

MINUTES

City of Key Colony Beach Recreation Committee

Monday, April 8th, 2024 – 10:30 a.m.

Marble Hall, 600 W. Ocean Drive, Key Colony Beach, Florida & via Zoom Conferencing

1. **CALL TO ORDER and ROLL CALL:** The Key Colony Beach Recreation Committee meeting was called to order at 10:30 am followed by Rollcall. **Present:** Chair Richard Pflueger, Vice-Chair Cindy Catto, Judy Burgett, Barbara Tatarchuk, 1st Alternate Carman Slusher, 2nd Alternate Aleta Williamson. **Absent:** Tom Alferes.

1st Alternate Carman Slusher took his seat on the dais to fill Tom Alferes vacant seat.

2. **SWEARING IN OF NEWLY APPOINTED 2ND ALTERNATE ALETA WILLIAMSON:** City Clerk Gransee administered the Oath of Office to Aleta Williamson.
3. **AGENDA ADDITIONS, CHANGES, OR DELETIONS:** City Clerk Gransee informed of the following agenda changes:
 - Addendum to Item 9a: Budget Report for February 2024
 - Addendum to Item 9b: Budget Requests
 - Addendum to Item 10a: Key Colony Beach Fitness Walks
 - Addendum to Item 10b: Memo by the Recreation Committee regarding the construction of two Tennis Courts & Draft ITB 2024-02

The Committee had no objections to the agenda changes and addendums.

4. **INTRODUCTION of GUESTS:** Chair Pflueger asked attendees to introduce themselves and recognized the Mayor and Commissioners in attendance.
5. **MINUTES - Approval of Minutes from March 11th, 2024:** Chair Pflueger asked for a motion to approve.

MOTION: Motion made by Barbara Tatarchuk to approve the minutes. Chair Pflueger asked for a second. Judy Burgett seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

6. **CITIZEN COMMENTS & CORRESPONDENCE:** None.
7. **CHAIR REPORT:** Chair Pflueger informed that Commissioner Harding is working on an ADA grant to improve the City Park Facilities and spoke on the importance of ADA compliance for the city. Chair Pflueger further informed observing concrete spalling at the Gazebo by the Key Colony Inn and recommended attention for repairs or rebuild. Mayor Raspe informed on having received bids for the replacement of the structure with a Tiki and being aware of the matter. Chair Pflueger had nothing further to report.

8. COMMITTEE MEMBER REPORT

- a. **Tennis – Barbara Tatarchuk:** Barbara Tatarchuk reminded that the tennis courts show signs of bubbling and cracking and suggested for them to be inspected by the contractor McCourt. Barbara Tatarchuk further informed on a detached screen between the two courts and asked for it to be taken out or fixed. Chair Pflueger informed that temporary fences and windscreens are taken down at the beginning of the hurricane season. Barbara Tatarchuk suggested taking down the temporary fencing completely.

- b. **Golf – Cindy Catto:** Cindy Catto informed on Golf having slowed down over the last few days. Cindy Catto further talked about Golf being the only sport to bring revenue to the City and informed on the detail of the lease from the City. Cindy Catto informed on current expenditures and revenues and stated to have been denied information on the budget.
City Clerk Gransee clarified Cindy Catto’s statement and further advised on the Recreation Committee’s and the Public Works City Parks budget being independent of each other. City Clerk Gransee gave suggestions for budget requests and confirmed to be able to send the requested budget detail to the Committee.

- c. **Bocce/Horseshoe/Shuffleboard – Judy Burgett:** Judy Burgett talked about a past bench donation for Larry Ryden and the family having agreed to move the bench to the Bocce court. Carman Slusher clarified for the bench having been moved from the Bocce Court to the Pickleball Court. Judy Burgett informed on the need for the plaque to be installed on the bench. Richard Pflueger stated to be happy to assist giving it to the appropriate person and asked about the need for a replacement bench. Carman Slusher informed for the Bocce area having sufficient benches with no shortage.

- d. **Pickleball – Carman Slusher:** Carman Slusher clarified on the previous topic and explained for the bench donors having agreed to move the bench due to a shortage of benches on the pickleball court. Carman Slusher informed of the changes having been made with the approval of the donors and confirmed for the placard having been handed over to be placed on a different bench.
Carman Slusher reported on current membership enrollments and expenditures for the club. Carman Slusher informed that the Tiki repair and extension was completed and for the club to pay the final balance of the project. Carman Slusher further informed that the fundraising goal of 200K was reached and gave more information on the Court Fundraising events. Carman Slusher informed to be waiting on a decision of the grant application with a requested funding amount of \$50,000.

9. BUDGET REPORT

- a. **March Budget Report:** Chair Pflueger reported for the budget having been depleted with the remaining balance having been applied to the Tiki Hut repair. There were no questions about the report.

- b. **Budget Requests for Fiscal Year 2024/2025:** Chair Pflueger stated the intention to have all budget requests to be completed by the next Recreation Committee meeting on May 6th. Chair Pflueger informed on current requests for the Bocce, Pickleball, and Tennis courts, and the Golf Course. Chair Pflueger asked on the need to vote on the budget requests. Barbara Tatarchuk suggested to wait for all budget requests to have been received until the next month. City Clerk Gransee talked on the process for budget requests and the objective to be as accurate as possible. Cindy Catto talked about the needs for the Golf Course and confirmed for the replacement to be sufficient in the next budget year.

Judy Burgett asked on her duty for the Secretary-Treasurer and role in setting the budget. Chair Pflueger informed for the Committee to make budget decisions at their regular meetings and for the role of Secretary-Treasurer for the Recreation Committee being fairly new and still being evaluated.

10. BOARD MEMBER ITEMS FOR DISCUSSION/APPROVAL

- a. **Discussion/Approval to identify and promote Fitness Walks in Key Colony Beach:** Chair Pflueger spoke on his proposal to identify and promote fitness walks in the city to identify distances within the city. Chair Pflueger talked on the popular walking trails within the city and the idea to put the information on a kiosk. Chair Pflueger suggested to place the kiosk in a central location with information for residents and visitors and to present the idea to the Beautification Committee to assist in the development of a pleasing architecture. Chair Pflueger talked about prior distance signs and his intention not to clutter the city with more signage. Chair Pflueger informed on having received a suggestion on having distances painted on the asphalt. Chair Pflueger reiterated his idea to include the Beautification Committee in the design and the concept of the kiosk. Chair Pflueger informed for information being available in the Post Office or City Hall, which is missed by vacation renters.

MOTION: Motion made Richard Pflueger to pursuit the idea. Cindy Catto seconded the motion.

DISCUSSION: City Clerk Gransee confirmed to understand the motion and to put it on the Beautification Committee agenda for discussion.

ON THE MOTION: Rollcall vote. Unanimous approval.

- b. **Discussion/Approval of a new RFP or ITB for the construction of two Tennis Courts:** Chair Pflueger introduced the agenda item and made a motion for the purpose of discussion.

MOTION: Motion made by Chair Pflueger to reject the invitation to bid. Barbara Tatarчук seconded the motion.

DISCUSSION: Chair Pflueger explained his reasoning for rejection and gave a timeline of events in the discussions for new courts. Chair Pflueger recalled the approval of Option 4 by the City Commission including specifics in the agreement. Chair Pflueger gave further details on meetings that were held and the approved management agreement for the Pickleball Club. Chair Pflueger informed that the new proposed bid does not contain the minimum standard size tennis court and also includes the option to only have one tennis court and less than 10 foot fencing.

Barbara Tatarчук agreed with Chair Pflueger and informed on having received the new proposal on Friday which contained a lot of information. Barbara Tatarчук commented that the proposed 4 foot fencing is not sufficient and one entrance not being practical. Barbara Tatarчук further informed that the current tennis courts are almost regulation sized and the proposed smaller size is not workable. Barbara Tatarчук informed that a one-court system was not considered when the Recreation Committee approved the proposal and half a package is not acceptable and considered a breaking of a promise. Barbara Tatarчук reiterated the importance of following through on the agreement.

Cindy Catto agreed and stated that tennis should receive what was promised.

Judy Burgett spoke on the timeline of events and recalled Pickleball being played on the Basketball courts with temporary nets. Judy Burgett stated for there not to be great communication between the two entities. Judy Burgett stated for safety being a big issue and recalled the fundraising efforts for the purchase of an AED with collaboration from both sides. Judy Burgett stated not to be in favor of reducing the court size and gave further argument in support of the topic. Judy Burgett explained problems with restricted playing times and the importance of a surface that is safe in regulation. Carman Slusher asked on the average number of players during the week. Barbara Tatarчук

explained varying numbers through the season and differences between the Round-Robin group and other recreation players. Carman Slusher informed on current enrolled members with expectations to exceed 300 members in the following year. Carman Slusher explained the current courts not being sufficient in size and playing times had to be split into mornings and afternoon groups.

Barbara Tatarchuk stated to have agreed to the relocation of the tennis courts to help Pickleball expand and the suggestion of one court not being sufficient.

Richard Pflueger commented there to be no disagreement with Pickleball having a lot of players, and the discussion to be about the deviation from the original proposal. Chair Pflueger stated to upkeep the agreement and not to damage other sports.

Carman Slusher stated for the current courts not being standard. Discussion followed on the size of the courts.

City Clerk Gransee asked to follow meeting procedures.

Mayor Raspe informed on the standard fencing height allowed in the city.

Carman Slusher asked on monetary contributions to the expansion of the pickleball courts.

Barbara Tatarchuk expressed to Chair Pflueger for the discussion to feel like an interrogation.

Chair Pflueger agreed and for the item to be addressed by the motion.

Richard Pflueger informed of no binding agreement for the construction of two tennis courts and informed on the approval process to implement Option 4.

Carman Slusher explained the deviation from the original agreement occurred due to cost and questions on the justification for spending of the amount of monies. Carman Slusher explained the purpose of the bid package including different options and gave further details on expected expenditures. Carman Slusher stated for the bid package to contain concessions for both sides and asked for both sides to work together. Carman Slusher explained that the final issue to be money and the first bids received were over budget. Carman Slusher stated for the tennis community wanting the new courts but not having contributed to the project.

Barbara Tatarchuk stated to have been happy with the original courts and did not want to move. Barbara Tatarchuk stated that the expenditures occur for pickleball and to be happy to stay where they are.

Richard Pflueger gave his point that the designs are not minimum standard tennis courts and for the tennis courts to be city owned and operated and expected to be minimum standard courts.

City Clerk Gransee informed on a motion on the floor with a first and second and for the City Commission making the final decision on the recommendation of the Committee.

Richard Pflueger recognized Monica Green, Treasurer for the Pickleball Club. Monica Green spoke on prior recommendations, the first bid package, and purpose of the current bid package allowing options. Monica Green stated for the recreation tennis court sizing being correct and for pickleball having made concessions for space as well. Monica Green gave further details on the intent for two tennis courts but having the ability to make a selection based on spending when the bid is received.

David Evangelista, KCB resident, stated difficulties commenting on the bid package without full details. David Evangelista suggested not going out to bid with a package that will be rejected by the community and to rework the package. David Evangelista further asked for clarification on the basketball courts.

Diane Slusher, Pickleball Club Chair, spoke on Commissioner Harding's suggestion for the court to be left at their location and add the additional pickleball courts to utilize the space to its fullest. Diane Slusher explained for the suggestion having been implemented into the new bid package.

Carman Slusher spoke on concessions that were made by pickleball and tennis for cost savings which are reflected in the bid package.

Chair Pflueger asked City Clerk Gransee for rollcall. City Clerk Gransee restated the motion.

ON THE MOTION: Rollcall vote. Judy Burgett – yes. Barbara Tatarchuk – yes. Richard Pflueger – yes. Cindy Catto – yes. Carman Slusher – no.

City Clerk Gransee informed for the motion to have passed and the recommendation to be presented to the City Commission at it's next meeting on April 18th.

Chair Pflueger stated to continue the topic and make a motion.

MOTION: Motion made by Chair Pflueger for the city to take a more prominent role in the invitation to bid process and have a city employee take on responsibility. Chair Pflueger stated to make a motion that the city appoints Building Official Ed Borysiewicz to be the contact and lead person for the preparation of the bid package, and for Building Official Borysiewicz be named the lead person in the development of the ITB and rewrite to go back to the original Option 4 as it was approved. Chair Pflueger asked for a tennis person to be on the bid development committee to have input to the group and tennis is recognized. Cindy Catto seconded the motion.

DISCUSSION: City Clerk Gransee restated the motion twice and confirmed its accuracy. City Attorney Smits recommended for Building Official Borysiewicz be allowed to consult with the interested parties as opposed to a Committee for reasons of Sunshine Law. City Attorney Smits clarified for the Building Official to consult with a tennis ball person and a pickleball person for separate discussions to give input.

AMENDED MOTION: City Clerk Gransee read the amended motion: The City appoints Building Official Borysiewicz to be the contact and lead person for the preparation of the bid package, to rewrite to go back to the original Option 4 as approved, and for Building Official Borysiewicz to consult with members from each sport, a liaison for pickleball and tennis in the rewriting of the bid. City Attorney Smits stated it not necessary to limit to one member. Mayor Raspe stated the importance of finding out if Building Official Borysiewicz has the time to take on the task in addition to his position as Building Official. Chair Pflueger stated for it to be important for the city to be involved in the development. Mayor Raspe agreed. Carman Slusher informed that Building Official Borysiewicz, Public Works Department Head Guarino, and himself were part of the Bid Review Committee for the previous bid and having completed three onsite visits to the existing and proposed facilities in addition to having hired Campbell Engineering to review and approve the bid. Carman Slusher informed for two City employees having been involved in the whole process. Chair Pflueger explained for the evaluation committee being at the end of the process and the intent is to be involved through the entire process. There were no other comments or questions.

SECOND AMENDMENT: City Clerk Gransee restated the second amendment: The City appoints Building Official Borysiewicz to be the contact and lead person for the preparation of the bid package, to rewrite to go back to the original Option 4 as approved, and for Building Official Borysiewicz to consult with members from each sport.

ON THE MOTION: Rollcall vote. Barbara Tatarchuk – yes. Cindy Catto – yes. Richard Pflueger – yes. Judy Burgett – yes. Carman Slusher – no.

City Clerk Gransee informed for the motion to have passed and the recommendation to be presented to the City Commission on April 18th.

11. NEXT MEETING: May 6th, 2024 at 9:30 am. City Clerk Gransee confirmed the ability to attend via Zoom.

12. ADJOURNMENT: The meeting adjourned at 11:50 am.

Respectfully submitted,
Silvia Gransee
City Clerk

ADOPTED: May 6, 2024
Silvia Gransee
City Clerk