



City of Miami Springs, Florida

The Miami Springs City Council held a **SPECIAL MEETING** in the Council Chambers at City Hall on Wednesday, October 23, 2013, at 7:00 p.m.

1. Call to Order/Roll Call

The meeting was called to order at 7:13 p.m.

The following were present:

- Mayor Xavier M. Garcia
- Vice Mayor Billy Bain
- Councilman Michael Windrem
- Councilman George V. Lob
- Councilman Jaime A. Petralanda

Also Present:

- City Manager Ronald K. Gorland
- Assistant City Manager/Finance Director William Alonso
- City Attorney Jan K. Seiden
- Recreation Director Omar L. Luna
- Aquatics Supervisor Carolina Villaverde
- Professional Services Supervisor Tammy L. Romero
- Building Official Edwin "Skip" Reed
- Acting City Clerk Suzanne S. Hitaffer
- Assistant City Clerk Elora R. Sakal

2. Invocation: Councilman Windrem

Salute to the Flag: The audience participated.

3. Pool Alternatives (Council discussed the following agenda items in no particular order)

3A) Shoring Recommendation – Pool Alternatives

3B) Ongoing Maintenance Cost

3C) "Grand Plan" Considerations

3C 1) Concept/Drawings (pool & location)

3C 2) Budget (financing, reserves, grants, etc.)

3C 3) Timeline (TBD)

3C4) Use of a Consultant

City Manager Gorland gave a brief recap of the memorandum from the last meeting discussing the pool. Building Official Reed, Jamison Brownie, and Keith Kleppinger are present to help the City with a decision that needs to be made relatively quickly regarding whether or not to shore-up the facility. The first alternative to shore-up the facility costs approximately \$49,000. If the facility is not shored-up then the City is under a directive to cease using it by mid-November. His recommendation is to shore-up the facility. The second alternative is the demolition of the facility which will cost \$100,000 and this is a serious alternative.

City Manager Gorland continued explaining that the third alternative is renovation. The City has had some experience with the renovation process before and it has not paid off and has been very costly. He will look into renovations as an alternative if Council directs him to do this. The fourth alternative is to do nothing at this time which results in the pool being closed and it will no longer be used by the public.

City Manager Gorland commented that plans are distributed on the table in front of Council and they are available to the public through the City website. There is also another set of plans that were made by an expert in the field of architectural planning for golf courses. He explained the three types of options which include a pool, an aquatic center, and a water park. He recommends that Council first address the shoring-up option.

Mayor Garcia stated that he would like Council to consider the possibility of shoring-up the pool as option 1 or not doing so as option 2. It would depend on how quickly the City is looking to install a new pool and if it is something that Council is willing to consider as well.

Councilman Lob said that Council is in the same position that they were in with the Recreation Center. He believes that fixing something broken can be more expensive than building something new.

Councilman Lob would like to entertain a motion to build a new pool and Council agreed.

Mayor Garcia stated that since there is consensus to move forward in building a new pool, discussion on the size, what it will consist of, and where it will be located are topics that are up for discussion. Council needs to be aware of how long the current pool can remain "as is" without doing anything to it, which City Manager Gorland stated would be until mid-November of this year.

Vice Mayor Bain asked why the pool would have to be closed down in mid-November and Mayor Garcia said that he would like to know a conservative number of how long the pool would last if it were shored-up.

Building Official Edwin "Skip" Reed explained that the City is dealing with life safety because the pool facility is a building that is not only deteriorating, it is already in movement. What has been found and analyzed in the structure by the experts is exorbitant. In his judgment, he cannot say when the facility can collapse. If the City plans to continue using the facility, it has to be shored-up and if they decide not to use the facility, it will be closed. As long as nobody is in the building there is no life safety threat.

Mr. Reed stated that at this point in time, he cannot allow any further use of the facility. There is no possible way to determine when the facility itself can begin to deteriorate; he is not too concerned with the deck.

To answer Councilman Bain's question, Mr. Reed said that the purpose of shoring-up is to hold the building stable which includes the restroom area.

Mr. Reed clarified that the pool is also going to be shored-up in certain areas of the deck.

Councilman Bain asked what certification or guarantee Council will receive that will ensure the pool is safe while being shored-up and Mr. Reed replied that the City can choose to have permanent shoring with monitoring or a set of shoring for a smaller cost to move the facility to the parking lot. The shoring will be monitored, checked, and certified every six months and will be adjusted should there be movement.

Mr. Reed commented that it is visible that there has been movement but he is unaware of how much movement there has been.

Mayor Garcia stated that Council has to determine if investing in the shoring-up is worth the expense or if they would rather close the facility and build a new pool. He clarified that the budgeted proposal has a cost of approximately \$48,000 to shore-up the facility and approximately \$1,900 on a bi-yearly basis to have it adjusted.

Mr. Reed commented that this is the safest way to allow the facility to remain the way it is for the next three to four years.

Mayor Garcia stated the costs for shoring-up would total approximately \$57,000 for two years. There is currently \$77,000 in pool reserves. To answer the question as to why the City would invest in shoring-up the facility when they are planning to build a new pool is because the City can get one more year out of the existing pool as opposed to closing it down.

Mayor Garcia discussed a similar situation that occurred when the new Community Center was being built. He would like to see the facility shored-up because the year and a half that the kids and swim teams will be able to use the facility is worth \$60,000. He said that the City is considering a basic pool plan that is proposed to cost approximately \$3.5MM.

City Manager Gorland clarified that if the City did not have a pool for one year, the savings would be \$206,000. If the City kept the pool with water it would cost approximately \$48,000 and \$60,000 if it was without water. The \$206,000 is the total cost in revenues netted together to a negative \$206,000.

Assistant City Manager/Finance Director Alonso commented that the City would save \$183,000 if the pool were closed and demolished.

Councilman Petralanda asked how long it would take to build a new pool and Mayor Garcia replied that it depends on the type of pool that Council decides to build.

Orlando Ceballos of Link Construction Group explained that his company worked with the City in building the Community Center. At one point, the pool was actually thought of being a phase to the project but it never materialized due to lack of funding. The project at that time, without having to demobilize, would have taken approximately eight months to complete.

Mr. Ceballos stated that the pool design has to be addressed first and that would take approximately two months. The intent was to allow for the existing pool to be in service while the new pool was put in an adjacent location within the parking lot.

Councilman Petralanda stated that the construction could take longer if the pool were built in a different location. He noted that if the interest rates increase at any time, the savings could be entirely wiped out.

Mayor Garcia commented that the interest rate is approximately 3% on the high end which is still very low. He showed a sketch to the audience that was made by Link Construction a few years ago which showed the pool in the parking lot along Swan Avenue. If this sketch was implemented, the current pool could be kept open during construction.

Councilman Windrem said summing up what is being considered, and if there is consensus that the process will begin now, the City could have a new pool within fourteen months. If the funds are spent to shore-up the pool during the next fourteen months there will be approximately one month that the pool will be closed down.

Councilman Lob noted that what is being discussed is not in the budget.

Vice Mayor Bain stated that there will be a process. The first step is to get a price. If a practical pool is built that has the same function that the current pool has, the price could be lower. The second step is to determine the location and whether or not the golf course is an option. It should be determined if a pool can be built at the golf course due to the well fields and it could be more expensive to build it on the golf course.

Mayor Garcia asked Council if they would be willing to build the pool at the golf course.

Vice Mayor Bain said that the pool should be built in the same location because it is part of the Recreation Department.

Mayor Garcia stated that he would agree that the pool should stay in the same location. If this was a new City and the golf course was being built, there would be considerations for building a pool on the golf course.

Vice Mayor Bain commented that a casual pool could be built at the golf course, but he does not believe that a competitive pool belongs on the golf course.

Councilman Lob agreed with Vice Mayor Bain and said that a competitive pool at a golf course could generate noise.

Councilman Petralanda suggested building the pool on Eldron Drive.

Vice Mayor Bain commented that he does not know if he would want the pool to be near the hotels in that area on Eldron Drive.

Mayor Garcia said that he spoke with people who gave him unofficial opinions for the Eldron Drive location and they said that it would be difficult to have a pool in that area due to the aquifer; it could be done, but it would be very expensive. Since there is consensus on building the pool in the current location, discussions can be narrowed down. This is going to be the first of many meetings.

Mayor Garcia distributed a sketch he made of the pool showing the pool abutting the Community Center; therefore there would be one entrance and one building as opposed to parking in the middle of two buildings like the sketch that Link Construction previously proposed.

Vice Mayor Bain commented that the pool can be connected to the Community Center with a breezeway or hallway and it does not have to be attached to the Community Center building.

Mayor Garcia noted that he would like for the breezeway or walkway to be enclosed. He would like for people to enter through the main building to access the pool area.

Mayor Garcia asked Mr. Ceballos if this sketch would be possible to implement cost wise and Mr. Ceballos explained that he has not seen this scenario before but it seems like it would work.

Mr. Ceballos asked if Mayor Garcia is considering the new building to be two stories to match the current building and Mayor Garcia replied affirmatively.

Mr. Ceballos commented that on the second page of the sketch that was previously done by Link Construction, the building is shown as a single story building that is constructed to match the façade for the Community Center. He discussed some of the potentials the new building would have. There would be some savings with adding an adjacent building to an existing one since an outer wall would not need to be built.

Mayor Garcia would like his sketch to be considered when considering the design of the pool.

Vice Mayor Bain asked if the pool would be shut down and Mayor Garcia said that it is a possibility but there could be a certain amount of time that the existing pool could still function during construction.

Mr. Ceballos explained that the existing pool could remain and there would be an approximate three-month period which would impact the existing pool. He noted that the existing Community Center is a category five structure and the new building would not have to be constructed that way and therefore there would be some savings. He also mentioned that in the case of a natural disaster, the existing building would need portable restrooms. If the new building was added on to the existing building, there would be sufficient restrooms for those circumstances.

Councilman Windrem would like to shore up the pool unless the new facility can start within three months.

Mayor Garcia asked City Manager Gorland if based on the plan that was proposed to Council, if it was possible to begin the project and break ground within three to six months and City Manager Gorland responded that it is possible, but short cuts would need to be taken and the government process would not support it.

Vice Mayor Bain said that the city must follow the legal process.

City Attorney Seiden commented that the bid specifications must be detailed and the process cannot be rushed. The hardest part of bidding is developing the design specifications in order for the bidders to know exactly what they are bidding on. More than likely, the City will probably ask for some type of design/build project and they will have to invite contractors or hire a consultant to assist the City in developing a basic format of what the City wants. The bidding process is not easy and it takes time.

City Attorney Seiden stated that if Council is asking how long the pool could remain open if it was shored-up and went through the proper processes, they are probably looking at a time frame of one and a half to two years.

Vice Mayor Bain suggested that Council be provided with a template for the design/build process that was used for the Community Center, which could be used for the pool. The decision tonight is whether or not to shore-up the pool. There should be other meetings to discuss the process that was followed with the Community Center and what Council would like to do as far as the design for the pool.

Mayor Garcia noted that considering the operating costs and the cost to shore-up the pool the total would be \$400,000. The pool being open for a year costs the City \$206,000. If services can still be provided, he is not willing to close it just to have the savings.

Councilman Lob moved to approve the shoring of the pool. Councilman Windrem seconded the motion.

Councilman Petralanda said that \$400,000 is a large number and the funds could be used for the new pool.

Councilman Lob stated that he agrees with Councilman Petralanda and he was looking at the cost, but he questioned the cost of a life if a child is not able to learn to swim.

Vice Mayor Bain asked a swimmer at the last meeting if she could wait a year and a half for a new pool and she replied that she could wait. Sometimes people have to sacrifice a little.

The motion was carried 5-0 on roll call vote.

Keith Kleppinger, representing Brownie Companies, explained that the shoring process he uses is a basic house moving shoring. The pool is fine, but the issue is the deck around the pool. Concrete becomes destabilized by cracking, rust and corrosion. He is going to install temporary house moving shoring which is basically wooden timbers with a jack on top. They will be leveled and positioned in place to take the load off the end of the beams and move the load further back on the beams so the end is not sustaining the entire load. The beams will be shored-up in 42 places under the pool.

Mr. Kleppinger commented that once everything is leveled, a mechanical screw jack is installed. He will return in six-month intervals to tighten the jack. He can expect some settlement in the beginning and then it should be firm and solid.

To answer Vice Mayor Bain's question, Mr. Kleppinger said that it will take approximately one week to complete the project and it will not necessarily interfere with the operations of the pool.

Mr. Kleppinger stated that markings will be made to see if anything has settled or if any movement took place. Pictures will be taken to document the process and changes.

Vice Mayor Bain's concern is that something could happen with the shoring-up process and there could be additional costs.

Mayor Garcia explained that there used to be a "kick down the road" mentality and that is not going to happen anymore. Council said that they want to build a new pool and know that the shoring-up will be temporary. This would not be occurring if the proper maintenance had been done many years ago.

Building Official Reed noted that if someone had maintained the pool facility twenty years after it was built, this discussion would not be occurring tonight.

Mr. Kleppinger stated that the facility might be in the 3%-5% range of having more settlement occur than what is seen now and this will result in additional costs.

Councilman Lob moved to waive the competitive bid process for Alternative #1 and approve an expenditure of \$48,850.00 to Brownie Companies, to immediately shore-up the pool and deck facilities pursuant to Section 31.11 (E)(6)(g) of the City Code. Councilman Windrem seconded the motion which was carried 5-0 on roll call vote.

Mayor Garcia said that he prefers that any questions or conceptual ideas that Council would like to see as part of the pool be sent to the City Manager before the next meeting.

Vice Mayor Bain said that if there are going to be any ideas they should be discussed during a meeting.

Mayor Garcia believes that Council should look at other pools in Miami-Dade County. Residents can also give their input as to what they would like to see at the new pool.

To answer City Manager Gorland's question, Vice Mayor Bain said that the consensus is for the City Manager to find out how Council can pursue the pool project following the same steps that were taken for the Community Center.

Mayor Garcia asked if there were any consultants used in the process for the Community Center and City Manager Gorland replied that there were no consultants used other than going through the design/build firm that received the project which is Link Construction.

City Attorney Seiden clarified that the City had assistance in developing a concept before it was sent out.

Mr. Ceballos explained that a single step was missed in the Community Center project that had to be overcome later in the process, which was for the design criteria and this is usually the first step. This is a separate step in the process that is done by a company other than the company that is going to build the total project. The process of hiring a consultant through the means of an RFP should be done accurately for the pool project.

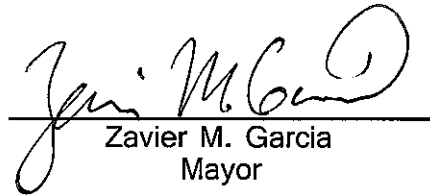
Councilman Lob recommends that City Manager Gorland look for a consultant.

Mr. Youssef Hachem, a consulting engineer, commented that he was the one who inspected the pool facility.


City Attorney Seiden suggested that Council could follow the same sketch that Mayor Garcia drew and come up with their ideas.

4. Adjournment

There being no further business to be discussed the meeting was adjourned at 8:38 p.m.


Zavier M. Garcia
Mayor

ATTEST:


Suzanne S. Hitafer, CMC
Acting City Clerk



Approved as written during meeting of: 11-12-2013

Transcription assistance provided by Elora R. Sakal.

Words ~~-stricken through-~~ have been deleted. Underscored words represent changes. All other words remain unchanged.