

MINUTES
KEY COLONY BEACH
EMERGENCY COMMISSION MEETING
Tuesday, September 19, 2017, 1:30 PM
City Hall Conference Room

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 1:30 P.M.

Present: Mayor John DeNeale, Vice Mayor Ron Sutton, Secretary Treasurer Jim Pettorini, and Commissioner April Tracy. *Also Present:* City Administrator Chris Moonis Building Official Ed Borysiewicz Police Chief Kris DiGiovanni and City Clerk Kathryn McCullough. Excused: Commissioner Jerry Ellis. Public - 6.

Mayor DeNeale, based on the Emergency, requested that Commissioner Pettorini be approved to attend and to vote by telephone. The request was approved by acclamation.

Mayor DeNeale acknowledged the significant blow dealt to Key Colony Beach by Hurricane Irma. He recognized everyone, Residents, City Staff, County Officials, State Officials and the President of the United States for their herculean efforts during this post storm period.

Mayor DeNeale announced the Final Budget Hearing would proceed as scheduled at 5:05 PM contingent on the State's acceptance of the digital newspaper advertisement. The Regular Commission Meeting of September 28, 2017 would also proceed as scheduled.

1. **POST RECOVERY:** Steve Thomas introduced himself as a forensic engineer who has a long history with several of the condos on Key Colony Beach. He stressed the preservation of evidence to support insurance claims. He encouraged the Commission to call a Town Hall meeting with an insurance expert present. There are going to be public adjusters and insurance adjusters to deal with. Mr. Thomas stressed insurance adjusters are not engineers and may not be qualified to assess damages to a property. Mr. Thomas gave his business card to City Administrator Moonis.

John Curry, Board Member for two Key Colony Beach condos, asked the protocol for getting electricity restored. Building Official Borysiewicz reported the electricity was shut off to all the homes on KCB by the FKEC or Superior Electric. Electrical lines on the island were restored by the Missouri Electric Company but they did not energize the lines. That is the responsibility of FKEC who is energizing the lines they know to be safe. About 40% of the houses were deemed to be unsafe due to various reasons. Property owners should add their name to the list at City Hall to have electric restored. It is the home owners responsibility when the electric is restored. Mr. Borysiewicz also stated all the water meters on the island were turned off due to the number of leaks. A homeowner can turn the water meter back on and check for leaks. If there are leaks, shut the water off, repair the leaks and then turn the water back on.

A resident asked about debris removal on condo property. Mr. Borysiewicz stated, due to limited road frontage, debris would be picked up off the condo properties. This is generally not allowed but will be done due to the current circumstances.

Commissioner Tracy asked if the road block at the entrance to KCB could be extended for 2 weeks. Many residents have not yet arrived and there is no electricity. Chief DiGiovanni said the road block onto the island has been extended for 2 weeks.

Mayor DeNeale reported, because of KCB's size, FEMA, insurance companies or other groups would not be setting up in the City. He encouraged everyone to go to www.keysrecovery.org for the most up to date information on where to apply for assistance, services and/or information. Mr. Moonis stated a recovery center is being set up at Marathon City Park.

Chief DiGiovanni reported ATF officers are riding the City during the day and providing the road block at night. FEMA has provided officers so Sgt. Smith can have a few days off. Sgt. Smith has been on duty, first at the EOC Center, then in the City, since the storm. Sgt. Birkland will be back on duty tomorrow. The new officer, Jeff Rodriguez, has started. Chief is working out his schedule.

Mr. Borysiewicz said he stayed on island through the storm. The pre-staged heavy equipment from Mid Keys Rock and Sand was clearing the streets while the winds were still blowing at 40 mph. The next day all contractors were at work which is why everything is moving along pretty well in the City. He asked residents to keep debris away from the water meters and power poles to better facilitate the debris removal process. Gerard Roussin, Alan Morgan and the Police Officers were here working all day and night, sleeping on the floors in Marble Hall when they needed a break.

Vice Mayor Sutton recognized the Police Department and Building Department for their efforts and dedication starting before the storm even hit. He expressed his pride in these employees.

Commissioner Tracy requested citizens inform the City if they see water leaking anywhere. She also cautioned residents to adhere to the boil water notices. Mr. Moonis added water is only to be used for sanitization purposes. No washing boats, cars or home exteriors is permitted.

2. Staff Reimbursement Recommendations

City Clerk McCullough produced a cost comparison for paying staff, on duty during the storm, for 3 days for 24 hours per day and for 7 days for 24 hours per day, with the overtime rate for hours over 8 per day. She recommended paying the affected employees for the 7 days at 24 hours per day with the exception that the Building Official and the Police Chief only be compensated at the straight time rate as they are both Department Heads.

Vice Mayor Sutton disagreed. He stated "these men risked their lives for the City". The Department Heads should also receive the overtime rate.

Mr. Moonis spoke previously with Commissioner Ellis, by phone, on this topic. Commissioner Ellis told Mr. Moonis to be a generous as possible with the employees.

MOTION: Motion made by Vice Mayor Sutton, seconded by Commissioner Tracy, to pay the effected employees, including Ed Borysiewicz and Kris DiGiovanni, for 24 hours per day for 7 days to include the overtime rate.

ON THE MOTION: Roll call vote. Unanimous approval.

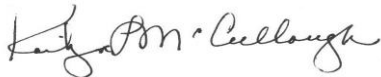
Vice Mayor Sutton reported he signed a contract with Ron's Restoration to set up dehumidifiers to prevent mold growth, only. He told Ron's Restoration any additional services would have to be approved by the Commission. Ron's Restoration provided a quote to treat the mold and tearing out the drywall in the City Hall building, including the Post Office. Restore Force provided a price for the same work which is 50% less than the amount quoted by Ron's Restoration. Vice Mayor Sutton asked Ron's Restoration to remove their equipment at the end of the 24 hour period. Mr. Borysiewicz also has a proposal from Royal Plus. Mayor DeNeale stated even though the staff moves to trailers the building will still be used for various purposes. Commissioner Tracy questioned the scope of the work. Vice Mayor Sutton answered it is only for tearing the drywall out. It does not include the replacement of anything. Commissioner Pettorini asked if this type of contract need to be approved by the City's insurance company and/or FEMA prior to accepting it. He does not want to see insurance or FEMA coverages mitigated. He suggests obtaining a legal opinion prior to executing a contract. Vice Mayor Sutton stated the health and safety of the citizens should be the prime consideration. Mayor DeNeale said FEMA reported office trailers would be delivered within the next 2 days. Commissioner Tracy asked if the current equipment could be kept in place for two more days to give the Commission time to evaluate the situation. Commissioner Pettorini said he has a concern accepting a contract prior to FEMA approval. Mayor DeNeale suggested the motion be conditioned on FEMA approval. Vice Mayor Sutton suggested the low bidder's equipment be installed for the next 2 days pending FEMA approval.

MOTION: Motion made by Vice Mayor Sutton, seconded by Commissioner Tracy, to approve the contract with Restore Force for up to \$80,000 to treat mold and remove the drywall in City Hall including the post office, contingent on legal approval and FEMA approval.

ON THE MOTION: Roll call vote. Unanimous approval.

The meeting adjourned at 1:48 P.M.

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.