

MINUTES
KEY COLONY BEACH
CITY COMMISSION REGULAR MEETING
Thursday October 26, 2017 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 John 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, Building Official Borysiewicz, and Fire Chief John Johnson. *Excused:* Police Chief Kris DiGiovanni and Assistant Building Official Gerard Roussin. Public – 19

Mayor DeNeale reported Key Colony Beach lost a good friend this weekend. Seneca ‘Tucker’ DeGraw. Tucker served in the US Army, he served the City of New York as a Police Detective, he served as Key Colony Beach Commissioner, he served on many City boards and committees, he served the surrounding community as a Mason and a Shriner. He is a great friend who will be sorely missed. Mayor DeNeale asked for a moment of silence for Tucker and his family.

2. **Approval of Minutes:** None

3. **Agenda Additions, Changes, Deletions:** None

4. **Special Requests:**

A. **Proclamation Red Ribbon Week 10/23/17 to 10/31/2017** Mayor DeNeale read the proclamation recognizing October 10/23/17 to 10/31/2017 as Red Ribbon Week in support of the Young Marines of the Young Marine League work toward a drug free environment. Mayor DeNeale requested the Proclamation be mailed as representative of the League was not able to attend the Commission meeting.

B. **Welcome Back Weekend Proposal** – Cliff Rydell was not able to attend the Commission meeting due to a previously scheduled appointment. A representative of TV 88 presented a video in lieu of Mr. Rydell’s presence. In the video Mr. Rydell requested City support and the use of City property for “Welcome Back Weekend” events from December 1st to December 3rd, 2017.

MOTION: Motion made by Commissioner Tracy, seconded by Commissioner Pettorini, to support Mr. Rydell’s request.

Discussion: Commissioner Tracy stated this is a long event especially in light of all the reconstruction going on in the City. She also questioned who would be coordinating the event. Vice Mayor Sutton asked Building Official Borysiewicz if Sunset Park would be ready by the first of December. Mr. Borysiewicz estimated a \$50,000 cost for clean sand to be placed over the sand in the park. Before that could be done the park would have to be raked to remove debris and graded. Otherwise the park is not safe in its current condition. Mr. Borysiewicz said the pier/observation deck also needs repair. Commissioner Pettorini

questioned if this is premature? There is no or electricity restrooms. Commissioner Ellis asked if anyone wanted to spend \$50,000 right now. City Administrator Moonis reported FEMA does not reimburse for park restoration. He said the Commission would also need to make a decision as to what the park will look like. Is it the intent for a 'beachy' park with all sand, or will it be replanted with sod. Commissioner Ellis stated serious thought needs to be given to the long range plans for Sunset Park before anything is decided. Commissioner Pettorini asked if the Community Association was involved in the planning for this weekend. A TV88 representative said they had reached out to the Community Association but have not yet received a response. Vice Mayor Sutton also said ADA sand, which is very expensive, would need to be placed in the walkways. City Attorney Wright reported this would be the first time there was a 3 day event in the City. Arrangements would have to be in place for traffic control. Mayor DeNeale reported most residents he has spoken with are not planning on returning until after the first of the year. He also said parking would be an issue as the right of ways and all the swales are torn up. Commissioner Tracy suggested the end of January may be a better time. Gail Watkins, 411 10th Street, commented it would not only be Key Colony Beach residents, also but people from the surrounding communities, attending. Traffic and parking would be a huge issue.

ON THE MOTION: No action was taken on the motion.

5. Committee and Staff Reports:

A. Marathon Fire/EMS – Chief Johnson said he had no formal report as he is still working out of the EOC. He did report the Fire Department has been very busy. He reported a lot of challenges ahead citing the hospital situation, locations for FEMA trailers, and debris removal as examples. Mayor DeNeale thanked Chief Johnson for all the support before and after Irma.

B. Recreation Committee – No report.

C. Beautification Committee – Mayor DeNeale reported the Beautification Committee has started buying some plants. He also said the plants can be moved if there is location change of City Hall.

D. Disaster Preparedness Committee -- Building Official Borysiewicz reported everyone did the best they could. He said the best decision made by the City was to pre-stage debris removal equipment.

E. Planning & Zoning – No report.

F. Utility Board – No report.

G. Police Department – Mayor DeNeale reported Chief DiGiovanni is out on much earned leave. City Clerk McCullough presented his report as follows: On October 12th, 2017 Officer Griffith was involved in a shooting. He was backing up a Monroe County Deputy and the suspect slammed the door on Officer Griffith's hand, once the hand was free, Officer Griffith fired his duty weapon at the suspect who was fleeing. Chief DiGiovanni had requested the Monroe County Sheriff's office investigate the shooting to assure the public of complete transparency throughout the Key Colony Beach Police Department. The investigation is still open and Chief DiGiovanni will notify the Administrator with any

updates as they are received. Officer Griffith is currently on workman's compensation and administrative leave with pay. Officer Jefferson Rodriguez is doing well and will be starting on his own tonight. The Chief will schedule a 'swearing in' at a Commission Meeting in the near future. Chief starts his first session of Leadership Monroe on November 3, 2017 and is looking forward to bettering his knowledge of the Fabulous Florida Keys. The Chief would also thanked Sheriff Rick Ramsey for the use of a patrol vessel to survey the Key Colony Beach canals.

H. Building and Public Works: Building Official Borysiewicz reported the Public Works crew is doing what is needed every day. They just completed remodeling the small conference room for use by administrative staff. At the current time all permit fees related to repair of hurricane damages are being waived. The City of Marathon and Monroe County are also waiving permit fees until the middle of November. Mayor DeNeale said the Commission had decided to follow the County on this issue. Assistant Building Official Roussin is currently in Key West taking another test toward obtaining his Building Official certification. Commissioner Ellis asked if the offices for City Staff were going to be rebuilt. City Administrator Moonis responded the small conference room has been modified to accommodate the administrative staff. Commissioner Ellis said it would be at least 3 years before a new city hall can be constructed. He questioned if staff could function for that length of time in the small conference room. Commissioner Tracy said this is temporary. The Commission has not discussed what other options may be available. Commissioner Pettorini agreed with Commissioner Tracy. Commissioner Ellis re-stated it would take 2 ½ to 3 years for a new City Hall, therefore he recommended modifying all the administrative offices until the new building is constructed. Mayor DeNeale reported he has instructed staff to expedite hiring an architect to determine what it will take to construct a new City Hall. A time line needs to be developed. The current office space is only temporary until that time line is known.

MOTION: Motion made by Mayor DeNeale, seconded by Commissioner Tracy, to table the discussion until the next meeting.

ON THE MOTION: Motion passed by consensus of the Commission.

I. City Secretary/Treasurer: Commissioner Pettorini reported fiscal year 2016/2017 has been closed. The auditor has reviewed the financial records however a final audit report has not yet been received.

J. City Clerk: - City Clerk McCullough asked the Commission for approval to hire Pat Hyland, part-time, at \$17.00 per hour. Ms. Hyland will help the building department catch up on permits, after which she will fill the vacant office assistant position. Ms. Hyland was the Manager for the Key Colony Beach Club condo for 13 years. She also has a background in banking, she is familiar with QuickBooks, she is familiar with the rental programs and she knows the City.

MOTION: Motion made by Mayor DeNeale, seconded by Vice Mayor Sutton, to hire Pat Hyland at \$17.00 per hours.

ON THE MOTION: Roll call vote. Unanimous approval.

City Clerk McCullough reported vacation rental applications are being withdrawn on a daily basis. She expects a serious impact on revenues for business licenses. Commissioner Tracy

asked how many applications have been withdrawn. Ms. McCullough did not have that number by reported the revenues for the licenses are down approximately \$100,000.

K. City Administrator: City Administrator Moonis reported hurricane expenses, through today are \$1,663,000. If these expenses are reimbursed, as expected, the result will be between \$200,000 and 300,000 out of pocket. Vice Mayor Sutton asked that status of the steps to submit for reimbursement. Mr. Moonis answered the City has been approved to submit reimbursement requests to FEMA. He also reported Key Colony Beach has been approved for additional assistance from FEMA and the State of Florida. Mr. Moonis reported \$500,000 was withdrawn from the line of credit and that Centennial Bank has approved an additional \$500,000 if needed. Commissioner Ellis asked if the line of credit would be repaid in monthly installments. Mr. Moonis replied it would be repaid in monthly installments.

Mr. Moonis reported he has informed Representative Holly Raschein, Senator Flores, the US Senators and Governor Scott how badly City Hall was damaged. His intent was to give them advance notice he will be seeking their support for financial assistance when a decision is made on rebuilding City Hall.

7. Commissioners Open Discussion: Vice Mayor Sutton reported there will be no more hurricane debris pick up from the right of way. Key Colony Beach picked up hurricane debris for 42 days. It will now be the homeowner's responsibility for debris removal. The debris stockpiles sites are being removed. The 8th Street stockpile is gone and sand was spread there this morning. It will be graded then pea rock will be placed on the site. The removal of debris from the 2nd/3rd Street stockpile is continuing. Vice Mayor Sutton acknowledged Key Colony Beach does not look like it did before the storm however it looks a lot better than the surrounding areas. Debris removal operations were performed 7 days a week. A resident asked about restoration of the beaches. Building Official Borysiewicz explained the bay bottom belongs to the property owners adjacent to it. Some condos were very active in removing the seaweed from the beaches and others have not. It is private property so it must be disposed of by the property owner. Resident Lyn Paterson complimented the debris haulers. She reported them to be courteous and helpful. She said they did a great job cleaning up the city. Vice Mayor Sutton agreed. He also stated they were still working on restoring the swales. Commissioner Pettorini asked the status of the street lights on the Causeway. Building Official Borysiewicz said the City owns those poles. The City will have to get a utility truck to try to straighten them up. He also stated the breakers at the end of the Causeway will be checked for those lights that are out. AT&T is working on the phone lines in the City but have not addressed the poles that are down. Mr. Borysiewicz is staying on AT&T to remove the downed poles.

8. Items for Discussion /Approval

A. Commission Meetings in November and December. Mayor DeNeale reported the second commission meeting in November is generally moved to the second Tuesday and the second meeting in December is usually cancelled.

MOTION: Motion made by Commissioner Tracy, seconded by Vice Mayor Sutton, to move the November 23, 2017 Commission meeting to Tuesday November 21, 2017 and to cancel the December 28, 2017 Commission meeting.

ON THE MOTION: Roll call vote. Unanimous approval.

B. Dealing with the Press – Mayor DeNeale asked the Commission, if approached by the press, to please go through City Administrator Moonis. There is a lot going on, for example, with Cliff Rydell an event was advertised for December 1 through December 3 without Commission knowledge.

C. 2018 Legislative Agenda - Mayor DeNeale reported State Representative Holly Raschein and State Senator Anitere Flores want to meet with Keys leadership on the first of November. Mayor DeNeale listed legislative agenda priorities as Home Rule, No Changes to Rental Laws, Hurricane Evacuation, Updated Needs for the Stewardship Act, and Funding to Rebuild City Hall. The Mayors of Monroe County have agreed a unified approach with the State Legislature is necessary. He asked the Commission to let him know if other issues should be raised at the November 1 meeting. He and City Administrator Moonis will attend this meeting. All the Commissioners are also invited to attend.

D. Hire an Architect – Mayor DeNeale asked staff to expedite the Request for Qualifications to hire an architect for City Hall.

E. Update on Keysstrong.org – Mayor DeNeale reported Keysstrong.org was Key West Mayor Craig Gates' idea. The organization has been established as a 501 (c) 3 and the domain name has been donated the group. It will be administered by the Board of Samuels House, a well respected Key West charitable organization. David McKeon will represent Key Colony Beach on a 15 member panel. Mayor DeNeale requested the Commission appoint David McKeon to represent Key Colony Beach on a 15 member panel and to endorse the concept of Keysstrong.org.

MOTION: Motion made by Commissioner Tracy, seconded by Mayor DeNeale, to appoint David McKeon to the 15 member board and to endorse the concept of Keysstrong.org.

ON THE MOTION: Unanimous approval.

F. Approval of Referendum Workshop, Tuesday, November 6, 2017 Commissioner Pettorini reported the Commission started discussing aligning the City elections with the Monroe County election cycle earlier in the year. He listed one of the reasons for doing this is to eliminate the expense of approximately \$10,000 for the Supervisor of Elections to conduct the City election. A second reason is the Supervisor of Elections has made it abundantly clear they will eventually withdraw from providing this service. There are two issues involved. First the City would have to change the election cycle to align with the County and State cycle. Second, the City Charter would need to be amended to change Commissioner terms of office from two (2) years to four (4) years. A workshop will be necessary to draft the referendum language which must be submitted to the Supervisor of Elections no later than December 4, 2017. Commissioner Pettorini suggested November 6, 2017 for the workshop. Commissioner Ellis said he will be out of town then. Mayor DeNeale will be out of town on November 13th and 14th. City Administrator Moonis suggested a workshop after the November 9th Regular Commission Meeting. The Commission agreed to a workshop on November 9, 2017 at 1:30 PM

9. Approval of Warrants:

A. MOTION: Motion made by Mayor DeNeale, seconded by Commissioner Pettorini to approve warrant number 82017 in the amount of \$428,289.99.

ON THE MOTION: Roll call vote. Unanimous approval

B. MOTION: Motion made by Mayor DeNeale, seconded by Commissioner Pettorini, to approve warrant number 92017 in the amount \$959,202.42.

ON THE MOTION: Roll call vote. Unanimous approval

10. Resolutions

A. Resolution No. 2017-011 Supporting Efforts to Seek a Commitment from FP&L to Discontinue Use of the Cooling Canal System

MOTION: Motion made by Vice Mayor Sutton, seconded by Commissioner Tracy, to approve Resolution No. 2017-011.

ON THE MOTION: Roll call vote. Unanimous approval

11. Commissioner's Reports or Comments: None

12. City Attorney Report City Attorney Wright reported the 'manhole case' is moving very slowly.

13. Citizen Comments and Correspondence

Building Official Borysiewicz thanked all the residents for their cooperation in the aftermath of Hurricane Irma.

The meeting adjourned at 11:00 A.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.
