

# MINUTES

KEY COLONY BEACH  
SPECIAL COMMISSION MEETING  
Monday , September 25, 2017, 10:00 AM  
Marble Hall

1. **Call to Order, Roll Call:** The Emergency Commission Meeting of the Key Colony Beach City Commission was called to order by Mayor John DeNeale at 10:00 A.M.

*Present:* Mayor John DeNeale, Vice Mayor Ron Sutton, Secretary Treasurer Jim Pettorini, Commissioner Jerry Ellis and Commissioner April Tracy. *Also Present:* City Administrator Chris Moonis Building Official Ed Borysiewicz, and City Clerk Kathryn McCullough. Public - 23.

2. **Hiring a Structural Engineer for the City:** Mayor DeNeale said City Hall took a major hit from Hurricane Irma. A structural engineer needs to be hired to determine the extent of the damage. Trailers have been ordered. Vice Mayor Sutton reported the trailers will be delivered tomorrow. City Administrator Moonis requested a 3<sup>rd</sup> party independent structural engineer to assess the damages to City Hall. He presented a proposal from K2M Design, an engineering firm certified in the State of Florida, who has done this type of assessment, for the public and private sector, up and down the Keys. The proposal is for a cost not to exceed \$4,500 to determine the constructional integrity of City Hall, including the post office. Mayor DeNeale spoke with a FEMA representative who suggested the City obtain estimates from a third party.

**MOTION:** Motion made by Vice Mayor Sutton, seconded by Commissioner Pettorini, to hire K2M Design to assess the structural integrity of City Hall, including the post office, for a cost not to exceed \$4,500.

**DISCUSSION:** Paul Cole, 8<sup>th</sup> Street, asked what the concerns are? Roof? Walls? Mayor DeNeale said the City Engineer, Darryl Osborne, reported the building sank significantly after the flooding.

**ON THE MOTION:** Roll call vote. Unanimous approval.

3. **Damage Assessment Protocol and Process:** Mayor DeNeale reported there is so much to do. Insurance will be addressed first. After that, the State will forward costs in excess of insurance on to FEMA. A disaster team will be needed to get through all of this. Vice Mayor Sutton has done a great job with the contractors and debris removal. Mayor DeNeale requested Vice Mayor Sutton continue in this role as Chief Operating Officer. Mayor DeNeale assigned the role of Chief Financial Officer and Planning to Commissioner Pettorini. Commissioner Pettorini has a background in insurance and has been involved in all the meetings with the insurance companies and FEMA. The Chief Executive Officer is Chris Moonis. Mayor DeNeale reported this is the nucleus of the team. If additional expertise is needed the City will hire them. City Administrator Moonis said some residents

may have substantial damage. He and Assistant Building Official Roussin attended a meeting in Key Largo to obtain paperwork and computer models to engage with individual property owners. Mr. Moonis requested patience. After this is set up information can be provided, in a computer format, which will help residents with FEMA programs. Building Official Borysiewicz stated permit fees have been waived for the repair of hurricane damage. He will try to work with the residents on an individual basis to determine which approach will be best for them. The most important thing is to have licensed contractors to avoid issues in the future. He also requested debris be separated into landscaping debris, construction debris and appliance piles. Mayor DeNeale stressed the main issue through this process is safety. Some codes have been relaxed, such as RV's in the yard, to facilitate residents getting back. However, health and safety remain foremost. Mr. Moonis stressed it is important to reach out to residents who have not returned to have someone, a neighbor, property manager or contractor, assess damages to their property. Commissioner Pettorini said the first step should be to contact the insurance carriers for flood insurance, wind insurance and home owners insurance and file a claim. Homeowners have a responsibility to mitigate further property damage. He also encouraged property owners to register with FEMA for any other programs that may be available. Mike Alexander, West Ocean Drive, asked what to do if the owner of the other half of a duplex has done nothing with their side of the property. Mayor DeNeale responded to let Mr. Moonis know and he will reach out to the home owner. Another resident asked if the damage model only considered the water level rise, or did it also take physical appearance into consideration such as the loss of a roof. Mr. Moonis answered the model looks at all the damage to a property. Another resident asked if the rules are different for condos. Mr. Borysiewicz replied the condo building is assessed as a whole not as the individual units.

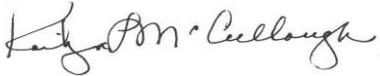
**4. Review Top 10 List of Recovery Issues.** Mr. Moonis listed the top ten recovery issues as; No. 1, debris removal. Starting on Wednesday Monroe County will be sending haulers in to work on the debris stock piles. Hazardous material should be separated from other debris. An 8<sup>th</sup> Street resident asked about regular household garbage. Mr. Moonis reported Marathon Garbage Service is on their normal schedule to pick up household garbage. They are NOT yet picking up yard trash or recyclables. No. 2, damage assessment process. No. 3, insurance. No. 4, FEMA Public Assistance for City Hall and all other assets. No. 5, FEMA Individual Assistance. Mr. Moonis strongly suggested everyone get a FEMA assistance number. For condos, it was recommended a FEMA number be obtained for the condo as a whole and a separate number for each individual condo owner. No. 6, Property Owner Contact. The City does not have a good handle on which property owners have been here and who has not. Mr. Moonis said a letter would be sent out to all property owners. No. 7, Business. Many federal programs are available for businesses including the Small Business Administration and the Department of Agriculture. No. 8, Business Taxes and Licenses. License and inspection dates will be postponed. No. 9, Comcast/Data Access. A 10<sup>th</sup> Street resident asked about returning Comcast equipment that had been under water. Mayor DeNeale reported Comcast is being chastised by the State for being absent. He said not to throw out Comcast equipment that has been signed for. No. 10, Vacation Rentals. A resident asked what consideration is being given to renters that come to KCB for the season. Mayor DeNeale said rentals will have to be handled on a case by case basis. Mr. Moonis said all vacation rentals will have to be inspected before a license is issued. Mike Alexander asked what the December expectations are for Sunset Park. Mayor DeNeale answered there is no way to answer that question. He stated there are a lot of rentals in Key Colony Beach which means there are a lot of individual rental businesses. Each rental business will have to

make an individual decision on when to rent, however, they should not expect City infrastructure, such as the parks, to be ready.

Commissioner Tracy reported people have been asking what they can do to help. She suggested the City accept contributions for trees and plants to help get the City looking more presentable. Mayor DeNeale said a lot of the winter residents are very active in the City. They serve on the Beautification Committee and the Boards and Councils. They are true winter residents. FEMA will not cover landscaping. Commissioner Tracy reported the Cabana Club took a bad hit from Irma, however, they have been working very hard over there. They will re-open between December 1st and December 15<sup>th</sup>.

Mayor DeNeale thanked everyone for coming. The meeting adjourned at 11:05 AM.

Respectfully submitted,



Kathryn McCullough, City Clerk

**Note: These minutes are unofficial and have not been formally approved by the Commission. The approval will be at the next scheduled Commission meeting.**

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