

**MINUTES**  
KEY COLONY BEACH  
CITY COMMISSION REGULAR MEETING  
Thursday March 8, 2018 9:30 A.M.  
City Hall Auditorium

1. **Call to Order, Pledge of Allegiance, Prayer, and Roll Call:** The regular meeting of the Key Colony Beach City Commission was called to order by Mayor DeNeale at 9:30 A.M. followed by the Pledge of Allegiance and Prayer.

*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, City Clerk Kathryn McCullough, City Attorney Tom Wright, Public Building Official Ed Borysiewicz, Assistant Building Official Gerard Roussin and Fire Chief John Johnson. *Excused:* – Police Chief Kris DiGiovanni. Public – 12.

2. **Approval of Minutes:**

**MOTION:** Motion made by Mayor DeNeale, to approve the minutes of the 02/22/2018 Regular Commission Meeting.

**ON THE MOTION:** Approved by acclamation.

3. **Agenda Additions, Changes, Deletions:** N/A

4. **Special Requests:** N/A

5. **Committee and Staff Reports:**

A. **Marathon Fire/EMS** - Chief Johnson reported 11 medical calls, 1 public assistance call, 1 motor vehicle accident and 1 hazardous material condition since his last attendance at a Commission meeting. Key Colony Beach Days went very well. The Fire Department ‘pushed’ the ducks across the 7<sup>th</sup> Street canal for the annual Zonta fund raiser. The Marathon Seafood Festival is this weekend. He asked everyone’s patience when out on the roads. Drive defensively and be careful. Fishermen’s Hospital will conduct their annual health fair this Saturday, March 10, 2018 at the Marathon Fire Station.

B. **Recreation Committee** – No report.

C. **Beautification Committee** – No report.

D. **Disaster Preparedness Committee** -- No report.

E. **Planning & Zoning** – No report.

F. **Utility Board** – No report.

G. **Police Department:** City Clerk Kathryn McCullough read the police department report for Chief DiGiovanni who is on vacation. He will return on March 16, 2018. Since the last Commission meeting there were 2 reports, 4 alarm calls, 15 assists to other

agencies and 12 miscellaneous calls. Officer Griffith has been promoted to Sergeant. Key Colony Beach Days went well with no major issues. Chief DiGiovanni has scheduled 2 interviews for the vacancy created by Sgt. Birklund's retirement. The Police Department will be in the St. Patrick's Day parade on March 17, 2018.

**H. Building Department:** Building Official Borysiewicz reported the entire Public Works crews have been working on the irrigation systems throughout the City. This has become a priority as there has been no rain for an extended period of time. Vice Mayor Sutton asked if the electric is on in East Side Park. Assistant Building Official Roussin said the electric has been turned off to that park and the box has been locked due to some open wires in that area. Building Official Borysiewicz reminded everyone that the City owns the Causeway utility poles, many of which are leaning. Ed Sims Development has been contracted to straighten one pole to see how it goes. The utility poles can be very fragile even though they are concrete construction. A decision will be made concerning the remaining poles if this first one goes well. Mayor DeNeale expressed his concern about a pole at the corner of 13<sup>th</sup> and Coury that appears to be falling apart. Mr. Borysiewicz said the electric coop will take care of that one. If the pole does not have a transformer on it, it will be replaced with a wood pole. Assistant Building Official Roussin reported he has passed the final exam for the Building Official license.

**I: City Secretary/Treasurer:** Commissioner Pettorini reported nothing new since the last meeting.

**J. City Clerk:** - City Clerk McCullough reported Becky Todd has scheduled a Property Manager Class for March 22, 2018 and already has 15 persons signed up to attend. The City vehicles have been inspected for the 3<sup>rd</sup> time by the FMIT adjuster who determined the two police vehicles have been totaled. She thanked Attorney Wright for attending the inspection. The Canvassing Board has been active preparing for the March 13, 2018 election. An email blast will be sent reminding everyone of the election. Ms. McCullough also reported she will be on vacation next week, except for those times when the Canvassing Board will be meeting.

**K. City Administrator:** Mayor DeNeale announced the City Administrator has been cleared by his physician so this is Mr. Moonis' first official day back to work. Mr. Moonis reported Corky Spehrley has raised over \$14,000 for the restoration of Sunset Park. He is currently working on the railings on the pier so it can be used safely by the public. Mr. Moonis said he will be meeting with Key Colony Pointe condo manager, Karen Tyson, to discuss placement of the park restrooms.

Mr. Moonis reported following up with the Department of Economic Opportunity (DEO) for funding available through the department and through CDBG disaster relief funds to assist with storm recovery.

Mr. Moonis said a request for proposals, in compliance with Federal regulations, is being prepared to potentially extend the contract with IBTS or with another firm that may come in as lowest responsible bidder.

Mr. Moonis reported he has a 'sketch' of a potential development project at the Key Colony Beach Marina/Causeway Shops. The 'sketch' is available in his office for

anyone interested in seeing it. The plan includes 10 workforce housing units on the north side of the property. Vice Mayor Sutton asked what the impact would be on the building rights of other vacant lots within the City. Mr. Moonis answered this issue would have to be ‘worked out’ with the State. The marina would be re-developed including an outdoor restaurant with market rate condos on the southern portion of the property. The shopping center would be gone but some retail development will be in the workforce housing area. This is all very preliminary but Mr. Moonis wanted the Commission to be aware the plan exists. The first step would be with the Planning and Zoning Board which has been scheduled for March 21, 2018. It is a potential economic benefit to the City. Commissioner Tracy asked if there are purchase negotiations with both property owners. Mr. Moonis answered yes. He further stated the developer is a home owner in Key Colony Beach with a large development company in Chicago, Illinois. City Attorney Wright said there are procedures in the Land Development Regulations for entering into a development agreement which, if followed, could streamline the process and make it less cumbersome for the City and the developer. He also suggested approaching the State for additional ‘market rate building rights’.

There are 2 Cabinet meetings coming up in May. Mayor DeNeale said Julie Dennis will inform the City when an agenda for these meetings is available.

Mr. Moonis will be sending a courtesy letter to all residents thanking them for all their help post Irma but also stating it is time to start addressing code violations in the City.

Mr. Moonis reported meeting with the Recreation Committee. Relocating the pickle ball courts to more interior spot within the park was discussed. The new plan will be presented to the Commission at the March 22, 2018 meeting.

Mayor DeNeale asked about the progress of a web page addressing drone operations within the City. City Administrator Moonis said the page would be added to the website as soon as it is ready and presented to the Commission at the March 22, 2018 meeting.

## **7. Commissioners Open Discussion:**

Commissioner Tracy reported receiving an email from the Health Department proposing hosting an iguana workshop at City Hall. There are issues between neighbors related to the iguanas, with some citizens feeding them and others trying to dispose of them. Commissioner Tracy showed pictures of the Circle K dumpster which had been provided to her by Mary McFadden. She suggested it may be time to issue citations to Circle K for the condition of the dumpster. To make matter worse, in that area, the City of Marathon has not addressed the dumpster issue at The Holiday Inn Express. Mr. Moonis will contact Marathon City Manager, Chuck Lindsay, to solicit his support in correcting that situation. Fire Chief Johnson said he would also report it to their code enforcement department and have them send someone out there. Mr. Borysiewicz will talk to Circle K today.

## **8. Items for Discussion /Approval**

**A. Stormwater Project** – Vice Mayor Sutton informed the Commission the performance bond and the payment bond have been received from Toppino and Sons. It is signed and has been documented. Mike Tibble, Mittaurer & Associates, will review the documents for completeness. The project must be completed by September 28, 2018. Vice Mayor Sutton, City Administrator Moonis and Mike Tibble will attend the pre-construction

meeting which is the next step in the process. Vice Mayor Sutton consulted with Roxanne Taylor to determine if an extension may be possible, due to Hurricane Irma, if a problem is encountered during construction. Ms. Taylor indicated an extension might be possible, if necessary.

**9. Approval of Warrants:** N/A

**10. Ordinances and Resolutions:** N/A

**11. Commissioners Reports or Comments:** -

Commissioner Ellis announced he will resign the Commission effective April 1, 2018. He and his wife will be leaving Key Colony Beach as soon as their home is sold.

Mayor DeNeale reported, in the 6 months since Irma, there was the Christmas boat parade, the Sunset Singers are going strong, there are Concerts in the Park, the Clam Bake was successful and so was Key Colony Beach Day. Mayor DeNeale thanked everyone for all the support and hard work to get the City back to this point. There are still a lot of hurdles to go through, but the City is getting there.

**12. City Attorney Report** - Attorney Wright reported the State has passed a statute offering Cities two options related to medical marijuana dispensaries. The first is to adopt an ordinance prohibiting dispensaries within the City limits. The second option is to regulate medical marijuana the same as pharmacies. Some small municipalities have addressed the issue in the Land Development Regulations, however, that is a cumbersome process. Therefore, Attorney Wright suggested an ordinance be passed prohibiting medical marijuana dispensaries within Key Colony Beach. Mayor DeNeale said his concern having dispensaries in the City would be providing security for a large cash business. It was the consensus of the Commission to draft an ordinance, for the next Commission Meeting, prohibiting medical marijuana dispensaries within the City limits.

**13. Citizen Comments and Correspondence** N/A

The meeting adjourned at 10:10 A.M.

Respectfully submitted,



Kathryn McCullough, City Clerk

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