



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

**Founders Park Community Center  
87000 Overseas Hwy  
Islamorada, FL 33036  
August 8, 2013  
5:30 PM**

**I. CALL TO ORDER / ROLL CALL**

Mayor Philipson called the meeting to order at 5:00 p.m. The following Council members were present on roll call: Mayor Ken 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, Monroe County Sheriff's Office Captain Corey Bryan, Chief Building Official Gerry Albertson, Public Works and Parks & Recreation Director John Sutter and all other appropriate personnel.

**II. PLEDGE OF ALLEGIANCE**

Village Attorney Nina Boniske led the Pledge of Allegiance.

**III. PRESENTATIONS AND ANNOUNCEMENTS**

Fire Chief Terry Abel presented Phoenix Awards to Islamorada Fire Rescue personnel and acknowledged Monroe County Sheriff's Office personnel for their heroic efforts.

Mayor Philipson presented a Certificate of Completion from the Institute for Elected Municipal Officials to Councilwoman Deb Gillis.

Mayor Philipson acknowledged Loretta Lawrence for her participation for the past seven (7) years as a Affordable Housing Citizens' Advisory Committee member.

Councilmember Mike Forster requested the public keep resident Rick Moeller in their thoughts as he battles cancer.

**IV. PUBLIC COMMENT**

Mayor Ken Philipson opened up public comment. John C. Cooper spoke regarding the paving of private roads in the Venetian Shores neighborhood and distributed a handout entitled "A Proposal Concerning the Paving of

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Venetian Shores Roads.” Hank Paurowski suggested Venetian Shores homeowners be issued a credit toward paving. Doug Rabe encouraged Council to provide full overlay Village-wide. Joe Robinson spoke regarding the difference between grinder pump systems and vacuum sewer systems, requesting Council consider allowing homeowners to utilize vacuum pump systems if they desire such. Pat Dodson inquired why the bayside community of Coral Cove has to use grinder pumps while ocean side communities do not, requesting the neighborhood be treated as a condominium association with one connection fee. John Schoppe expressed gratitude to the Islamorada Fire Rescue personnel whom he credited with recently saving his life. David Makepeace commended Wade Trim, Inc. for their services to the Village but suggested that the change from vacuum pump to grinder pump technology in certain Upper Matecumbe Key neighborhoods may be the result of a possible design flaw. Alex Agurcia requested greater transparency with regard to individual homeowner costs associated with the wastewater system installation. Myles Milander spoke as a homeowner and President of the Coral Cove neighborhood association regarding grinder pumps. Patty Dodson signed up for public comment but declined to speak. Mayor Philipson closed public comment.

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

There were no emergency additions or deletions.

**VI. CITIZENS’ ADVISORY COMMITTEE UPDATES**

**A. Workforce Affordable Housing Citizens’ Advisory Committee (Vice Chair Keith Douglass)**

Committee Vice Chair Keith Douglass delivered the Workforce Affordable Housing Citizens’ Advisory Committee update to Council. Mr. Douglass reported that the Committee wishes to seek Community Development Block Grant (CDBG) funding for home improvements including sewer hookups. Council directed the Village Manager to have staff research the funding opportunity and bring back grant information at the next Regular Village Council Meeting.

David Makepeace delivered a Water Quality Improvement Citizens’ Advisory Committee update. Mr. Makepeace reported that the Committee wishes to apply for grant funding to address stormwater issues, and that the Committee suggests increasing the stormwater assessment to pay for such improvements and to show a good faith commitment by the Village to granting agencies. Mr. Makepeace also reported that the Committee unanimously voted to recommend retention of Wade Trim, Inc. as the Village’s Owner’s Representative throughout the duration of the wastewater engineering project.

**VII. CONSENT AGENDA**

Councilwoman Gillis requested Tabs 2 and 4 be pulled for further discussion. Mayor Philipson requested Tab 3 be pulled for discussion.

- A.** Resolution Approving Interlocal Agreement between Monroe County, Florida and Islamorada, Village of Islands for Fiscal Year 2013-2014 Boating Improvement Not to Exceed \$20,000 for the Islamorada Buoy Maintenance Program **TAB 1**
  
- B.** Resolution Approving Florida Department of Environmental Protection Florida Recreation and Development Assistance Program FRDAP Grant, DEP Agreement No. A4286, for the Key Tree Cactus Preserve **TAB 2**

Councilwoman Deb Gillis offered a motion to approve the resolution. Councilman Mike Forster seconded the motion. Council voted all in favor. The motion passed 5-0.

- C. Resolution Approving Commitment of \$100,000 of General Fund Unassigned Fund Balance for Canal Restoration Project Costs TAB 3**

At Council's request, Environmental Planner Susan Sprunt clarified the project timeline. Mayor Philipson opened public comment. David Guardino requested additional information regarding the proposed canal restoration. David Makepeace spoke in support of the proposed project and financial commitment. Councilwoman Deb Gillis offered a motion to approve the resolution with a change from "not-to-exceed" to "up to" with regard to the financial commitment. Mayor Ken Philipson seconded the motion. Council voted all in favor. The motion passed 5-0.

- D. Proposal for CityView 2013 Change Order #1 to Expedite the Project and Provide Additional Services TAB 4**

James White read the title of the resolution. Councilwoman Deb Gillis offered a motion to approve the resolution. Councilman Mike Forster seconded the motion. Council voted all in favor. The motion passed 5-0.

- E. Resolution Approving Debris Monitoring Services Agreement between the Village And True North Emergency Management, LLC/Neel-Schaffer TAB 5**

Council returned to the remaining items on the Consent Agenda (Tabs 1 and 5). Mayor Ken Philipson called for public comment; there was none. Councilwoman Deb Gillis offered a motion to approve the consent agenda. Councilman Mike Forster seconded the motion. Council voted all in favor. The motion passed 5-0.

## **VIII. ORDINANCES**

No ordinances were presented for consideration.

## **IX. QUASI-JUDICIAL**

Village Attorney James White explained to Council that Tabs 6 and 7 were related and as such would be discussed together. Mr. White read the title of the Tab 6 resolution and the Tab 7 ordinance. Village Clerk Ariana Lawson read the quasi-judicial oath and swore in the witnesses. Council disclosed all ex-part communications. Planner Jay Berenzweig presented the staff report for both Tabs 6 and 7.

Mayor Ken Philipson opened public comment. Sandi Williams, Allison Estape, Carlos Estape and Robert G. McClung spoke in opposition of the proposed amendments. Ms. Estape distributed a handout (Resident Opposition Exhibit "A") depicting the current site conditions. Mayor Philipson closed public comment.

- A. Future Land Use Map Amendment (FLRZ-12-06) Application for a Portion of Property Located at Approximately MM 74.5 TAB 6**

Councilwoman Deb Gillis offered a motion to deny the resolution. Vice Mayor Ted Blackburn seconded the motion. The motion passed 5-0.

- B. Zoning Map Amendment (FLRZ-12-06) Application for a Portion of Property Located at Approximately MM 74.5** **TAB 7**

Councilwoman Deb Gillis offered a motion to deny the resolution. Councilman Dave Purdo seconded the motion. The motion passed 5-0.

**X. RESOLUTIONS**

- A. Resolution Approving the Nonresidential Building Permit Allocation System Ranking and Awards: Quarter 3 of 2013 (Closed Noon on July 31, 2013)** **TAB 8**

Village Attorney James White read the title of the resolution. Assistant Director of Planning Cheryl Cioffari presented the staff report. Mayor Ken Philipson called for public comment; there was none. Councilwoman Deb Gillis offered a motion to approve the resolution. Councilman Dave Purdo seconded the motion. The motion passed 5-0.

- B. Annual Rate Resolution for Solid Waste Assessment** **TAB 9**

Village Attorney James White read the title of the resolution. Finance Director Maria Aguilar presented the staff report. Mayor Ken Philipson called for public comment; there was none. Councilwoman Deb Gillis offered a motion to approve the resolution. Councilman Mike Forster seconded the motion. The motion passed 5-0.

- C. Annual Rate Resolution for the North Plantation Key Wastewater Assessment Area** **TAB 10**

Village Attorney James White read the title of the resolution. Finance Director Maria Aguilar presented the staff report. Mayor Ken Philipson called for public comment; there was none. Councilwoman Deb Gillis offered a motion to approve the resolution. Councilman Mike Forster seconded the motion. The motion passed 5-0.

- D. Annual Rate Resolution for the North Plantation Key Supplemental Assessment Area** **TAB 11**

Village Attorney James White read the title of the resolution. Finance Director Maria Aguilar presented the staff report. Mayor Ken Philipson called for public comment; there was none. Councilwoman Deb Gillis offered a motion to approve the resolution. Councilman Dave Purdo seconded the motion. The motion passed 5-0.

- E. Annual Rate Resolution for Woods Corner Assessment Area** **TAB 12**

Village Attorney James White read the title of the resolution. Finance Director Maria Aguilar presented the staff report. Council discussion ensued regarding the use of inclusionary funds to assist affordable housing residents with wastewater hookup assistance. Councilwoman Deb Gillis offered a motion to approve the resolution. Vice Mayor Ted Blackburn seconded the motion. The motion passed 3-1, with Councilman Purdo abstaining and Mayor Philipson dissenting.

- F. Annual Rate Resolution for Phase I Wastewater Collection and Treatment Facilities/ Remaining Services Area Phase I (RSA1) Wastewater Assessment** **TAB 13**

Village Attorney James White read the title of the resolution. Finance Director Maria Aguilar presented the staff report. Mayor Philipson called for public comment. David Guardino requested clarification of the assessments. Ms. Aguilar provided clarification. Mayor Philipson closed public comment. Councilwoman Deb Gillis offered a motion to approve. Vice Mayor Ted Blackburn seconded the motion. The motion passed 5-0.

## **XI. MOTIONS**

- A. Approval of Issuance of Request for Proposals for Residential and Commercial Solid Waste, Yard Waste and Recycling Collection and Disposal Services **TAB 14****

Public Works and Parks & Recreation Director John Sutter presented the staff report to Council. Council discussion ensued.

Mayor Philipson opened public comment. Dave Boerner expressed dissatisfaction with restrictions placed on the Committee, and spoke regarding non-automated containers and collections at Village events. Greg Sullivan, Waste Management, advised Council that the standard industry color is “Pepsi Blue” and that holiday collections are standard practice in the Florida Keys. David Makepeace spoke regarding the possibility of requiring respondents to furnish standard container prices for non-automated containers. Mr. Makepeace commended staff in their development of the RFP. Mayor Philipson closed public comment.

Council directed staff to revise the RFP to specify the desired container color as “Pepsi Blue”; to clarify the definition of commercial container in the Draft Agreement portion of the RFP; include holiday collections; add stickers to garbage and recycling containers; and include a dumpster maintenance program. Council confirmed the desire to apply a “cone of silence” to the RFP.

Councilwoman Deb Gillis offered a motion to approve the RFP in substantially the form provided and as amended. Councilman Dave Purdo seconded the motion. The motion passed 5-0.

## **XII. WASTEWATER MATTERS**

- A. Wastewater Project Update**

Wastewater Program Manager Director Greg Tindle presented the staff report to Council. Mayor Ken Philipson requested the pump station site acquisitions be added to ongoing projects list provided to Council.

Mayor Philipson opened public comment. Stan Margulies requested “Wastewater Matters” be moved to the beginning of the agenda. Mr. Margulies also requested all purchases be made directly by the Village to save on tax costs. David Guardino requested a representative of Reynolds Water Islamorada be present at Regular Village Council Meetings to respond to Council questions.

Councilman Dave Purdo requested of Council that Wastewater Matters be moved to the beginning of the agenda. Council declined the move.

## **XIII. MAYOR / COUNCIL COMMUNICATIONS**

- A. Discussion Regarding Local Tax Exemption for Designated Historic Landmarks (Mayor Philipson)**

Mayor Ken Philipson opened discussion. Senior Planner Kevin Bond discussed current incentives offered to historic structure owners in the Village, and potential financial incentives such as tax exemptions for historic properties and particularly educational buildings and non-profits. Council agreed to further discuss the subject as a future agenda item, with potential exemptions and budget impact information to be provided for consideration.

**B. Discussion Regarding Proposed Bed & Breakfast Regulations  
(Vice Mayor Blackburn)**

Mayor Ken Philipson requested the subject be postponed and discussed as a future agenda item.

Council approved Mayor Philipson serving on the Florida League of Cities' Federal Action Strike Team (FAST).

**XIV. VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS**

Village Manager Ed Koconis announced the scheduling of a Village Council Workshop on September 18, 2013, at 3:00 p.m. Mr. Koconis advised Council of upcoming issues to be addressed at the August 12, 2013 Local Planning Agency Meeting.

Council requested staff add the subjects of commercial square footage and Stratton's Subdivision as a future agenda items for discussion.

There were no Village Attorney communications.

**XV. ADJOURNMENT**

Purdo offered a motion to adjourn. Forster seconded the motion. Council voted all in favor. The meeting adjourned at 9:07 p.m.



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Ariana S. Lawson  
Village Clerk

Approved by the Village Council this 12<sup>th</sup> day of December, 2013.