

# MINUTES

## KEY COLONY BEACH CITY COMMISSION REGULAR MEETING

Thursday, June 11, 2009, 9:40 a.m.

City Hall Auditorium

1. Call to Order – The Regular Meeting of the Key Colony Beach City Commission was called to order by Mayor Sutton at 10:10 a.m. immediately following the variance hearing. *Present:* Mayor Ron Sutton, Vice-Mayor Geraldine Zahn, Commissioner Jeff Vorick, Commissioner Seneca “Tucker” DeGraw and Commissioner Mary Schmidt. *Also Present:* Attorney Thomas Wright, Building Official Edward Borysiewicz, Police Chief Robert Petrick and City Clerk Vickie Bollinger. Public: 5
2. Approval of Minutes: Regular Meeting May 28, 2009  
Approved as written.
3. Committee and Staff Reports
  - A. Recreation Committee – *Fence for Pickleball Court; FRDAP Grant Update*

Vice-Chair Blanche Hines reported the committee met and had discussed:

    - Mary Spano, golf course manager, said the pro shop had been broken into and \$500 was taken. The area around the tennis court needed maintenance, but she was receiving no revenues and would have the expense and asked for relief. She requested 12 trees be topped prior to storm season.
    - Tennis court windscreens will be installed on November 1; and will be rolled up before storms.
    - Exercise class is well attended and will run through September 12.
    - Three quotes were submitted to erect a fence around the pickleball court.

Bill Danaher, 8<sup>th</sup> Street, suggested the golf course lease agreement be amended to exclude tennis court maintenance since Ms. Spano was not receiving any revenues from tennis. Mayor Sutton stated that Public Works will maintain the grounds around the tennis court and the city had waived the fees for playing tennis. He stated that the state did not fund any recreation grants this year. The 8<sup>th</sup> Street Park grant scored 2<sup>nd</sup> and East Side Park scored 5<sup>th</sup>. These applications can be rolled over for the next grant cycle. Commissioners agreed to roll the applications.

Mayor Sutton said the committee has asked that the pickleball court be fenced. Three estimates were provided with the lowest from Go Fence for \$2,900. The Mayor suggested that this expense be taken from the tennis court resurfacing account since that project will not be completed this fiscal year. Commissioner DeGraw asked why one side of the fence is 10 feet high, the others are only 4 feet high. Vice-Chair Hines will follow-up and report back at the next meeting.
  - B. Beautification Committee – No report.
  - C. Disaster Preparedness Committee – Building Official Borysiewicz stated the committee met, will test the generator, and has ordered supplies.
  - D. Planning & Zoning Committee – Chair Danaher stated the committee met and reviewed a variance request that will come before the commission on June 25.
  - E. Utility Board – No report.

Committee And Staff Reports – continued

F. Police Department – Chief Petrick stated the break-in at the golf course was still being investigated and that Ms. Spano was cautioned about leaving cash in the pro shop. Commissioner Schmidt asked to be kept updated on crimes in the city and Commissioner Vorick asked that the boat patrols keep working to enforce boating safety rules.

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

- A ticket was issued to a landscaper for blowing debris into the canal.
- Letters had been sent to property owners stating that gazebos must be removed.
- Public Works is maintaining the area around the tennis court.

H. City Secretary-Treasurer – Commissioner Vorick stated the Check Detail Report and the May Financial Statements were available for review and the city's financial condition was good. He announced the first budget workshop will be held on June 18, 2009 at 9:30 a.m.

I. City Clerk – City clerk stated Mr. Gransee had nearly completed work on the email project. Citizens may go to the website and subscribe starting tomorrow. In response to a question, she stated the city will send Mr. Gransee a gift certificate as a token of our appreciation for his work to complete the email project.

4. Unfinished Business

*Storage Unit Rules and Regulations – Mayor Sutton*

Commissioners commented/discussed:

- Measurements of the Rubbermaid shed are 6 to 7 feet tall, 32 inches wide and 53 inches long which is about standard.
- Maybe we should delete the rules regarding maximum size and the number of storage units per residence. The code should include that the unit be secured and not in the setback.
- The code should include something about aesthetics for neighbors.
- How do we enforce rules if a complaint is made by a neighbor? We need some way to maintain the overall appearance of the city.
- Concept of this rule was to allow owners to have storage units without having to go through the building permit process and have engineered plans.
- There is concern that owners would build storage units without permits and not comply with building codes.
- Commission must amend building codes through the LDR process; a simple ordinance is not appropriate. The new codes for storage units could apply to “manufactured” units only. Any constructed units would have to meet current LDR building codes.
- The differences between manufactured and constructed storage units were discussed as to looks, materials, building permits, securing in the event of a storm, potential problems with enforcement, and encroachment into the setbacks.

Building Official Borysiewicz stated that because of all these issues, the confusion, and potential problems, he is in favor of simply enforcing the rules as they currently exist.

Paul Joseph suggested the commission simplify the issue and allow manufactured units not in the setback to be installed without a permit. Any unit in the setback would require a variance. Constructed units would require a building permit.

Commissioners agreed to amend the draft ordinance to include manufactured units only, a maximum of two units per dwelling unit, and no larger than 130 cubic feet. The revised draft will be discussed at the next commission meeting.

5. Items of Discussion/Approval - None6. City Administrator Items For Discussion/Approval*Update on East Side Stormwater Project – (taken after the Tree Trimming Item)*

Mayor Sutton stated all seven wells were completed to the appropriate depth and three structures had been placed. The project is making good progress. The large size of the holes in the grates over the storm drains was discussed and the Mayor will review this with the engineer to try and get a cover with smaller holes.

*Tree Trimming at Golf Course – (taken before the Update on Stormwater Project)*

Mayor Sutton stated an estimate was received from DOT PALM to trim the Australian Pines at the golf course: 12 trees for a total of \$2,400. He said the trees needed to be trimmed prior to storms and money was available from several budget line items: Golf Course Improvements, Contract Maintenance or Contingency. Commissioners discussed cutting the trees down since they are not native and have a poor root structure. It was agreed that most liked the look of the course with the trees, to not replant them if they were damaged in a storm, and to have them trimmed.

**Motion** – Moved by Commissioner Schmidt, seconded by Vice-Mayor Zahn, to hire DOT PALM to trim the trees at the golf course at a cost of \$2,400. Roll Call Vote: Unanimous approval.

Building Official Borysiewicz was directed to contact DOT PALM to schedule the work.

7. Ordinances and Resolutions - None8. Commissioners' Reports or Comments

Commissioner DeGraw stated the cost of the brick path to the memorial would cost \$800. The Key Colony Beach Community Association has generously agreed to pay for this project. Once completed a small bench and new lighting will be installed, all from donations. Commissioner Schmidt stated FKEC would do an energy audit at the sewer plant today at 1:30 p.m.

Commissioner Vorick stated that city code contains hurricane guidelines for securing boats, but nothing about other items on private property, such as patio furniture. He suggested that codes be adopted to require property owners to prepare for and secure their properties. Attorney Wright recommended that code be adopted only if there is a problem. Building Official Borysiewicz stated that there is code for construction sites and they are checked prior to a storm. He said that in addition, he and Public Works drive the streets and help owners when they can to secure their property. Commissioners agreed an ordinance was not necessary at this time.

Vice-Mayor Zahn stated she attended the Monroe County Green Initiative Task Force meeting and discussed grant funding opportunities for alternative energy. They are looking for projects that would have a long term effect and will be coordinating with each city. She will discuss the sewer plant project with the task force and continue to report on their progress.

9. City Attorney Report – Thomas D. Wright

Attorney Wright stated there is no threatened or pending litigation.

10. Approval of Warrant 0509 Expenses for the Month of May

**Motion** - Moved by Commissioner Vorick, seconded by Commissioner DeGraw, to approve Warrant 0509 for the Month of May 2009 in the amount of \$248,783.40. Roll Call Vote: Unanimous approval.

11. Correspondence & Citizen Comments

City clerk stated two emails had been received:

John Ambrosio suggested the city find other ways for property manager/local contact training other than requiring attendance at a class. He stated the classes were costly, not efficient, and did not promote a positive working relationship.

Meredith McDonald asked if it was necessary to replace the police vests given they are only 3 years old and the difficult economic times. City clerk stated that Chief Petrick was consulted and a response was sent indicating some of the vests are past their expiration, grant funds were used to help pay for the vests, and that officer safety is a very high priority.

Citizen Comments - None

The meeting adjourned at 11:18 a.m.

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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.