

MINUTES

CITY OF KEY COLONY BEACH
CITY COMMISSION SPECIAL MEETING
Thursday May 28, 2020 1:00 p.m.
Marble Hall & Virtually via Zoom Conferencing

- 1. Call to Order, Pledge of Allegiance, and Roll Call:** The special meeting of the Key Colony Beach City Commission was called to order by Mayor DeNeale at 1:00 p.m. followed by the Pledge of Allegiance.

Present: Mayor John 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 (Virtually), Executive Assistant Saara Staten, City Attorney Tom Wright, Police Chief DiGiovanni, Building Official Gerard Roussin and Building Inspector Greg Lawton.

Excused: Fire Chief Johnson
Public – 1 (Marble Hall), 36 (Virtually)
- 2. Architectural Review/Approval of City Hall Facility:** Architect Tony Rosabal presented a list of questions and concerns from the Commission provided by City Administrator Moonis regarding overall building area, combining EOC and Conference Room, library space area, air conditioning systems, etc. These comments were incorporated in the new revised floor plan, site plans, and an area assessment. Architect Tony Rosabal presented the revised site plans incorporating all Commissioner comments. The revised plan provides for a total of 71 parking spaces. By separating the Post Office from City Hall, the new configuration provides for a proper loading dock in the back of the building. This loading dock will be on the same floor elevation as the truck which is approximately four to five feet above the ground. One of the largest changes to the design other than the reduction of overall size of the building is the addition of a central HVAC plant. The HVAC plant is a cooling tower with three chillers and four pumps. The HVAC system is the most expensive out of the options, but it is the one that will last the longest, require the least maintenance and is virtually guaranteed to remain operational in the event of a storm. The handicap ramp was removed from the new site plan because of concerns of cost and replaced with a wheelchair lift. Architect Tony Rosabal continued to present the revised sizes of Marble Hall, offices, lobby, etc. The elevator has been moved inside of the tower which changes the lighting. Windows will be explored to add lighting and a possible glass enclosure of the elevator.

The second floor was reduced in size. The exercise room was eliminated, and the Police Department has been compacted. The reception area has been reduced in overall size. The Building Department had many changes, which included the mechanical room being moved, the plan room and plan storage area were made smaller, the spare office was removed, etc. The conference room was relocated and a small break room placed in the end of the corridor. An accordion door will be available to split the conference room in half if needed. A staircase was added to the EOC room leading outside of the building.

The overall City Administration area was reduced by 426 sq. ft. The EOC was combined with the conference room, reducing 289 sq. ft. from the overall area. The Police Department area was reduced by 312 sq. ft. The Building Department area was reduced by 187 sq. ft. Marble Hall was decreased by 347 sq. ft. The existing Post Office is about 1,600 sq. ft. and the proposed Post Office is estimated to be about 1,500 sq. ft.

Previously, the main building net area was about 13,000 sq. ft. It has been reduced to 11,989 sq. ft. not including walls and courter space. The previous design totaled 15,147 sq. ft. including the Post Office. Currently, the design totals 13,400 sq. ft. including the new Post Office and new chiller plant area.

Marble Hall is wrapped with doors all the way around to open the space up into the terrace for more space. The maximum occupancy of Marble Hall will be 190 people.

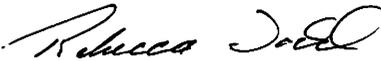
Architect Tony Rosabal together with Building Official Roussin will prepare a lifecycle cost analysis to compare costs for the two HVAC systems required to cool City Halls main building and the Post Office.

3. **Commissioners Comments:** Commissioner Lisle recommended for the tower to be rotated slightly for the elevator door to open directly to the receptionist.
Mayor DeNeale requested a description change of Marble Hall to Council Chambers for FEMA purposes.
Commissioner Tracy expressed her concern with the success of the proposed retail spaces next to the Post Office based off the lack of success of the commercial area on Sadowski Causeway.
Commissioner Trefry questioned whether there is a guarantee the Post Office will continue to operate in the new building. City Administrator Moonis stated there is no guarantee at this point but there is intention to make it happen but ultimately it is a financial decision of USPS. If USPS does not agree, there is other interest from postal service companies to assist Key Colony Beach.
Mayor DeNeale recommended to reach out to the Chamber of Commerce regarding the proposed commercial space near the Post Office to get their opinion.

4. **Citizens Comments and Correspondence:** N/A

The meeting adjourned at 2:48 p.m.

Respectfully Submitted,



Rebecca Todd
City Clerk