

MINUTES
KEY COLONY BEACH
CITY COMMISSION REGULAR MEETING
Thursday January 9, 2020 9:35 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 9:35 a.m. followed by the Pledge of Allegiance and Prayer.

Present: Mayor DeNeale, Vice Mayor Ron Sutton, Secretary/Treasurer Patti Trefry, Commissioner April Tracy and Commissioner Kimmeron Lisle. *Also Present:* City Administrator Christopher Moonis, City Clerk Rebecca Todd, City Attorney Tom Wright, Building Official Gerard Roussin, Police Chief DiGiovanni, Building Inspector Greg Lawton, Assistant City Clerk Michelle Farr, and Executive Assistant Saara Staten. *Excused:* Fire Chief Johnson. Public – 17.

2. **Approval of Minutes:** The minutes of the September 26, 2019 Public Hearing Meeting, December 12, 2019 Public Hearing Meeting, and the December 12, 2019 Organizational Meeting were approved by acclamation.

3. **Agenda Additions, Changes, Deletions:** Mayor DeNeale presented Attorney Tom Wright with a recognition plaque for his 30 years of dedication and service (1989-2019) to the City of Key Colony Beach.

4. **Special Requests:**

A. Architectural Review – Key Colony Beach Club, 501 East Ocean Drive

Building Official Roussin stated an architectural review was presented to the Planning & Zoning Board and received their approval. According to our Land Development Regulations, the plans must now be presented to the city commission for architectural review. Attorney Wright stated he recuses himself from the review/discussion due to Key Colony Beach Club being a longtime client of his. Marty Flynn presented the Key Colony Beach Club plans for review to the commission. Mr. Flynn provided renderings of the new Key Colony Beach Club highlighting it is elevated out of the floodplain and provides parking underneath. The condos will be similar to the original building and the construction will be a galvanized steel framed building able to withstand over 200 mph winds and will have a waterproof exterior synthetic stucco finish. Commissioner Lisle questioned the future building height. Flynn stated it is planned at approximately 31 ft. He previously came before the Commission for approval of a permit to complete the foundation work which is currently completed. They are now in the final phases awaiting approval to begin vertical construction of the building.

MOTION: Motion made by Vice Mayor Sutton, seconded by Commissioner Trefry to approve the architectural design of Key Colony Beach Club.

ON THE MOTION: Roll Call Vote. Unanimous Approval.

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: No Report.

E. Planning & Zoning Board: No Report

F. Utility Board: No Report

G. Police Department: Chief DiGiovanni stated since the last meeting there have been 8 reports: 2 retail thefts from Circle K store, a death investigation, an information report, a criminal mischief report, a fraud, a trespassing, and a long form accident that also had a battery report. They responded to 7 medical and alarm calls, provided backup to MCSO 14 times, and received 19 miscellaneous calls. Along with road patrol, boat patrol and vacation watch program, two interviews will be conducted this afternoon for the vacant full time Police Officer and a Marine Patrol Officer positions. Two additional applications were received this morning and will be reviewed shortly to schedule interviews. Chief DiGiovanni will be on vacation from January 13-17, 2020.

H. Building Department/Public Works: Building Official Roussin reported he is preparing for the yearly CRS review which will occur approximately the first week of February. It is a FEMA NFIP flood insurance review that allows the City to keep it's discount. The FEMA flood maps are at the draft map stage and he has been reviewing them and taking comments. Michael Guarino has been hired as Public Works Supervisor. Public Works has been working on the storm water drainage covers on Clara Blvd., Sadowski Causeway, and Coral Lane. Public Works is attempting to clean the drains out themselves. If they cannot, they will provide the Commission with a proposal for outside assistance. City Administrator Moonis stated before looking to an independent third-party contractor the city will communicate with the City of Marathon and request use of their vacuum truck. Christmas decorations were affected by 30-40 mph winds. The Beautification Committee will need to consider alternative decorations to prevent substantial damage in the future years. Vice Mayor Sutton stated he would like the Building Department to prioritize putting up the plaque on the new restroom at Sunset Park.

I. City Secretary/Treasurer: City Treasurer Trefry stated the December income report will be addressed in the January 23rd commission meeting. The income for November reflects the city has been paid over 1/3 of the ad valorem. Income is at 20% of the budgeted income for the year and expenses are at 11% for the year. The P&L statement for the first two months of fiscal year represents a surplus of \$409,000. The city has received the initial draft for our State of Florida financial statements for last fiscal year with more adjustments to be made on the draft. City Clerk Todd stated they are waiting for the FRS to release their final numbers to finalize the audit which will likely take a few months.

J. City Clerk: City Clerk Todd reported City Hall is officially fully staffed. Michelle Farr is the new Assistant City Clerk, Saara Staten is Executive Assistant, and Courtney Vinson is the new Administrative Assistant/Receptionist. City Hall encourages all residents to introduce themselves and welcome our new staff. City Clerk Todd reported there are currently 506 short-term vacation rental licenses issued, the most the City has had since pre-Irma. Last year 496 were issued, 2017-2018 there were 401 issued, and in 2016-2017 there were 562 issued. Long term rentals still have not recovered after Irma. Pre-Irma there were 115 licenses issued and currently only 65 licenses are issued. The audit has been

completed and City Auditor Julio Buzzi was satisfied with the result and only had to make one adjustment.

K. City Administrator:

1. Hot Dogs in the Hut – Beautification Committee – February 22, 2020

City Administrator Moonis stated the Beautification Committee is requesting approval to have a hotdog stand in Waterfront Park to fundraise on February 22, 2020. City Commission approved the request by acclamation.

Commissioner Trefry requested a follow up from the Beautification Committee regarding the new KCB sign installation. Moonis stated signs have been received and are properly stored. The Building Department has to hire outside engineering to design and create a base for the large signs. Commissioner Trefry also requested a time estimate on the landscaping installation that was previously approved. Building Official Roussin stated he notified Gonzalez landscaping regarding the project and will follow up to determine the expected completion date.

2. Retention Pond Study with Mittauer & Associates, Inc.

The Utility Board had an emergency meeting regarding the retention pond on Shelter Bay Drive and 7th and 8th Street. They directed our engineer firm, Mittauer & Associates, to perform an initial study. Mittauer & Associates scope of work will include:

- Permitting basis and potential modifications to the system per coordination with the SFWMD.
- Existing capacity and pond performance as a dry retention system.
- Impact of king tides to local groundwater.
- Soil densification due to prior use as material storage area and possible solutions, if warranted.
- Review current gravity well, gravity well drainage structure, and receiving pond elevations in relation to available permit calculations and/or conditions.
- Provide an as-built description of the existing well including, but not limited to:
 - Intel grate relative elevation
 - Pond bottom relative elevation
 - Casing diameter
 - Casing relative elevation
 - Groundwater relative elevation and time(s) of recording.
- Feasibility of eliminating pond and replacing with additional gravity wells.
- The Engineer shall provide an Opinion of Probable Cost for the proposed project elements.

City Administrator Moonis stated the Utility Board discussed the idea to feasibly eliminate the pond and replace it with additional gravity wells. Vice Mayor Sutton stated if the city were to deepen all the soil through the golf course, 7th Street, and 8th street it would be a very expensive task. City Administrator Moonis stated the engineer will provide an estimate to the commissioners for consideration. City Administrator Moonis stated he had communications with resident Paul Cole who seemed confident we are moving forward swiftly.

3. FIRM Map Process Briefing:

City Administrator Moonis reported staff's process to diligently review the maps and meetings with John Grimes who has retained additional help with the FIRM Map update process. Staff will be meeting with the County publicly and privately to discuss concerns with the map lines. Commission has reviewed the preliminary maps and the official maps

from FEMA. Commission Trefry requested the schedule for the small-town meetings be added to the city website. Building Official Roussin stated the first town hall meeting is scheduled for January 29th at the Marathon City Hall.

6. Commissioners Open Discussion: N/A

7. Items for Discussion /Approval:

A. City Hall Decision – Mayor DeNeale:

Mayor DeNeale stated the commission should vote on the course to take with respect to rebuild or replace city hall and if it should be elevated above the new base flood elevation proposed on the new FIRM maps and expected changes to Florida Building Code. Mayor DeNeale’s issue paper highlighted the following:

- Current city hall building is only Category 2 hurricane resistant.
- The City desires to create a Category 5 Resistant Emergency Operation Center (EOC) for residents.
- Base floor is currently 2.24 feet below base flood elevation (BFE). Within the changes to the FEMA flood maps and the Florida Building Code, we will be approximately 7.95 feet below the base flood elevation.
- After discussions with architects LIVS Associates, it was concluded we need more space for our Building Department, Administration Department, and our Police Department.
- FEMA has issued a \$3.27 Million “Specialized Project” grant because we were determined a critical facility. Critical Facility includes more than just the Police Department, it includes daily operations to run a city properly after a disaster.
- The City has approved applying for a \$500,000 state grant appropriation to elevate a new structure above the proposed 7-foot BFE.
- The funding math as Mayor DeNeale presented as:

– FEMA project grant (90%)	\$2,832,000	(8,224 sq. ft.)
– Flood Insurance paid	\$123,000	
– State grant share (5%)	\$219,000	
– KCB grant share (5%)	\$219,000	
– State grant appropriation	\$150,000	(FY 2019)
– 2,000 sq. ft. required growth	\$600,000	
– Cash reserves available	\$500,000	
– State grant appropriation FY 2020	\$?	(\$500K requested)
– Bottom line: Current planning leaves about \$1 million for KCB to cover, minus the \$150,000 grant, \$123,000 from insurance and \$500,000 available cash reserves saved for the project, leaving \$227,000.		
- If it is decided to repair the current structure:

The City would be self-insuring as FEMA will not cover the repaired structure;

The City would run the risk of losing it’s Federal Flood Insurance 15% discount for all residents;

City Hall insurances will increase at least 25% per year for flood alone;

Cost to repair is \$750,000 plus \$600,000 for 2,000 sq. ft. required growth.

There would be no FY 2020 state grant appropriation and no FEMA or other State grants for the project.

- Architect (LIVS Associates) was requested at a public workshop to design an elevated building with parking underneath on the current site. The first design will be approximately 11,000 sq. ft. to replace the current building including the Post Office. He was requested to include in the plan, along with other required additions, a 200-person auditorium with a kitchen that is about the same size as Marble Hall.

- Mayor DeNeale's Recommendation: Vote to build a new structure in line with the FEMA Specialized Project proposal. Also, elevate it to allow parking underneath, and add the additional rooms and design ideas discussed with LIVS Associates during the December 12, 2019 workshop.

MOTION: Motion made by Mayor DeNeale, seconded by Vice Mayor Sutton to approve the rebuild and elevation to BFE standards for the new City Hall building.

ON THE MOTION: Roll Call Vote. Unanimous Approval

8. Approval of Warrant: Warrant 1219 in the Amount of \$287,252.57

MOTION: Motion made by Commissioner Tracy, seconded by Commissioner Lisle to approve Warrant 1219 in the amount of \$287,252.57.

ON THE MOTION: Roll Call Vote. Unanimous Approval.

9. Ordinances and Resolutions: None

10. Commissioner Reports: Commissioner Tracy asked Chief DiGiovanni for an update on the Sadowski Causeway intersection blocking prevention. Chief DiGiovanni stated he is in the process with Building Official Roussin to paint a white block on the floor there. He stated the necessity to block the intersection and only have one lane on Sadowski to complete the project which will require 2 police officers to direct traffic. Vice Mayor Sutton announced it is National Police Appreciation Day and he extended his appreciation for the Chief of Police and his staff.

12. City Attorney Report: Attorney Wright stated the city has no threatened, pending, nor ongoing litigation. Attorney Wright has a schedule conflict and will not be attending the next commission meeting.

13. Citizen Comments and Correspondence: Citizen Ron Tiki, 290 10th Street, stated his objection to the rebuild of City Hall highlighting from his experience as a general contractor, city hall does not require \$750,000 in repairs. Mr. Tiki stated he may not have understood the complications with FEMA pulling grants away if the building is not rebuilt. Mr. Tiki stressed his concern for a successful transition period for the post office during rebuild. Commissioner Lisle encouraged Mr. Tiki to attend future workshops for citizen comments and input. Citizen David McKeon, 2 7th Street, stated he appreciates, applauds, and is very impressed with the work Mayor DeNeale, Commissioners, City Administrator Moonis, and his staff have done since Irma. McKeon is prepared and eager for the rebuild of City Hall.

The meeting adjourned at 11:10 a.m.

Respectfully submitted,



Rebecca Todd, City Clerk