

# MINUTES

## Recreation Committee

Monday, August 14<sup>th</sup>, 2023 – 9:30 am

Key Colony Inn Banquet Room, 700 W. Ocean Drive, Key Colony Beach, Florida & virtually via Zoom Conferencing

**1. CALL TO ORDER and ROLL CALL:** The meeting was called to order by Building Administrative Assistant Brandi Yellin followed by Rollcall. **Present:** Chair Ted Fischer, Vice-Chair Barbara Tatarchuk, Cindy Catto, Richard Pflueger. **Absent:** Tom Alferes. **Also present:** City Administrator Dave Turner, Building Administrative Assistant Brandi Yellin, Administrative Assistant Tammie Anderson.

**2. AGENDA ADDITIONS, CHANGES, OR DELETIONS:** There were none.

**3. INTRODUCTION of GUESTS:** Chair Fischer introduced Mike Yunker, Diane Slusher, and Monika Green to the Committee.

**4. MINUTES:** Chair Fischer asked for any corrections to the minutes. There were none.

**MOTION:** Motion made by Cindy Catto to accept the minutes from the Regular Recreation Committee Meeting from April 27, 2023, as written. Richard Pflueger seconded the motion.

**DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

**5. CITIZEN COMMENTS & CORRESPONDENCE:** None.

**6. CHAIR UPDATE:** Chair Fischer had no update to give.

**7. Budget Update:** City Administrator Tuner informed for the proposed budget to go before the City Commission in August with First and Second Budget Hearings in September. City Administrator Turner stated there were no changes to last year's budget.

### **8. BOARD MEMBER ITEMS FOR DISCUSSION/APPROVAL**

**a. Update on Fencing Contract – status of placing drainpipe on top of new fencing:** Chair Fischer informed that the fencing contract was completed and asked City Administrator Turner for a drainpipe update. City Administrator Turner informed that the work was completed. Chair Fischer further reported having received positive feedback on the courts and called the project a great success. The Committee had no additional comments.

**b. Creation of a KCB Pickleball:** Chair Fischer introduced Diane Slusher and Monika Green and informed that their presentation was included in the agenda packet.

Diane Slusher introduced herself to the Committee and spoke of having played Pickleball with her husband for about three years in Key Colony Beach and having become involved with many other members of the community.

Monica Green introduced herself to the Committee and spoke of herself and her husband having become more involved with pickleball and wanting to share best practices in other communities. The Committee confirmed having received the presentation from City Clerk Gransee.

Diane Slusher spoke of pickleball being the fastest sport in America and the courts in the city being overwhelmed. Diane Slusher continued by thanking the Committee for implementing experimental measures to manage the courts, which set in motion the forming of a committee. Diane Slusher stated to expect larger crowds in the following year and the courts being used even in the Summer. Diane Slusher further informed of expectations of continuance of growth and maintenance issue. Diane Slusher spoke of other clubs successes with the administration of courts and implementation of fundraising drives to help with maintenance, enhancements, or expansions. Diane Slusher stated to want to offer the service to the city with the formation of a club and informed of possible events and measures for the facility.

Monica Green spoke on the proposed organizational structure, drafted bylaws, communications and meetings on a weekly basis, and being prepared for a formal structure. Monica Green continued speaking on the anticipated structure for the club and expectations of initial number of members. Monica Green stated to be prepared for the next steps and spoke about the goal to ask for the endorsement and recommendation from the committee. Monica Green continued speaking on expectations of the club and being cognizant of all levels, ages, and locals, as well as visitors to the community.

Monica Green asked for questions from the Committee.

Barbara Tatarchuk asked on expectations for increased traffic in the community. Diane Slusher explained some parking issues by the facilities and commented that locals typically ride their bicycles. Diane Slusher explained that rentals combined with pickleball/tennis days to impact the parking the most. Diane Slusher informed for Mike Yunker to talk about solutions on the topic. Monica Green added the proposal of different time schedules for locals and visitors and the expected positive impact on parking. Cindy Catto asked for liability insurance for the club as a non-for profit company. Monica Green stated to have made some inquiries but have not put anything in place yet. Monica Green informed of waiting to hear on the outcome from today's and the City Commission's meeting and making sure that any of the city's criteria will be included. Cindy Catto asked on anticipated fee structures for the club. Monica Green spoke on a possible tiered structure with reasonable pricing. Diane Slusher informed that membership will be voluntary and not required to play pickleball. Diane Slusher informed for most of the day the park to be free and open to the public.

Chair Fischer asked for clarification on the term local homeowners. Diane Slusher confirmed the inclusion of residents of the City of Marathon to have access to the courts and club.

Barbara Tatarchuk asked about knowledge of the City of Marathon providing pickleball courts for the area. Diane Slusher confirmed for the City of Marathon having discussions on establishing pickleball courts. Ted Fischer reported on an article in the local newspaper informing of an outline of the City of Marathon's plan which includes permanent courts. Diane Slusher informed of Key Largo having completed a new pickleball facility, Big Pine having approved an expansion, and Key West expanding as well.

City Administrator Turner asked about the club being a stand-alone company comparable to the Key Colony Beach Community Association or the Key Colony Beach Fishing Club. Diane Slusher stated to have explored the possibility of a sub-committee but decided after due diligence to organize as a stand alone club.

Richard Pflueger spoke in support and asked to make a motion.

**MOTION:** Motion made by Richard Pflueger to recommend that the City Commission continues negotiating with the Pickleball Club to let the club manage the courts.

**DISCUSSION:** Chair Fischer asked for clarification that the club manages the periods the club wishes to and not necessarily full-time. Richard Pflueger agreed that details have to be worked out which is

for the city to do, but his recommendation is for the City Commission to continue negotiations with the club to manage the courts.

**MOTION:** Cindy Catto seconded the motion.

**FURTHER DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

The Committee confirmed a quorum. Chair Fischer thanked Diane Slusher and Monica Green for the presentation.

Cindy Catto asked if Diane Slusher was in attendance at the first Vermont pickleball tournament which Diane Slusher confirmed. Diane Slusher confirmed that she had attended the tournament and having received a gold medal for mixed doubles with her husband.

Diane Slusher thanked the Committee for the vote of confidence and stated appreciation for the endorsement.

**c. Landscape Architect study results/Pickleball Court Expansion presented by Mike Yunker:** Mike Yunker spoke to the Committee and informed on his background and experience as Mayor in Ohio and experience with pickleball. Mike Yunker said to understand the issues associated with the expansion of pickleball. Mr. Yunker continued talking about the health benefits of the sport, and his assigned task on finding location options in the City of Key Colony Beach. Mike Yunker gave highlights of his submitted report, including the March 16<sup>th</sup> Commission meeting, and the allowance of \$15,000.00 for funding to look at the expansion of pickleball and tennis courts. Mike Yunker informed about the different scenarios and highlighted some of the objections that were found. Mike Yunker spoke on the objection to pickleball on 7<sup>th</sup> Street including the possibility of noise and the separation of the fields. Mike Yunker spoke on the difficulties managing split pickleball locations and the elimination of that idea. Mike Yunker further talked on the expansion to the golf course and negative objections that were received for choosing that location. Mike Yunker informed on considerations for the wastewater treatment plant, the boat trailer parking area, additional space on the golf course, and gave reasons why these options were discarded. Mike Yunker further informed of the idea of moving the tennis courts to 7<sup>th</sup> Street to be considered the best option. Mike Yunker spoke on previous questions by Barbara Tatarchuk and concerns that were raised. Mike Yunker informed that all previously raised concerns were addressed including drainage, ADA compliance, drinking fountains, fencing, and seating, including shade provided by a tiki hut. Mike Yunker informed of the proposed tennis courts being completely new with no noise distraction from the pickleball fields and plenty of available parking. Mike Yunker further informed of the city applying for a \$50,000.00 grant and the club having a commitment from a pickleball player to provide \$100,000.00 in donations. Mike Yunker informed of the grant approval process being completed by July of 2024 and informed that the tennis complex will be build first followed by the expansion of the pickleball courts. Mike Yunker continued explaining the proposed expansion and the expectations of the sport to grow. City Administrator Turner informed of 14 additional parking spaces planned in front of the city garage and the option of additional parking behind the building. Mike Yunker spoke on the importance of the safety net to protect against stray golf balls. Mike Yunker informed of option 4 to be the best option and could not find any negative impact to tennis other than move to a different location. Mike Yunker asked for questions and comments and requested for the committee to approve and recommended option 4. Mike Yunker stated this to go hand in hand with the club being the administrators and helping facilitate with the expansion of option No. 4. Mike Yunker further spoke on the ability for transportation and education of residents. Mike Yunker spoke on the difficulty of a busy season for

2023/2024 but stated hope to see a completion of the courts by the end of 2024. Mike Yunker continued stating that this expansion should satisfy expansion needs for an indefinite amount of time. Mike Yunker asked for questions.

Cindy Catto asked for confirmation for a fence on 8<sup>th</sup> Street by the basketball field and the plan of placement of shrubbery for residents on 7<sup>th</sup> Streets.

Barbara Tatarchuk asked on the option by the bocce area. Mike Yunker confirmed the lack of room due to drainage and golf course use interference, as well as the bathrooms and pathways not providing room for additional courts. Barbara Tatarchuk voiced concern about the neighbors and placing six additional courts on 8<sup>th</sup> Street and if neighbors have been talked too. Mike Yunker informed of having talked to one neighbor and talked on the anticipated use and noise reduction options. Mike Yunker continued talking on the layout of the courts and the clubs ability to find additional noise reduction. Barbara Tatarchuk disagreed with no additional noise and reiterated the question of having talked to neighbors. Mike Yunker confirmed of having talked to one neighbor and having answered all important questions.

City Administrator Turner asked to see a Townhall meeting, to provide a drawing of the proposed option, and provide it to the Commission after for questions.

Cindy Catto corrected her comment on 7<sup>th</sup> Street to have meant to be 8<sup>th</sup> Street. Mike Yunker confirmed for some shrubbery already being in place with the possibility of adding more. Cindy Catto explained that the addition of shrubbery on the golf course greatly helped with the noise reduction. Mike Yunker agreed and informed of considerations of additional shrubbery to the parking.

Barbara Tatarchuk also confirmed some shrubbery being already in place.

Mike Yunker confirmed no changes to fences to Ted Fischer.

Barbara Tatarchuk asked on the impact of the city encouraging more people to visit and having concerns of an influx of people.

Mike Yunker stated for option 4 to come hand in hand with the club administering it and catering it to city residents and property owners, as well as Marathon residents and property owners. Mike Yunker explained that the club will have control who comes in, which will prevent the influx of people. Mike Yunker explained that pickleball courts are coming to other municipalities and the city following local needs, which can be controlled through the club.

Diane Slusher commented on the location of the new permanent courts and a number of available noise reduction options. Diane Slusher further commented on additional courts being added in other cities and the primary object for the forming of the club to be the ability for locals to access the city's own facility. Diane Slusher stated that the club will be able to manage the volume and explained that many visitors already come to the city for the use of the courts.

Ted Fischer asked for further comments and questions.

Ted Fischer asked Tom Alferes for an opinion on option 4 to go forward with the caveat of having a townhall meeting first. Tom Alferes stated support. Ted Fischer asked for a motion for approval of Option 4 pending the results of a Townhall meeting.

**MOTION:** Cindy Catto made the motion. Ted Fischer asked for a second. Tom Alferes seconded the motion.

**DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Ted Fischer – Yes. Barbara Tatarchuk – Yes with the caveat of having a Townhall meeting and it is approved by them. Cindy Catto – Yes. Richard Pflueger – Yes. Tom Alferes – Yes.

Cindy Catto spoke on the caveat in the motion on the Townhall meeting and stated belief for it to be the City Commission's caveat. City Administrator Turner clarified the request on having input from

the neighbors through a Townhall meeting, in addition to the recommendation from the Recreation Committee, to be able to give to the City Commission for a direction to go by.

Ted Fischer clarified the wording to be for the neighbors to provide input and for the City Commission to make the decision. Ted Fischer stated for the committee to make a recommendation to move forward and for the city to hold a Townhall meeting as part of that process. Barbara Tatarchuk stated to wanting to make sure that the procedure was in place before her agreement to recommend.

Ted Fischer asked for a re-statement of the motion.

City Administrator Turner explained the Committee's responsibility to make a recommendation on what option to chose and it to be the City Administrator's responsibility to bring the data from the residents and the Committee to the Commission. Barbara Tatarchuk agreed.

Ted Fischer thanked Mike Yunker and spoke on the upcoming challenge of fundraising. Cindy Catto asked about the hiring of the landscape architect and if a report was filed. City Administrator explained that a civil engineer surveyor was hired to survey the designated park area to find a location which led to the recommendation of the fourth option. City Administrator Turner continued explaining the next steps of a rendered drawing, residents input, Commission approval, and fundraising, design and build. City Administrator Turner confirmed no architectural drawings were done yet and plans will have to go out for bid.

**c. Discussion of 2024 Florida Recreational Development Assistance Program (FRDAP) grant**

**application in the amount of \$50,000 for improvements to the 7th St. Park:** City Administrator Turner spoke on the agenda item and informed of the prior FRDAP grant having provided funds for the 7<sup>th</sup> Street playground and the current redevelopment of the 1<sup>st</sup> Street playground. City Administrator Turner further informed of being able to submit the necessary information for the grant application for the court expansion and working with the city's CPA on how the before mentioned donation can be accepted. City Administrator Turner informed that the final approval has to come from the Governor in July 2024.

The Committee had no additional questions.

**d. West Tennis Court resurfacing:** City Administrator Turner spoke on the agenda item and informed of having put the resurfacing on hold for uncertainties of the benefit of spending the monies at this time. The Committee had no questions or comments.

City Administrator Turner informed on continuing to hold off on the resurfacing the court and the spending of the \$10,000.00 until a clear direction is reached. City Administrator Turner stated for the court to still be usable but in need of an upgrade. Chair Fischer asked on the timeframe to hold a townhall meeting. City Administrator Turner informed of trying for a townhall meeting in September but due to budget meetings it might go into the beginning of October with a Commission meeting in October. Barbara Tatarchuk stated agreement with the October timeline to have more people available to comment. Barabara Tatarchuk further asked for a guarantee for no work to be done on the courts until the tennis courts are completed. Mike Yunker confirmed that no work or expansion would be done.

A brief internet interruption occurred.

Chair Fischer repeated his understanding of nothing happening to the old tennis courts until the new tennis courts were ready.

Chair Fischer restated the question on the tennis courts. Mike Yunker confirmed that the expansion into the existing courts is not planned until the completion of the new tennis courts.

Chair Fischer stated that the Committee should know by October on how to go forward and supported waiting on the resurfacing until October. Vice-Chair Tatarchuk spoke on the length of time it took for the scheduling of the resurfacing and supported to go forward with the resurfacing, for changes for a pickleball court would only be the repainting of the lines. Ted Fischer gave support for the idea and said to like more information on cost. Mike Yunker informed to work with City Administrator Turner to take a look for the additional costs.

**e. Bocce/Horseshoes/Shuffleboard:** No report.

**f. Golf:** Cindy Catto informed of players reporting hot weather.

**9. Next Meeting:** Ted Fischer suggested for the next Committee meeting to be in October after the Commission meeting.

Cindy Catto asked for confirmation on Chair Fischer's resignation by the end of September. Ted Fischer confirmed his resignation. Cindy Catto suggested a meeting in September to elect a new chair. City Administrator Turner suggested for the re-organization and election of chairs to be the first item on the next agenda. Chair Fischer asked on the process of acquiring more committee members. Cindy Catto informed of still being an alternate. City Administrator Turner informed on staff sending out an email blast notifying the public that the committee is looking for more members and to recommend to the City Commission to promote the current alternates to regular committee members. Discussion followed on how many positions are available on the committee. City Administrator Turner confirmed to send out an advertisement for alternates.

The Committee thanked Ted Fischer for his service. A brief discussion followed on prior committee members.

**10. ADJOURNMENT:** The meeting was adjourned at 10:58 am. Ted Fischer thanked the Committee.

Respectfully submitted,  
*Silvia Gransee*  
City Clerk

**ADOPTED: January 19, 2024**  
***Silvia Gransee***  
***City Clerk***