

MIAMI BEACH

COMMISSION MEMORANDUM

TO: Mayor Dan Gelber and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: October 17, 2018

SUBJECT: MEETING OF THE SUSTAINABILITY AND RESILIENCY COMMITTEE (SRC)
ON WEDNESDAY, SEPTEMBER 26, 2018

A meeting of the Sustainability and Resiliency Committee was held on Wednesday, September 26, 2018 in the City Manager's Commission Chambers in attendance: Commissioner Micky Steinberg, Commissioner John Elizabeth Aleman, and Commissioner Mark Samuelian. Members of the administration and the public were also in attendance.

1. DISCUSS A TEMPORARY HYDROPONIC FARM AS AN INCUBATION PILOT IN NORTH BEACH OR OTHER AREAS IN THE CITY

AFTER-ACTION

Heather Shaw, Tourism Culture and Economic Development Acting Director, presented the item. She explained research is ongoing to obtain a better understanding of how the city could incorporate Hydroponic Farms in an urban setting.

Commissioner John Aleman stated a call was held with the University of Florida's Horticultural Agent. She explained the group who participated on the call believed the next best step was to issue a solicitation and allow the experts to come back with their ideas.

Alex Denis, Director of Procurement, explained how the solicitation process would work and recommended utilizing the Invitation to Negotiate (ITN) process if this item moves forward.

MOTION: Item referred to full City Commission followed by an ITN by acclamation.

2. DISCUSSION ON THE CITYWIDE FLEET ASSESSMENT AND ESTABLISHED POLICIES FOR ENHANCING THE CITY'S FLEET

AFTER-ACTION

Alyssia Berthoumieux, Sustainability Specialist, held a presentation on the citywide fleet assessment.

Commissioner Micky Steinberg explained she referred the item to the committee a couple of years ago and inquired on what was being recommended.

Elizabeth Wheaton, Director of Environment & Sustainability, explained that along with the Fleet Assessment, Ms. Berthoumieux also completed the Greenhouse Gas (GHG) Inventory. The information gathered in the GHG Inventory showcased that city's fleet has been the second largest contributor. Through the fleet assessment, the department developed recommendations to reduce emissions, the greatest being the reduction in the number of vehicles. The questions developed for the committee were the following:

- Does the City want to transition to hybrid and electric vehicles in order to reduce greenhouse gas emission, understanding that the costs associated to it?
- If so, what is the timeline that the committee would like to see?

Ms. Wheaton noted that a consultant had been hired to review the fleet size, and to come up with recommendations on how to reduce the number of vehicles.

Commissioner Steinberg asked if the long-term savings had been calculated to justify the upfront costs.

Ms. Berthoumieux explained the preliminary analysis has been done, but since hybrid vehicles are newer, staff was unable to perform a fair comparison. Commissioner Steinberg asked how long the city keeps a car in the fleet. Ms. Berthoumieux responded that the Ford Focus, which was the focus of the assessment, lasts about seven years.

Commissioner Samuelian suggested the consultant look at efficiency opportunities in terms of the total fleet, and to deploy savings toward sustainable solutions.

Commissioner Aleman stated she would also like to see the total cost and long term savings. She asked when the next fleet purchase would happen.

Jorge Cano, Fleet Director, stated the next fleet purchase is scheduled for the FY19 Budget. He explained one of the major challenges was funding and the department hired Matrix to help with a structure for funding the replacements. However, Mr. Cano expressed it would not be appropriate for the department to move forward until they right size the fleet.

Commissioner Steinberg asked when Mr. Cano thinks the study by Matrix will be complete. Mr. Cano stated within a month or so.

Commissioner Steinberg asked Fleet to bring the study to the Committee once it is finalized, along with the efficiencies in our fleet overall.

ACTION: Continued until Matrix's study is finalized.

3. A DISCUSSION TO REVIEW THE NEIGHBORHOOD IMPROVEMENT PROJECT SEQUENCING

AFTER-ACTION

Item presented by Public Works Director, Roy Coley. The department is in the process of selecting a Master Design Consultant For Integrated Water Management. It was suggested by Commission that sequencing also be considered by the firm chosen. It is anticipated that the sequencing of everything outside of the Lakeview neighborhood be reviewed because Commission gave direction previously that Lakeview be the next project up in the queue.

Commissioner Samuelian asked that Mr. Coley list some of the projects that will be done irrespective of the consultant's work. Mr. Coley stated that the department currently has direction from the Commission on West Avenue, the 1st Street Project, and the Lakeview neighborhood.

Commissioner Aleman asked that the consultant also consider the physicality of the neighborhood (i.e. road elevation and flooding history), the deployment of the temporary pumps, and other municipal projects.

MOTION: No further action.

4. DISCUSSION REGARDING CITY OF MIAMI BEACH STREET RAISING RESILIENCY POLICY

AFTER-ACTION

Mr. Coley presented the item. He explained that when the department was developing the qualifications for the Master Design Consultant, Commissioner Samuelian had asked about street raising. Mr. Coley suggested including a review of current road elevation raising in the consultant's Request for Qualifications. The Committee agreed and the exact language was inserted into the qualification requirements with the anticipation that the consultant would be tasked with a full analysis.

Commissioner Aleman asked Mr. Coley if a tour of recently built roadways was scheduled. Mr. Coley stated that he received confirmation from the Mayor's Chief of Staff that the tentative date is October 10th.

ACTION: No further action taken.

5. DISCUSSION REFERRING A TASK TO THE CITY MANAGER'S READY TEAM: IN ORDER TO BOTH OPTIMIZE PUBLIC ENGAGEMENT AND FACILITATE TIMELY COMPLETION OF PROJECTS

AFTER-ACTION

Deputy Resiliency Officer, Amy Knowles, provided an update. The group is brainstorming communication ideas that will be presented at the next committee meeting.

Commissioner Aleman asked that administration work towards improving community engagement throughout a project's lifespan.

Commissioner Samuelian stated that along with Commissioner Aleman's suggestion, community input should be brought to the committee to formalize the process and minimize rework.

ACTION: No further action taken.

6. DISCUSSION ON CONSIDERING A NEIGHBORHOOD BIRD SANCTUARY PROJECT

ACTION: Continued to October 26, 2018 Sustainability and Resiliency Committee Meeting

7. DISCUSSION ON FUNDING AND DEPLOYMENT OF TEMPORARY PUMPS

AFTER-ACTION

Commissioner Aleman presented the item. She stated that she would like the City Manager to come with a request to deploy temporary pumps if they are needed on an emergency basis. Commissioner Aleman stated she would like see the data of pumps deployed, provided by Mr. Coley, in the project sequencing, and elevate the visibility of the deployment of pumps.

Mr. Coley highlighted the spending on temporary pump deployment this year will increase, and that a beneficial direction to staff may be helping to set the expectation. As the community sees the benefit of the pumps, they request them, resulting in higher spending. At the moment the expectation is that a pump will be brought anywhere people see water, and the question of what level of service should we be providing arises.

Commissioner Aleman stated that she would like to direct the administration to find a funding source, to come up with an estimate for the right amount of money in next year's budget, and to recommend a process.

Commissioner Samuelian stated he would like to better understand what level of service means and how it pairs with the cost.

A member of the public addressed the committee.

MOTION: Administration directed to identify a target level of service, come up with a FY19 budget, find a funding source, implement a recommended process for deployment of the pumps, and bring it back to Commission next month. Motion made by Commissioner Aleman, Seconded by Commissioner Samuelian.

8. DISCUSSION ON RESULTS FROM THE RESILIENCY ACCELERATOR, TO ENABLE SUCH RESULTS TO BE TIMELY REVIEWED AND CONSIDERED BY THE COMMITTEE

AFTER-ACTION

Director of Environment & Sustainability, Elizabeth Wheaton, presented the item.

A member of the public addressed the committee.

Commissioner Samuelian stated points that he would like the administration to clarify:

- Understanding what the project's conditions were, and what they will become for pre and post measurement as quantifiable data/case study.
- Understanding scope and how the 600 block private seawalls will be a part of our resiliency solution.
- A project plan that is commissioner and public friendly that would highlight resident engagement.
- Clarity on project governance and where commission stands on decision making.
- Quality assurance program with an independent group.
- Road Raising policy and using the RFQ that Public Works will be providing as a reference.
- Questions of harmonization and drainage that need to be vetted with the public.

Commissioner Aleman stated that data from before and after will benefit business case analysis, and will be useful for property owners and the future of insurance.

Ms. Wheaton stated that the next step is to bring the recommendations to the Commission in October, and based on their feedback; submit a change order for approval in November.

Commissioner Samuelian asked if the park scope is included or TBD. Ms. Wheaton explained that the 600 block is currently not included, but the design is being considered to see how resiliency can be incorporated so it complements the rest of West Avenue.

Commissioner Samuelian asked about the seawall issue and if the needs are being assessed in the scope. Ms. Wheaton explained that it would need to be confirmed with Mr. Coley and Eric Carpenter, Assistant City Manager, to better understand where the elevations are today, what seawalls exist, and what the action plan is.

Commissioner Samuelian asked if the RFQ on road raising could be referenced, and a top priority, for the consultant when working on West Avenue to ensure validation. Ms. Wheaton explained that the timing for the RFQ does not coincide with the proposed timeline for submitting the change order. Staff is currently going through the selection process to retain a firm to assist with developing design criteria packages. The change order that would be submitted in November would be an update to the existing scope of work. One of the goals of the Accelerator is to push the project forward with experts from Columbia University and top engineering firms that are nationally recognized. From a professional standpoint, the project has been vetted with both internal and external experts.

Commissioner Samuelian stated that while he does not want the project to slow down, he wants to make sure it is done right. He would like to see some sort of validation from the RFQ process before the project starts. David Martinez, Capital Improvement Projects Director, stated the city has been engaged with the design/build consultant for many months. There is a possibility that going through the RFQ consultant could cause a delay, and an increase to the design builders cost that has been contracted. Mr. Coley stated that the design/build consultant referenced is scheduled to have a meeting with the selection committee in October. Mr. Martinez stated that affecting this timeline would affect the timeline of projects that follow, including Central Bay Shore South, which will depend on the results of the West Avenue project for further direction.

Commissioner Aleman asked how the city can protect the timeline of the West Avenue project and the award that's already been made, but still incorporate these principals. She also asked if this is something administration felt was already accomplished with the accelerator or if there is something else that needs to happen in order to bring a connection to the ULI recommendations and the project itself. Ms. Wheaton stated yes that through the accelerator process, the group took into account the ULI recommendations and built them into the final proposed change order recommendations.

Commissioner Aleman stated that she would like to see the West Avenue project continue moving forward.

A member of the public addressed the committee.

Ms. Wheaton stated when the contractor is given the okay to move forward, the designs will be shown to each individual property with a discussion on harmonization. Because the design process is on pause, the documents have not been created, and will not be created until the contractor is given the go ahead to work. Once that happens, the contractor will then provide an updated timeline that will notify the commission and community of when the project will begin.

Commissioner Aleman explained the importance of showing residents how the process works for projects to help them stay informed. She would like administration to better communicate with the public.

Members of the public addressed the committee.

Commissioner Aleman asked what site could standing water sit and be allowed to percolate.

Commissioner Samuelian stated that the lesson learned is that we hear suggestions like that sooner rather than later. The City needs to do a better job at setting realistic expectations up front.

Commissioner Aleman stated that she feels that there wasn't any expectation set about standing water at all. The city should be intentional on deciding where the water is going to accumulate to protect the fresh water lens.

Commissioner Samuelian addressed the community and said now is the time to ask specific questions so they can be answered.

Ms. Wheaton stated that this is a design build contract, and until the contractor is given the go to work, there will be no design.

ACTION: No further action taken.

9. SUSTAINABILITY COMMITTEE

ACTION: Deferred to October 26, 2018 Sustainability and Resiliency Committee.

10. REVIEW OF RESILIENCE STRATEGY WORKPLAN – PLANNED AND IN PROGRESS RESILIENCY PROJECTS

AFTER-ACTION

Amy Knowles, Deputy Resiliency Officer, presented the item on behalf of Susanne Torriente, Assistant City Manager/ Chief Resiliency Officer. The following update was provided:

- Stanley Kolosovskiy, Environmental Specialist, presented a letter designating the Sustainability and Resiliency Committee to oversee the implementation of the city's brownfields program.

The remainder of the workplan was deferred to the October 26, 2018 Sustainability and Resiliency Committee.

ACTION: Continued to October 26, 2018 Sustainability and Resiliency Committee Meeting

11. DISCUSSION ON STORMWATER BEST MANAGEMENT PRACTICES

AFTER-ACTION

Environment & Sustainability Assistant Director, Margarita Wells, presented the item, stating that the city voluntarily launched its water quality sampling program in 2016 and retained a third-party water quality expert in early 2018 to analyze the results. Public Works Director, Roy Coley, introduced the water quality expert, Dr. Charles Rowney.

During his presentation, Dr. Rowney presented a summary of his assessment, which was detailed in a draft report provided to the Committee, including his recommendations for improving the program design, as well as his observations from the first year of data.

Commissioner Aleman stated she would like to see the program continue. She also asked if Dr. Rowney had any other recommends. Dr. Rowney suggested the program continue. This will help the city build a collection of data.

Commissioner Samuelian suggested a reflection on how information like this is communicated to residents. Commissioner Aleman agreed and asked that Communications develop a Press Release on the findings.

A member of the public addressed the committee.

ACTION: Continued to October 26, 2018 Sustainability and Resiliency Committee.

12. DISCUSSION OF THE BUSINESS CASE ANALYSIS FOR THE STORMWATER PROGRAM

AFTER-ACTION

Deputy Resiliency Officer, Amy Knowles, presented the item.

Commissioner Samuelian stated that the economic analysis was not very clear. He would like to better understand what decisions we are trying to make.

Commissioner Aleman referenced the North Beach Master Plan as an example. She wants to make sure nothing is forgotten in the process that could affect the community.

Mrs. Knowles stated staff believes it matches the original intent given last year by the committee. There would be three separate analyses done:

- Single family home in a low lying area to discover what improvements on flood damage have been made, how it will affect property value and insurance premiums.
- A neighborhood, specifically 1st street, to understand the benefits of a truly mixed neighborhood.
- City wide

Commissioner Steinberg asked about the project manager from Inner City Fund to comment on the subject.

Mrs. Knowles suggested that if the Committee is interested in learning more about the economic side, that the ICF Economist be present at the next committee meeting.

Commissioner Aleman asked that the item be brought to the Finance Committee with an explanation of what type of decisions either the city or residents might make based on that information. Commissioner Samuelian seconded.

ACTION: Item referred to the Finance and Citywide Projects Committee with the direction to provide a detailed explanation on what type of decisions will be made based on the analysis.

Meeting adjourned 2:59 PM