

MINUTES
KEY COLONY BEACH
CITY COMMISSION REGULAR MEETING
Thursday August 9, 2018 9:40 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 9:45 a.m. followed by the Pledge of Allegiance and Prayer.

Present: Mayor John DeNeale, Vice Mayor Ron Sutton, Secretary/Treasurer Patti Trefry, Commissioner Jim Pettorini and Commissioner April Tracy. *Also Present:* City Administrator Chris Moonis, City Clerk Kathryn McCullough, Police Chief Kris DiGiovanni, Building Official Gerard Roussin, Public Works Greg Lawton and Fire Chief John Johnson. *Excused:* City Attorney Tom Wright and Building Inspector Ed Borysiewicz. Public -.24

2. **Approval of Minutes:**

The minutes of the June 28, 2018 Public Hearing, the June 28, 2018 Commission Meeting, the June 29, 2018 Emergency Meeting and the July 12, 2018 Commission Meeting were approved by acclamation.

3. **Agenda Additions, Changes, Deletions:**

Mayor DeNeale asked Commissioner Trefry to join him the front of the dais. Mayor DeNeale presented Commissioner Trefry with a certificate acknowledging her completion the Florida League of Cities Institute for Elected Officials course.

Mayor DeNeale requested item 9A, Ordinance No. 455-2018 consenting to the inclusion of all of Key Colony Beach in the Middle Keys Health Care Municipal Service Taxing District be moved to the top of the agenda as many Fishermens Hospital representatives are in the audience.

Mayor DeNeale requested Item 7A, FDEM Agreement, be tabled.

Mayor DeNeale requested Item 7B be removed from the agenda.

4. **Special Requests:**

9A. Ordinance No. 455-2018 Consenting to the Inclusion of all of Key Colony Beach in the Middle Keys Health Care Municipal Service Taxing District. City Clerk McCullough read the ordinance by title only.

City Administrator Moonis explained the Monroe County Attorney advised the Monroe County Commission it had four options related to the Middle Keys Health Care Municipal Taxing District. The option the Monroe County Commission chose was to change the language from infrastructure and construction to indigent care. Mr. Moonis reported, from a staff perspective, he supports this option with the methodology for how

the Taxing District will be managed, when the tax will be implemented and when the funds will be received by Baptist/Fishermens Hospital. There are controls built into the County ordinance, whereby the County Commission will review the Taxing District annually. The infrastructure and construction ordinance would have instituted the tax for a 10 year period without the opportunity for control on an annual basis.

MOTION: Motion made by Commissioner Pettorini, seconded by Commissioner Tracy, to approve Ordinance No. 455-2018 Consenting to the Inclusion of all of Key Colony Beach in the Middle Keys Health Care Municipal Service Taxing District.

Discussion: Rick Freeburg, CEO of Fishermen's and Mariners Hospitals, stepped to the podium to answer questions. Vice Mayor Sutton asked if the contract for the demolition of the existing hospital was in place. Mr. Freeman answered the RFP went out and bids have been received. He could not say if the contract has been signed. Vice Mayor Sutton said a start date and a completion date should be written into the contract. Mr. Freeman said a completion date of June 2021, for the hospital, is written into the contract with the architect. However, the last schedule he has indicates a completion date of November 2020. He will email a copy of the most current schedule to the City Clerk for distribution to the Commissioners. Vice Mayor Sutton said residents will feel more comfortable knowing the anticipated completion of the hospital. Commissioner Trefry asked if Monroe County has set yearly bench marks, goals, for Fishermen's. Mr. Moonis said he does not know if the benchmarks have been set. He does know collection of the tax will occur in 2019 and will disbursed to Baptist/Fishermen's in 2020.

ON THE MOTION: Roll call vote. Unanimous approval

5. Committee and Staff Reports

A. Marathon Fire/EMS: Fire Chief John Johnson reported 2 medical calls, 1 electrical short on a boat and 1 internal fire alarm since the last meeting. He stated we are in hurricane season. He urged everyone to have a plan and have their property in order.

B. Recreation Committee: - Mike Alexander reported construction has officially started on the pickle ball courts. The courts are being raised to handle the drainage issues. Everything in the grant is being addressed; the Golf Course, the Tiki Hut, etc. The pavement should be installed in a couple of weeks and the project should be complete in the next couple of months. Vice Mayor Sutton asked if contractors are doing the work, or is it all in house. Mr. Alexander answered Keys Sand and Gravel is doing some of the removal. Vice Mayor Sutton asked City Administrator Moonis when the project has to be completed for the grant. Mr. Moonis answered the fall of 2019. Mr. Alexander said he anticipates project completion in the next 6 weeks.

C. Beautification Committee: - City Administrator Moonis reported the Beautification Committee met yesterday. The Committee is working on doing some substantial improvements to the entrances to Key Colony Beach and to East Side Park. The Committee is also planning a major push for decorating for the holiday season. He said Janie Byland was elected to chair the Committee. Kimmeron Lisle was chosen for the Secretary/Treasurer position. A new resident to the City, Rob Dumas was elected into the Committee. Vice Mayor Sutton asked if there was any discussion concerning

screening the wastewater treatment plant. Mr. Moonis answered the Utility Board will possibly fund that project.

D. Disaster Preparedness Committee:

Building Official Roussin reported the generator is finally scheduled for repair later today. All the necessary supplies, i.e. water, batteries, MRE's, etc. are stored upstairs.

E. Planning & Zoning Board: - Chairperson Trudy Troiano informed the Commission alternates on the Planning and Zoning Board had not been designated as to 1st Alternate and 2nd Alternate. This is necessary for voting purposes.

MOTION: Motion made by Mayor DeNeale, seconded by Commissioner Tracy, to appoint Gail Cortelyou as 1st Alternate and Ron Anderson as 2nd Alternate on the Planning and Zoning Board.

ON THE MOTION: Roll call vote. Unanimous approval.

F. Utility Board: - Approval of George's Plumbing Invoice from General Fund.

Mike Alexander, Utility Board Member, presented an invoice from George's Plumbing in the amount of \$348.72. The invoice is for damage caused during debris cleanup after Hurricane Irma. Mr. Alexander requested this invoice be paid from the General Fund rather than the Wastewater Fund. Mayor DeNeale said, based on the amount of the invoice, this is a decision that can be made by the City Administrator.

G. Police Department: Chief DiGiovanni administered the Oath of Office to Officer Nicholas Niemiec. He pinned the badge on Officer Niemiec and welcomed him to the Key Colony Beach Police Department.

Chief DiGiovanni reported a narcotics arrest on Sadowski Causeway, found property on East Ocean Drive, a narcotics investigation on Sadowski Causeway, a burglary to a vehicle on 11th Street, a narcotics arrest on Sadowski, a welfare check on 12th Street, a battery arrest on 3rd Street, a traffic arrest on Sadowski Causeway, a domestic disturbance on 8th Street, and an information request reference a juvenile on East Ocean Drive since the last Commission meeting. He also reported 2 medical/alarm calls, 23 assistance calls from the Sheriff's office and 26 miscellaneous calls. The officers issued 64 code enforcement warnings, 13 traffic citations and 64 traffic warnings during this period. One of the new patrol cars has been delivered to Miami and will have the electronics and decals installed soon. Mini-season went well with no major issues. Chief is adjusting his schedule to cover weekend boat patrol. He is accepting applications to replace Sgt. Griffith who will be retiring in November. Chief reminded everyone to call the non-emergency dispatch number (305 289-2351) to report code violations. Vice Mayor Sutton asked if Chief could schedule more daily patrols at Sunset Park. He has received numerous complaints from residents concerning people using Sunset Park as a beach, diving from the pier, etc. Chief DiGiovanni said he would schedule more patrols at the park. Commissioner Trefry asked Chief if the increase in narcotics arrests is still due to the impacts of Hurricane Irma. Chief attributed the increase in drug activity to the change in demographics following Hurricane Irma. Commissioner Tracy questioned if this is still applicable this long after the storm. Mayor DeNeale answered there is still a lot of construction going on. Some residents are waiting up to 2 years for roof repairs.

H. Building Department/Public Works:

1. Approval to Purchase a Pickup Truck for Public Works. Building Official Roussin reported Greg has been using his personal vehicle. An estimate has received from Andy and Dave's for extensive repairs on the 2005 Chevy pickup. He has 2 State contract estimates, one for a Dodge and one for a Ford. City Clerk McCullough reported this repair estimate for the 2005 Chevy has been submitted to FMIT, the City's auto insurer. The 2016 Ford pickup truck is also to be evaluated by Andy and Dave's, but they are down 2 mechanics. She will submit that estimate to FMIT also. She said, on the 3rd trip, the adjuster finally totaled the 2 police cars. Dealing with the insurance has been a nightmare. Vice Mayor Sutton will visit the FMIT booth at the conference next week to report the problems.

MOTION: Motion made by Vice Mayor Sutton, seconded by Commissioner Trefry, to purchase a 2018 RAM 2500 4WD Pickup Truck, under State contract, for \$24,341.95.

ON THE MOTION: Roll call vote. Unanimous approval.

2. Approval to Join Monroe County Multi-jurisdictional Program for Public Information (PPI). Building Official Roussin reported Key Colony Beach is in the Community Rating System (CRS) point system which determines the discount on the flood insurance premiums. Commission approval is required to join the PPI, which will increase the points in the CRS. The additional points, with FEMA approval, could increase the flood premium discount to 15%.

MOTION: Motion made by Commissioner Pettorini, seconded by Mayor DeNeale, to join the Monroe County Multi-jurisdictional Program for Public Information system.

ON THE MOTION: Roll call vote. Unanimous approval

Building Official Roussin reported that recently Greg and Esteban are spending the majority of their time on equipment maintenance because of the effects of Hurricane Irma. They have trimmed all the bushes around 1st and 2nd Streets. Commissioner Tracy informed Mr. Roussin the lights are on all day in Eastside Park. Commissioner Trefry said the irrigation system at the Key Colony Beach entrance was running at 1:00 p.m. Mr. Roussin indicated the timers have also been impacted by the storm. The problem will be taken care of today. Public Works has been shorthanded since Alan resigned and Greg is off because of a death in the family.

I. City Secretary/Treasurer. Commissioner Trefry said, because the July 26th Commission meeting was cancelled the financial reports she has are for June. However, there have been no major changes. She will have the July financials for the next Commission meeting.

J. City Clerk. City Clerk McCullough told the Commissioners the coffee mug, in front of each of them, with the very nice Key Colony Beach logo, are a gift from the Community Association. The mugs are in the office and available for purchase at \$5 each. She suggested it would be nice if everyone had one, two or three in their kitchen. \$6,410 has been collected in temporary boat trailer parking fees. Becky is busy with rental licenses renewals. Pat reported 15 property transfers since July 1, which is significantly more than usual. Mss. McCullough reported she will be out of the office beginning tomorrow, 8/10/18, through 08/14/18.

K. City Administrator:

1. Sunset Park Rules Clarification. City Administrator Moonis asked for clarification of the use of the beach front at Sunset Park before more signs are ordered. Vice Mayor Sutton said the beach front is for observation only. It is not a sanctioned beach. Mayor DeNeale agreed, it is very dangerous there. Commissioner Tracy asked if the public is allowed to fish off the beach. Commissioner Trefry questioned fishing off the dock at Waterfront Park. Chief DiGiovanni answered the City Ordinance 5-9 only prohibits fishing from the Sunset Park pier and the Causeway bridge. Mayor DeNeale suggested staff be directed to draft an ordinance to make the rules uniform throughout the City. This will also afford the public an opportunity to speak to the issue. Commissioner Tracy said she does not like to see over regulation.

2. Shelter Bay Retention Pond. City Administrator Moonis reported the test sites for hydro seeding produced poor results. There are three other options: Option 1, sod. The estimated cost of the sod is \$25,000 which does not include laying or watering. Option 2, scarping and adding top soil to the area which will also be very expensive, and Option 3, check with FDEP for approval to put stone in that area. Vice Mayor Sutton said stone, specifically 57 stone, would be more cost effective and it will drain. The lot between 2nd and 3rd Street is done with pea rock and it does not look bad. Commissioner Tracy said she thought grass would look better than gravel. Gerard Ducote, IBTS, reported, with the proper documentation, FEMA should provide reimbursement for the retention pond. Greg Burke, 621 8th Street, stated he would not be in favor of gravel in that area.

3. Temporary Housing Update. City Administrator Moonis reported the RFP for temporary housing has been completed. It will be advertised for 21 days. He reported a tour with Vice Mayor Sutton of an alternative to bids that had previously been received. He said Vice Mayor Sutton had done a lot of hard work and research to find a reasonably priced alternative for temporary housing.

4. FEMA Update. City Administrator Moonis reported one of the projects, submitted to FEMA, has actually hit the State of Florida. It is the mold remediation project of 84 or 86 thousand dollars. The last thing, now, is to get the FDEM agreement with the State of Florida signed. Gerard Ducote reported the golf course and the golf starter building have been submitted to FEMA, for reimbursement of a little over \$400,000. He said all the other parks would be submitted to FEMA together. He also reported that FEMA, yesterday, finally agreed grass is part of a facility.

City Administrator Moonis said there are staffing issues in both the Police Department and Public Works. He now has enough resumes to start interviewing for the Public Works position.

6. Commissioners Open Discussion: - None

7. Items for Discussion /Approval

B. Update on Stormwater: Vice Mayor Sutton reported the stormwater project on 12th Street is complete. There were a few minor things on the checklist to be corrected. Mike

Tibble inspected and approved the project on August 6, 2018. There is a minor paperwork issue to be completed before final payment is made to Toppino.

9. Approval of Warrants:

MOTION: Motion made by Commissioner Trefrey, seconded by Commissioner Tracy, to approve Warrant No. 72018 in the amount of \$625,627.65.

ON THE MOTION: Roll call vote. Unanimous approval.

10. Ordinances and Resolutions:

B. Resolution No. 2018-5 Authorizing Approval of an Agreement with the Bank of Montreal Canada to Provide a Corporate Master Card. City Administrator Moonis said he had been previously directed, by the Commission, to procure a Master Card for members of the staff. This is a program he has used in other positions. Each Commissioner and each staff member will be issued a card with different spending limits and different restrictions. Commissioner Tracy is concerned it is a Canadian Bank. Mr. Moonis said PFM Financial Services, Bohemia New York, puts this out to bid every year and the Bank of Montreal always comes back with the best rates. The program works very well and will integrate with QuickBooks. Mayor DeNeale said this was used when he was in the Navy and it worked very satisfactorily to track expenses.

MOTION: Motion made by Commissioner Pettorini, seconded by Commissioner Trefrey, to approve Resolution No. 2018-5 authorizing approval of an agreement with the Bank of Montreal Canada to provide a corporate Master Card.

ON THE MOTION: Roll call vote. Unanimous approval.

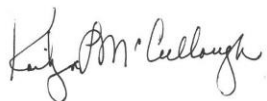
11. Commissioners Reports or Comments: None

12. City Attorney Report: No Report.

13. Citizen Comments and Correspondence: City Clerk McCullough reported receiving an email from Phebe Blackburn resigning from the Beautification Committee and one from Bill Trefrey resigning from the Code Enforcement Board. Oswaldo Herrera, 15/16 Sadowski complained about water accumulation in front of his property stemming from the 2006/07 underground utilities project. Mr. Herminio Estrada, 141 3rd Street, complained about a garbage citation he received and Paul Cole sent comments on the retention pond area and plants/trees to screen the boat trailer parking and wastewater plant. Thank you letters were received from the Save the Manatee Club for the City's donation and from Joey Raspe and Kris DiGiovanni for the City's continued support of the Kids Fishing Derby.

The meeting adjourned at 11:32 a.m.

Respectfully submitted,



Kathryn McCullough, City Clerk