

MINUTES
KEY COLONY BEACH
CITY COMMISSION REGULAR MEETING
Thursday October 25, 2018 9:45 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 10:05 a.m. followed by the Pledge of Allegiance and Prayer.

Present: Mayor John DeNeale, Vice Mayor Ron Sutton, Secretary/Treasurer Patti Trefry and Commissioner Jim Pettorini. *Also Present:* City Administrator Chris Moonis, City Clerk Kathryn McCullough, City Attorney Tom Wright Building, Official Ed Borysiewicz and Building Official Gerard Roussin. *Excused:*, Commissioner April Tracy, Police Chief Kris DiGiovanni and Fire Chief John Johnson. Public - 16.

2. **Approval of Minutes:** N/A

3. **Agenda Additions, Changes, Deletions:** Building Official Roussin requested approval of a new mower be added to the agenda under his report.

Mayor DeNeale recognized former Mayor Geraldine Zahn and welcomed her back to Key Colony Beach. (Round of applause.)

4. **Special Requests:**

5. **Committee and Staff Reports:**

A. Marathon Fire/EMS: No report.

B. Recreation Committee: No report.

C. Beautification Committee: No report.

D. Disaster Preparedness Committee: Building Official Roussin said there is nothing new to report.

E. Planning & Zoning Board: No report.

F. Utility Board: No report.

G. Police Department:

City Administrator Moonis gave the police report in the absence of Chief DiGiovanni. He said there were 5 medical calls since the last report. The Police Department also assisted the Monroe County Sheriff's Office (MCSO) 16 times and responded to 6 miscellaneous calls. The Police Officers issued 10 traffic citations, 32 traffic warnings, and 12 code warnings during this period. There was 1 text message on the K C B Tip line. The Police Officers trained with the MCSO in defensive tactics, emergency tourniquet

application, communications/spike strips and discretionary shooting. He also advised of heavy north bound traffic due to the Fantasy Fest Weekend.

Commissioner Trefry asked what happened to the side of the police vehicle. City Administrator Moonis reported after providing backup assistance to the MCSO a Sheriff Deputy backed into the side of the Key Colony Beach vehicle.

H. Building Department/Public Works: Building Official Roussin reported the small B 21 Kubota is back in for repairs to the transmission assembly. Hopefully it will be back in service next week. The estimated delivery of the new pickup trucks has been moved out to April or May. The M62 tractor is scheduled for delivery by the second week in November. Public Works has been busy trimming trees, organizing the garage, working on the restrooms at the golf course and working on patching up Marble Hall. Next week Public Works will be working on the light poles on Sadowski Causeway to ensure they are operational for the Christmas decorations. Vice Mayor Sutton reported, in the past Commissioners have helped with the Christmas decorations. Commissioner Trefry said the Beautification Committee also sends out a request for volunteers. There are plans in the office for 4 new single family residences and 1 new duplex. Building Official Roussin reported the Dixie Chopper mower has finally ‘given up the ghost’ after sitting in 18” of Hurricane Irma storm surge. He requested approval to purchase a Kubota 31 horse power diesel mower for \$15,765. He reported these mowers are in stock. City Administrator Moonis reported insurance proceeds for some equipment but not specific to that tractor. This item is also in the approved budget. Vice Mayor Sutton requested the insurance company provide a detailed listing of the equipment on the reimbursement. City Administrator Moonis reported ample insurance proceeds have been received to replace the equipment.

MOTION: Motion made by Commissioner Trefrey, seconded by Commissioner Pettorini, to approve the purchase of a Kubota 31 horsepower diesel mower in an amount not to exceed \$16,000.

ON THE MOTION: Roll call vote. Unanimous approval.

Commissioner Pettorini asked the status of the electric poles going up in the City. Building Official Roussin reported FKEC is installing more poles on 9th Street, 10th Street, 11th Street and 3rd Street to raise the lower electric lines. Mayor DeNeale asked the cost of running the power underground. He asked Building Official Roussin to get the cost and process to follow if a resident would like to eliminate a power pole.

Building Official Roussin asked anyone who runs into Esteban, Greg or Jack to give them a big pat on the back for all the extra effort they have been putting in. Commissioner Trefry complimented the Public Works crew on the amazing transformation at the 8th Street garage. Building Official Roussin said the ‘mindset’ is heavy into maintenance and organization. He is very pleased with the procedures Greg Lawton has implemented. Mayor DeNeale asked Public Works to see how many off street parking spaces can be placed near the pickle ball courts. Building Official Roussin replied a special pad was installed, in that area, for the dumpster which he doesn’t think can be moved. Vice Mayor Sutton reported he told each Public Works employee how proud he is of all the hard work they are doing. He wants this statement recorded in the minutes.

I. City Secretary/Treasurer: Commissioner Trefry reported the profit and loss statement shows the City is \$817,000+ in the red for the Fiscal Year ending 2017/2018. Considering the loss in October 2017 was over \$1M, due to Hurricane Irma, movement is in the right direction. Income is in line for the fiscal year with the exception of revenues expected from FEMA but never received. The difference in expenses is attributed to IBTS invoices which were received after the budget was amended.

J. City Clerk: City Clerk McCullough introduced the new administrative assistant Beverly Traeger. Utility Clerk Pat Hyland is celebrating her 1 year anniversary with the City. Both women are doing outstanding jobs. Building Official Borysiewicz's birthday was yesterday. She has received a call from Julio Buzzi who is ready to start the audit. City Clerk McCullough reported the AHEC exercised gave a huge round of applause to Public Works for the outstanding job on Marble Hall.

K. City Administrator:

City Administrator Moonis introduced Marcos Rivera from IBTS. Mr. Rivera is from New York and has 13 years' experience in disaster recovery and emergency management. He has worked on Hurricane Katrina, Hurricane Rita, Hurricane Irene and Hurricane Sandy.

1. ICMA Conference Report City Administrator Moonis said he will provide a written report on the ICMA conference he attended within the next week.

2. Recovery Update City Administrator Moonis reported the outside portable restrooms, including the ADA port-a-potty, are temporary. A brand new one unit upper scale facility, which will include a men's restroom, a women's restroom and an ADA restroom will be delivered in about 3 weeks. Commissioner Trefry asked if the unit would be elevated with stairs coming down. City Administrator Moonis answered yes and it will also have an ADA ramp. Commissioner Trefry explained her concern is the stairs coming down into traffic especially with season approaching. City Administrator Moonis said the restroom must be located close to the sewer and to water. The new trailer is hydraulic and can be lowered closer to the ground. City Administrator Moonis reported the State of Florida is taking a very cautious approach to approving projects obligated by FEMA. The good news is the debris removal project has come back, again, with some minor tweaks. IBTS is addressing these and should have it back on track next week. IBTS has moved an additional 4 projects through last week and expects 2 more projects this week.

City Administrator Moonis reported meeting with US Water and getting close to language that may be acceptable to the Commission. It will then be sent to the Utility Board for review. The 'drop dead date' has been moved to the 1st meeting in November. The RFP is substantially completed but he wants to wait 2 more weeks before putting it on the street in case the Commission wants it advertised simultaneously with these discussions. Mayor DeNeale asked City Administrator Moonis' position. City Administrator Moonis stated it is a negotiation. Neither side is going to get 100% of what they want. Either way the RFP is ready to 'hit the street'.

3. Policy Discussion

a. Comp Plan Discussion City Administrator Moonis stated he would like to start bringing policy issues to the Commission for review. He is proposing to lighten the agenda one meeting a month and carve out more time during that meeting for policy discussion and policy development. He thinks the Comp Plan should be a living document. Because of the Sunshine law he must go to each commissioner individually which can get a little ‘gnarly’. If there was Commission direction on 3 or 4 or 5 projects it would give him and the staff some ‘teeth’ to work on improving the City in bigger ways other than what just comes before us on a monthly basis. Mayor DeNeale said there would be no changes other than every other meeting there would be a policy discussion under the City Administrator. City Administrator Moonis had provided a copy of the Comprehensive plan, which was last updated in July 2015, to each Commissioner. There are 9 elements of the Comprehensive Plan. Part one of the Plan is a lot of data collection, charts, graphs to assist in making a decision on the objectives in part two. The 9 elements are future land use, transportation, housing, infrastructure of the City, coastal management, conservation, recreation and open space, intergovernmental coordination and capital improvements. There are several goals and objectives in each of the 9 elements of the plan. He would like the Commissioners to highlight critical issues to be working on between now and next month. Next month the Commission can start framing out those issues. Mayor DeNeale would like a resolution of the issue with the Department of Economic Opportunity (DEO) concerning market rate units incorporated in a Comprehensive Plan update. Second, if the City wants workforce housing and ordinance for that would have to be put in place. Commissioner Trefry suggested a document, on the website, explaining workforce housing as there is a lot of public misconception thinking workforce housing is low income projects. Vice Mayor Sutton said he does not anticipate any response from DEO until after the election. City Attorney Wright suggested workshopping this topic to set aside a few hours to discuss strategies and options. He and Mayor Zahn met with DEO, in Tallahassee, several years ago and everything they were told then turned out to be untrue. In his opinion DEO has not dealt with Key Colony Beach in good faith. The other local governments also have not cooperated will with Key Colony Beach. Commissioner Pettorini asked Attorney Wright how he envisioned a workshop. Attorney Wright answered he would like to explore the liability of adopting City ordinances concerning issuing permits. A discussion on staying in the inter-local agreement should also occur. He does not feel Key Colony Beach is getting a fair share of building rights. Vice Mayor Sutton agreed a workshop is the best course of action. City Administrator Moonis thanked the Commissioners for their input. He will schedule a workshop on this topic.

City Administrator Moonis asked Building Official Borysiewicz to report on the progress made with respect to the retention pond area. Building Official Borysiewicz reported, based on the elevations, 6” to 1’ of soil will have to be removed. On a handshake, Cristian Landscaping has agreed to remove the contaminated soil, haul it away and grade the area in exchange for the soil. Cristian Landscaping will only be able to work on the soil removal on Saturday and Sunday. With Commission approval, Building Official Borysiewicz told Cristian Landscaping they could work on Sunday as long as it was low profile and noise was kept to a minimum. Vice Mayor Sutton stated there would have to be a written agreement. He also said Cristian Landscaping would like to submit a price for the replacement of the sod. City Administrator Moonis said he will get a written proposal, or some sort of written agreement, before Cristian starts the contaminated soil removal.

6. **Commissioners Open Discussion:** Commissioner Pettorini reported he is still picking up nails and screws, especially in the Marathon area, since Hurricane Irma. He has had 3 flat tires.
7. **Items for Discussion /Approval:**
A. **Employee Christmas Dinner** – Vice Mayor Sutton reported, historically, the Commission, including Attorney Wright and City Administrator Moonis, have sponsored a nice sit-down Christmas dinner for the employees and a guest. The cost generally runs between \$200 and \$275 per sponsor.
8. **Approval of Warrant:** N/A
9. **Ordinances and Resolutions:** N/A
10. **Commissioners Reports or Comments:** Commissioner Pettorini reminded everyone the general election is ‘right around the corner’. The Supervisor of Elections reported lot a people have already voted early. Mayor DeNeale asked City Administrator Moonis to put together a brief on the status of City Hall and discuss it individually with each Commissioner.
12. **City Attorney Report:** City Attorney Wright said there is nothing new to report.
13. **Citizen Comments and Correspondence:** City Clerk McCullough reported an email from Paul Cole, 8th Street resident, requesting an update on the retention pond. Virginia Czachur wrote, on a property manager document, thanking the City for the excellent job cleaning up Key Colony Beach after Hurricane Irma. Laura Bacon, no address given, requested more manatee signs in Shelter Bay. She complained of boats ignoring the no wake signs.
- Corky Spehrley, 12th Street resident, asked if the Comprehensive Plan is available for citizen review. City Administrator Moonis answered absolutely. This is a good time to get it up on the City website. Mr. Spehrley also complimented Public Works for the great job they did on Marble Hall.

The meeting adjourned at 10:47 a.m.

Respectfully submitted,



Kathryn McCullough, City Clerk