

SPECIAL MEETING MINUTES

Key Colony Beach Utility Board

Wednesday May 8th, 2024 – 9:30 am
Marble Hall, 600 W. Ocean Drive, Key Colony Beach
& via Zoom Conferencing

- 1. Call to Order, Pledge of Allegiance, Prayer & Rollcall:** The Key Colony Beach Utility Board meeting was called to order by Chair Bill Fahs at 9:30 am followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Chair Bill Fahs, Gil Gilbertson, Donald Steamer, Fred Swanson (via Zoom), Joe Turgeon (via Zoom). **Absent:** Vice-Chair Ed Carey. **Also present:** Mayor/City Administrator Joey Raspe, Secretary-Treasurer/Commissioner Tom Harding, Administrative Assistant Tammie Anderson, City Clerk Silvia Gransee, City Attorney Dirk Smits (zoom).

Public Attendance: 3

- 2. Agenda Additions, Changes, or Deletions: addendum of the staff report:** City Clerk Gransee informed on the addendum of the recommendation by Secretary-Treasurer/Commissioner Harding on the Stormwater assessment increase.

- 3. Citizen Comments and Correspondence:** None.

4. Items for Discussion/Approval

- a. Discussion/Approval of an increase in the annual Stormwater Assessment for FY2024/2025
 - i. Stormwater Critical Events Schedule FY 2024-25: There were no questions on the schedule.
 - ii. Stormwater Budget & Financial Information: There were no questions on the financial information.
 - iii. Proposed DRAFT Ordinance for an increase in the annual Stormwater assessment

Chair Fahs introduced the agenda item and asked Secretary-Treasurer/Commissioner Harding to elaborate.

Commissioner Harding informed to have looked at the last eight years of revenues and expenses and reserve funds having been mostly depleted. Commissioner Harding gave concerns on revenues and reserves and suggested a modest increase of \$15.00 dollars in order for residents to find acceptable. Commissioner Harding informed not having done a formal estimate and stated for the increase to result in a revenue increase of \$22,000.00 which he hopes to be put towards reserves. Commissioner Harding elaborated on the importance of reserve monies during a grant application and a moderate fee increase will show the attempt to increase reserves.

Chair Fahs asked if an increase for commercial properties from \$145.00 to \$160.00 would be acceptable. Commissioner Harding stated to be fine with the increase.

Donald Steamer spoke on the definition of commercial property and asked if vacation rentals fall under the term.

Commissioner Harding stated for this to be a separate discussion on the definition of commercial property.

City Attorney Smits suggested that an increase should be equitable for both categories and recommended going with Commissioner Harding's recommendation. Chair Fahs spoke to keep the percentage the same for residential and commercial properties. City Attorney Smits asked to go with Commissioner Harding's recommendation.

City Attorney Smits spoke on the need to change Section 15-5 (c) for the effective day of change. City Clerk Gransee confirmed for the change to take effect with the beginning of the new fiscal year.

Commissioner Harding clarified the date to be October 1st, 2024.

Fred Swanson commented that the increase by a dollar amount represents a different percentage for both groups.

Mayor Raspe suggested an increase from \$65.00 to \$80.00 for residential and \$160.00 for commercial properties.

City Clerk Gransee confirmed the need for a vote and a recommendation to the City Commission.

City Attorney Smits asked for clarification on the proposed amounts.

Chair Fahs clarified the increase to be \$80.00 for residential and \$160.00 for commercial properties. Chair Fahs further informed for Commissioner Harding having recommended an increase to \$145.00.

Gil Gilbertson disagreed with the increase for commercial buildings and reasoned for commercial properties to not increase stormwater runoffs any more than a large house. Gil Gilbertson agreed for sewer usage to be higher in a commercial building.

Chair Fahs asked for agreement on an increase.

Chair Fahs asked for a motion.

MOTION: Motion made by Donald Steamer to increase the Stormwater rates equally to \$15.00 for residential and \$15.00 for commercial properties. Gil Gilbertson second the motion.

DISCUSSION: City Clerk Gransee clarified the increase to represent an assessment of \$80.00 for residential and \$145.00 for commercial properties.

ON THE MOTION: Rollcall vote. Unanimous approval.

City Clerk Gransee informed for the recommendation to be presented to the City Commission May 16th, 2024.

5. **Any Other Business:** None.

6. **Adjournment:** The meeting adjourned at 9:47 am.

Respectfully submitted,

Silvia Gransee

City Clerk

ADOPTED: May 21, 2024

Silvia Gransee

City Clerk