

MINUTES
KEY COLONY BEACH
CITY COMMISSION REGULAR MEETING
Thursday December 14, 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. Public – 8

2. **Approval of Minutes:**

MOTION: Motion made by Mayor DeNeale, seconded by Vice Mayor Sutton to approve the minutes of the 09/20/2017 Final Budget Hearing, 09/25/2017 Special Commission Meeting, 09/19/2017 Emergency Commission Meeting, 09/28/2017 Regular Commission Meeting, 10/05/2017 Special Commission Meeting, 10/12/2017 Regular Commission Meeting and the 10/12/2017 Final Budget Hearing.

ON THE MOTION: Approved by consensus.

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

4. **Special Requests:** None

5. **Committee and Staff Reports:**

A. **Marathon Fire/EMS** - Fire Chief Johnson apologized for arriving a little late. He reported a 2:00 AM smoke alarm last night that turned out to be nothing. He reported Marathon is still working debris clean up. The City is working with the Department of Transportation to get the Overseas Highway cleaned up.

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

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

D. **Disaster Preparedness Committee** -- Building Official Borysiewicz reported they are still getting things organized following the storm.

E. **Planning & Zoning** – No report.

F. **Utility Board** – No report.

G. **Police Department** –Chief DiGiovanni cited 7 reports since the last meeting which included one traffic arrest, an arrest at the Key Colony Beach Motel, grand theft of a watch, criminal mischief, an arrest on an outstanding warrant and a traffic crash. He also reported 5 medical alarms, 22 calls to assist the Monroe County Sheriff Office and 8 miscellaneous calls since the last meeting. The Department issued 22 code enforcement and 9 code citations, 12 traffic warnings and 3 traffic citations during this

period. The Chief is continuing to cover Officer Griffith's shift who is still out on workers compensation. He reported Officer Rodriguez is working out very well for the agency. The Chief has started the Leadership Monroe sessions. He thanked the Commissioners, the City Administrator and the City Attorney for the Christmas party. He wished everyone a happy and safe holiday. The Mayor thanked the Chief. He said he and Chief DiGiovanni turned the Mayors boat into a police boat for the boat parade. Leading the boat parade was a lot of fun.

H. Building and Public Works: Building Official Borysiewicz reported Joey Boucher resigned last week. Alan and Estaban are trimming the mangroves for the boat parade.

1. 210 13th Street T-Dock Extension Request The owners of 210 13th Street, and the adjacent lot at 200 13th Street, are requesting an extension of the T-dock. The owner has filed a unity of title which "marries" the two lots together and prohibits the construction of a house on the vacant lot. Both lots have a 30 foot T-dock. T-docks may be extended to 60 feet with the provision it is 10 feet from each side property line. The owner is requesting approval to connect the 2 T-docks together. City Attorney Wright has reviewed and approves the unity of title. Mayor DeNeale said no vote was required as the request meets the code requirements. City Attorney Wright agreed.

I. City Secretary/Treasurer: Commissioner Pettorini said there are not financial reports at the present time. The City continues to negotiate with the insurance companies and FEMA.

J. City Clerk: - City Clerk McCullough reported sewer invoices will be mailed next week. She reported 248 vacation licenses have been issued so far this year compared to 562 at the same time last year. That is a 314 deficit in vacation license renewals. Similarly long term rental licenses are 52 issued this year with 115 last year. The deficit is 63 licenses for long term rentals. The City has received \$527,000 in ad valorem tax receipts. Mayor DeNeale asked if the requested property devaluations will affect the current ad valorem. Ms. McCullough will contact the Property Appraiser and the Tax Collector for an answer to the Mayor's question.

K. City Administrator:

1. Report on Tallahassee Meetings: City Administrator Moonis reported reaching out the Legislature by going to Tallahassee last week. There is a whole committee meeting process which happens before the Legislature goes back into session. He met with Representative Holly Raschein, face to face, to discuss City Hall and other issues. She was very receptive however the House had already submitted all their appropriations. She will work for the City in other ways, in the background. As Mr. Moonis was leaving Ms. Raschein's office, County Administrator Roman Gastesi was walking in. He then met with Representative Alberton who is a 'key player' in how the budget is put through the system. Senator Anitere Flores met briefly with Mr. Moonis and reported an appropriation can be added to the Senate bill for relief for City Hall. He also met with Representative Stan McClain and Representative Joe Gruder.

2. Approval of Professional Services Agreement with Capitol Access: City Administrator Moonis reported receiving a call from Jerry Paul, a former legislator. Mr. Paul was recommend to us by the City's delegation. Mr. Moonis met with Mr. Paul extensively during his time in Tallahassee. Mr. Moonis negotiated a price to

provide a presence at the Capitol for the next 12 months. Mr. Moonis strongly recommended approval of the agreement with Capitol Access, Jerry Paul, President for a monthly fee of \$3,000 beginning December 2017.

MOTION: Motion made by Mayor DeNeale, seconded by Commissioner Pettorini to approve the agreement with Capitol Access.

ON THE MOTION: Roll call vote. Unanimous approval.

3. IBTS City Hall Update: Gerard Ducote, IBTS, introduced himself as the Recovery Manager working on the FEMA grant requests. He said the City is mandated to have the report to FEMA by January 29, 2018. He reported 88 damage items to be submitted to FEMA including City Hall, Emergency Services, damages to buildings and equipment, wastewater, stormwater injection wells, sewer lines and lift stations, and the damages to the parks and to the golf course. Eric Cruise, IBTS Senior Technical Advisor, said he is preparing a scope of work for City Hall, (360 line items and growing), to be submitted to FEMA as a request for funding. Based on their Engineer's report, Mr. Cruise recommended demolishing the building. The estimate for repairs, which is still in draft, is \$2.8 M. Mayor DeNeale attended a meeting with IBTS and FEMA the other day. He has seen the report and it is very detailed.

7. Commissioners Open Discussion: Vice Mayor Sutton reported bonding has not yet been received from Slazar Construction for the Stormwater Project on 12th Street. Slazar promised the bond would be submitted by yesterday however it has not been received. City Administrator Moonis and Mike Tibble of Mittauer & Associates are aware of the situation. Mayor DeNeale reported the Utility Board is aware of the situation also.

Mayor DeNeale reported that he and Mr. Moonis may be making a trip to Tallahassee to meet with the Governor's staff on the City's hurricane recovery needs. The trip may take place between Commission meetings and may exceed \$2,500 in travel expenses. The Commissioners agreed this would be okay.

8. Items for Discussion /Approval

A. Discussion and Approval of Proposed Revisions to the City Charter, and

B. Discussion and Approval of Referendum Wording for Proposed Charter Revision

Commissioner Pettorini reported this discussion has been ongoing for over a year. The Charter with the proposed changes was included in the agenda packet. Basically the Charter amendment will change the term of office for the Commissioners from 2 years to 4 years to coincide with State and National election cycles. Changes to the Charter must be approved by the City's registered voters. City Attorney Wright suggested December 1, 2020, in section 6-2, be inserted. He suggested Section 8-2 not be changed. Lastly he suggested all pronouns used be changed to gender neutral.

MOTION: Motion made by Mayor DeNeale, seconded by Commissioner Pettorini, to approve the Charter amendments and to submit it to the Supervisor of Elections to place it on the ballot of March 13, 2018 election.

ON THE MOTION: Roll call vote. Unanimous approval.

9. Approval of Warrants:

MOTION: Motion made by Mayor DeNeale, seconded by Commissioner Tracy, to approve Warrant No. 112017 in the amount of \$601,611.52

ON THE MOTION: Roll call vote. Unanimous approval

10. Ordinances and Resolutions: None

11. Commissioners Reports or Comments

1. Florida Keys Water Quality Protection Program Update: Mayor DeNeale reported attending 2 water quality meetings on December 6th and December 7th. There is a coral disease outbreak that started 2015. It is quickly spreading down from Miami and right now is, according to a Fish and Wildlife expert, ‘exploding’ of Islamorada. The coral develops a lesion which spreads over the coral and kills it. They have no idea what is causing it or how it is transmitted. The hope is the currents which travel out through the Long Key Bridge and the 7 Mile Bridge will protect the corals in this area.

Vessel removal and debris removal from near shore waters and canals was also discussed. To date approximately 2,500 vessels have been removed, a lot by the vessel owner. The Coast Guard and the EPA are the lead agencies on the vessel removal. Monroe County is negotiating with FEMA to remove debris from the canals. Currently the issue is down to what depth should the debris be removed. Once that is resolved Monroe County will enter into Memo’s of Understanding (MOU’S) with the municipalities.


There was very little coral damage from Irma, however, there is an algae bloom starting in the bay. There was significant damage to reef grasses which were silted over, washed out completely or broken over. Some of the larger reef corals were pushed over and some were covered with silt. Some of the larger corals have been set back up. Overall the best guess for the corals and grasses is a 2 to 5 year recovery.

12. City Attorney Report City Attorney Wright reported he is still waiting for a date on the Campbell case. He wished everyone a Merry Christmas and Happy Holidays.

13. Citizen Comments and Correspondence City Clerk McCullough invited all to have a piece of coffee cake which was prepared by Mary McFadden. She also reported a card received from Ms. McFadden thanking the Mayor, Commissioners and all the Staff for their efforts with respect to Hurricane Irma.

The meeting adjourned at 10:30 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.
