrade to the roadway design if they are unable to curb the current use of the roadway.

Vice Mayor Williams shared her belief that there are a lot of other challenges with the road, including the businesses overlaying their garages to the outside of the road, and the road being connected to Le Jeune Road and many other roads that have people on the outside traveling the road. The Vice Mayor expressed her wish to curtail some of those issues.

Public Works Director Airia Austin assured the Commission that his Department is working with the Code Enforcement Department to address the concerns raised by Vice Mayor Williams.

Mayor Pigatt stated that the Commission has been talking for years about code compliance on Ali Baba Avenue between 22nd and 27th Avenue and lamented that Vice Mayor Williams bringing it up demonstrates that it is not being addressed. The Mayor asked if there was a plan to address the businesses operating outside of the City's code, so that the street is not an eyesore.

Public Works Director Airia Austin stated that he would have to yield to City Manager Pate or the Code Enforcement Department to address Mayor Pigatt's question about the plan to address businesses operating outside of the City's code.

City Manager Pate thanked Mayor Pigatt for his question and stated that the City would have to work diligently to deal with code enforcement in Ali Baba Avenue between 22nd and 27th Avenue. The City Manager stated that businesses are in places where they are not necessarily zoned to be. He said that the Miami-Dade County Division of Environmental Management has requested a review of all business licenses and locations where businesses are zoned during the consent decree period that the City is in.

Mayor Pigatt recalled that the consent decree was first put together in 2017.

Public Works Director Airia Austin reminded the Commission that the first consent decree addressed the City's shortcomings with the sewer system and the Building Department. The Public Works Director pointed out that the City now has a more specific consent decree that was signed more recently and would address the zoning issues.

Mayor Pigatt stated that the issue of completely reviewing the City's occupational licensing and code enforcement has come up quite a bit on the dais since he has been there, and he asked if the review had an estimated time for completion.

Public Works Director Airia Austin stated that the review of the City's zoning issues must be completed by August of this year.

Commissioner Taylor asked if the sidewalk project will take 4 years from the moment it began, or if there is still 4 years' worth of work to be done.

Public Works Director Airia Austin clarified that the sidewalk project has 4 years' worth of work that may be able to be moved forward in a shorter period if they are able to successfully obtain a grant and thus, he cannot give the Commission an estimate for completion.

Commissioner Taylor asked how the Public Works Department is addressing potholes throughout the City.

Public Works Director Airia Austin explained that the Public Works Department is advised of potholes by the City's Law Enforcement, Public Works Staff in addition to through the new Build A Better Opa-locka app that gives residents direct access.

Commissioner Taylor asked how long it takes to fill potholes in the City.

Public Works Director Airia Austin stated that potholes in the City are filled every Wednesday and Thursday. The Public Works Director informed the Commission that they obtain 4 tons of asphalt from the asphalt plant on a weekly basis and address all the potholes they can with that material.

Commissioner Taylor asked if residents who report potholes are being responded to with what was done to resolve it.

Public Works Director Airia Austin assured the Commission that reports from residents are being addressed within a week and he said that as a mandate in the software, residents must be responded to in a timely manner, or the matter is escalated to as high as the City Manager's Office.

Mayor Pigatt asked when the Build A Better Opa-locka app will be launching.

City Manager Pate informed the Commission that the Build A Better Opa-locka app has launched internally and asked Information Technology Director Nelson Rodriguez to provide a timeline when the app will launch externally.

Information Technology Director Nelson Rodriguez reported that while the Build A Better Opa-locka app is in the app stores, it has not been publicized yet as they make sure it is functional with the workflows and notifications. The Information Technology Director stated that they are halfway through the soft reveal of the app, and the go ahead to begin marketing the app will be given over the next 7-10 days. He added that a full plan has been received from the City's marketing firm. Mr. Rodriguez informed the Commission that every single category is not going to be released at once, as they make sure staff that has

been trained has hands-on use of the app. He said that potholes and illegal dumping will probably be one of the first categories and more will be added as time progresses.

Mayor Pigatt said that the Build A Better Opa-locka app sounds amazing and expressed his hope that other functions are added like scheduling a meeting with the Commission, which he recalled seeing in the City of North Miami app. The Mayor asked if the Commission would get an overview of the details when the app launches, so that they can also communicate it to the residents.

Information Technology Director Nelson Rodriguez recommended that a workshop or information session be conducted with the City's elected officials so they can inform constituents on how the app works and get them involved in using it. The Information Technology Director said that if the Commission would like to see where the app is at now, they can go to the app store on Google or Apple and download it.

- Ingram Park

Commissioner Taylor recalled that one of his colleagues brought up the issue of Ingram Park being open from dusk to dawn, and he noted that Public Works Director Airia Austin stated that he doesn't know why the park is closed and that as far as he is concerned, it should not be closed.

Public Works Director Airia Austin said that he doesn't know the reason for keeping Ingram Park closed but recalled that there was a soft opening at the park when it was last opened during the time that Commissioner Kelley was in the City.

Commissioner Taylor asked Public Works Director Airia Austin to explain the 2-year closure of Ingram Park.

Public Works Director Airia Austin stated that Ingram Park was closed for 2 years because of the precarious nature of the lighting which was severely damaged. Mr. Austin informed the Commission that during the 2-year period, his Department was awaiting a determination from the Federal Emergency Management Agency which wanted to do their due diligence to determine if the storm caused the damage to the lights or if it was poor maintenance. He explained that because Google photos showed that some of the lighting poles were leaning for a long time, they asked that the application for funding be withdrawn, after which the poles were demolished so that the park could be opened.

Commissioner Taylor asked if Ingram Park can be open from sunrise to sunset because when he goes by, the gate is closed, and you can't even get in.

City Manager Pate stated that in essence, all the City's outdoor facilities are open from dawn to dusk, and he doesn't see anything prohibiting Ingram Park from being open from

dawn to dusk. Mr. Pate said the Parks Department is very aware that the parks are open from dusk to dawn and offered to have a conversation with the Parks & Recreation Department Director Delven Patterson, to ask if there was any specific reason that the park was kept closed.

Parks & Recreation Department Director Delven Patterson informed the Commission that Ingram Park has been open since the last Workshop, with his staff opening the park at 7:00 AM and closing it at about 6:00 PM.

Mayor Pigatt asked to clarify if Ingram Park is fully operational from sunrise to sunset, and if there are activities.

Parks & Recreation Department Director Delven Patterson confirmed that Ingram Park opens at 7:00 AM and his staff closes the park at 6:00 PM, for passive use only because the buildings are closed.

Mayor Pigatt asked for a breakdown of all the things that need to be done at Ingram Park and when they are planned to be done. The Mayor also asked what the status of the park was, in consideration of the fishing event being held at the park.

Parks & Recreation Department Director Delven Patterson reported that while the buildings at Ingram Park are closed, they have been painted. Mr. Patterson also said that the work on the light poles is scheduled, work has been done on the vegetation at the lakeside with the grass being cut, in addition to the work being done on the tennis courts. He stated that it is a work in progress but assured the Commission that Ingram Park is open for the public to enjoy.

Commissioner Davis shared that as Commissioner Taylor has said, he too saw the main fence at Ingram Park closed, and asked why it was closed, speculating that perhaps it was to combat the large crowd that likes to ride jet skis and engage in watersports.

Parks & Recreation Department Director Delven Patterson assured the Commission that the gate to Ingram Park should be open, with staff there until 6:00 PM. Mr. Patterson offered to adjust schedules to have staff stay at the park a little bit later.

Commissioner Taylor asked if a sign could be put up stating that Ingram Park is open from sunup to sundown, so that residents are aware.

City Manager Pate stated that it would not be a problem to put up a sign stating that Ingram Park is open from sunup to sundown.

Commissioner Davis asked if a marketing initiative could be put together on the parks.

Mayor Pigatt noted that he had just seen a marketing piece about the exercise stations at Segal Park and joined Commissioner Davis in asking for marketing of the nice lake views at Ingram Park.

Parks & Recreation Department Director Delven Patterson assured the Commission that he will have a marketing piece drawn up for Ingram Park tomorrow and will send it over to the City Manager's office.

- Historic City Hall

Commissioner Taylor acknowledged that Historic City Hall is not structurally sound but asked if a temporary band-aid can be put on it by simply painting it, taking the wood off and putting some blinds up so that it is not such an eyesore.

Public Works Director Austin noted that Commissioner Taylor wants to make Historic City Hall aesthetically pleasing and asked for guidance from City Manager Pate.

City Manager Pate stated that Commissioner Taylor has already brought his initiative for Historic City Hall to him and he said that he is perfectly supportive of it.

Mayor Pigatt asked when the improvements to Historic City Hall will get done.

City Manager Pate informed the Commission that Commissioner Taylor has the intent for Residents and City Staff to do a community cleanup for Historic City Hall.

Commissioner Taylor shared that he had a conversation with City Manager Pate a couple of days ago, during which he asked him if he could organize a paint party to make Historic City Hall nice and appealing.

Vice Mayor Williams asked if Historic City Hall falls under the Community Redevelopment Agency.

Public Works Director Austin confirmed that Historic City Hall falls under the Community Redevelopment Agency.

Vice Mayor Williams said she too was thinking of the aesthetics of Historic City Hall but expressed her concerns about legal issues with the project as well as how high the participants in a paint party would be able to paint, considering they are not professional painters. The Vice Mayor suggested that the Community Redevelopment Agency could purchase a green gate to wrap around Historic City Hall until the project gets going.

Public Works Director Airia Austin stated that a paint party cannot reach the tallest tower or the roofs of Historic City Hall, which he said would require professional equipment, but he said that a cleanup around the facility would be a good thing.

Community Redevelopment Agency Manager Gregory Gay informed the Commission that he can foresee the purchase of a green gate to wrap around Historic City Hall as something that is doable but would have to be discussed by the Community Redevelopment Agency Board. Mr. Gay also clarified that all the aspects related to the redevelopment of Historic City Hall can be viewed as a joint venture between the City and the Community Redevelopment Agency, which is in place to provide supplemental funding.

Mayor Pigatt stated that the Commission wants the eyesore removed as soon as possible and asked what the plan was moving forward for Historic City Hall and when it will be executed.

Public Works Director Airia Austin informed the Commission that the permanent fencing for Historic City Hall is being procured and he stated that he expects that project to be done within one month. Mr. Austin said that now that he has been made aware of the paint project, he would have to work on seeing how that could be brought to fruition and committed to providing the Commission with a timeline at a future date.

City Manager Pate informed the Commission that about 1 month ago, Public Works Director Airia Austin and his team did an extensive cleanup of the interior and exterior of Historic City Hall, including the replacing of lighting so that the building could be more visible for security purposes.

Public Works Director Airia Austin confirmed that Historic City Hall is now fully engulfed in lights every night.

Commissioner Davis asked why the dome was never completed after being procured a year and a half ago to prevent some of the damage from the rain.

Public Works Director Airia Austin stated that the procurement of the dome was the July 2019 initiative, at which time it was determined that there were structural cracks along the tower where it attaches to the main facility, and the recommendation was made to perform a structural integrity analysis before the dome was replaced. Mr. Austin informed the Commission that the hole at the top of the tower was sealed to prohibit rain from entering the facility and subsequently, the spike was removed from one of the lower domes which was also sealed to prevent water intrusion. He added that now that those projects were complete, the structural integrity analysis is being awaited.

Commissioner Davis recalled that the possibility of remobilizing the initial contractor for Historic City Hall was revisited and that they had challenges with getting that off the ground. The Commissioner asked for an update and if ties had been cut and if pursuing his performance bond had been looked at, being that he was ultimately liable and under contract to finish the project.

Public Works Director Airia Austin informed the Commission that while he cannot speak to the pursuance of the bond for the initial contractor for Historic City Hall, ties were severed, and he was not amenable to restart the project because his attorney said that it was a mutual failure on the contractor and the City. Mr. Austin stated that upon the conclusion of the structural integrity evaluation, the architect is being asked to develop construction drawings so the project can be put back out for bid to complete the remaining 20%. He added that only 20% of the project remains to be completed, unless the architect says they need to do complete construction to resolve any structural integrity problems.

Commissioner Taylor asked if the fence that was going to be installed around Historic City Hall would be wrapped with a green tarp, expressing concerns that it will go from bad to worse. The Commissioner also asked if it was possible to just gate off the main entrance.

Public Works Director Airia Austin stated that the fence that will be installed around Historic City Hall could have the lattice of green rather than the current shaped cloth. Mr. Austin also said that the fencing could be put at the two entrances to make it more aesthetically pleasing.

- 2105 Alibaba Avenue Building

City Manager Pate asked if the timeline for construction to be completed by June 2021 was solid, because he said that there are a couple of entities that are interested in renting the facility out.

Public Works Director Airia Austin confirmed that the completion of construction by June 2021 is a solid timeline and said that the last aspect of the project was the installation of the heating, ventilation and air conditioning system as well as the door for the elevator room, which he said are in their final phase of completion.

Vice Mayor Williams asked if the 2105 Ali Baba Avenue building could be rented on the weekends, despite it being used by another outside entity from Monday through Friday. The Vice Mayor noted that the space could be another form of getting some money from people that want to rent it.

City Manager Pate stated that he doesn't foresee the rental of the 2105 Ali Baba Avenue building being a problem, pointing out that the building falls under the jurisdiction of the Parks & Recreation Department and could be rented out just like any other building.

Mayor Pigatt asked what the activation of the facility at 2105 Ali Baba Avenue looks like once construction is complete and if programming was being anticipated to start in June.

City Manager Pate stated that he foresees one of the floors in the 2105 Ali Baba Avenue building being programmed to a specific entity that is going to pay the City rent to utilize it for youth programs, no later than mid-June, contingent upon the building being completed and certificate of occupancy being provided.

Mayor Pigatt asked if someone had already been secured to rent the facilities in the 2105 Ali Baba Avenue building, considering that it hadn't been promoted as an opportunity for the public.

City Manager Pate stated that nobody's agreed to anything, but that there's the potential for an entity to go into the facility in the 2105 Ali Baba Avenue building. The City Manager said that he will make a formal presentation, in consideration of the fact that we're going into the summertime and things for the youth are needed.

Mayor Pigatt recalled that prior to Mr. Pate beginning his service as City Manager, the Commission did a workshop during which they interviewed residents in the areas surrounding the 2105 Ali Baba Avenue building, who submitted what they would like in that area. The Mayor said that he was under the impression that once the construction on the building was completed, those projects would be reviewed and proposed, and the new facility would be marketed to the larger community. He stated that hearing that the Commission is going to get a proposal for a specific entity, was interesting.

City Manager Pate said that it was just like getting a proposal from anybody who wants to rent out the facilities on Fisherman Street but offered to workshop it so that the Commission can tell him their vision. The City Manager said he just didn't want the building to go into the summertime with nobody in there.

Vice Mayor Williams said that she doesn't see a problem with what was said by City Manager Pate about presenting a specific entity to rent the 2105 Ali Baba Avenue building, considering that some celebrated when the P-Swap Mentoring and Swim Organization was advertising online that they're back, even though she said that she was told that there is no actual written proposal.

Commissioner Burke recalled that the 2105 Ali Baba Avenue building was never one of the buildings that were rented out. The Commissioner said the building used to be the

City's human services building for the people in the Triangle, and he said that an arm of the Police Department was also in the building for a little while.

Commissioner Davis joined Commissioner Burke in pointing out that the 2105 Ali Baba Avenue building always served as the social service arm of the City, despite the City never allocating a lot of resources with only 2 Staff members. The Commissioner recalled that at the public service forum hosted by him and Commissioner Kelley, the Commission decided to come up with a master plan for the City's parks and opening the process up to the whole South Florida community because there was no money for programming and they wanted something comprehensive, which the Commissioner stated he is in favor of despite expressing that he is sure City Manager Pate has vetted the entity he is thinking of proposing to the Commission and that they're probably offering some great things. He recognized that P-Swap is providing a swimming program for Seniors, which he said the City has never had, and that they are continuing their work to teach the youth how to swim and safely access water sports and said that he thinks the Commission will keep the program and build on what they have done in the City for the past 3 years.

Mayor Pigatt asserted his view that it's important that a competitive process maximizes the use of the City's facilities for the benefit of the residents.

Commissioner Davis pointed out that the park doesn't have a bathroom and recalled that when the park was being built, residents who did not take the best care of the bathroom became an issue, and he asked if families enjoying the park would be allowed to access the bathroom in the 2105 Ali Baba Avenue building.

City Manager Pate assured the Commission that it would not be a problem for families to access the bathroom in the 2105 Ali Baba Avenue building.

Commissioner Burke stated that at the park, all you have is drunks and addicts right now, and if they come into the building and it is rented out, there will be a problem.

- Sanitary Sewer Network

Mayor Pigatt recalled that a few years ago, more than 90% of the City was under moratorium, and he said that Public Works Director Airia Austin's update was a welcome one, considering the significance of being down to 24%. The Mayor asked if the manholes had already been lined.

Public Works Director Airia Austin informed the Commission that 6.2 miles of gravity sewer infrastructure has already been lined. Mr. Austin added that the rehabilitation of the manholes will be brought before the Commission during the meeting in May, and that once

completed during the 2-month project, the system will be tested again which will remove them from moratorium.

Mayor Pigatt pointed out that this is one of the four major challenges and said that there are a lot of businesses in the districts that are hurting for expansion due to the moratorium, in addition to new businesses. The Mayor stated that the Commission looks forward to it being done considering it has been the intent for a while.

- Stormwater

Mayor Pigatt asked if the catch basins that create the most amount of flooding have been cleaned out and if they are being prioritized.

Public Works Director Airia Austin informed the Commission that the areas with egregious flooding are being prioritized. Mr. Austin stated that though it is not listed as a flood zone according to Miami-Dade County, the next area will be Superior Gardens because systems to deal with flooding conditions were never put in place when it was designed and constructed. He said that there is not much that can be done in Commerce North, but that it will be the priority for stormwater infrastructure installation. Acknowledging that his Department receives external comments every time it rains, about the flooding conditions in Nile Gardens, Mr. Austin pointed out that that is not much stormwater infrastructure that can be cleaned to resolve the conditions.

Mayor Pigatt pointed out that the rainy season is coming up and said that the Commission is going to be getting a lot of questions about when certain areas are going to be cleaned. The Mayor asked what areas were being targeted for gutter cleaning to make an impact over the next few months, offering the example of 151st Street, which has a drain where the water congregates.

Public Works Director Airia Austin informed the Commission that there are very few areas with flooding problems that are equipped with drainage stormwater management systems. Mr. Austin offered assurances that he asked for a quick resolution to bring something before the Commission, from the team designing the stormwater master plan. He added that 151st Street is a County road and reported that they have been advised that their systems are not functioning to their maximum capacity.

Commissioner Taylor asked when the drain cleaning will start and if there is any evidence that the cleaning has been effective.

Public Works Director Airia Austin explained that the drain cleaning is an ongoing project which is utilizing the funds that the Commission previously approved and is almost at the end of the first purchase order for the third-party vendor that is offering the services. Mr.

Austin said that he is waiting for the vendor to provide a second round of cleaning, which he will be bringing to the Commission for approval to proceed with the drain cleaning on a global scale in the month of May. He reported that the next area for cleaning will be on 30th Avenue between 135th Street and 127th Street, which he said is a largely impacted area which has a drainage system, but it is not well equipped to handle the conditions but will be improved. Mr. Austin pointed to Ali Baba Avenue between 27th Avenue and 37th Avenue as evidence that the cleaning has been effective, reminding the Commission that the area flooded almost to the center of the road with every rainfall in the past. He offered assurance that updated lists with the areas that have been cleaned will be provided.

Commissioner Davis asked if Glorieta Gardens is being encouraged or regulated to maintain their private drains to remedy some of the issues with flooding there.

Public Works Director Airia Austin assured the Commission that the requirements are being enforced for private property owners to manage their stormwater in a way that will not cause damage to the property of private residents. Mr. Austin added that his Department became integrally involved with Glorietta Gardens and the 22nd Avenue apartments after it was brought forward by Congresswoman Frederica Wilson, and they have a plan to address flooding concerns which was developed by the City's engineering services and will have an update at the next meeting.

Commissioner Davis recalled that he and some of his colleagues supported the idea of a special assessment to make sure that the businesses that didn't put in the proper infrastructure when they were developing and building, pay their fair share to address the long-term issues with the City's drainage. The Commissioner also asked if Public Works Director Airia Austin had any insight into how the City's flood plan is being structured because he is receiving a lot of calls from residents experiencing hikes in their homeowner's insurance and flood insurance.

Public Works Director Airia Austin yielded to Mr. Daniel Abia as one of the City's floodplain managers, who can speak more about how private properties could lower payments for flood insurance but noted that Mr. Abia was not on the call. Mr. Austin also stated that because the City is collecting flood dollars for the stormwater system from all the water customers, they can't assess for flooding but could assess based on a prorated share along a roadway based on upgrades to the road to accommodate the type of traffic.

Commissioner Davis requested that the information be provided to him in writing about the decisions that are being made to mitigate flooding issues. The Commissioner shared his understanding that a special assessment can only be imposed for the infrastructure of a road but that the pipes in the ground to deal with flooding issues will require some other source of income.

Public Works Director Airia Austin confirmed that his Department is looking into federal mitigation dollars to address flooding and sea level rise, to address the City's flooding concerns.

- Transportation

Mayor Pigatt asked if the Commission would have a choice over whether the City will have more bus benches than bus shelters and asked how advertisement will work. The Mayor noted that people just want to be able to sit and where possible get some shade.

Public Works Director Airia Austin explained that there will not be as many bus shelters as there will be bus benches around the City because there is not enough setback on the sidewalk. Mr. Austin said that the intent is to address the bus stops without benches, so that all the bus stops within the city will have benches and shelters with trash cans maintained by the vendor that deploys the benches. He added that bus benches with advertisements can be deployed beyond the bus stops, and that the revenue from the advertisements is going to be a part of the contract that's going to be brought before the Commission, including samples of the types of advertisement that is being proposed to be mounted on the bus benches.

Commissioner Burke recalled having voted for trolleys and asked what was going on with the trolleys.

Public Works Director Airia Austin explained that operating trolleys is a very expensive venture and there are not enough funds in the contribution from the Miami-Dade County Citizens' Independent Transportation Trust. Mr. Austin said that his Department can see if they can get funding for it if the Commission would like to explore it. He said that the second route will be run like the first route with a shuttle bus.

Mayor Pigatt asked when residents can expect bus benches in the City.

Public Works Director Airia Austin informed the Commission that the vendor was sought because they have the bus benches stockpiled and can have them deployed within six weeks after the signing of the contract.

The Commission unanimously agreed to table the conversation on beautification and Commission Priorities, and asked City Clerk Flores to poll the members of the Commission to set a date and time for the next Workshop.

Public Works Director Airia Austin offered to address any questions the Commission had.

Commissioner Taylor asked that the status of the Public Works projects and what needs to be done, be sent to the Commission.

City Manager Pate stated that these discussions are always very productive and offered to address any subject the Commission feels they need more clarity on, in a future Workshop.

Vice Mayor Williams commended Public Works Director Airia Austin, his entire Department and the City Manager's Office for the thorough and succinct presentation, which she said was an eye-opener into the projects that have happened and those that are in the works. The Vice Mayor joined Commissioner Taylor in asking for updates on the status of the projects.

Public Works Director Airia Austin stated that he could not have done it without the help of the in-house engineer.

Mayor Pigatt echoed the sentiments of his colleagues, stating that Public Works Director Airia Austin's presentation was excellent and thanking him for taking the time to give the Commission a thorough analysis to fill in the gaps and concerns that the Commission expressed. The Mayor stated that he wants to make sure that the Commission gets in their priorities. He also said that he wanted to make sure the Commission understands that evaluations for the City Manager are due come April 30th and urged his colleagues to get those in as soon as possible so that they can do their due diligence regarding that. The Mayor concluded by thanking everyone for participating in the Workshop.

8. ADJOURNMENT:

There being no further business to come before the City Commission, it was moved by Commissioner Davis, seconded by Commissioner Burke to adjourn the meeting at 7:53 p.m.

Veronica J. Williams
Mayor

ATTEST:

Joanna Flores, CMC
City Clerk