



**ISLAMORADA, VILLAGE OF ISLANDS  
REGULAR VILLAGE COUNCIL MEETING**

**Founders Park Community Center  
87000 Overseas Hwy  
Islamorada, FL 33036  
June 13, 2013  
5:30 PM**

**I. CALL TO ORDER\ROLL CALL**

Mayor Philipson called the meeting to order at 5:30 pm. The following Council members were present on roll call: Mayor Philipson, Vice Mayor Ted Blackburn, Councilman Mike Forster, Councilwoman Deb Gillis and Councilman Dave Purdo. Also in attendance were Village Manager Ed Koconis, Village Attorneys Nina Boniske and James White, Village Clerk Ariana Lawson, Finance Director Maria Aguilar, Wastewater Program Manager Greg Tindle, Chief Building Official Gerry Albertson, Planner Jay Berenzweig, Public Works/Parks and Recreation Director John Sutter and all other appropriate personnel.

**II. PLEDGE OF ALLEGIANCE**

Fire Chief William Wagner, III, led the Pledge of Allegiance.

**III. PRESENTATIONS AND ANNOUNCEMENTS**

**A. Acknowledgment of Five and Ten Years of Service by Islamorada Employees**

Village Manager Ed Koconis presented a certificate of appreciation and service pin to Miguel Miranda-Alvarez, Public Works Crew Chief/Grounds Maintenance, for ten (10) years of service to the Village. Mr. Koconis also honored Miguel Vega, Marina/Islamorada Founders Park Facilities Maintenance employee (not in attendance), for ten (10) years of service; and Fire/EMS Paramedic Jason Luna (not in attendance) for five (5) years of service.

**B. Recognition of William Wagner, III, Retiring after Fifteen Years of Service**

Councilman Forster presented a plaque to Fire Chief William Wagner, III, in appreciation of fifteen (15) years of service to the Village as Fire Chief.

**C. Discussion of Florida Keys Environmental Impact Fee for Non-Residents – Ron Levy**

Mayor Emeritus Ron Levy requested Council's support of a proposed Florida Keys Environmental Impact Fee for Non-Residents. He distributed draft legislative language along with highlighted excerpts from Section 338.26,

*Minutes of  
Regular Village Council Meeting  
June 13, 2013*

Florida Statutes, and advised Council of his discussions regarding the proposed legislation with Monroe County Administrator Roman Gastesi, Senator Dwight Bullard, and Representative Holly Raschein. Mr. Levy stated that aspects of the proposed legislation requiring consideration include toll amounts and segmentation, revenue allocation and authorized uses of revenue funds.

Vice Mayor Blackburn stated that this topic had been previously explored by Council, with little support. He expressed his support. Councilman Forster also expressed support but stated that more public input is needed, as well as the support the Islamorada Chamber of Commerce. Councilman Purdo stated the desire to obtain the support of the Monroe County Board of County Commissioners and other Keys municipalities as well. Councilwoman Gillis stated that the Village should also canvas local businesses and evaluate potential cost savings to residents and businesses.

Mayor Philipson called for public comment. Stan Margulies, Islamorada, and Van Cadenhead, Islamorada, spoke in support of the proposed legislation. Mayor Philipson closed public comment.

Vice Mayor Blackburn made a motion to: 1) appoint Ron Levy as an ombudsman to further explore impact fee options and discuss the proposed legislation with representatives of other Monroe County municipalities; and 2) grant Mr. Levy access to staff resources in furthering his communications with local and State representatives. Councilman Forster seconded the motion. The motion passed 5-0.

#### **IV. PUBLIC COMMENT**

Stacie Krupa, 200 Thompsonville Road, requested Council consider paving the public roadway in the Randal Subdivision on Plantation Key following sewer installation. She stated that the roadway is currently in disrepair and noted current drainage and mosquito issues, as well as limited vehicular access for solid waste collections and fire safety officials. Ms. Krupa also requested Council move the “Thompsonville Road” sign from its current location on private property to the public right-of-way.

#### **V. AGENDA: Request for Deletion / Emergency Additions**

There were no emergency additions or deletions.

#### **VI. CITIZENS’ ADVISORY COMMITTEE UPDATES**

There were no Citizens’ Advisory Committee Updates.

#### **VII. VILLAGE MANAGER REPORTS AND UPDATES**

##### **A. Update on Planning and Development Services**

Village Manager Ed Koconis provided an update to Council on the Village’s progress in addressing the recent recommendations of the Ad Hoc Planning and Development Services Citizens’ Advisory Committee. Mr. Koconis advised Council and the public that the Building and Planning Department staff were participating in CityView implementation meetings every other week, and that both departments would be closed on June 24, 2013 while staff undergoes training.

Mayor Philipson requested the Ad Hoc Planning and Development Services Citizens’ Advisory Committee’s recommend changes to the Land Development Regulations be added to the list with timelines for completion.

**VIII. CONSENT AGENDA**

- A.** Proposed Resolution Approving an Affordable Housing Agreement between Islamorada, Village of Islands, Florida and Taylor Projects, LLC **TAB 1**
  
- B.** Proposed Resolution Approving an Affordable Housing Agreement between Islamorada, Village of Islands, Florida and Plantation Acquisition, LLC **TAB 2**

Councilwoman Gillis made a motion to approve the Consent Agenda; Councilman Forster seconded the motion. Council voted all in favor. The motion passed 5-0.

**IX. ORDINANCES**

There were no ordinances on the agenda.

**X. QUASI-JUDICIAL**

There were no quasi-judicial items on the agenda.

**XI. RESOLUTIONS**

There were no resolutions on the agenda.

**XII. MOTIONS**

No additional motions were made.

**XIII. WASTEWATER MATTERS**

- A.** Wastewater Project Update

Wastewater Program Director Greg Tindle presented the update to Council.

6:42 Mayor Philipson called for public comment. Stan Margulies inquired whether the Village would go out to bid for pavement overlay. Mr. Tindle advised Mr. Margulies that Council had directed staff to obtain a price quote from Reynolds Water Islamorada for consideration by Council prior to deciding whether to competitively solicit proposals for pavement overlay.

Van Cadenhead expressed concern over wastewater pipes connecting the islands underwater. Village Attorney Nina Boniske advised Mr. Cadenhead that the Village's Comprehensive Plan has been amended to allow pipeline crossings in the Village in the same manner as the Florida Keys Aqueduct Authority's lines cross, and that the Village adopted a new wastewater policy in accordance with the amended Comprehensive Plan that was approved by the Florida Department of Environmental Protection.

- B.** Phase II Wastewater Collection and Treatment Facilities Initial Assessment Resolution **TAB 3**

Village Attorney James White read the title of the resolution. Wastewater Program Director Greg Tindle presented the staff report.

Mayor Philipson called for public comment. Van Cadenhead, Islamorada, spoke against the proposed assessment. David Guardino, Plantation Key, inquired what other sources of state and federal funding the Village's lobbyists are pursuing. Mayor Philipson closed public comment.

Finance Director Maria Aguilar reminded Council that the assessment is specifically intended to fund the Village's debt service, an un-allowable reimbursement cost under the pending Mayfield Grant, which is for reimbursement of actual construction costs.

Vice Mayor Blackburn acknowledged philosophical dilemmas faced by federal and state legislators but noted that the Village has a wastewater contract that must be paid. Councilman Forster and Councilwoman Gillis stated that there is no guarantee of more outside funding, but advised the public that Council and staff continue to seek grant funding and encouraged Council to move forward with its state mandated and contractual obligations.

Councilwoman Gillis made a motion to approve the resolution. Vice Mayor Blackburn seconded the motion. The motion passed 5-0.

#### **XIV. MAYOR / COUNCIL COMMUNICATIONS**

##### **A. Discussion Regarding Vacation Rental Properties – Councilman Forster**

Councilman Forster requested a breakdown during the fiscal year 2013-2014 budget analysis of how vacation rental fee revenue is allocated. Vice Mayor Blackburn called for strict code enforcement. Councilwoman Gillis encouraged the Village Manager to use creative means to investigate code violations and to advise Council whether code enforcement officials need any additional code enforcement tools.

##### **B. Discussion Regarding Charter Review Committee – Councilman Purdo**

Councilman Purdo stated the desire to stagger Council terms; eliminate designated Council seats and establish instead an at-large district; eliminate Council member term limits; and increase individual Council members' salary from \$12,000 to \$25,000 per year. Council discussion ensued. Councilwoman Gillis stated the preference for maintaining seats to encourage debate during elections. Vice Mayor Blackburn stated the he did not want to financially incentivize an individual's decision to run for Council. Councilwoman Gillis and Councilman Forster stated that they do not want to hold elections every year; Vice Mayor Blackburn stated that he would not be opposed. Council agreed that the only way to achieve staggered terms and avoid holding elections every year would be to change the existing terms from two (2) years to four (4) years and then stagger them.

Mayor Philipson called for public comment. Stan Margulies, Islamorada, expressed agreement with moving toward 4-year terms for up to three (3) terms, for a cumulative term limit of twelve (12) years. Van Cadenhead, Islamorada, expressed satisfaction with the existing term lengths and limits. Mayor Philipson closed public comment.

Village Attorney Nina Boniske stated that the Village held a referendum in May 2007, at which time the public voted against changing Council terms from two (2) years to four (4) years.

Mayor Philipson stated that the timing may not be right for the establishment of a charter review committee, given the upcoming advertisement for a new Village Attorney.

**C. Discussion Regarding Morada Way Arts & Cultural District – Vice Mayor Blackburn**

Vice Mayor Blackburn described the Morada Way Arts & Cultural District's efforts to seek grant funding and outside financial support for organizational activities, and suggested Council sign a letter in support of the 501(c)3. Councilman Purdo made a motion to have staff author a letter to be signed by Council. Vice Mayor Blackburn seconded the motion. Council voted all in favor. The motion passed 5-0.

Vice Mayor Blackburn conveyed a request by the Morada Way Arts & Cultural District's request that Council serve as judges in their August 2013 Youth Art Contest. Council noted that the date conflicts with the Florida League of Cities Annual Conference, which Council will be attending August 15-17, 2013.

**D. Discussion Regarding Parking at Sea Oats Beach – Vice Mayor Blackburn**


Public Works/Parks and Recreation Director John Sutter summarized a recent meeting with Florida Department of Transportation planning staff and Lower Matecumbe Homeowners Association regarding efforts to reduce unauthorized vehicular parking at Sea Oats Beach.

**XV. VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS**

Village Attorney Nina Boniske requested Council direction regarding the June 12, 2013 draft Village Attorney employment advertisement provided to Council prior to the meeting. Councilman Purdo circulated suggested revisions. Council discussion ensued regarding minimum qualifications and length of advertisement. Council agreed to remove the word "controversial", require 5 years minimum experience in municipal law or the equivalent, and to close the advertisement on Thursday, August 15, 2013.

**XVI. ADJOURNMENT**

Councilman Purdo made a motion to adjourn; Mayor Philipson seconded the motion. Council voted all in favor. The meeting adjourned at 8:23 pm.

  
Ariana S. Lawson  
Village Clerk

Approved by the Village Council this 27<sup>th</sup> day of June, 2013.