

**MINUTES**  
KEY COLONY BEACH  
CITY COMMISSION REGULAR MEETING  
Thursday May 11, 2017 9:00 A.M.  
City Hall Auditorium

1. **Call to Order, Pledge of Allegiance, Prayer, and Roll Call:** The Regular Meeting of the Key Colony Beach City Commission was called to order by Mayor John DeNeale at 9:02 A.M. followed by the Pledge of Allegiance and Prayer.

*Present:* Mayor John DeNeale, Vice Mayor Ron Sutton, Secretary/Treasurer Jim Pettorini, Commissioner Jerry Ellis and Commissioner April Tracy. *Also Present:* City Administrator Chris Moonis, City Clerk Kathryn McCullough, Building Official Ed Borysiewicz, Police Chief Kris DiGiovanni and Fire Chief John Johnson. *Excused:* City Attorney Tom Wright.  
Public - 7

2. **Approval of Minutes:**

**MOTION:** Motion made to approve the minutes for the 04/13/2017 Regular Commission Meeting.

**ON THE MOTION:** Unanimous approval.

**MOTION:** Motion made to approve the minutes for the 04/27/2017 Public Hearing Variance Request.

**ON THE MOTION:** Unanimous approval.

3. **Agenda Additions, Changes, Deletions:** Vice Mayor Sutton requested agenda items 8 A 1 and 8 A 2 be reversed. 8A1 is Discussion/Approval to rebid 12<sup>th</sup> Street Stormwater Project. 8A2 is Discussion/Approval to reject bid received from Toppino and Sons, Inc. There was no objection to the requested change.

4. **Special Requests:** - N/A

5. **Committee and Staff Reports:**

**A. Marathon Fire/EMS** –Fire Chief John Johnson reported 6 responses to Key Colony Beach since the last Commission meeting; 2 medical calls, and 2 motor vehicle accidents and 2 public assist requests. Chief Johnson reported there are new hurricane models which will predict storm surge. These models will provide information that will provide for earlier evacuation decisions. He does not have all the particulars on the model, but hopes to have them by the next commission meeting. Hurricane Season starts June 1<sup>st</sup>. It is never too early to put your hurricane plans into effect.

**B. Recreation Committee** – No report.

**C. Beautification Committee** –No report.

**D. Disaster Preparedness Committee** –Building Official Borysiewicz reported the generator has been tested and Public Works has trimmed the trees.

**E. Planning & Zoning Board** -- No report.

**F. Utility Board** –No report.

**G. Police Department** –Chief DiGiovanni said there has been 1 report, 4 medical/alarm calls, 12 Sheriff Office assist calls and 15 miscellaneous calls since the last meeting. The Police Department also issued 5 code enforcement warnings and 15 traffic warnings.

**H. Building and Public Works** –

Public works has been busy trimming trees and the mangroves along Sadowski Causeway. Gerard Roussin, Assistant Building Official is working on getting certifications for building inspector.

**I. City Secretary/Treasurer** – Commissioner Pettorini reported the financial reports for April will be ready by the next meeting.

**J. City Clerk** - City Clerk McCullough reported the final audit has been received and forwarded to the State Auditor General's office. The Loger Report, also required by the state, is in progress and will be submitted soon. Ms. McCullough will be out of the office on Friday. City Administrator Moonis will cover for her. Blanca Kulig, Utility Clerk, will return from her vacation on Monday. Ms. McCullough gave a big thank you to Becky Todd and Cherie Bombard for covering in Blanca's absence.

6. **Unfinished Business:** N/A

7. **Commissioners Open Discussion:**

**8. Items for Discussion/Approval**

A. 2. Stormwater Project Update: Approval to reject the bid received from Toppino & Sons. Vice Mayor Sutton informed the Commission there was only one bid received for the 12<sup>th</sup> Street project. It was double the estimate for this project. There are not funds available to cover the cost of the bid. Vice Mayor Sutton recommends the bid received from Toppino & Sons be rejected. Mike Tibble, Mittauer & Associates agrees the bid should be rejected.

**MOTION:** Motion made by Commissioner Vice Mayor Sutton, seconded by Commissioner Ellis, to reject the bid received from Toppino & Sons for the 12<sup>th</sup> Street project.

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

A. 1 Discussion/Approval to Rebid 12<sup>th</sup> Street Stormwater Project: Vice Mayor Sutton reported both he and City Administrator Moonis both have been in contact with South Florida Water Management District (SFWMD) concerning the possibility of changing the specifics of the \$100,000 grant received for this project. Mike Tibble, Mittauer and Associates, reports the project plans can be modified to only include the injection wells, boxes, piping, street repair after installation of the wells, and restoration needed to restore private property to original condition. Project Manager Roxanne Taylor indicated the request will need to be in writing to be approved by the SFWMD Board. City Administrator Moonis reported Ms. Taylor will visit the City on Thursday April 18<sup>th</sup> to evaluate at the project.

**MOTION:** Motion made by Vice Mayor Sutton, seconded by Mayor DeNeale, to authorize Mittauer & Associates re-advertise the bid for injection wells to include only the wells, piping, street repair after installation of the wells, and restoration needed to restore private property to original condition at an engineering cost not to exceed \$4,500.

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

B. Discussion of the impact of the expansion of Holiday Inn Express: Mary McFadden, 6 Clara Boulevard addressed the Commission concerning the impact the current “emergency access entrance” of the Holiday Inn Express (HIE) on Coral Lane has on the residents of Clara Boulevard. The residents at the end of Clara find it impossible to exit their driveways due to the amount of traffic and because cars just in and swerve out of HIE emergency ramp. She questioned the reasoning for another emergency entrance at the far end of Coral Lane with a knock box. Surely the existing entrance, located in the center, services the entire property. And as a designated emergency entrance she also questions why is there no knock box there. Mayor DeNeale told Ms. McFadden everyone has the documentation she put together. He and City Administrator Moonis will study the issue and put together a report. Ms. McFadden will be kept informed. Ms. McFadden apprised the Commission the next public hearing for this project is May 23, 2017. She requested Key Colony Beach representatives also attend the meeting as the HIE project impacts the City. Commissioner Tracy agreed there is a serious traffic problem in this area. Commissioner Pettorini commended Ms. McFadden on her research and documentation. She did a great job of identifying the problem. He agrees the Commission owes her a response.

**9. City Administrator Items for Discussion/Approval:**

A. Approval to Execute Line of Credit Agreement with Centennial Bank. City Administrator Moonis reported this line of credit agreement, in the amount of \$500,000, was established several years ago. Although never used, it gives immediate access to cash in the event of a disaster or any unforeseen emergency. The cost to reissue is \$495. He recommends approval. Vice Mayor Sutton asked if it is a one year or a two year agreement. City Administrator Moonis responded it is a two year agreement.

**MOTION:** Motion made by Vice Mayor Sutton, seconded by Commissioner Pettorini, to execute the \$500,000 line of credit agreement with Centennial Bank.

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

B. Discussion of Florida Keys Stewardship Act. City Administrator Moonis reported the proposed State budget, still to be approved by the Governor, includes \$13.3 million for the Florida Keys Stewardship Act (FKSA) specifically related to infrastructure water quality projects (stormwater and wastewater). The previous Mayfield grant inter local agreement allocated 2% of those funds to Key Colony Beach. The Mayfield inter local agreement was extended in September 17, 2013 to include the FKSA and included the same 2% allocation of funds. He confirmed this percentage distribution with the County Administrator. Therefore, if the Governor approves this line item, in the State budget, Key Colony Beach would be entitled to \$266,000 from the FKSA. Funding would be processed through the Department of Environmental Protection for ‘shovel ready’ projects.

C. Discussion of Islamorada Resolution No. 17-04-30. This resolution was passed by the Islands of Islamorada to start discussion with the State of the feasibility of some type of toll system US1. It is exploratory in nature, at this point, to see if other municipalities in the Keys would be interested in joining this effort. City Administrator Moonis reported the other municipalities in the Keys support Islamorada in investigating the concept. Vice Mayor Sutton reminded the Commission this issue was raised several years ago. He was in support of it then. Commissioner Ellis indicated he does not have enough information, at this time, to support it. Commissioner Tracy understands Islamorada is only asking for

support to investigate the possibility of a toll. The purpose of the toll would be to assist with the traffic issues in the Keys. Mayor DeNeale would like to support other Keys municipalities but is not in favor of a toll. He stated Keys visitors are already taxed enough, however, Key Colony Beach should have a 'seat at the table' when this issue is discussed. Mayor DeNeale recommended tabling the discussion. He will contact the Mayor of Islamorada for more information. Commissioner Ellis suggested also contacting Monroe County Mayor George Neugent for additional insight.

10: **Warrant:**

**MOTION:** Motion made by Commissioner Pettorini, seconded by Vice Mayor Sutton , to approve Warrant No. 042017 in the amount of \$1,038,724.71

**DISCUSSION:** Commissioner Pettorini explained a payment had been made to the Sewage Treatment Plant contractor which is the reason the warrant is so high. Reimbursement for this payment is in progress.

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

11: **Commissioner's Reports or Comments:** Commissioner Pettorini would like to explore the timing of City elections. He requested an agenda item for the next commission meeting to discuss.

12: **City Attorney Report:** City Attorney Wright was excused from today's meeting. No report.

13. **Citizen Comments and Coorespondence:** City Clerk McCullough reported receiving a thank you from Sgt. J.C. and Maureen Smith for the City's condolences on the passing of Maureen's brother. The Florida Council on Compulsion Gambling thanked the City for supporting Problem Gambling Awareness Month.

Mary McFadden, 6 Clara Blvd., complimented Public Works on trimming the mangroves. They look very nice.

The meeting adjourned at 10:20 A.M.

Respectfully submitted,



Respectfully submitted,  
Kathryn McCullough, City Clerk

**Note: These minutes are unofficial and have not been formally approved by the Commission. The approval will be at the next scheduled Commission meeting.**