

MINUTES

KEY COLONY BEACH CITY COMMISSION REGULAR MEETING & PUBLIC HEARING

Thursday, July 14, 2022 – 9:35 a.m.

City Hall Auditorium & virtually via Zoom Conferencing

1. Call to Order, Pledge of Allegiance, Prayer, Roll Call: *The Regular Commission Meeting of the City of Key Colony Beach was called to order by Mayor Trefry at 9:35 a.m. followed by the Pledge of Allegiance, Prayer, and Roll Call.*

Present: *Mayor Trefry, Vice-Mayor Harding, Commissioner DeNeale, Commissioner Sutton, Commissioner Ramsay-Vickrey.*

Also Present: *City Administrator Dave Turner, City Clerk Silvia Gransee, City Attorney Dirk Smits, Public Works Department Head Mike Guarino, Building Official Gerard Roussin, Building Inspector Gerald Leggett, Deputy Chief Cameron Bucek, Chief Kris DiGiovanni, Corporal Jamie Buxton, Officer John Buckwalter, Administrative Assistant Christine McLeod.*

Public: *3 Marble Hall, 20 Virtual*

2. Citizen Comments and Correspondence: *Laura Salisburg, a Condominium Manager in the City of Key Colony Beach, stated her concerns on the Recertification. Mrs. Salisburg stated that if the City needs its own ordinance, it should be amended to align with state statues so no extra expenditures would occur with inspections or timelines. Mrs. Salisburg further asked that the terminology and definitions match the new state law, and to consider the state law for city policy. Mrs. Salisburg stated that the Condominium Associations do not want additional fees and different terminologies from the state and asked for the proposed ordinance to be send back to the Planning & Zoning Board for consideration. The Commission thanked Mrs. Salisburg for her comments.*

City Clerk Silvia Gransee reported receiving correspondence from Mrs. Judi Virost regarding the next Townhall meeting for building heights. City Clerk Gransee stated that she had let Mrs. Virost know that a Townhall meeting will be planned later in August. City Clerk Gransee further stated that she shared the recording of the previous Townhall meeting and that it is available to anyone that was not able to attend.

City Clerk Gransee further reported on having received correspondence from Mike Yunker regarding the proposed Recertification Ordinance.

City Administrator Dave Turner stated that in regard to the height changes, the city has to wait for the Comprehensive Plan to be approved, and that he is hoping to have the next Townhall Meeting closer to when residents are returning, so most of their input can be received.

3. Approval of Minutes: *The City Commission Regular Meeting Minutes from June 23rd, 2022, were accepted as written.*

4. Agenda Additions, Changes, Deletions: Mayor Trefry asked the Commission to delete the Second Reading of proposed Ordinance 2022-473 and stated that the item will go under discussion for Vice-Mayor Harding and the City Attorney.

5. Special Requests – None.

6. Committee and Staff Reports:

A. Marathon Fire/EMS – Deputy Fire Chief Cameron Bucek reported for Chief Johnson. Deputy Fire Chief Bucek reported he will be attending the Commission Meetings as Interim Fire Chief ahead of Chief Johnson going into retirement. The Interim Fire Chief reported 12 calls for service in total, with 9 medical calls, 1 motor vehicle accident, and 2 false alarms. Deputy Chief Bucek recommended to continue to be prepared for Hurricane season. The Interim Chief stated that this weekend will be the Brew-BQ at the City Park and for everyone to stay hydrated with expected temperatures and open cooking. Deputy Chief Cameron Bucek further reported that the Mini-Lobster season is approaching fast and the Fire Department is educating the public and getting the residents getting ready for the influx of tourists.

B. Recreation Committee – No report.

C. Beautification Committee - No report.

D. Disaster Preparedness Committee – No report.

E. Planning & Zoning Board - No report.

F. Code Enforcement Board – No report.

G. Utility Board – No report.

H. Police Department – Chief DiGiovanni swore in John Buckwalter as a new Police Officer for the City of Key Colony Beach. The Commission welcomed new Police Officer Buckwalter to the city. Chief DiGiovanni reported on having received 4 reports, two medical calls, 47 calls for service, and provided backup to the MCSO 17 times, along with Road and Boat Patrol, and the Vacation Watch Program. Chief DiGiovanni reported that the KCB Police Department will be assisting the City of Marathon at the Quay boat ramp and is preparing for the mini-lobster season. Commissioner DeNeale thanked Chief DiGiovanni for stepping it up with former Code Enforcement Officer Stacy Stahl being gone.

I. Building Department – Building Official Roussin reported on a request from the Key Colony Beach Club for a temporary certificate of occupancy. Building Official Roussin further reported on having talked with Fire Chief Johnson on the issue and explained why the Building Department is not comfortable issuing the TCO. Building Official Roussin further reported that Fire Chief Johnson does not favor issuing the TCO due to life-safety inspections having to be completed first. Building Official Roussin stated that a member from the Key Colony Beach Club is present if the Commission would like to hear a statement, but that the Building Department is not comfortable issuing a TCO at this time. Mayor Trefry stated to the Commission that previous correspondence has been received, and that the Building Official and Fire Chief Johnson do not agree with issuing the TCO. Vice-Mayor Harding asked Building Official Roussin on the status of the inspections which Building Official Roussin stated are not complete.

Building Official Roussin updated on 1000 W. Ocean Drive and reported that currently the electric is being changed over, and once completed the demolition can begin. The Building Official

continued saying that the demolition is supposed to be completed tomorrow, July 15th, 2022. Commissioner Sutton stated that he is happy to see that work is being done and asked the Building Official if anyone had stopped by officially. Building Official Roussin stated that he had stopped by the property and explained to the Commission the change in the trench that was dug, as well as the safety issue that was brought to his attention. Commissioner Sutton asked if the City will be notified once the electricity has been switched which Building Official Roussin confirmed, and further explained the process of inspection and informing the FKEC of completion. Commissioner Sutton stated that most likely the building will not be demolished tomorrow which the Building Official agreed upon. Building Official Roussin stated that the Building Department will monitor the situation to ensure that work will continue as planned and prefers for the contractors to complete the job instead of the City having to take over. Commissioner Sutton asked Building Official Roussin to convey to the contractors to complete the project in a timely manner, otherwise the City will take over. Building Official Roussin confirmed that a local contractor has been hired for the demolition. Commissioner DeNeale asked Building Official Roussin to remind the contractor not to park in the street behind the stop sign as it presents a safety hazard.

J. Public Works – Public Works Department Head Michael Guarino reported that railing repairs at Sunset Park have been completed; having assisted the Building Department to the new office trailer; paperwork and documents have been removed from Marble Hall into storage, and Public Works is currently hedging the Causeway.

K. City Secretary/Treasurer – No report.

L. City Clerk – City Clerk Silvia Gransee reported attending the Code Enforcement Hearing and Beautification Meeting; completing the P&Z, Code, and Commission meeting minutes, and preparing for the upcoming Variance Hearing. City Clerk Gransee further reported that the Stipulated Agreement tab has been added to the website; Christine McLeod is continuing establishing processes for administrative tasks and working with Citizenserve on Vacation Rental tasks. City Clerk Silvia Gransee further reported issuing the Certificate of Occupancy for 330 13th Street for the Building Department; completing enrollment for the new Police Officer and submitting the July Labor Report. City Clerk Gransee further reported having submitted the reimbursement packet for the TDC Sunset Park Railings Project in the amount \$8,779.00, as well completing the safety grant from FMIT where up to date a total of \$1,538.00 have been received. City Clerk Gransee further thanked Pat Hyland and Christine McLeod for their help during her unexpected absence.

M. Code Enforcement Officer – No Report

N. City Administrator – City Administrator Dave Turner updated on the 10th Street Stormwater Project and meeting with residents alongside Commissioner Sutton. City Administrator Turner reported that the drawings are online and a letter will be going out to all effected residents with a price breakdown. City Administrator Turner further reported on having had a staff meeting with all department heads and is confident in the departments going forward. City Administrator Turner further updated on working on an additional \$50,000.00 grand for playgrounds. City Administrator Turner further updated on holding interviews for Building Inspector and Code Enforcement Officer, and reporting that the new Post Office trailer has been delivered. City Administrator Turner continued saying that the Architect for the Post Office was on site and that the drawings only needed minor adjustments, furthermore, he received word that the funding packet was

submitted and the City should have word within the month. City Administrator Turner stated that the City is considering using the Post Office trailer as a meeting place for a month until the Post Office is ready to move.

a) City Hall Update: City Administrator Turner reported that the drawings should be ready soon, at which point they will go to the Building Department for review, and then to the State at which time the project can be put out to bid.

b) Discussion/Approval to hire Gerald (Lenny) Leggett as the new Building Official: City Administrator Turner stated that he recommends hiring Lenny Leggett to replace Building Official Gerard Roussin after his departure. City Administrator Turner continued saying that the timeline will be fluid on the current Building Officials departure and further explained the State requirements for Lenny Leggett's eligibility to take the test. City Administrator Dave Turner asked the Commission to approve Lenny Leggett's promotion to Building Official, and with that he can go forward with hiring a Building Inspector. Commissioner DeNeale stated that the State had given approval for then Building Inspector Gerard Roussin to be a temporary Building Official which City Administrator Turner stated is the same process for Building Inspector Lenny Leggett. City Administrator Turner further explained that the timeframe to complete all testing is two years.

MOTION: Motion made by Commissioner DeNeale, seconded by Commissioner Sutton, to promote Building Inspector Lenny Leggett to the position of Building Official.

DISCUSSION: None.

ON THE MOTION: Roll call vote. Unanimous approval.

Commissioner Sutton asked if the salary could be approved as \$105,000.00 per year plus an additional \$2,000.00 per year after completing the Fire Inspections License. City Attorney Dirk Smits stated that he has no problem with the request. Mayor Trefry asked for a motion to approve the salary.

MOTION: Motion made by Commissioner Sutton, seconded by Commissioner DeNeale, to approve the yearly salary of \$105,000.00 plus an additional \$2,000.00 per year after passing the Fire Inspection license for Building Official Gerald Leggett.

DISCUSSION: None.

ON THE MOTION: Roll call vote. Unanimous approval.

Vice-Mayor Tom Harding had an additional question to the City Hall bidding process which City Administrator Dave Turner confirmed that the bidding will be a package of demolition, site work, and development. City Administrator Turner further confirmed that the Asbestos removal will be a separate process, and that the current Building Official Gerard Roussin has completed the bid for.

c) Discussion/Approval of Storm Drain Cleaning Service Contract with Atlantic Pipe Services

City Administrator Dave Turner reported that the legal team had provided a bid for the Storm Drain Cleaning Service which was put out on DemandStar. City Administrator Turner further reported that two bids were received and after bid review, Atlantic Pipe Services was awarded the bid. City Administrator Turner reviewed the bid that was received and explained what services will be provided under the contract. Vice-Mayor Harding asked if a condition of the drains could be provided for CRS purposes, which City Administrator Turner explained will be provided via a spreadsheet for documentation and follow-up by the Utility Board if needed. City Administrator further clarified that the money for the expenditure will be coming out of Stormwater Reserves.

MOTION: Motion made by Vice-Mayor Harding, seconded by Commissioner Sutton, to approve the Atlantic Pipe Services contract not to exceed \$30,500.00.

DISCUSSION: None.

ON THE MOTION: Roll call vote. Unanimous approval.

Commissioner Items for Discussion/Approval:

A. Discussion/Approval for moving to hold one Commission Meeting per month: Mayor Trefry spoke on the subject of moving to hold one Commission Meeting per month and explained the positives effects she observes with what staff can accomplish with only one meeting per month. Mayor Trefry further explained the strain of timelines on staff associated with bi-weekly meetings. City Attorney Dirk Smits clarified to Mayor Trefry that Section 2-93 in the City's Code does state the second and fourth Thursday of each month for meetings, that however can be modified. Mayor Trefry continued saying that she would like to try to change the meetings to just once a month to help with staff shortages and give more time to the Commissioners to work on draft ordinances. City Clerk Silvia Gransee explained that monthly meetings would present a more streamlined process and would cut advertising costs. Mayor Trefry continued saying that with the City Hall Project going forward, monthly meetings might be a smarter way going forward. Mayor Trefry asked for input from the other Commissioners.

Commissioner Ron Sutton stated that he disagrees with the concept and believes that residents would not like the meetings only being once a month. Commissioner Sutton stated that citizens want to her updates on the different City projects and further said that he is content with bi-weekly meetings.

Commissioner Beth Ramsay-Vickrey stated that the City of Marathon has switched to monthly meetings and believes it goes well for them. Commissioner Ramsay-Vickrey stated that the amount of preparation for each meeting represents one quarter of their worktime, and monthly meetings would free up a large amount of time instead of just prepping for meetings. Commissioner Beth Ramsay-Vickrey continued saying that if the change would pass, in addition to her agenda item with posting agenda materials online, the City is being more transparent to the public. The Commissioner further suggested that monthly Department Head Reports could be submitted in writing and possibly be posted online for the public for more transparency and community engagement.

Commissioner DeNeale stated his uncertainty on the matter, however, with the knowledge of upcoming meeting logistics, he likes Commissioner Ramsay-Vickrey's suggestion and believes it would help himself and the other Commissioners in preparation and review for meetings.

Commissioner DeNeale asked City Attorney Smits for confirmation if the change in meetings could be accomplished by a vote without the actual change of ordinance. City Attorney Smits explained that an ordinance change would have to be made, however, it could have a 'Sunset Clause' which could be extended. City Attorney Smits stated that he will be working with City Administrator Turner further on the issue and he will verify with the Commission on what type of amendments the Commission would like to make. Commissioner DeNeale continued saying that he would like to give the change a go and it would help the Commission and City with giving more information out. Commissioner DeNeale further stated that he would like to have PowerPoint Presentations included to be posted for the public. The Commission and City Administrator agreed with Commissioner DeNeale on the subject. Commissioner DeNeale stated that he would like to try the change for six months until January, which would also enable winter residents to experience the change.

Vice-Mayor Tom Harding stated that he is willing to give the idea a try but conceded that Commissioner Sutton has a good point in his argument. Vice-Mayor Harding stated that there is work to do every week and he would be worried about delays on decisions but is willing to give it a six month try. Vice-Mayor Harding stated that he supports Commissioner Sutton's point of constant workload that needs to be approved.

Commissioner DeNeale asked how many persons were attending the meeting via Zoom which Administrative Assistant Christine McLeod answered were 20. The Commission briefly discussed the reason behind the virtual attendance numbers. Mayor Trefry asked what the average virtual attendance of the Zoom meetings is which City Administrator stated is between 8-15 depending on the topic. Commissioner Sutton stated that the minutes of the meetings are also available to the residents.

City Administrator Dave Turner stated that he would like to try monthly meetings with the upcoming projects and anticipated increase in workload on staff. City Administrator Turner further stated that during yesterday's staff meeting he had asked for department heads and staff to step up. City Administrator Turner continued saying that this change would free up a lot of hours and possibly avoid hiring another employee. The City Administrator further explained that the Vacation Rentals in the City have increased substantially and are close to 68%, which presents a lot of workload pressure on all the departments. City Administrator Dave Turner continued saying that he would like to have all available materials online for the public for transparency and information. The City Administrator explained that the Commissioners will have laptops during the meetings, and monthly meetings would be a benefit and cost saving for the city.

Mayor Trefry elaborated on the staff meeting that was held the day prior. Mayor Trefry stated that it was very productive and helped with the understanding on staff shortages and the positive effect on moving to one monthly meeting at least on a temporary basis.

Vice-Mayor Tom Harding agreed with City Administrator Turner on the possible tradeoff on having to possibly hire another staff person to help with bi-weekly meetings. City Administrator Dave Turner explained his responsibility on spending and being cost efficient. Vice-Mayor Harding continued saying that he supports trying the concept for six months and if projects are falling behind, perhaps more staff has to be hired to help with the workload.

City Attorney Dirk Smits suggested to amend Section 2-93 to a minimum of one meeting per month instead of the second and forth Thursday, and further asked on a time specification. The

Commission discussed weekdays and what the busier Commission meeting is. City Administrator Turner explained that the busier Commission Meeting is the second one due to financials. The Commission and City Administrator discussed the Commission Meetings during the Holidays. City Attorney Dirk Smits suggested “the fourth Thursday of the month unless it lands on a legal holiday in which case it would be the previous Thursday or third Thursday”. Mayor Trefry brought up the logistics of the Organizational Meeting in December, to which Commissioner DeNeale added the meeting dates of the Advisory Boards to the City. The Commission agreed that a later date in the month would be most beneficial. The Commission agreed with Mayor Trefry that practice has been to have the first meeting in December and then not to meet again until January, and also that the Commission Meeting that falls on Thanksgiving has been moved the Tuesday prior.

Planning & Zoning Chair Joey Raspe asked the Commission on timelines for Planning & Zoning Recommendations to the City Commission and his concern on holding up contractors in their work. City Administrator Turner explained that the Commission Variance Hearings are separate from the Regular Commission Meetings and would not be affected.

City Attorney Dirk Smits confirmed with the Commission the language of meeting dates as the fourth Thursday, unless it falls on a holiday, in which case it will be the third Thursday. City Attorney Smits further stated that he can put exceptional circumstances in the language in which case the Mayor can move it with a 3-day notice. City Attorney Dirk Smits further confirmed the meeting time as “9:30 A.M.” and as meeting place “City Hall or such other appropriate designated place”. The Commission further agreed upon a “6-month Sunset”. City Attorney Smits explained that the Commission can always hold a special meeting even with the proposed amendment. Commissioner DeNeale stated that previous meetings that fell on a holiday were moved to the Tuesday before of the same week. Mayor Trefry asked if the Commission can modify the meeting day, even if the designated day is the fourth Thursday. City Attorney Dirk Smits confirmed that the meeting can be moved and added the language of ‘Vote of Commission or Mayor’. City Attorney Dirk Smits further stated that the Code 2-88 has citizen comments still listed at the end of the agenda, however, Florida Law requires citizen comments to be listed before action items on the agenda and he would like to move the item before the minutes to which the Commission agreed upon. City Attorney Dirk Smits further stated that in Section 5 of 2-88 he would like to change the format to a consent agenda for non-controversial items to be approved via bulk vote. The City Attorney further explained that items can be pulled from the bulk to be approved separately under ‘Items for Discussion/Approval’. City Attorney Smits further clarified the agenda items as “5a) Consent and 5b) Action”. City Attorney Dirk Smits continued saying that, in collaboration by Commissioner Ramsay-Vickrey’s proposal, Agenda Section 2-86 talks about the agenda being available one business day before the meeting. City Attorney Smits stated that this is a tight timeline and that according to Commissioner Ramsay-Vickrey’s suggestion, the agenda should be made available to the Commission the Friday before the Regular Commission Meeting, or four days before any Special or Emergency Meeting time permitting. City Attorney Smits stated that he believes the language should include the word ‘support/backup’. Vice-Mayor Harding suggested striking the language of ‘Emergency Meeting’ which City Attorney Smits stated it says, ‘Emergency Meeting time permitting’. Vice-Mayor Tom Harding asked City Attorney Dirk Smits if would like to move the City Attorney Report to a different agenda spot which the City Attorney stated he would like to go after the City Administrator. The Commission agreed. City Attorney

Smits stated that he will draft a first reading and encouraged the Commission for comments. The Commission further discussed when the first draft would be available and whether a Special Meeting for the First Reading should be held. The Commission agreed upon having the First Reading in August and Second Reading September 8th. City Administrator Dave Turner stated that this schedule will work due to upcoming Budget Workshops. City Attorney Smits stated that his has what he needs and no vote is necessary.

B. Discussion/Approval for moving City Commission Meetings to the Key Colony Inn: City Administrator Dave Turner updated the Commission on using the backroom of the Key Colony Inn as a possible meeting place for Commission Meetings. The City Administrator reported that the room is ADA compliant and the restaurant will not be open during Commission meeting hours. City Administrator Turner further explained that the Post Office trailer can be used temporarily as well until the Post Office is ready to move. City Administrator Turner further explained that money is available for temporary space in the budget and confirmed that Zoom will be available in the trailer. Commissioner Sutton asked what the fee will be for the use of the room at the Key Colony Inn. City Administrator Turner reported the fee as \$1,000.00 per month which includes all City Commission meetings including Advisory Board and Committee meetings. City Attorney Smits stated that legal notice is sufficient, however, encouraged a vote by the Commission for the record to reflect the change in meeting venue.

MOTION: Motion made by Commissioner DeNeale, seconded by Commissioner Sutton, to approve the Key Colony Inn at a rent of \$1,000.00 per month, or the Temporary Post Office Trailer, as meeting venue.

DISCUSSION: None

ON THE MOTION: Roll call vote. Unanimous approval.

C. Discussion/Approval to direct staff to post Commission agenda package of backup materials online for public viewing prior to commission meetings. Such shall be posted at approx. 3:00 pm the Tuesday before the Regular Thursday Commission meeting: Commissioner Beth Ramsay-Vickrey explained to the Commission her belief that the public will be more comfortable with understanding how and why City decisions are made. Commissioner Ramsay-Vickrey stated that this might result in more public comment that is positive for transparent and open local government and will serve the City's constituents better. Commissioner Ramsay-Vickrey continued saying that this should be an independent change separate from the meeting frequencies and she would like to hear what residents have to say on issues that come before the Commission. Mayor Trefry recalled reading an article of the consequences of residents of a small town in Ohio not attending a local Commission Meeting and the events that followed thereafter. Mayor Trefry stated the lessons of that event and the importance of community involvement and transparency. The Mayor thanked Commissioner Ramsay-Vickrey.

Vice-Mayor Harding commented that materials that are posted online have to be accessible via hard copy by state statues. Vice-Mayor Harding asked City Clerk Gransee if materials can be provided via charge which was confirmed. City Clerk Gransee asked for confirmation that the agenda packets can be made available to the public for the next Commission Meeting which Vice-

Mayor Harding confirmed but cautioned against confidential or exempt information to be made public. City Attorney Dirk Smits clarified that the city can receive documents labeled confidential but that it is up to staff and attorneys to make the decision on that. City Attorney Smits confirmed that bids are considered confidential and that the Commission is under a Code of Silence, and furthermore will inform the City Clerk on the definition of confidentiality. The City Attorney further clarified typical confidential information that do not fall under the anonymous complaint law. Commissioner Ramsay-Vickrey stated that citizens currently have to make a public records request to obtain the agenda materials. City Administrator Dave Turner explained that all confidential bid packages come through him and legal, and once the bid is complete it becomes public information. City Attorney Dirk Smits continued saying that if a case of confidentiality arises, he will place a blank page in the agenda packet. City Administrator Turner asked if Department Head reports should be included in the agenda packet going forward. Vice-Mayor Harding asked to be cautious with Department Head reports to not add additional workload to staff. Commissioner Ramsay-Vickrey explained that the goal is an outline for the Commission to be able to follow up on. The Commission and City Attorney further discussed how to go forward with Department Head Reports.

E. Update on Flood Panel Grant request for the City Maintenance Building, HMGP - DR-4486: *Vice-Mayor Harding updated on the progress of the grant request. The Vice-Mayor reported that in the final review stage with the State of Florida, a scope-of-work change has been requested for concern that FEMA will not approve the request. Vice-Mayor Harding further explained FEMA requirements and anticipated cost increases. Vice-Mayor Harding continued saying that he asked the proposed contractor for an updated quote, that will be submitted to the State by the beginning of the following week. The Vice-Mayor stated that the State has been very helpful in the process and will give an update at the next meeting. Vice-Mayor Harding informed that the State appreciates the level of engineering for the flood panels.*

F. Comparison between proposed Building Recertification Ordinance #2022-473 and the Surfside Legislation SB 4D: *Vice-Mayor Harding reported on the new state law and its requirements for Condo associations and local Building Officials. Vice-Mayor Harding explained that the State is clear on licensed architects or engineers, and the requirements for inspections and reports. Vice-Mayor Harding stated that he expects some changes in timeline requirements and explained that the decision on penalties for non-compliance falls to the local Building Official. Vice-Mayor Harding described further details of the State law and the changes it represents to residents. The Vice-Mayor stated that the new State law is very comprehensive and thorough and suggested following the new law. Building Official Roussin suggested for the City to include 2-story condominiums. Vice-Mayor Harding confirmed that the law is not clear on the requirement, and the expectation is that the Senate Bill will be edited within next two years. City Attorney Dirk Smits explained the requirements on following state law and suggested to follow it. The Commission further discussed the law and directed City Attorney Dirk Smits to draft an ordinance that follows the state law. Commissioner Sutton asked Building Official Roussin if he feels the ordinance should include 2-story buildings, which the Building Official confirmed and added that the wording should*

include all condos. City Attorney Smits suggested for the Commission to hold a workshop on the topic and stated he will provide a draft under his legal report.

8. *Approval of Warrants – None.*

9. **ORDINANCES & RESOLUTIONS**

A. *Ordinances - First Reading – None.*

B. *Ordinances – Second Reading*

~~a) **Ordinance No. 2022-473 Recertification Ordinance: An Ordinance Of City Of Key Colony Beach, Florida, Amending Chapter 6, Article II (“Dangerous Structures”) Of The Code Of Ordinances Of The City Of Key Colony Beach By Amending Section 6-31 Definitions And Further Adopting Section 6-37 Existing Buildings, Which Shall Provide For A Certification And Recertification Process For Existing And Future Multistory Structures; Providing For The Repeal Of All Ordinances Or Parts Thereof Found To Be Conflict; Providing For Severability; Providing For Inclusion In The Code Of Ordinances And Providing For An Effective Date.**~~
~~**Second Reading deleted**~~

b) **Ordinance No. 2022-475 Legal Notice between P&Z and Commission Meetings: An Ordinance Of The City Of Key Colony Beach Florida, Amending Land Development Regulation Article XII – Other Development Review Procedure, Section 101-173(3) Requiring Mailed Notice Of City Commission Public Hearings In Circumstances Of Appeals And Variance Applications Submitted To – And On Behalf Of The City And Further Requiring That Such Notice Shall Be Mailed To The Last Known Address Of Property Owners By Reference To The Latest Ad Valorem Tax Records, At Least Ten (10) Days Prior To The Hearing; Repealing Conflicting Ordinances; Providing For Severability; Providing For Inclusion In The Code Of Ordinance And Land Development Regulations; And Providing For An Effective Date.**

Mayor Trefry read the proposed Ordinance and asked for a Motion to approve the Second Reading for Ordinance No. 2022-475.

MOTION: Motion made by Commissioner Ramsay-Vickrey, seconded by Commissioner Sutton, to approve the Second Reading of Ordinance No. 2022-475.

DISCUSSION: None.

ON THE MOTION: Roll call vote. Unanimous approval.

c) **Ordinance No. 2022-476 Utility Board Ordinance: An Ordinance Of City Of Key Colony Beach, Florida, Amending Chapter 14 Of The Code Of Ordinances Of The City Of Key Colony Beach Article III, Section 14-50; Providing For The Repeal Of All Ordinances Or Parts Thereof Found To Be In Conflict; Providing For Severability; Providing For Inclusion In The Code Of Ordinances And Providing For An Effective Date.**

Mayor Trefry read the proposed Ordinance and asked for a Motion to approve the Second Reading for Ordinance No. 2022-476.

MOTION: *Motion made by Commissioner Ramsay-Vickrey, seconded by Commissioner DeNeale, to approve the Second Reading of Ordinance No. 2022-476.*

DISCUSSION: *None.*

ON THE MOTION: *Roll call vote. Unanimous approval.*

C. Resolutions – None.

10. Commissioner's Reports or Comments

Commissioner DeNeale reported on the difficulties scheduling sewer inspections for properties. Commissioner DeNeale further reported on the problems with the local Post Offices due to closures and having to go to Layton for postal service. The Commissioner reported that the local Post Offices are having serious staffing difficulties. Mayor Trefry reported similar difficulties and stated that she contacted the local Attorney General for the Post Office and was able to talk to the Marathon Postmaster as well. The Commission and City Administrator talked about possible solutions to address the problem as well as the logistics for the Key Colony Beach Post Office. The Commission further discussed possibilities of sending a joint letter to the Postmaster in conjunction with the City of Marathon, UPS services for the City, and difficulties in having no postal services. **Commissioner Sutton** updated on the Stormwater Project Meeting on 10th Street. Commissioner Sutton explained that the meeting was well attended with many questions asked by residents. Commissioner Sutton stated that there was considerable misunderstanding by residents on the project that himself, the City Administrator, and Building Official explained to the residents. Commissioner Sutton stated that they will continue educating residents on the project and will get the project done. City Administrator Turner explained that the drawings have been put online and for residents to reach out with any questions.

Vice-Mayor Harding updated on the local Mitigation Group meeting for Monroe County whose major topic was FEMA authorizing money for Irma repairs and corresponding deadlines.

Commissioner Ramsay-Vickrey reported on having conversations with the Monroe County Emergency Director regarding protocols in the aftermath of a hurricane strike; attending US1 Radio in celebration of the one-year anniversary of the new library; meeting Congressman Carlos Jimenez and City Administrator Turner and having a conversation on the Post Office; having attended the Florida National Marine Sanctuary Special Staff meeting and the release of the updated Restoration Blueprint. Commissioner Ramsay-Vickrey encouraged the public to look up the documents online and to attend the upcoming meetings. The Commissioner continued explaining boundaries on the shoreline and reef and proposed changes on vessel use. City Administrator Turner stated that the link will be posted on the City website. Mayor Trefry added that Sarah Fangman will be attending the Commission meeting on August 25th.

Mayor Trefry updated on the Department Head Meeting and stated that she will be bringing a more detailed report to the Commission after City Administrator Dave Turner has implemented the changes. Mayor Trefry thanked Vice-Mayor Harding for handling City affairs during her absence.

11. City Attorney Dirk Smits: *City Attorney Dirk Smits updated on the proposed Anti-Smoking Ordinance and suggested a language change regarding designated areas to prohibit and allow smoking to allow for more flexibility. The Commission agreed to the proposed change and had no further questions or comments.*

City Administrator Turner gave a brief update on the FEMA status and reported that the project is moving forward but has no further details.

Mayor Trefry added that the City's lobbyist is trying to setup a meeting for the check presentation for the recent budget allocation but has no confirmation on a set date.

12. Adjourn: *The meeting adjourned at 11:33 A.M.*

*Respectfully Submitted,
Sylvia Gransee
City Clerk*

ADOPTED: August 25, 2022
Sylvia Gransee
City Clerk