



CITY OF HOMESTEAD CITY MANAGER'S BI-MONTHLY REPORT

January/February 2025

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ELECTED OFFICIALS 2025



Mayor

Steven D. Losner



Vice Mayor

Sean L. Fletcher
Seat 2



Councilman

Tom Davis
Seat 1



Councilman

Larry Roth
Seat 3



Councilwoman

Jenifer N. Bailey
Seat 4



Councilwoman

Erica G. Ávila
Seat 5



Councilman

Clemente Canabal
Seat 6

CITY MANAGER MESSAGE



Zerry Ihekwaba,
PhD, PE

Dear Mayor and Council Members,

As we move further into 2025, our commitment to progress and innovation remains steadfast. Building on the strong foundation we established at the start of the year, we are focusing on key initiatives that will drive efficiency, enhance quality of life, and position Homestead for long-term success.

A major milestone is the official launch of our 5-Year Strategic Plan initiative, which will serve as a roadmap for aligning resources, setting clear priorities, and ensuring accountability in delivering exceptional services. Our efforts now turn to gathering insights from the community, employees, and Council through public sessions, internal meetings, and strategic discussions to ensure the plan truly reflects Homestead's needs and aspirations. This collaborative approach will allow us to implement meaningful improvements and guide the city's growth with a shared vision.

In honor of Black History Month, we celebrated with three new events. They included the Southwest Beautification Day, Inagural Poetry Slam, and Block Party to celebrate and pay homage to the Homestead community.

Infrastructure improvements also remain a top priority. Staff continues to work diligently on achieving full compliance with Pump Station 22, a critical step toward lifting the current moratorium and ensuring reliable utility services. At the same time, we are making strides in modernizing operations, from the permitting process to transportation and water infrastructure planning. These efforts, combined with our focus on securing state and federal support for key legislative priorities, are setting the stage for a more resilient and prosperous Homestead.

In just two months, we have seen significant progress, and we remain focused on maintaining this momentum. By working together, we will continue to implement innovative solutions, strengthen our infrastructure, and create a more efficient and responsive government that meets the evolving needs of our community.

Sincerely,

Zerry Ihekwaba, PhD, PE

April 9

Strategic Plan Forum Virtual & In Person Sessions

April 10

Strategic Plan Forum Session

Apr 12

Eggstravaganza

Apr 18

Movies in the Park: Wicked

May 1

National Day of Prayer

May 31

Artwalk

May 24

Military Appreciation Day

Visit the City of Homestead's Flickr account to see event photos.

[HOMESTEADFL.GOV/FLICKR](https://www.homesteadfl.gov/flickr)



[HOMESTEADFL.GOV/CALENDAR](https://www.homesteadfl.gov/calendar)



MLK Breakfast



Southwest Beautification Day



Poetry Slam



Block Party

CITYWIDE STRATEGIC PLAN

The City Manager’s Office, has officially launched the City’s 5-Year Strategic Plan initiative. This plan outlines key goals and priorities to guide Homestead’s future and will establish the city’s mission, vision, goals, objectives, and performance measures.

As part of the engagement process, the City is hosting public sessions, employee meetings, and discussions with the Mayor and Council to gather input from all stakeholders. Additionally, a community survey has been rolled out through social media and Constant Contact, encouraging residents to participate at www.homesteadfl.gov/plan. Public feedback remains essential in ensuring the plan reflects the community’s needs and aspirations.

OLD CITY HALL SITE

Staff from the City Manager’s Office, Community Redevelopment Agency (CRA), Development Services, and the City Attorney’s Office are meeting internally to develop a blueprint for the Council’s consideration on how we move forward with the redevelopment. As part of this process, we hope to schedule a Council workshop in April 2025 to present these options, gather feedback, and determine the best path forward to advance the project.

KROME MARKETPLACE

The Krome Marketplace project continues to progress, with the roof now completed. The Homestead Community Redevelopment Agency (HCRA) has been hard at work and has issued a Request for Proposals (RFP) for qualified restaurant, food hall, and entertainment operators to purchase or lease the three contiguous parcels at 204, 220, and 230 N Krome Avenue. This initiative aims to activate Downtown Homestead with a dynamic dining and entertainment destination. The solicitation closes on April 8. To maximize exposure and increase potential bids, the Procurement Department, under the direction of the City Manager’s Office, has been actively advertising the opportunity through ads in the Miami Herald and the South Florida Business Journal.



KROME MARKETPLACE PARKING LOT

The City of Homestead Community Redevelopment Agency (HCRA) has released an Invitation to Bid for the construction of a new 9,100-square-foot parking lot at 28 NW 2nd Street and 32 NW 2nd Street in Downtown Homestead. The project will include demolition and site work, the addition of ADA-compliant handicapped spaces and sidewalks, as well as drainage, lighting, and landscaping. The scope of work also encompasses parking lot layout and design, site grading and drainage, and utility infrastructure. This project is a key component of ongoing efforts to enhance accessibility and support economic activity in the Downtown Homestead area. The plans have been reviewed and approved, and the project is now pending the contractor to pull the permit before construction can begin.

KROME STATUE

Efforts in November and December 2024 focused on finalizing the sculpture base design and the language for bronze plaques. Permits for the base were submitted in December, with construction beginning after approval in January. The concrete base requires 28 days to cure before the statue can be installed. The artist is scheduled to transport the sculpture from South Dakota to Homestead in late March 2025, with installation expected to take place once the curing process is complete. An unveiling ceremony is being planned for April 2025, pending the successful completion of all final steps.

SEMINOLE THEATRE MURALS

The waterproofing project for the Seminole Theatre has officially commenced to enhance the building's durability and longevity. In the mean time the City is working closely with the selected artist to finalize the design, fabrication, and installation of a mural feature on the Seminole Theatre building. Once begun the murals will take approximately 90 days to complete.

GIS STRATEGIC PLAN

The City of Homestead is actively expanding its Geographic Information System (GIS) capabilities to enhance transparency, community engagement, and operational efficiency. To date, we have developed an interactive Parks and Recreation System Map Viewer, allowing users to locate all city parks, explore amenities, and identify frequently visited locations.

Additionally, the City is in the process of finalizing its first Strategic GIS Plan, which will establish a comprehensive technology ecosystem for all citywide applications. As part of this initiative, and with the support of our consultants, we have also built multiple GIS data layers essential for implementing the city's Online Permitting, Licensing, Electronic Plans Review, Code Compliance Solutions & Citywide Online Payment Process System.

Another key initiative underway is the development of a GIS Capital Improvement Projects Platform, enabling residents and stakeholders to track project progress, access detailed information, and understand how public funds are being utilized. By integrating these advanced GIS tools, the City is fostering greater accessibility, accountability, and informed decision-making for the community.

EPL IMPLEMENTATION

The City of Homestead kicked off the Electronic Plans Review, Code Compliance Solutions & Citywide Online Payment Process System (EPL) in January 2025. This initiative will streamline processes, enhance customer experience, and improve operational efficiency. The new system will provide a user-friendly online portal where residents and businesses can submit applications, track progress, and receive approvals. Additionally, the electronic plans review system will allow simultaneous reviews by multiple departments, expediting approvals, while the citywide payment processing solution will offer a seamless platform for transactions across all departments. Staff is working diligently to keep the project on schedule for its two-phase rollout, with Phase One slated for implementation in September 2025 and Phase Two for December 2026.

PUMP STATION #22/BASIN MORATORIUM (ARPA CONTRIBUTION \$3,641,905)

Pump Station #22/Basin Moratorium

The City of Homestead's Public Works & Engineering Department is advancing the critical PS22 Super Bypass project, which aims to bring Pump Station 22 into compliance with Miami-Dade County Water and Sewer Department standards. Phase 1, which involved the installation of a new sewer force main using trenchless technology, was completed in December 2024. Phase 2 will focus on procuring bypass pumps and ensuring compliance, which has been completed as of January 2025. The project is supported by ARPA and FDEP funding.

After the completion of Phase 2, the project entered into an evaluation phase in February 2025, which is expected to last for one month. Following this, a certification process will take place, also anticipated to last one month. If all goes well with DERM (Department of Environmental Resources Management) and WASD (Water and Sewer Department), the city hopes to be out of moratorium by April 2025.

In addition to getting Pump Station #22 into compliance, the project also addresses the 13 station basins that feed into this pump station. These basins must be brought into compliance as part of the overall effort to improve the station's functionality and meet regulatory standards.

HOMESTEAD REGIONAL PARK (ARPA CONTRIBUTION \$478,740)

Homestead Regional Park (Phase 1)

Homestead Regional Park, an 85-acre facility, is advancing with Phase 1 of design and permitting. **This phase includes an artificial turf soccer field with a rubberized track, restrooms, offices, a shaded pavilion, concession area, performance stage, storage, parking, lighting, CCTV security, landscaping, and irrigation.** Supported by a \$731,041 ARPA contribution, the park will serve as a major recreational hub.

Design Services Expansion

In September 2024, the City Council approved expanding design services to include a soccer mini-pitch and additional parking, increasing the Phase 1 design contract to \$731,041. These features will be included in the final design, expected by March 2025. With the need to encumber ARPA Funds by December 2024, \$262,493 was removed in construction administrative services, given the lack of funding for the construction. Dollars were reassigned to address other pressing initiatives. The total agreement was revised to \$478,740 with an added \$10,000 Master Plan cost estimate task.

Project Updates and Next Steps

Phase 1 design is 90% complete and under review, with an estimated project cost of \$17 million.

- Permit Approvals: Permits are in the submittal process pending corrections.
- Finalize Construction Drawings: By June 2025.
- Bid Procurement: 60 days.
- Construction Contract Award: 30 days.
- Construction: Estimated duration – 24 months.

These steps mark significant progress toward delivering a premier community recreational facility.

OPERATIONAL UPDATE

Residents continued to utilize the City of Homestead's Public Record Request Portal for easy access to public records. The submissions for the months of January and February are as follows.

January:

A total of **232** public record requests were submitted. **172** of those requests were submitted and processed by HPD. **60** requests were directed to the City Clerk's Office, with 45 requests processed.

February:

A total of **235** public record requests were submitted. **135** of those requests were submitted and processed by HPD. Out of the **100** requests submitted to the City Clerk's Office, **74** were processed.

In January, the **Deputy City Clerk** attended the **FACC Mini Academy** and the **IIMC Region III Annual Conference** as part of her progress toward obtaining her **Master Municipal Clerk Certification**. Additionally, **2** City Clerk staff members completed their **Passport Acceptance Agent** training and received certificates on January 29th, 2025.

The City Clerk's Office, in collaboration with the City Manager's Office, implemented the **CHAMPS Agenda Management Program**, streamlining the publication and access to the city's meeting agenda packets while reducing staff hours for scanning, uploading, and publishing. Through the implementation of this solution, we are now able to stream and index public meetings, making it easy for residents and stakeholders to navigate meetings online.

COMMUNICATIONS | PIO

BUILDING COMMUNITY CONNECTIONS

In January, the City of Homestead Communications Department is excited to welcome Juan Gomez as the new **Communications & Marketing Officer**. Juan joined the team in January 2025, bringing extensive experience in media and communications, including his work with major news outlets. His leadership will help drive innovative strategies and elevate the City's communication efforts.

Juan has already hit the ground running and has coordinated several interviews and media promotions to highlight the City of Homestead.



The Communications Department engaged the community by participating in the FCCMA Photo Contest with a stunning collage that represents All Things Homestead. While we didn't win, the contest sparked excitement and city pride, encouraging both residents and employees to vote for the picture.

Looking Ahead

The Communications Department, in collaboration with the City Manager's Office, is excited to execute a robust communications plan for the city's Strategic Plan. This initiative will focus on engaging the community, highlighting key goals, and ensuring transparency as we work together to shape Homestead's future.

OPERATIONAL UPDATE

The Code Compliance Department remains dedicated to enhancing the community through exceptional service, proactive enforcement, and ongoing professional development. The team continues implementing **S.M.A.R.T.** strategies to improve efficiency and ensure compliance with city regulations.

New Leadership

Jose Perez was appointed as the new **Code Compliance Director** on **January 13, 2025**, bringing innovative leadership to the department.

Community Engagement & Training

The department participated in **Southwest Beautification Day** on February 8, fostering positive community relationships. Staff also attended **Emergency Management WebEOC** and **NFIP training** to enhance emergency preparedness and regulatory expertise.

Uniform & Hiring Updates

New uniforms, including **polos, jackets, and caps** with the City of Homestead logo, have been fully implemented, reinforcing a professional image. The department is also hiring for key positions to strengthen operations and service delivery.

CITATIONS UPDATE

In January and February, the Code Compliance Department opened **351** cases with a total of **366** violations. The department remains committed to keeping Homestead safe and clean by addressing key violations, adapting enforcement strategies, and promoting compliance within the community.

JANUARY TOP 10 VIOLATIONS

Violation	Cases Opened
Abandoned/Dilapidated Property	15
Improper Bulk Trash Disposal	15
Improper Garbage Disposal	12
Accumulated Garbage, Trash Junk, Debris	7
Littered Condition	7
Improper Landscaping Maintenance	4
Noise Ordinance Violation	7
Abandoned Vehicle on Right-Of-Way	5
Maintaining a Public Nuisance	13
Fence Erected Without A Permit	4

FEBRUARY TOP 10 VIOLATIONS

Violation	Cases Opened
Building Recertification	49
Work Without Permit	35
Animals Violation	30
Commercial Vehicles	9
Nuisance	8
Mobile Vendors	7
Bulk Trash Early	7
Accumulated Garbage, Trash Junk, Debris	7
Abandoned Vehicles	6
Overgrown Lots	4

OPERATIONAL UPDATE

Keep HCRA Beautiful Initiative:

This initiative continues to improve exterior façades in key areas. HCRA has collaborated with property owners to approve new paint and façade improvements for the following locations:

- Pamela Plaza, 104 West Mowry
- Lejardin Daycare, 177 West Mowry
- Jubilee Apartments, 761 SW 4th Street
- Beauty Box, 1201 SW 8th Street
- Phicol Williams Community Center, 951 SW 4th Street
- Sak Pase, 134 N Krome Ave

30-Year Re-Certification of the Historic Lily Lawrence Bow Library:

The first dedicated library in the city, a **National Register of Historic Places** building, has been successfully re-certified. This historic building also serves as the home of the HCRA.

Grants Available:

Commercial Enhancement Program:

This program offers up to **\$25,000** for exterior façade improvements to eligible commercial properties within the HCRA district. This one-time reimbursement grant supports local businesses and enhances the aesthetic appeal of the commercial corridor.

Residential Rehabilitation Grant Program:

Up to **\$20,000** is available for exterior rehabilitation work for homeowners with low- to moderate-incomes within the CRA district. This grant helps improve the quality of life and property values in the community.

First-Time Homebuyers Program / Down Payment Assistance (DPA):

To support homeownership, the HCRA offers up to **\$10,000** in down payment and/or closing cost assistance for low- to moderate-income families purchasing homes within the district. An additional **\$5,000** is available for residents who have lived in the area for at least one year.

Business Relocation and Expansion Grant Program (BREP):

This one-time reimbursement grant up to **\$75,000** is available to incentivize businesses relocating or expanding within the HCRA district, fostering economic development and job growth.

Recently Completed Projects:

- **Krome Marketplace Roof Replacement:**

The roof replacement for Krome Marketplace has been successfully completed, enhancing the structure's integrity and ensuring the continued operation of the marketplace for years to come.



OPERATIONAL UPDATES

The Customer Service Department continues to improve the customer experience and operational efficiency. In January and February, several key updates were implemented, including:

AppixSoft Enhancements: On January 29, AppixSoft updates were released to further enhance service delivery:

- **Service Start Date:** Customers will no longer be able to select same day connection after 12:00 PM; it will be greyed out, and only the following date will be available for selection.
- **Management Company Selection:** Management companies can now select "Management Company" when connecting services and must provide business information for verification. This update improves accuracy, streamlines service setup, and ensures better record-keeping for enhanced customer support.
- **Active Military/Reserve and Honorably Discharged:** These categories have been split, and a Form DD214 is now required to provide more accurate verification of military status. This change ensures that we can properly recognize and serve individuals with different military service backgrounds, while also maintaining consistency and integrity in our utility application process.
- **Commercial Applications:** The 'Temporary Service' option has been removed to streamline the utility service process and ensure more accurate service setups. This change allows us to focus on long-term service needs, improving efficiency and providing commercial property owners with a more reliable and consistent experience.
- **Move Applications:** Customers must now select a start date within 7 days from the stop date. Validation has been added, and customers will receive a prompt message if the start date is not selected within the required timeframe, ensuring smoother transitions and reducing delays.
- **Customer Portal/AppixUtility:** Commercial applications will no longer have a "Move" option.

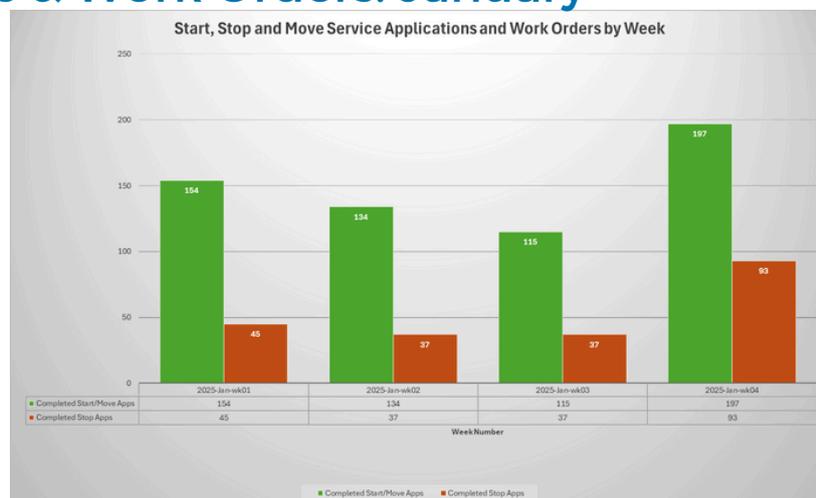
AnswerNet Call Center: The implementation of AnswerNet Call Center began with a kickoff on January 13, 2025. The implementation team continues to meet to ensure a smooth transition for full implementation by May 1st, 2025.

Process Improvements

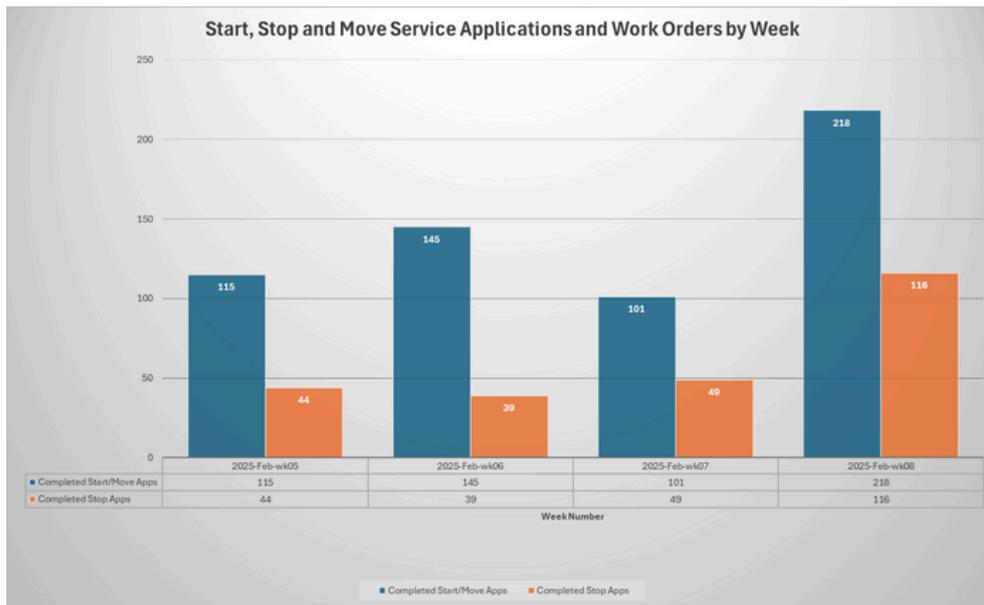
The Department is continuing to work on the collections processes for commercial accounts that includes HOA's and mastered metered customers. This process will develop guidelines and a clear policy that will include lien possibilities.

The department has also hired three new Customer Service Clerks and two Meter Servicemen. Four vacancies remain, and the team is actively working to fill these positions.

Applications & Work Orders: January



February



GENERAL SERVICES

OPERATIONAL UPDATE

Facilities Department

With the support of Deputy City Manager Kemarr Brown, the Facilities team has initiated a trial run of ASANA Project Management Software to improve workflow tracking for Internal Service Requests (ISRs) across the City of Homestead. This initiative aims to enhance efficiency and accountability in managing facility-related tasks. There were **163** ISR's submitted from January to February, with **49** pending completion.

Fleet Department

The Fleet team has been actively preparing all generators to ensure they are fully operational for the Homestead Stone Crab & Seafood Festival, supporting the event's infrastructure and emergency readiness.

CIP PROJECT UPDATE

In Progress

Phase II Construction of New Windows

Current Phase: Permitting
 Key Milestones Achieved: Permits submitted
 Percentage Completion: 10%
 Expected Completion Date: 60-90 days after permit approval

Waterproofing Project for the Seminole Theatre

Current Phase: Permitting
 Key Milestones Achieved: Work has officially started
 Percentage Completion: 5%
 Expected Completion Date: June 2025

40-Year Building Certification Structural Mitigation for the Procurement Building

Current Phase: Planning
 Expected Completion Date: September 30, 2025

40 year Building Certification Electrical Mitigation

Current Phase: Planning
 Expected Completion Date: September 30, 2025

Seminole Theatre Artwork Project

Current Phase: Permitting
 Key Milestones Achieved: Finalizing details with the selected artist
 Percentage Completion: 40%
 Expected Completion Date: May 2025

NEW LEADERSHIP

The Development Services Department proudly welcomes Derrick Cook, MBA, AICP as the new Director of Development Services. With extensive experience in urban planning and economic development, Derrick brings a wealth of knowledge to enhance the City's permitting, zoning, and business licensing operations. His leadership will focus on streamlining services, fostering smart growth, and ensuring efficient and customer-friendly development processes. Welcome to the team, Derrick!



OPERATIONAL UPDATE

In January and February, the Development Services Department processed a high volume of applications, with **614** received in January and **534** in February. Permit issuance remained steady, with **493** permits issued in January, including **109** for commercial projects and **384** for residential. February saw a total of **505** permits issued, with **70** for commercial and **435** for residential. As of the latest update, **55** permit applications remain pending in the inbox, reflecting ongoing demand and the department's continued efforts to streamline processing and support development across the city.

The Development Services Department continues to implement process improvement measures to ensure the timely processing of building permits and business license renewals. These enhancements are aimed at increasing efficiency and minimizing delays, ultimately benefiting residents and business owners. The team is working diligently to meet permit issuance goals and reduce processing queues.

Water Towers Call to Artists

The City has issued a call to artists, inviting professional artists and designers to submit their qualifications and preliminary designs for three distinct artworks that will be incorporated into the repainting of three city water towers. A unifying element across all designs will be the inclusion of the City logo commemorating the nation's 250th anniversary. This month's significant milestone includes achieving permit goals and streamlining the review process.

Krome Avenue Incentive Program

The final application for the Krome Avenue Incentive Program was approved by the City Council in January. A cost recovery account will undergo a 90-day grace period to ensure all invoices are settled before submission for reimbursement.

OPERATIONAL UPDATES

Enhancing Emergency Preparedness

In February, Emergency Management hosted a WebEOC training session at the **Emergency Operations Center (EOC)**, with **29** administrative staff members participating. Miami-Dade County Emergency Management led the session, providing insights into EOC operations and introducing the web-based system used for situational awareness and resource coordination during disasters.

Emergency Management also collaborated with Miami-Dade County's Local Mitigation Strategy Group to secure Letters of Support for electrical infrastructure improvements through the **"Undergrounding Projects"** to enhance the city's resiliency in the event of a natural disaster. Additionally, the **Miami-Dade County Fire Department** provided an updated report confirming that all **41** previously questioned fire hydrants were tested and found fully operational.

Strengthening Emergency Response

The City of Homestead Emergency Management and Police Department participated in a **FEMA-evaluated drill** to assess the readiness and response capabilities of the Turkey Point Nuclear Power Plant. Additionally, staff attended an Active Shooter Incident Management Training and Simulation at Miami Dade College North Campus, facilitated by Texas A&M.

Collaboration & Community Engagement

Emergency Management actively represented Homestead at the **Miami-Dade County Emergency Management "Monthly Whole Community Meeting"** in Coral Gables. Discussions included cybersecurity risks, upcoming training opportunities, and updates on the Hazard Mitigation Grant Program (HMGP).

Upcoming Events

Emergency Management will continue its focus on training and preparedness activities, including expanding class offerings and conducting exercises to enhance collaboration with local, state, and federal agencies.

ELECTRIC UTILITY | HPS

OPERATIONAL UPDATES

In January and February, The department had a lot of staff changes and professional updates. They recognized **Arthur Carbonell, Electrical Engineer**, for successfully passing his **Fundamentals of Engineering (FE)** exam. Arthur was recognized for his **Professional Engineer (PE)** licensure. Additionally, both he and Esteban Hernandez have obtained **FDOT Advanced MOT certification**. They also celebrated the retirements of **3** long-term employees: Willie Thomas, Plant Operations Foreman (**36** years); Ray Ramirez, Line Foreman (**34** years); and Bill Miner, Line Foreman (**25** years). The department is grateful for their dedication and wishes them the best in their next chapter. Efforts are underway to fill these key positions with top-quality employees, while the team welcomes new Substation Electrician, Manny Rosario.

OPERATIONAL UPDATES

HPS-Energy hosted a Peer Review of workflow processes facilitated by the **Florida Municipal Power Agency (FMPA)**. The review team included management personnel from Key West Energy, Ft. Pierce Utility Authority, and Kissimmee Utility Authority. The team interviewed **13** HPS-Energy employees and provided recommendations for improving workflow processes. A final report will be shared with the City Manager in the coming weeks.

Upgrades on the Horizon

HPS-Energy's Engineering team selected a more robust Power Outage Management Software, set for Council approval in February, to enhance reliability. Additionally, powerline crews are proactively replacing older, failure-prone splices on main circuits with durable compression splices, improving overall system reliability.

AWARD WINNING POWER

HPS-Energy received the prestigious FMEA "Restoring Communities" Award for outstanding Mutual Aid support to North Florida and South Carolina following hurricanes Helene and Milton, highlighting the team's commitment to community resilience. Additionally, HPS-Energy continues to maintain one of the lowest electric rates in Florida, with the average residential bill being 11% lower than the typical Municipal Electric bill and 27% lower than that of Investor-Owned Utilities like FPL.

CIP PROJECT UPDATE

Completed

Transmission Line 4 Protective Relay Replacements

Project Description: Replacing outdated ABB relays with Schweitzer digital relays to enhance protection and diagnostics.

Location: Between Lucy and Renaissance Substations

Current Phase: Construction complete (February 2025)

Key Milestones Achieved: Fieldwork completed; awaiting As-Built drawings

Wildlife Covers at Renaissance Electrical Substation

Project Description: Installation of wildlife covers to prevent large-scale power outages due to animal intrusion, protecting 1,000-4,000 homes and businesses.

Location: Renaissance Substation

Current Phase: Installation Complete (January 2025)

Key Milestones Achieved: Wildlife cover installation finished

Completion: 98%

NEW SUBDIVISIONS

Multiple subdivision and commercial sites are in the process of being developed in the HPS/Energy service territory and the electrical utility is installing infrastructure to meet the electrical needs of these projects. HPS/Energy has sufficient capacity to provide power to all these projects.

COMBINATION OF SUBDIVISIONS

Completed

MIR Estates

Location: SW 284th ST and SW 172nd Ave
Units: 6 Residential Units
Key Milestones Achieved: Construction Underway
Within City Jurisdiction: No

Mowry Estates/Parker Point

Location: East Mowry Dr and SW 162nd Ave
Units: 371 Residential Units
Key Milestones Achieved: Construction Underway
Within City Jurisdiction: Yes

Marie Estates/ Messina Place

Location: SW 328th St and SW 162nd Ave
Units: 114 Residential Units
Key Milestones Achieved: Construction Underway
Within City Jurisdiction: Yes

Shanara Estates

Location: SW 292nd St and SW 180th Ave
Units: 20 Residential Units
Key Milestones Achieved: Construction Underway
Within City Jurisdiction: No

Estates of Biscayne

Location: SW 288th St and SW 172nd Ave
Units: 20 Residential Units
Key Milestones Achieved: Construction Underway
Within City Jurisdiction: No

In Progress

Celeste Mixed-Use Site

Location: Campbell Drive and NE 30th Ave
Units: 354 residential units and 43,000 sq ft of commercial space
Current Phase: Closeout
Key Milestones Achieved: Engineering Design finalized
Expected Construction Start Date: 2025
Within City Jurisdiction: Yes

Magnolia Point

Location: Miami-Dade County, US 1 north of SW 292 St
Units: 760-unit apartment complex
Current Phase: Closeout
Key Milestones Achieved: Engineering Design finalized
Expected Construction Start Date: 2025
Within City Jurisdiction: No

In Progress

Redland Gardens

Location: SW 304th St and 188th Ave
Units: 30 Residential Units
Current Phase: Closeout
Key Milestones Achieved: Engineering Design done
Expected Construction Start Date: Q4 2025
Within City Jurisdiction: Yes

Lorenzo Ford

Location: 30725 South Federal Highway
Units: 1 Commercial EV Charger
Current Phase: Closeout
Key Milestones Achieved: Engineering Design done
Expected Construction Start Date: 2025
Within City Jurisdiction: No

Mario's Restaurant Expansion

Location: 1090 N Homestead Blvd,
Units: 1 Commercial
Current Phase: Closeout
Key Milestones Achieved: Engineering Design done
Expected Construction Start Date: 2025
Within City Jurisdiction: Yes

Homestead Gardens

Location: 1542 SW 4th St.
Units: 1 Commercial
Current Phase: Closeout
Key Milestones Achieved: Engineering design done
Expected Construction Start Date: 2025
Within City Jurisdiction: Yes

Town Center

Location: North of Mowry and West of the Turnpike
Units: 13 Retail Bays
Current Phase: Closeout
Key Milestones Achieved: Engineering design done
Expected Construction Start Date: Q1 2025
Within City Jurisdiction: Yes

Rancho Grande

Location: West of SW 187th Avenue and North of SW 316th Street
Units: 150 Single Family Homes
Current Phase: Closeout
Key Milestones Achieved: Engineering design done
Expected Construction Start Date: Q2 2025
Within City Jurisdiction: Yes

CIP PROJECT UPDATE

In Progress

New Electrical Circuit out of Renaissance Substation

Location: Eastern Homestead
Current Phase: Construction
Key Milestones Achieved: Construction began January
Completion: 10%
Expected Completion: Q2 2025

Project Description: Construction of a new electrical circuit to meet growing demand, improving grid flexibility and capacity.

Donnie Avocado Substation Construction

Location: Northeast Homestead
Current Phase: Bidding
Key Milestones Achieved: EPC vendor contracts being finalized
Completion: 25%
Expected Completion: Q1 2026

Project Description: A new substation to meet increasing electrical demand, enhancing grid flexibility and capacity.

NW Undergrounding of Overhead Power Lines

Location: Northwest Homestead
Current Phase: Construction
Key Milestones Achieved: Engineering completed
Completion: 35%
Expected Completion: Q3 2026

Project Description: Replacing overhead power lines with underground infrastructure to improve storm resilience, safety, aesthetics, and reduce maintenance costs.

Transmission Line 1 Protective Relay Replacements

Location: Between Lucy and McMinn Substations
Current Phase: Planning
Key Milestones Achieved: Quotes received from vendors
Completion: 15%
Expected Completion: Q2 2025

Project Description: Replacing outdated Asea Brown Boveri relays with Schweitzer digital relays to enhance protection and diagnostics.

CP0737 - Downtown Infrastructure – Alley behind Seminole Theater

Current Phase: Construction
Key Milestones Achieved: Power lines, AT&T, and Miami-Dade County successfully relocated services
Completion Status: 90%
Expected Completion: Q1 2025

Project Description: Relocating two utility poles and undergrounding five services.

CP0238 - Annual New Underground Construction - Renaissance Feeders 5520 & 5540

Current Phase: Construction
Key Milestones Achieved: Cabinet pad, splice boxes, and 50% of conduits installed
Completion Status: 50%
Expected Completion: Q2 2025

Project Description: Expanding the electrical system with two new underground feeders from the Renaissance Substation.

CP0255 - Annual Meter Replacement - AMI Meters

Current Phase: Construction
Key Milestones Achieved: 7,000 AMI electric meters installed, achieving 88% remote read capability
Completion Status: 24.14%
Expected Completion: Q1 2030

Project Description: Upgrading the metering system by replacing AMR meters with AMI meters for enhanced remote reading and operational efficiency.

CP0240 - Annual New Overhead Construction - New Redland Feeder

Current Phase: Permitting
Completion Status: 10%
Expected Completion: Q4 2025

Project Description: Expanding the electrical system with a new overhead feeder originating from the Redland Substation.

OPERATIONAL UPDATE

In January and February, the Finance & Budget Department continued its essential operations, ensuring the City's financial processes remained efficient and accurate.

During this time, the department remained focused on the **FY 2024 Year-End Audit**, collaborating with external auditors to address requests. Budget staff refined the **FY 2025 Adopted Budget Book** for submission to the **Government Finance Officers Association (GFOA)** for consideration of the annual Budget Award. To prepare for the **FY 2026 Budget Development**, the Budget Team facilitated a live remote training session for **OpenGov Operating Budget End Users**, with a **Capital Budget End Users** training session scheduled for March.

Recognition & Achievements

In February, the Finance & Budget Department received the **Certificate of Achievement for Excellence in Financial Reporting** from the GFOA for its **FY 2023 Annual Comprehensive Financial Report**. This award, judged by an impartial panel, recognizes the City's commitment to transparency and high standards in financial reporting. The Certificate of Achievement is the highest honor in governmental accounting, marking a significant accomplishment for the City and its management.

Professional Development

The Finance & Budget Department welcomed three new members to the team. Additionally, the Assistant Finance Director has been honored with a CPFO Scholarship from the Florida Government Finance Officers Association (GFOA), to pursue the nationally recognized certification in public finance.

Upcoming Projects:

The Finance and Budget Department is dedicated to achieving excellence in resource allocation and providing efficient financial services. To fulfill this mission, the Department has launched several initiatives, which include a study on cost allocation and development project. Currently, the Department is collaborating with the City's Financial Advisors to develop and adopt a formal debt management policy.

Strategic Planning

The Finance and Budget Department is assisting in creating the City's first official strategic plan to align financial resources with the City's priorities and goals. Furthermore, the Department is partnering with the Government Finance Officers Association (GFOA), which provides best practices for governments nationwide. This collaboration aims to review and update the Department's policies and procedures to strengthen internal controls and improve operational efficiency. Ultimately, these efforts will enhance service delivery to stakeholders and promote public trust.

CIP PROJECT UPDATE

In Progress

Project Name: CP0679 - Automated Time Collection

Current Phase: Planning

Key Milestones Achieved: Implementation

Percentage Completion: 40%

Expected Completion Date: September 30, 2025

Project Description: This project will implement an automated time collection system to manage employee time tracking, advanced scheduling, and payroll compliance. The system will reduce errors, improve productivity, and enhance labor data management.

OPERATIONAL UPDATE

The Grants Division has expanded and hired an employee for the newly added Grants Facilitator position, Ashley Francois. She has joined the department and will help to secure additional grant funding, managing ARPA projects, and aiding in coordination regarding the development of the Strategic Plan for the city.

In January and February, the City of Homestead made significant progress in securing funding for critical infrastructure, beautification, flood mitigation, and green space projects. The City applied for multiple grant opportunities, totaling millions of dollars in potential funding aimed at enhancing the quality of life for residents and increasing the City's resilience to severe weather events.

Accepted Grants in January & February:

- **Florida Highway Beautification Grant Program:** The City submitted an application to the **Florida Department of Transportation (FDOT)** requesting **\$112,000** for the **City of Homestead Beautification Project**. This project will include tree planting, landscaping, and irrigation along Krome Avenue, Campbell Drive, and US1. The City has committed **\$48,250** for design fees and establishment costs as a match.

Grants Applied For in January & February:

- **Florida Communities Trust (FCT) Grant:** The City applied to the **Parks and Open Spaces Florida Forever Program**, requesting **\$212,500**, with a **\$70,833** City match, to purchase the parcel located at 744 SW 8th Avenue. This grant would allow the City to develop the property as a green space for public use.
- **Better Utilizing Investments to Leverage Development (BUILD) Planning Grant:** The City submitted an application to the **U.S. Department of Transportation** requesting **\$3,500,000** for the **Multi-Modal Improvements Planning Project**. This initiative will focus on the design, development, and permitting of three bridges:
 - Bridge 874250 – 1436 E. Mowry Drive
 - Bridge 874308 – 31600 SW 147th Avenue
 - Bridge 874313/874311 – South of 31398 SW 152nd Avenue

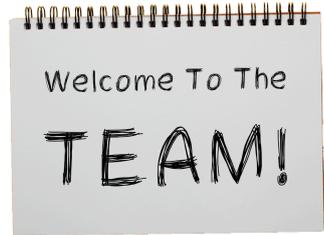
These improvements aim to enhance connectivity across three major roadways and the Biscayne-Everglades Greenway.

- **Building Resilient Infrastructure and Communities (BRIC) Grant:** Two applications were submitted to **FEMA** for undergrounding electric infrastructure in the NW and SW, totaling **\$9,300,772** in grant funds, with a **\$1,033,419** match from the City. These projects are aimed at hardening the power system to mitigate the impacts of hurricanes and other severe weather events, ensuring reliable energy distribution.
 - NW Undergrounding: **\$5,061,905.10** grant, **\$562,433.90** match = **\$5,624,339**
 - SW Undergrounding: **\$4,238,866.80** grant, **\$470,985.20** match = **\$4,709,852**
- **Watershed Planning Program Grant:** The City submitted a request for **\$300,000** in grant funding from the **Florida Division of Emergency Management**, with a **\$100,000** City match, to fund the development of a **Stormwater Master Plan (SWMP)**. This plan will provide a sustainable framework for managing stormwater, reducing flood risks, and protecting water quality.

HUMAN RESOURCES

RECRUITMENT UPDATES

In February, HR launched **NeoGov**, an online applicant tracking system, marking a significant step towards a paperless hiring process. In its first week, the system processed over **200 applications**, broadening our reach to a more diverse and qualified talent pool.



For the months of January and February:

- Job applications processed: **1,511**
- Hired employees: **35**
- Current full-time employees: **456**
- Current vacancies: **110**

BREAKDOWN OF OPEN POSITIONS BY DEPARTMENT

* 16 of the open positions were approved in FY 25 Budget.

Open	85	Parks & Rec	8
City Manager's Office	1	ADMINISTRATIVE ASSISTANT	1
ASSISTANT CITY MANAGER	1	PARKS & FIELDS SPECIALIST I	1
City Mayor's Office	1	SUMMER RECREATION AIDE	5
ASSISTANT TO THE MAYOR&COUNCIL	1	SUMMER RECREATION AIDE II	1
Code Compliance	4	Police	28
CODE COMPLIANCE OFFICER	3	ADMINISTRATIVE ASSISTANT	1
CODE COMPLIANCE OFFICER II	1	*ADMINISTRATIVE COORD(GRANTS)	1
CRA	2	COMMUNITY SERVICE AIDE	1
* ASSISTANT DIR CRA & CAPITAL PR	1	CRIME SCENE TECHNICIAN	1
* CRA BUDGET ANALYST	1	* INVESTIGATIVE FINANCIAL ANLST	1
Customer Service	4	MANAGER OF INFORMATION SYSTEMS	1
CASHIER II	1	POLICE ACADEMY TRAINEE	2
CUSTOMER SERVICE SUPERVISOR	2	POLICE DISPATCHER IV	1
METER SERVICEMAN/COLLECTOR	1	POLICE DISPATCHER TRAINEE	5
Development Services	8	*POLICE LIEUTENANT	1
* BUSINESS LICENSING MANAGER	1	*POLICE OFFICER	11
CHIEF BUILDING INSPECTOR	1	*POLICE SERGEANT	2
CITY PLANNER	1	Procurement	2
HOMEOWNER & SM.BUSINESS SPECIA	2	BUYER II	1
PERMIT CLERK	3	CONTRACT SPECIALIST	1
Finance	3	Public Works / Streets	1
ACCOUNTANT II	1	LABORER II	1
ACCOUNTING MGR/ANALYST	1	Solid Waste	1
* ASSISTANT DIR BUDGET	1	PUBLIC SERVICE WORKER I	1
General Services	2	Utilities	12
BUILDING MAINTENANCE WORK II	1	ADMINISTRATIVE SECRETARY	2
FACILITY MANAGER	1	ASSOCIATE CUST PROJECT LIAISON	1
GS/ Fleet	2	JOURNEYMAN LINEMAN	2
ADMINISTRATIVE ASSISTANT	1	LEAD LINE SPECIALIST	2
FLEET MANAGER	1	LINEMAN APPRENTICE I	1
Human Resources	3	LINEMAN APPRENTICE II	1
HUMAN RESOURCES COORDINATOR I	1	OPERATIONS FOREMAN	1
* HUMAN RESOURCES GENERALIST	1	POWER PLANT INDUSTRIAL ELEC I	1
* SENIOR RISK ANALYST	1	SUBSTATION/DISTRIBUTN ENGINEER	1
ITD	1	Waste Water - Distribution	1
ADMINISTRATIVE ASSISTANT	1	MAINT MECH II-WATER	1
		Waste Water - Treatment	1
		TREATMENT FAC OPR TRAINEE-WW	1





OPERATIONAL UPDATES

The Human Resources Department had a productive January and February, including:

Building a Strong Workforce and Supporting Leadership Transitions

In January, the department facilitated a smooth transition of leadership, onboarding **4** new Department Heads, including the Director of Human Resources, Babette Friedman. This process ensures alignment with the City's strategic goals and strengthens our leadership team.

Employee Engagement and Benefits Enhancement

On January 8, 2025, UnitedHealthcare (**UHC**) hosted "**UHC Day**," providing employees the opportunity to meet with representatives to discuss claims, providers, and any other concerns. This event helped ensure employees have direct access to resources to manage their healthcare benefits effectively.

Additionally, the department implemented an expanded Domestic Partner Benefits Policy, effective January 1, 2025. This allows employees to include their domestic partners in insurance plans, reinforcing our commitment to inclusivity while enhancing our recruitment and retention efforts.

Heart Health Initiative – Feb. 14, 2025

To promote cardiovascular health awareness during American Heart Month, HR distributed Heart Health Bags at all City locations.

4th Quarter Employee Birthday Celebration

Employees with birthdays in October, November, and December were celebrated with a shared meal, Bingo, and the Wheel of Prizes to foster camaraderie and a sense of community.

Training & Safety Initiatives

January saw the City conduct First Aid Awareness Safety Training, with **25** employees participating. This training equips staff with life-saving skills and reinforces our commitment to workplace safety. Additionally, the City partnered with the Miami-Dade Ethics Commission to provide Ethics Training for City staff, reinforcing ethical standards in both County and City Codes.

HUMAN SERVICES

WELCOME TO THE TEAM!

We are excited to introduce Gretchell Cano as the new **Human Services Manager** for the City of Homestead. With extensive experience in municipal and public administration, Ms. Cano brings a solutions-driven approach to her role.

In her role, Ms. Cano will collaborate with local organizations, nonprofits, and government agencies to address key issues such as affordable housing, workforce development, and access to community resources. She is committed to fostering partnerships that provide sustainable solutions and ensure residents have access to the resources they need. In the next 60 days, Gretchell will work cross-functionally to surface and expose assistance options for low-income residents. Additionally, we are working to schedule the City's community wellness fair.



SOLID WASTE | HPS

OPERATIONAL UPDATES

The Solid Waste Department continued its commitment to reliable waste management services in January and February. Over the **2** months, the team completed **103** residential Supercan repairs, **52** replacements, and added **114** new homes to the service roster. On the commercial side, crews handled **42** dumpster replacements and **5** repairs, ensuring uninterrupted service for businesses throughout Homestead.

The Department also received the last pending roll off container truck that was purchased using ARPA funds.

Looking Ahead

The City of Homestead's Solid Waste department is actively preparing an RFP to select a qualified provider for solid waste collection services for both new businesses and residential areas. The franchise services ordinance had its first reading in February and will be presented for a second reading at the March Council Meeting, when staff will release the RFP and evaluate potential vendors.



OPERATIONAL UPDATES

In January and February, the Innovation & Technology Department made several advances. In January, it advanced its efforts to centralize operations, streamline workflows, and improve service delivery across the City of Homestead.

Centralization of Innovation & Technology Department

As of the end of January, the Department assumed responsibility for the **Police Department's IT operations**. This centralization consolidates all IT-related functions, resources, and decision-making processes into a unified department. The initiative aims to improve efficiency, streamline operations, and ensure alignment of technology initiatives.

Advancing Knowledge

In February, Assistant Director Juan M. Lopez and Computer Support Specialist Lazaro Deschamps attended the **FLGISA Winter Symposium** gaining access to critical education, vendor resources, and peer insights in Local Government IT.

Firewalls Replacement

The Department has replaced the firewalls to ensure a secure, high-performance, and scalable network. Upgrading to newer firewalls strengthens protection against evolving threats, enhances network performance, supports modern technologies, and ensures compliance with regulatory requirements.

New Team Member

We welcome **Alejandro Ramos as our new IT Support Analyst**. Alejandro is pursuing a B.S. in Cybersecurity at the University of Maryland Global Campus and holds CompTIA A+ and AWS Cloud Practitioner certifications. A U.S. military veteran, he brings expertise in Microsoft 365 administration and is working toward additional IT certifications.

Completed

Internet Circuit Upgrade

Project Description: Upgraded the City's main internet circuit to 10x faster bandwidth, enhancing support for cloud-based applications and improving performance, reliability, and user experience.
Status: Completed

Agenda Management Software (ARPA Contribution: \$15,000)

Project Description: In collaboration with the City Clerk and City Manager's Office, ITD launched a cloud-based agenda management system.
Status: Completed

In Progress

Citywide Workstation Replacement (ARPA Contribution: \$284,535)- Phase 1

Project Description: Replaced workstations across several departments including City Manager's Office, Mayor & Council, Human Resources, Innovation & Technology, Finance & Budget, City Clerk, Customer Service, and Development Services. The upgrade included mobile laptops, docking stations, and related equipment, supporting a more efficient work environment.
Status: Deployment began Dec. 9, 2024, completed by Jan. 2025.

Wi-Fi Deployment in City Parks (ARPA Contribution: \$119,410)

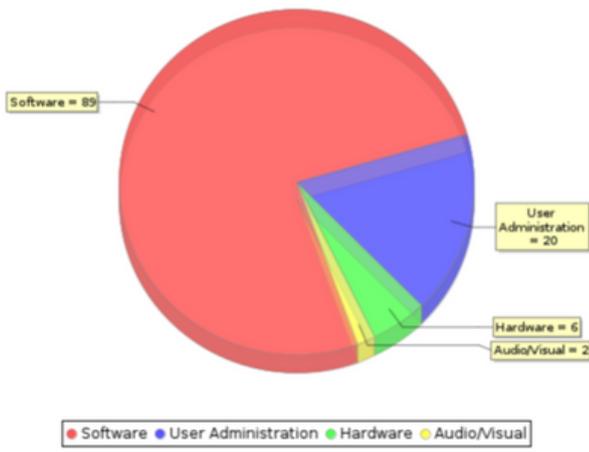
Project Description: Expanding Wi-Fi access in city parks to improve visitor experience, support smart city initiatives, and provide social and economic benefits.
Status: Construction; equipment & internet services being installed at JD Redd & Harris Field Parks.
Timeline: Project completion by July 1, 2025.

OPERATIONAL UPDATES

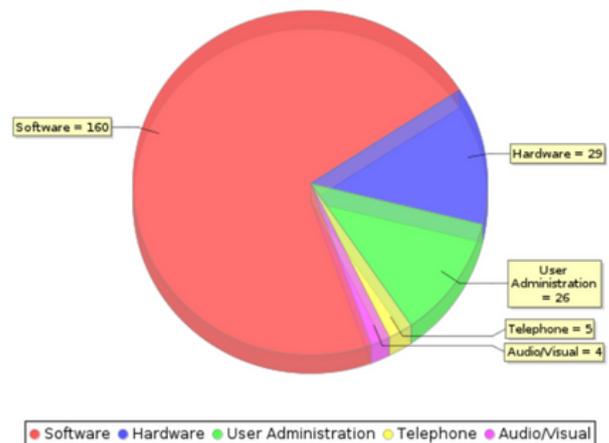
Helpdesk Ticketing Statistics:

For the months of January and February, I.T. closed a total of **359** tickets, which are broken down by category and priority in the pie chart.

January



February



PARKS, RECREATION, & OPEN SPACES DEPARTMENT

OPERATIONAL UPDATES

In the months of January and February, the Parks, Recreation, & Open Spaces Department achieved several significant milestones. A new gate was installed at the Mayor Roscoe Warren Municipal Park playground entrance, and staff created a new consolidated form for requesting park reservations via email through the website. Restrooms at Homestead Regional Park were painted in preparation for the Homestead Seafood Festival. The entrance signs at Harris Field Park were also refreshed with updated decals installed at all **3** entrances.

SPECIAL EVENTS

January

- 10 - Movie Night at Losner Park "Inside Out 2"
- 17 - MLK Breakfast at Phichol Williams Community Center
- 24 - Movie Night at Losner Park "Transformers One"
- 24-26 - Rodeo Weekend at Harris Field Park

February

- 8- Southwest Clean-up Event
- 14 – Movie Night at Losner Park ("Up")
- 21 – Poetry Slam at Seminole Theatre
- 22 – Black History Month Block Party at Losner Park
- 28– Movie Night at Losner Park ("Princess and the Frog")



CIP PROJECT UPDATE

Completed

Harris Field Press Box Roof Replacement

Current Phase: Closeout
Key Milestones Achieved: Work completed.
Percentage Completion: 100%

In Progress

James Archer Smith Splashpad Renovation

Current Phase: Construction
Key Milestones Achieved: All equipment installed and undergoing sequence programming.
Percentage Completion: 90%
Expected Completion: March 2025

William F. Dickinson Community Center Roof Replacement

Current Phase: Construction
Key Milestones Achieved: Pending A/C line relocation to finish roof work.
Percentage Completion: 95%
Expected Completion: March 2025

Harris Field Gymnasium LED Light Upgrade

Current Phase: Permitting
Key Milestones Achieved: Permitting underway and lights ordered.
Percentage Completion: 35%
Expected Completion: April 2025

Mayor Roscoe Warren Municipal Park Dog Park Fence & Shades

Current Phase: Bidding
Key Milestones Achieved: Pending bidding.
Percentage Completion: 10%
Expected Completion: May 2025

Blakey Park Playground

Current Phase: Bidding
Key Milestones Achieved: Design finalized, waiting on grant funds to be available for requisition.
Percentage Completion: 15%
Expected Completion: October 2025

Wittkop Park Playground

Current Phase: Bidding
Key Milestones Achieved: Quote received and requisition entered.
Percentage Completion: 15%
Expected Completion: September 2025

In Progress

Ernestine Jackson Seymour Park

Current Phase: Permitting
Key Milestones Achieved: ITB awarded at February Council.
Percentage Completion: 25%
Expected Completion: June 2025

Audubon Park Playground

Current Phase: Bidding
Key Milestones Achieved: Quote received above budget. Pending a CIP amendment and budget transfer.
Percentage Completion: 15%
Expected Completion: October 2025

JD Redd Park - Court Resurfacing

Current Phase: Construction
Key Milestones Achieved: 6 tennis courts have been completed. Pickleball courts are halfway done and then need to finish the racquetball courts.
Percentage Completion: 85%
Expected Completion Date: End of March 2025

Mayor Roscoe Warren Municipal Park Basketball Court Resurfacing

Current Phase: Scheduling
Key Milestones Achieved: Scheduled to begin after JD Redd Park
Percentage Completion: 25%
Expected Completion Date: April 2025

NEW LEADERSHIP

The Homestead Police Department has had a strong start to 2025, with new police Chief Mario Knapp. Chief Knapp is a law enforcement veteran with over 27 years of experience at the Miami-Dade Police Department. He has emphasized his commitment to public safety, building strong community relationships, and fostering trust between the police department and Homestead's residents.



The Police Department is already seeing many changes including the implementation of strategic initiatives to enhance public safety, community engagement, and operational efficiency.

Reorganization & Leadership

The department has undergone a comprehensive reorganization, establishing two core services—**Police Services and Departmental Services**—encompassing four divisions. This structure ensures a streamlined chain of command from every employee to the Chief. As part of this transformation, a dedicated team member was promoted from **Captain to Major** in recognition of their leadership and contributions.

In January and February, Chief Mario Knapp swore in Deputy Chief Luis Almaguer, along with 2 full-time Police Officers and 1 full-time Correctional Officer, strengthening the department's leadership team and operational capacity.

Recruiting Efforts

Creative recruitment initiatives have yielded strong results. In just 2 weeks, HPD has attracted more than **39** applicants for police positions, **6** for dispatch roles, and **1** for an administrative assistant opening.

Interviews are now being scheduled for staffing of the department's Home Association and Condo Fraud Investigations Unit.

Training & Readiness

The department has focused on enhancing officer skills and preparedness:

- 2 officers completed Crisis Intervention Training.
- The K-9 Unit hosted a 5-day High-Risk Violent/Deadly Encounter Tactics Training, involving multiple agencies from Miami-Dade County.
- 3 Traffic Unit members completed an FAA-approved Drone Pilot Course, with 1 officer now certified as a drone pilot.
- The Traffic Unit hosted a multi-agency 5-day Speed Measurement Course.
- Four Taser training courses were conducted.
- 2 H.E.L.P (CPR/Tourniquet) training sessions were provided by Miami-Dade Fire Rescue.

To further enhance operational readiness, a new department policy now requires the deployment of our Incident Command Bus for all major operations and/or police service requests. This resource will provide critical on-scene coordination and support, ensuring effective communication and timely decision-making.

Community Outreach & Engagement

Building strong relationships with residents remains a top priority:

- **Coffee with a Cop** event welcomed over **50** participants.
- Officers attended multiple community events, including pop-up events at **Menchie's and Genesis Bakery** to foster trust and open communication.
- Held community meetings with local Hispanic leaders and neighborhoods such as **Malibu Bay and Waterstone**.
- Conducted **threat assessments** at local schools.
- The **PAL 18U Flag Football Team** won the **tournament championship**.
- Officers completed **36** business contacts and **48** residential contacts to enhance community relations.
- **Rock the Block** community clean-up event brought residents together to improve their neighborhoods.

Crime Prevention & Investigations

General Investigations Unit (GIU)

- Attended the **Regional Domestic Security Task Force (RDSTF)** meeting on threat management.
- Investigated three school-related threats, resulting in **1** individual being Baker Acted and **2** arrests.
- Led targeted operations, resulting in **16** arrests.
- Arrested a commercial robbery suspect at the scene, with **Task Force Officers (TFOs)** launching a federal case under the Hobbs Act.

Gang Violence Initiative (GVI)

Focused efforts to reduce violent crime included:

- **12** custom notifications delivered to high-risk individuals.
- **4** risk assessment meetings conducted.
- **1** shooting review completed.
- **5** community engagement meetings held.

Special Investigations Unit (SIU)

The SIU executed multiple operations leading to:

- Controlled narcotics buys at 2 locations, resulting in arrests and executed search warrants.
- A burglary-to-motor-vehicle detail in the southeast section of the city.
- Hot spot patrols in the southwest section, leading to 4 arrests.
- 13 additional arrests and the seizure of multiple vehicles.



OPERATIONAL UPDATE

In January, the Procurement Division launched the newly updated Procurement website. Staff completed updates to training guides for end-users related to the OpenGov contract module. The team has been diligently organizing and preparing surplus for an upcoming auction, tentatively scheduled for late February or early March.

Procurement has launched a series of internal staff training sessions, beginning with **"Intro to Procurement"** on February 28th. Additionally, an online auction for approved surplus is scheduled to begin on Friday, March 7th, with final dates to be confirmed. Efforts continue to ensure surplus preparation is completed on schedule.

CIP PROJECT UPDATE

Completed

Heavy Duty Industrial Ceiling Fan

Status: Purchased, received, and installed as of February 25, 2025

Benefit: Enhancing warehouse working conditions ahead of the hot summer months

Competitive Solicitations Status Report

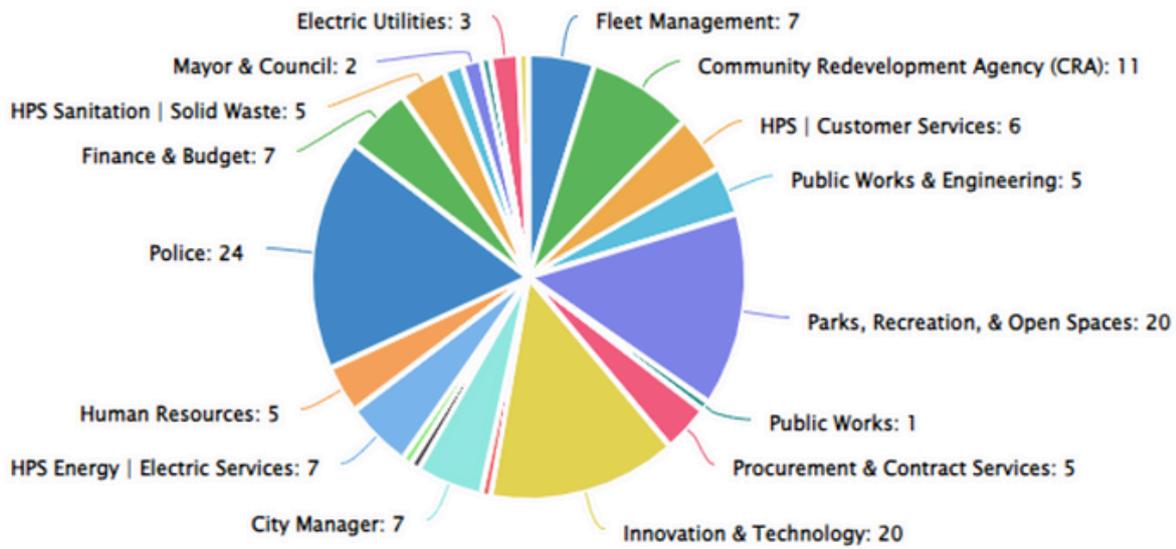
Title	Project ID	Status	Department
Fairbanks-Morse OP Blower rebuild/repair		Coming Soon (FY25)	Electric Utilities
DCP For Flagler Sewer Line Replacement		Coming Soon (FY25)	Public Works and Engineering
Professional Architectural and Engineering Services - for Miscellaneous Projects		Coming Soon (FY25)	Procurement & Contract Services
Line #4 Transmission Relay replacements		Coming Soon (FY25)	Homestead Public Services - Energy
Facilities Maintenance Support Pool of Contractors		Coming Soon (FY25)	Parks, Recreation & Open Spaces
Citywide Landscape Services		Coming Soon (FY25)	Parks, Recreation & Open Spaces
Historic Resources Survey	RFP# 202512	Draft	Development Services
Professional Architectural and Engineering Services - Continuing Contracts	RFQ# 202509	Draft	Public Works & Engineering
Community Programs at Harris Field Building and Pool	RFI# 202506	Draft	Parks, Recreation & Open Spaces
Interior Renovations to Police Athletic League (PAL) Building	ITB# 202524	Draft	Police
Sidewalk Repair & Installation	ITB# 202521	Draft	Public Works & Engineering
Street Resurfacing	ITB# 202519	Draft	Public Works & Engineering
CDBG Program for STEM Services for FY 2024-2025	RFP# 202517	Review	Finance & Budget
Citywide Demolition Services	ITB# 202514	Review	Community Redevelopment Agency
Temporary Staffing	ITB# 202518	Review	Human Resources
HVAC Refrigeration & Equipment Maintenance	ITB# 202516	Review	General Services Administration
Electric Motors, Pumps, and Generator Repairs	ITB# 202520	Review	Public Works & Engineering
Commercial and Residential Real Estate Services	RFQ# 202522	Review	City Manager
Janitorial Services	ITB# 202515	Review	General Services Administration
City of Homestead Comprehensive Vulnerability Assessment	RFQ# 202523	Review	Public Works & Engineering
Krome Marketplace New Surface Parking Lot	ITB# 202513	Pending advertisement	Community Redevelopment Agency
Krome Marketplace Entertainment & Dining Destination in Downtown	RFP# 202505	Open	Community Redevelopment Agency
Shotgun Property Redevelopment - 866 SW 7th Street, Homestead, Florida	RFP# 202504	Open	Community Redevelopment Agency
Seminole Theatre Business Operator	RFP# 202503	Open	General Services Administration
Event Rental Equipment, Inflatables, Rides and Characters	ITB# 202510	Open	Parks, Recreation, & Open Spaces
Event Audio, Visual, Lighting and Staging	RFP# 202511	Open	Parks, Recreation, & Open Spaces
A/E Services for Wittkop Park Water Treatment Facility Project (Chlorination)	RFQ# 202502	Open	Public Works & Engineering
Professional Services for Permitting, Plan Review and Inspection Services	RFP# 202436	Under Evaluation	Development Services
Replacement of the Diesel Fuel Valves at G. W. Ivey Municipal Power Plant		On Hold	Electric Utilities
Transportation Master Plan	RFQ# 202434	On Hold	Public Works & Engineering

PROCUREMENT & CONTRACTS

CONTRACTS PROCESSED BY DEPARTMENT

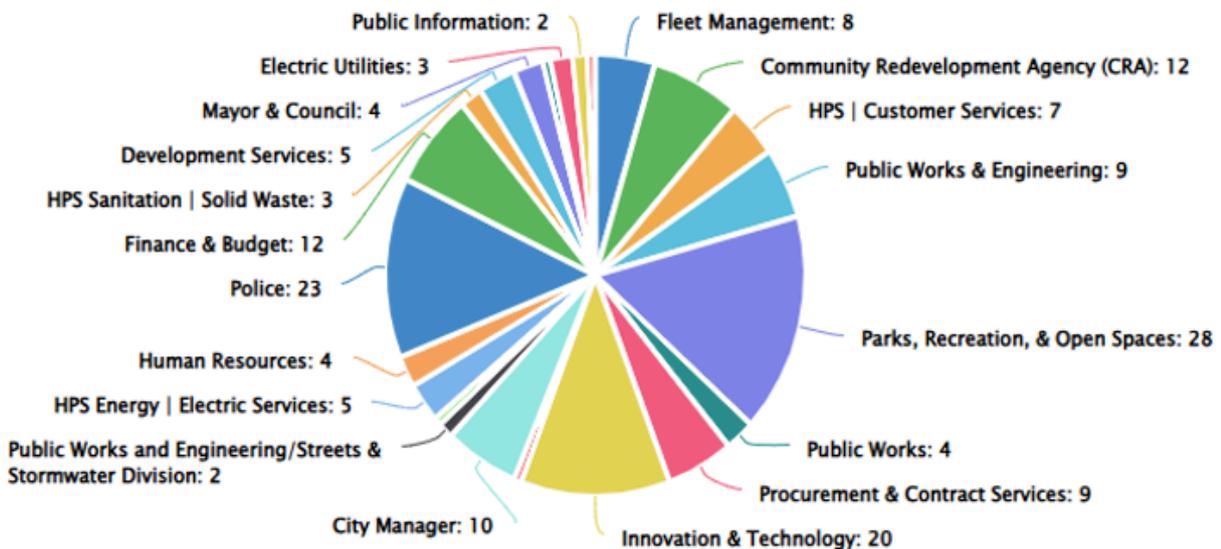
January

Contract Documents by Department



February

Contract Documents by Department



OPERATIONAL UPDATES

Right-of-Way Permitting

In January and February, the Public Works & Engineering Department continued supporting development within the city's right-of-way. The team approved **4** permits, extended **8** permits, and is actively reviewing **24** permit applications, including **7** submitted during these months. These efforts ensure that infrastructure development and utility operations remain efficient throughout the city.

Treatment Division

Over January and February, the Treatment Division processed a total of **851.99 million** gallons of drinking water and **490.4** million gallons of wastewater. The team initiated beautification projects at the **Water Treatment Plant (WTP) and Wastewater Treatment Facility (WWTF)** and ensured compliance with all wastewater treatment facility nutrient goals, including **100%** fecal coliform compliance. They successfully conducted and passed an **FDEP inspection** and replaced the SBR blower #3 motor. Additionally, crews troubleshot, disinfected, and restored raw water well #5, preventing citywide drinking water disruptions or pressure drops.

Distribution & Collections

Throughout January and February, the Distribution & Collections team remained active, completing **127** new water and sewer connection fee sheets, reviewing **4** sets of project plans, and installing **92** new water meters. The team also repaired **2** fire hydrants, replaced **215** broken water meters, and fulfilled **676** customer service work orders. In addition, they conducted **702** sewer and water utility locates, pulled **39** pumps from lift stations across the city, and cleaned **2** wet wells. Sewer repairs were performed at various locations, including SW 8 Ave, SW 6 Ave, SW 3 Ave, N Flagler Ave, and NE 21 Ave.

Streets, Stormwater, & QRT Teams

The Streets, Stormwater, and QRT Teams continued their efforts to maintain and enhance the city's infrastructure. Over the two months, they collected **670** bags of trash, removed **355** shopping carts, **636** palm fronds, **7** tires, and swept **295** miles of roadways clearing **1,279** yards of debris from streets and drains. The team inspected **110** catch basins, cleaned **70**, and repaired **12** drains, ensuring stormwater systems remained functional. Additionally, they repaired **52** potholes, patched **560** square feet of roadways, and fixed **110** square feet of sidewalk. To support future operations, the team also secured a 2024 Ford F-350 with a utility bed using PTP funding.

Process Improvements

The Public Works & Engineering Department has introduced a new process for developers to contribute to the water and sewer capacity analysis. A hydraulic analysis design fee will be required to ensure the system can handle additional demand or necessary improvements, maintaining safe water service, adequate pressures, and reliability for firefighting needs as Homestead grows.

CIP PROJECT UPDATE

Completed

Racetrack Booster Pump Station

Current Phase: Completed

Percentage Completion: 100%

Expected Closeout Date: Finalizing paperwork

Project Description: Installing booster pumps to stabilize water pressure and improve reliability.

CIP PROJECT UPDATE

In Progress

Avocado Villas Potable Water System Improvements

Current Phase: Construction

Key Milestones Achieved: Notice to Proceed issued to JVA Engineering Contractor, Inc. on October 24, 2024.

Percentage Completion: 10%

Expected Completion Date: August 20, 2025

Project Description: Replacing aging water mains in the Avocado Villas development to ensure reliable water distribution.

Traffic Signal at SW 152 Ave/Alex Muxo Jr. Blvd

Current Phase: Construction

Key Milestones Achieved: Contract awarded to AUM Construction Inc., construction documents submitted for review and equipment was ordered, the preliminary fieldwork has started.

Percentage Completion: 20%

Expected Completion Date: August 2025

Project Description: Installing a traffic signal at SW 152 Ave/Alex Muxo Jr. Blvd, coordinating with FPL for new streetlights.

FTA Grant – Roadway and Transit Project

Current Phase: Design

Key Milestones Achieved: Design approximately 60% complete.

Percentage Completion: 30%

Expected Completion Date: March 2028

Project Description: Enhancing multi-modal transportation with sidewalks, ramps, trolley shelters, and underground utility upgrades along Krome Avenue. The design schedule is extended due to the ongoing Trolley Efficiency Study assessing current trolley stops.

Transportation Master Plan

Current Phase: Planning

Key Milestones Achieved: The consultant is collecting and compiling data including existing and proposed development projects.

Percentage Completion: 30%

Expected Completion Date: Mid-2025

Project Description: A 20-year plan to improve connectivity, assess roadway capacity, and secure funding for future transportation projects.

Trolley Efficiency Study

Current Phase: Technical Evaluation

Key Milestones Achieved: Consultant collecting data, preliminary report under city review.

Percentage Completion: 80%

Expected Completion Date: March 2025

Project Description: Evaluating Homestead's trolley system to improve service efficiency and connectivity. Findings will be presented to Miami-Dade County.

COH EVENT HIGHLIGHTS



In January, the City of Homestead celebrated the life and legacy of Dr. Martin Luther King Jr. with the annual **Martin Luther King Jr. Breakfast** on January 17th. The event brought the community together to honor Dr. King's message of unity, service, and progress through inspiring speeches, musical performances, and reflections on his lasting impact.



The celebration of Black history continued into February with a series of engaging and meaningful events. The **Southwest Beautification** event on February 8th brought residents together to enhance and revitalize the community through collective service. Volunteers of all ages joined forces to clean, landscape, and beautify key areas, including **Turner Circle, Pioneer Village, and Roby George Park**. The event fostered a spirit of unity and pride, highlighting the importance of preserving and uplifting the neighborhoods that shape Homestead's rich history.



On February 21st, local poets and artists took the stage for a powerful **Poetry Slam**, sharing moving pieces that highlighted culture, resilience, and creativity. The event fostered a sense of community and artistic expression, with participants competing for cash prizes and attendees enjoying an evening of thought-provoking performances and storytelling.



The festivities culminated with a lively **Block Party** on February 22nd, where families and friends enjoyed music, food, and entertainment, fostering a sense of unity and pride. The event featured headliners **Queen K and the Wailers**, whose performances added an unforgettable energy to the celebration. Queen K, a rising young artist, empowers and uplifts her audience through her music, often using her platform to bring awareness to important causes. The Wailers, legendary for their iconic reggae sound, had the crowd singing along to every word, creating a vibrant and unifying atmosphere.

