

**MINUTES**  
KEY COLONY BEACH  
CITY COMMISSION REGULAR MEETING  
Thursday November 9, 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, Police Chief Kris DiGiovanni, and Fire Chief John Johnson. *Excused:* Assistant Building Official Gerard Roussin. Public - 8

2. **Approval of Minutes:**

**MOTION:** Motion made to approve the minutes of the 09/19/217 Emergency Meeting Minutes.

**ON THE MOTION:** Unanimous approval.

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

4. **Special Requests:** -- None

5. **Committee and Staff Reports:**

A. **Marathon Fire/EMS** – Marathon Fire/EMS - Chief Johnson is still working out of the EOC building so was not able to prepare the usual run report. This morning he attended the Red, White and Blue ceremony at Switlik School. The school does this every year in honor of Veteran's Day. Marathon is still rebuilding and cleaning up. The debris has been removed from 90% of the side roads.

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

C: **Beautification Committee** – Patty Trefry, Beautification Committee Chair, reported the Gazebo will be decorated for Christmas. Some starfish may be hung from the light poles. The decision on which light poles has not yet been determined. She thanked Mayor DeNeale and his wife, Susan, for all their hard work on the Gazebo Garden. Not only did they contribute their labor, they also paid for the plants, the soil and the mulch. The committee is working on cleaning up the other gardens. It will be a long process. Mayor DeNeale announced the Fishing and Boating Club voted to sponsor a park. Ms. Trefry said Mr. and Mrs. Blackburn will sponsor the Orchid Garden.

D. **Disaster Preparedness Committee** -- Building Official Borysiewicz reported most of the City has been cleaned up. Vice Mayor Sutton said property owners are still putting hurricane debris along the right of way. Mr. Borysiewicz said removal of this debris will be the property owners responsibility. The City contractors collected debris for 42 days, seven days a week. The debris pile at 8<sup>th</sup> Street and West Ocean has been removed that lot has been restored. The debris piles, and the appliances have been removed from the retention

pond area. The hazardous waste is still there. That area is still very wet. Joey Boucher, Public Works, has started working that area with the tractor and rake. Fresh fill will be brought in to restore that area. The long haulers worked on the 2<sup>nd</sup> Street debris pile until 6:00 pm on Saturday. There is still dirt, sand and debris in this area. Bob Hewlitt, of Ashbritt, has promised to bring in their mobile sifter on Friday or Saturday. Vice Mayor Sutton will follow up with them.

**E. Planning & Zoning** – No report.

**F. Utility Board** – Mike Alexander, Utility Board Member, told the Commission the contract with US Water will expire in June of 2018. Commissioner Ellis said the Utility Board should investigate the possibilities for the contract and bring their recommendation to the Commission. Mayor DeNeale agreed. Mr. Alexander will take this information to the Utility Board and the Board will study the options and make a recommendation to the Commission.

**G. Police Department** – Chief DiGiovanni said there were 7 reports since the last Commission meeting. Officer Griffith is still out on Workers Compensation. Officer Rodriguez is working out very well. He will introduce him to the Commissioners at the next meeting. Chief DiGiovanni has started Leadership Monroe. He thanked the Commission for this opportunity.

**H. Building and Public Works:** Building Official Borysiewicz reported 176 Irma repair permits have been issued. The City of Marathon will begin charging permit fees beginning November 17<sup>th</sup>. He recommended Key Colony Beach do the same. The County is still issuing free permits but the County has many more heavily damaged areas. Mr. Borysiewicz has already started notifying the Contractors. City Administrator Moonis will put the notice on the City website.

**MOTION:** Motion made by Vice Mayor Sutton, seconded by Commissioner Ellis, to stop the fee waiver and begin charging building permit fees on November 17, 2017

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

Building Official Borysiewicz also announced the building at the marina, including Sparky's, is being demolished for life safety and financial reasons. The Key Colony Beach Club and the Ocean Front condos are in a similar situation but have not yet made a final decision. Commissioner Tracy questioned if Sparky's would be rebuilt. Mr. Borysiewicz said that is 'still up in the air' however the rumor is Sparky's will move to Tarpon Creek. Commissioner Tracy asked about the street lights that are out going around the corner from Sadowski Causeway to East Ocean Drive. Mr. Borysiewicz will report those to FKEC. If there are other street lights out in the City, please let him know. The lights on the Causeway belong to the City and are all working.

**I. City Secretary/Treasurer:** – No report

**J. City Clerk:** - City Clerk McCullough reported receiving the first ad valorem tax payment in the amount of \$24,000. She also reported all the closing entries for Fiscal Year 16-17 have been completed. Mr. Buzzi, City Auditor, will be in the office on Friday to begin the audit for this year.

**K. City Administrator:**

1. Golf Course Lease -- City Administrator has been working with Darryl Rice on the lease for the golf course. As was previously agreed by the Commission, the lease payment for the current year will be suspended. Beginning with next fiscal year the lease payment will be \$30,000, plus sales tax annually. The lease is for a period of three years. Mr. Rice has agreed to provide 90 days prior notice if he is not going to renew the lease at the end of the term. Should he decide not to renew the lease, he will stay on and train his successor. The City agrees to provide Public Works employees to help with golf course maintenance for two days, twice a year.

**MOTION:** Motion made by Vice Mayor Sutton, seconded by Commissioner Ellis, to approve the golf course lease with Darryl Rice.

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

2. **Pipe railing for Sunset Pier** City Administrator Moonis presented a proposal from Matlocks Welding to replace the pier railings with aluminum railings. Mr. Moonis does not support the proposal. He would like to see the railings replaced with wood as it was prior to Irma. Aluminum will give the pier an institutional look. Commissioner Ellis agreed. Vice Mayor Sutton reported putting rope railings on his pier. Building Official said the pier, which had just been redone, made it through the storm, however the wood railings were removed by the wave action.

**MOTION:** Motion made by Vice Mayor Sutton, seconded by Commissioner Ellis, to replace the Sunset Pier railings with wood.

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

3. **IBTS Contract for Emergency Service** - City Administrator Moonis explained the contract for emergency services with IBTS to assist with disaster recovery efforts and work. Mr. Moonis reported one IBTS staff member retired 60 days ago from FEMA, after 28 years of service. IBTS will be on site and will have their own support team for 120 days. Beyond 120 days the contract must be put out for competitive bidding. IBTS will invoice the City, however, the invoice will be presented to FEMA for reimbursement. Vice Mayor Sutton asked to have that in writing as the fees, as listed on appendix A will go up very fast. He requested an addendum stating fees not to exceed \$383,251. Commissioner Pettorini asked if the appendix A was for 120 days. Mr. Moonis reported IBTS could conceivably recover \$3.8 million in hurricane losses. Mr. Moonis said there is a 3 step FEMA method. The first step is being assigned a FEMA program manager. A program manager has not been assigned to Key Colony Beach yet. Commissioner Pettorini asked if IBTS will also apply for other grants. Mr. Moonis answered in the affirmative. City Attorney Wright suggested the bid process be started now as 60 days can go by pretty quickly.

**MOTION:** Motion made by Commissioner Ellis, seconded by Mayor DeNeale to approve the contract with IBTS with the addendum for fees not to exceed \$383,251.

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

City Administrator Moonis reported City administrative staff has been relocated to the small conference room. The post office is complete. Public works will assist in moving it back into the building. The trailers will be removed from the parking lot tomorrow.

**6. Unfinished Business:** None

7. **Commissioners Open Discussion:** None

8. **Items for Discussion/Approval:** -

A. Legislative Agenda - Mayor DeNeale attend a Legislative Delegation Meeting. He first thanked Holly Raschein and Anitere Flores for their support during disaster recovery. They are working on getting a disaster bill through the State. He told the delegation Key Colony Beach needed relief from ROGO. The delegation also needs to assist in assuring home rule in areas such as rental licenses. Mayor DeNeale reported is was a good meeting attended by all the City Mayors in Monroe County.

B. City Administrator Contract – Mayor DeNeale requested a motion to approve the City Administrator Contract to begin the discussion.

**MOTION:** Motion made by Mayor DeNeale, seconded by Commissioner Tracy, to approve the City Administrator contract.

**Discussion:** Vice Mayor Sutton reported speaking with Mr. Moonis about the contract. He has no problem with except for the contribution for dependent medical coverage. This is not a benefit the other employees receive therefore Mr. Moonis should not receive this benefit. Commissioner Tracy asked if this contract had been compared to the contracts for other City Administrators. Vice Mayor Sutton agreed Mr. Moonis has made many concessions from the first contract presented, however, the only ‘glitch’ is the dependent care coverage. Mayor DeNeale reported he is happy with the total agreement. Commissioner Ellis reported he will not vote for anything that includes benefits not offered to other employees. Vice Mayor Sutton asked if Mr. Moonis would agree to dropping the dependent care coverage and increasing the compensation to \$115,000. Lyn Patterson, 13<sup>th</sup> Street, strongly objected to the City Administrator contract.

**ON THE MOTION:** Mayor DeNeale withdrew his motion. Commissioner Tracy withdrew the second.

**MOTION:** Motion made by Vice Mayor Sutton, seconded by Commissioner Pettorini, to approve the City Administrator contract with an annual salary of \$115,000 and no dependent care coverage.

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

9. **Approval of Warrant No. 102107 in the amount of \$2, 041, 337.07**

**MOTION:** Motion made by Commissioner Pettorini, seconded by Commissioner Tracy to approve Warrant No. 102017 in the amount of \$2,041,337.07

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

10. **Ordinances and Resolutions**

A. Resolution No. 2017-12 Procurement Card Agreement – Attorney Wright read the Resolution by title only. City Administrator Moonis explained the Procurement Card agreement is essentially a credit card used in Education, Government and Corporate sectors. The cards may be issued to various employees and provide for various spending limits. Issuance of a card must be approved by the Mayor or the City Administrator. The Procurement Card integrates with QuickBooks

**MOTION:** Motion made by Commissioner Tracy, seconded by Commissioner Pettorini, to approve Resolution No. 2017-12, Procurement Card Agreement.

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

**11. City Attorney Report:** City Attorney Wright asked for a closed session at the end of the meeting to discuss the Green law suit.

**12. Citizen Comments and Correspondence:** City Clerk McCullough reported no correspondence.

Mike Alexander, West Ocean Drive, asked about debris removal from the canals. Fire Chief Johnson reported that some canals are not navigable at all. The Department of Environmental Protection is responsible for debris removal from the canals. DEP is working with the Army Corps of Engineers to remove the debris from the canals.

Ted Fisher, Fishing and Boating Club, is planning on having the annual Christmas Boat Parade. He asked if the City boat could be used. Chief DiGiovanni reported the City boat is in no condition to be used in the parade. Mr. Fisher will present the plans for the boat parade at the next commission meeting.

The meeting adjourned at 11:05 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.**

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