

MINUTES
KEY COLONY BEACH
CITY COMMISSION REGULAR MEETING
Thursday, June 11, 2020 9:30 a.m.
Marble Hall & Virtually via Zoom Conferencing

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 9:32 a.m. followed by the Pledge of Allegiance and Prayer.
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, Executive Assistant Saara Stateu, City Attorney Tom Wright (Virtually), Police Chief DiGiovanni, Fire Chief Johnson (Virtually), Building Official Gerard Roussin and Building Inspector Greg Lawton.
Public – 30 (Virtually) 7 (Marble Hall)
2. **Approval of Minutes:** The minutes of the May 28, 2020 Regular City Commission Meeting, May 28, 2020 City Commission Special Meeting, and June 4, 2020 City Commission Special Meeting were approved by acclamation.
3. **Agenda Additions, Changes, Deletions:** Building Official Roussin added a repair estimate for the bucket truck under the Public Works report.
4. **Special Requests:**
 - A. **U.S. Army Corps of Engineers – Property Acquisition vs. Elevation Presentation**
USACE Senior Planner and Study Lead Rachel Haug presented the Florida Keys Coastal Storm Risk Management Feasibility Study. The purpose of the presentation was to provide details and receive feedback on the Tentatively Selected Plan and to provide municipalities information needed to move forward with the project. Mayor DeNeale questioned how many properties could be elevated in Key Colony Beach under the alternative for raising the structures. Rachel Haug will check and provide that information to Mayor DeNeale. Attorney Wright questioned the methodology identifying so many properties in Key Colony Beach for acquisition. Rachel Haug stated the same standardized methodology is used across the entire Florida Keys. Mayor DeNeale stated he will email the Monroe County Mayor a request to not make any decisions on this matter at their meeting on June 17th and proposed workshops be held with Staff and Commission to review more specific information before moving forward. Monroe County Chief Resiliency Officer Rhonda Haag stated the purpose of the presentation is to get feedback from the City on acquisitions and reported Monroe County does not support mandatory acquisition. Mayor DeNeale questioned whether Monroe County will hold workshops for the municipalities discussing this. Rachel Haug stated public meetings will be held and City Staff/Commissioner briefings can be scheduled upon request. The Key Colony Beach City Commission unanimously agreed they are not in favor of acquisitions until further information is provided.

5. Committee and Staff Reports:

A. Marathon Fire/EMS: Fire Chief Johnson stated he cannot provide a full report on the calls in Key Colony Beach due to ongoing computer issues. The City of Marathon Commission approved having the 4th of July fireworks celebration with limited beach access and encouraged boat viewing.

B. Recreation Committee: No Report.

C. Beautification Committee: No Report.

D. Disaster Preparedness Committee: Building Official Roussin reported no new updates.

E. Planning & Zoning Board: No Report.

F. Utility Board: No Report.

G. Police Department: Chief DiGiovanni stated since the last meeting there has been 3 reports including an information report, trespassing, and a vehicle burglary. The Police Department provided backup to MCSO and FWC 3 times and received 14 miscellaneous calls along with traffic citations, code warnings and citations, road patrol, boat patrol and vacation watch program. Chief DiGiovanni reported the 15th Annual Kids Fishing Derby will not be held due to COVID-19. Chief DiGiovanni will schedule 2 interviews for two open Police Officer positions during the week of June 22nd. Reserve Officer Ross Bethard is scheduled to work most of the week of the 22nd of June to allow other officers to take some vacation time. Chief DiGiovanni reported the taped off area around the Police trailer is due to a swarm of bees which is being resolved by Public Works.

H. Building Department/Public Works:

1. Approval to Sell 2005 Chevy Truck – Building Official Roussin requested approval to sell the 2005 Chevy Public Works truck with approximately 220,000 miles that has been replaced. Building Official Roussin suggested placing it out for public bid to be advertised on the website or in the newspaper with a minimum bid of \$500. The Commission approved unanimously.

2. Approval of 20,000 lb. Elevator Boat Lift with 12' Arms – 201 12th Street - Building Official Roussin requested approval for a 20,000 lb. elevator boat lift with 12 foot arms for 201 12th Street. The Building Department has letters from both neighbors stating no objection to the lift.

MOTION: Motion made by Vice Mayor Sutton, seconded by Mayor DeNeale to approve the 20,000 lb. elevator boat lift for 201 12th Street.

ON THE MOTION: Roll Call Vote. Unanimous approval.

3. Rental Safety Inspections Schedule – Building Official Roussin reported the Building Department has reviewed options to improve the rental inspection process. With

the current procedure 60% of the rental inspections are scheduled within the last two weeks of the last month. Staff proposes requiring inspections for vacation rentals from 1st – 5th Street (including Coral Lane) be conducted in July, Sadowski Causeway – 9th Street Causeway (including Clara Blvd) be conducted in August and 10th Street – 15th Circle be conducted in September. Condos on East and West Ocean Dr. will be included based on location in the property zones mentioned. City Clerk Todd stated procedures have been slightly adjusted to allow properties to get the inspection without the paperwork being submitted to City Hall. However, the license will not be issued until all the mandatory paperwork has been submitted and processed. The Commission approved unanimously.

4. Bucket Truck Repair Estimate – Building Official Roussin requested approval to repair the bucket truck which has a main seal leak in the turret and a broken line inside the arm of the bucket. The estimate from Dolphin Hydraulics for the repairs is \$4,084.

MOTION: Motion made by Mayor DeNeale, seconded by Commissioner Tracy to approve repair the bucket truck for the total of \$4,084.

ON THE MOTION: Roll Call Vote. Unanimous approval.

I. City Secretary/Treasurer: Commissioner Trefry reported the City has received the 2020 Taxable Values for the properties in Key Colony Beach estimated at approximately \$764 million which is an increase of \$18 million from last year's \$741 million. Mayor DeNeale's calculations determined it to be approximately a 2.5% increase in property values.

J. City Clerk: The Commission agreed to schedule the first budget workshop for 1:30 p.m. June 25th and the second budget meeting Thursday, July 2nd after the Special Commission Meeting. City Clerk Todd reported continued work with Citizenserve to bring all business tax licenses online by the end of the month. It is expected Citizenserve will work well with the new inspection process but it will not be available for property managers or owners to apply online this year. City Auditor Julio Buzzi is reviewing feedback from City Accountant Jen Johnson and will be finalizing and submitting the audit to the Florida Auditor General prior to the deadline. The office staff, with exception of the Utility Clerk have attended the TRIM Webinar held by the Florida Department of Revenue. The City has issued certificate of occupancy for 2 new single-family residences in the month of June. The Property Manager Class is scheduled for June 18th at 2pm in Marble Hall and available for virtual attendance via Zoom conferencing.

K. City Administrator:

1. Bonus Pay Plan: City Administrator Moonis presented a recommendation to the City Commission providing a bonus pay for all city employees with exception of the City Administrator as recognition for the continual support shown through COVID-19. The Commission instructed the Administrator to agenda the request for the next Commission Meeting to provide them time to review the proposal.

2. Music in Gazebo Park – Robert Woods: City Administrator Moonis stated musician Robert Woods requested the Commission reconsider granting him permission to perform music in Gazebo Park throughout the day for people walking on West Ocean Dr. He thinks it would be a nice gesture to the community while still maintaining social

distancing. Resident Kathryn McCullough suggested adding it to the community calendar so it doesn't conflict with scheduled events and to have the musician provide a certificate of liability insurance to the City. After discussion, the Commission unanimously agreed it is too early in the reopening for these types of events and they will reconsider the request at a future meeting.

3. Comp Plan Update – Schedule: City Administrator Moonis stated formal Comprehensive Plan updates should begin no later than September. City Administrator Moonis contacted former planning consultant, Jim LaRue, to set up a schedule that is convenient for both parties. Approximately half of the cost to update the Comprehensive Plan is budgeted for this year. The other half will be budgeted for next year.

4. COVID-19 Operational Plan Update: City Administrator Moonis stated there are no changes in the City Hall operational plan schedule.

5. Joint Commission and Code Board Workshop: City Administrator Moonis recommended the Commission schedule a joint workshop with the Code Board to review procedure clarifications and updates. The Commission requested the Joint Commission and Code Board Workshop follow the June 18th Special City Commission Meeting.

Mayor DeNeale reported he has been in contact with the lobbyist on the proposed \$500,000 appropriation for City Hall. The Governor must cut \$500 million to \$1 billion from the budget so it may not get approved. City Administrator Moonis reported construction loans are available with an interest rate of 2.5% – 3%. The Commission postponed the annual evaluation of the City Administrator from June to July.

6. Commissioners Open Discussion: None

7. Items for Discussion /Approval:

A. COVID-19

1. COVID-19 Update: Mayor DeNeale stated the Florida Keys are open. Key West has passed an Emergency Order requiring masks be worn in their businesses and restaurants. Mayor DeNeale requested the Monroe County BOCC create an order to require masks for the safety of the residents and visitors which will be reconsidered at the June 17th meeting

2. Key Colony Beach Emergency Directive 2020-02: Mayor DeNeale reported the issuance of the Emergency Directive requiring masks be worn in city facilities including the Post Office. Mayor DeNeale requested feedback from the Commission to include all businesses in Key Colony Beach require masks be worn. After discussion, Mayor DeNeale decided to amend the order to include all businesses in Key Colony Beach effective upon filing.

3. Extend Declaration of Local Emergency: Mayor DeNeale presented the City of Key Colony Beach 14th Declaration of Local State of Emergency for COVID-19.

MOTION: Motion made by Commissioner Trefry, seconded by Commissioner Tracy to approve the City of Key Colony Beach 14th Declaration of Local State of Emergency (11:24 a.m.).

ON THE MOTION: Roll Call Vote. Unanimous approval.

8. Approval of Warrant: Warrant 0520 in the amount of \$310,297.13.

MOTION: Motion made by Vice Mayor Sutton, seconded by Commissioner Trefry to approve Warrant 0520 in the amount of \$310,297.13.

ON THE MOTION: Roll Call Vote. Unanimous approval.

9. Ordinances and Resolutions: N/A

10. Commissioner Reports:

Commissioner Tracy requested an update on Key Colony Beach Club from Building Official Roussin. Building Official Roussin stated the permit is ready to be issued for Key Colony Beach Club. The Building Department is awaiting a check for the permit fees which is expected in a few days when the contractor closes on the construction loan.

Vice Mayor Sutton reported complaints about mosquitos in the retention pond area. Vice Mayor Sutton stated his attempt to speak with a representative from Mosquito Control was unsuccessful. Vice Mayor Sutton encourages individual residences to have their property inspected and sprayed by Mosquito Control and to flip trash cans upside down when not in use to prevent the collection of water where mosquitos can breed. Vice Mayor Sutton stated Florida League of Cities is still planning on having the annual conference August 13-15th until further notice

Commissioner Trefry stated along with the Vice Mayor she had the privilege of attending the final beam drop at Fishermen's Hospital. The final ribbon cutting is anticipated to be the end of September or early October of this year when the building is completed and approximately 45 days will be necessary to set the interior of the hospital.

11. City Attorney Report: No Report

12. Citizen Comments and Correspondence: None

The meeting adjourned at 11:36 a.m.

Respectfully Submitted,



Rebecca Todd
City Clerk