

MINUTES

KEY COLONY BEACH CITY COMMISSION REGULAR MEETING

Thursday, January 8, 2009, 9:30 a.m.

City Hall Auditorium

1. Call to Order, Pledge of Allegiance, Prayer, Roll Call – The Regular Meeting of the Key Colony Beach City Commission was called to order by Mayor Sutton at 9:30 a.m. followed by the Pledge of Allegiance and Prayer. *Present:* Mayor Ron Sutton, Vice-Mayor Rusty Stevens, Commissioner Jeff Vorick and Commissioner Geraldine Zahn. *Excused:* Commissioner Seneca “Tucker” DeGraw. *Also Present:* Attorney Thomas Wright, Building Official Edward Borysiewicz, Chief Robert Petrick and City Clerk Vickie Bollinger. Public: 10

2. Approval of Minutes: Regular Meeting December 31, 2008
Approved as written.

3. Committee and Staff Reports
 - A. Recreation Committee – Chair Ellen Albin reported the committee met and discussed:
 - New exercise class led by Certified Instructor Marianne Biffel on Monday and Wednesday at 9:00 a.m. in city hall auditorium. Commissioners expressed support and appreciation for Ms. Biffel.
 - Shuffleboard courts are renovated and new equipment purchased thanks to the efforts of Kevin Hearn and Don Harrison.
 - Benches by the bocce courts are damaged and a safety concern. Mayor Sutton stated the broken benches will be removed and either repaired or replaced.
 - Pickleball games for beginners will be held Tuesdays and Thursdays at 9:00 a.m.
 - Golf Course Management Probation*

Ms. Albin stated: Landscape maintenance continues at the golf course, an irrigation system repair was completed, and sprinkler heads had been ordered to replace broken ones. The committee had discussed recent interest in golf lessons being offered and suggested it may help increase revenues for the management. This idea is being researched. She stated that several citizens had attended the committee meeting and offered comments regarding changing and improving management and improving maintenance. The committee listened to all comments and agreed that golf course management needs to be accountable for the condition of the course and pay the lease on time. The committee suggested the lease be amended to include more specific performance standards rather than the current “good playable condition.” Ms. Albin stated at least one committee member was at the golf course every day to monitor the situation, the committee did not make a formal recommendation, and that there were opposing views on what action should be taken.

Don Schott, 481 11th Street, stated the course has been neglected and was in desperate need of improvements. The city has spent lots of money on improvements in other areas and maybe should increase funding for the golf course. He encouraged the commission to look to the future in terms of revenues and improvements to keep our course a “gem” in the Florida Keys.

Commissioners discussed and commented:

 - Golf course may need some improvements, but most are satisfied with the overall condition of the course and pro shop.
 - This is a small recreational course in a small town.
 - Financial information of the management is private, not public.

Committee And Staff Reports – Recreation Committee – continued

- Terms of the lease need to be met.
- Current manager is working hard to improve the course and satisfy the requests from the city regarding maintenance and management practices.
- City should not try to micromanage at the golf course and may need to invest more money to make it a viable business for whoever manages it.
- Lease should be amended to include performance standards and maybe a grace period for lease payments.

Attorney Wright stated the city needed to put the lessee on notice that late payments are no longer allowed if the commission now wants strict enforcement of the lease agreement. Past action has been to allow and accept late payments. If late payments are accepted in the future, the commission needs to put it in writing that they are accepting that payment, but that is the only payment that may be late; there are no future implications regarding late payment. The lease may be amended, but both parties would have to sign the amended agreement.

The commission directed Attorney Wright to draft a letter regarding late payments and enforcement of the lease agreement. The commission agreed to end the probationary period and revise the lease. This will be discussed at the February 12 regular commission meeting.

In response to a question, Golf Course Manager Mary Spano agreed to continue to provide monthly worksheet/reports to the Recreation Committee.

B. Beautification Committee – No report.

C. Disaster Preparedness Committee –No report.

D. Planning & Zoning Committee – No report.

E. Utility Board – No report.

F. Police Department – Chief Petrick reported he is investigating some possible vacation rental units being rented without a license and that he will attend the Police Chief's conference in St. Augustine next week.

G. Building Department/Public Works – Building Official Borysiewicz reported:

- The 7th Street Annex will be cleaned up. Dumpster has been delivered.
- Sign prohibiting anchoring in canal near Coral Lane has been installed.
- He and the Mayor are working to improve handicapped accessibility at Sunset Park and parking lot signage at local businesses.
- The Business and Professional Women rescheduled the Taste of the Islands event for March 29, 2009.
- The Christmas decorations have been removed and are stored away.

H. City Secretary-Treasurer – The city is in good financial order. A resolution is being drafted to revise the city's budget.

I. City Clerk – No report.

4. Unfinished Business - None

5. Items of Discussion/Approval - None6. City Administrator Items For Discussion/Approval*Update on Sewer Collection System Repairs*

Mayor Sutton stated the repairs are completed. He reported he received a second opinion from Ernie Alexander Plumbing who inspected the pipe. The Mayor hired Mr. Alexander's firm to replace about 10 feet of pipe, inspect the remaining pipe, and install supports under the new pipe. The remainder of the pipe is in good condition and the entire repair is estimated to cost \$2,500 to \$3,000.

Mayor Sutton expressed appreciation for the volunteers who serve on committees and suggested the date of February 19 for the Annual Volunteer Luncheon. All commissioners agreed our volunteers deserve recognition and thanks and to have the luncheon on the 19th.

7. Ordinances and Resolutions

1st Reading – Ordinance 405-2009 Adding Section 6-18 Certificate of Competency Required
Attorney read by title only Ordinance 405-2009.

Motion – Moved by Commissioner Zahn, seconded by Vice-Mayor Stevens, to approve Ordinance 405-2009 Adding Section 6-18 Certificate of Competency Required. Roll Call Vote: Unanimous approval.

In response to a question, Building Official Borysiewicz explained this is to ensure that contractors are properly licensed and insured to work in the city and that their vehicles have appropriate signage. This requirement is consistent with the county and City of Marathon. Attorney Wright stated this was initiated by the Monroe County Contractors Association. The Building Official will find out if this applies to construction trailers also.

8. Commissioners' Reports or Comments

Commissioner Zahn thanked the Mayor for all his work on the Causeway and sewer collection system repair projects. His dedication to the city is admirable. In response to her question, Police Chief Petrick stated there were no reports of fireworks on New Year's Eve. He stated that the easiest way to explain what is legal is to say that if it goes bang or flies in the air, it is illegal. Commissioner Zahn stated one citizen suggested putting up signs before the holidays to inform the public about the laws.

Commissioner Vorick stated that city ordinances require commission approval for all signs which are temporary and advertise special events. He stated the KCB Community Association has had a sign near city hall and made a motion to approve its use.

Motion – Moved by Commissioner Vorick, seconded by Commission Zahn, to approve the temporary sign used by the KCB Community Association to advertise special events. Roll Call Vote: Unanimous approval.

Vice-Mayor Stevens stated there had been no rental violations, but that there were on-going investigations. He said Commissioner DeGraw had received input that the monument by city hall should not be moved to the entrance, and that Commissioner DeGraw would like more citizen input.

9. City Attorney Report – Thomas D. Wright

Attorney Wright stated there is no pending or threatened litigation. He will not be able to attend the next commission meeting.

10. Correspondence & Citizen Comments

No correspondence.

Mayor Sutton announced that an officer from Florida Fish and Wildlife will present information about and discuss iguanas. The meeting is open to everyone on Wednesday, January 14, 2009 at 10:00 a.m. in the auditorium.

Lee Brown, 650 9th Street, asked that someone come look at the swales near his home. The property owners were unable to attend the commission meeting, but felt the swales were not properly built.

Building Official Borysiewicz stated he wanted to inform the commission that he learned the property at the end of Coral Lane was going to be purchased and developed into a motor home park. He said this may be the last chance the city has to purchase the property.

The meeting adjourned at 10:45 a.m.

Vickie L. Bollinger, City Clerk

Note: A mechanical recording has been made of the meeting of which these minutes are a part, and a copy is on file in the office of the City Clerk, as a public record.