



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

**Founders Park Community Center
87000 Overseas Hwy
Islamorada, FL 33036
Thursday, August 11, 2016
5:30 PM**

I. CALL TO ORDER / ROLL CALL

Mayor Deb Gillis called the meeting to order at 5:32 P.M. The following Councilmembers were present on roll call: Mayor Deb Gillis, Vice Mayor Jim Mooney, Councilman Mike Forster and Councilman Chris Sante. Councilman Dennis Ward was absent. Also in attendance were Village Manager Maria Aguilar, Village Attorney Roget Bryan, Village Clerk Kelly Toth, and all other appropriate personnel.

II. PLEDGE OF ALLEGIANCE

Randy Selden led the Pledge of Allegiance.

III. PRESENTATIONS AND ANNOUNCEMENTS

A. Announcement: United Way Campaign “Stuff the Bus”- Mayor Deb Gillis

United Way of the Florida Keys Resource Development Director Ann Sandlin and Board Chair Maria Jones encouraged the public to participate in the annual Stuff the Bus school supply drive. Ms. Sandlin stated all donations raised in the Florida Keys stayed in the Florida Keys and she reported on last year’s fund raising success. Ms. Sandlin stated contributions could be made at the Publix supermarkets when checking out by donating to “Tools for School” which is given to the Stuff the Bus campaign; or by purchasing school supplies and placing them in the collection boxes at Village Hall, Village Fire Stations or other areas throughout the Keys.

Councilman Mike Forster commented on his experiences with volunteering for the United Way of the Florida Keys and thanked the United Way for all that they do to help those in need.

ANNOUNCEMENTS:

Director of Parks & Recreation and Marine Resources John Sutter announced a Special Olympics Swim Meet would occur on Saturday, August 20, 2016 from 9AM to 2PM at the Ron Levy Aquatic Center at Founders Park.

Councilman Mike Forster and Vice Mayor Jim Mooney extended their condolences to the family of Joe Pinder who had recently passed away.

Mayor Deb Gillis announced a Zika Forum would occur on Monday, August 15, 2016 at 6PM at the Islamorada Moose Lodge and invited the public to attend.

IV. PUBLIC COMMENT

Mayor Deb Gillis opened public comment.

Larry Barr expressed disappointment regarding Tab 3 being on the Consent Agenda. He expressed concern regarding the increase in assessed property values and a proposed 27.8% increase above the rolled back rate. Mr. Barr asked Vice Mayor Jim Mooney if he could tell him how much homes had appreciated in Islamorada over the past year. Vice Mayor Mooney stated he thought that the appreciation rate for homes in Monroe County was around 12 percent, but that he would have to look up the figures for Islamorada. Vice Mayor Mooney stated he would send the figures to Mr. Barr. Vice Mayor Mooney explained that the tentative millage rate was set high to allow for budget discussions to occur in order to determine the rate that was actually needed. Vice Mayor Mooney reminded the public that once a tentative millage rate was set, the municipality could lower the rate but could not set a higher rate at a later date.

Van Cadenhead expressed concern regarding the proposed tentative millage rate and expressed dissatisfaction regarding the recent Florida Department of Transportation (FDOT) landscaping along the Overseas Highway/Highway US 1.

Randy Selden asked if the Council would reconsider Bruce Williams as a Village Manager candidate due to only four candidates remaining to be interviewed by the Council.

Dave Purdo made the following event announcements on behalf of the Matecumbe Historical Trust:

- “Florida Keys Reef Lights” presentation by Eric Martin to occur on Monday, August 15, 2016 at 6:30 PM at the Island Community Church.
- “29 Points of Interest” Trolley Tour to occur on Saturday, August 20, 2016 at 10:00 AM at the Islamorada Moose Lodge at mile marker 81.5.
- Annual Labor Day Service to occur on Monday, September 5, 2016 at 9AM at the Islamorada Hurricane Monument.

Mr. Purdo stated anyone having questions regarding the events should call Barbara Edgar at 305-393-0940.

Rebekah Susa stated her comments were related to the Affordable Housing Down Payment Assistance program. Councilman Chris Sante requested the Director of Planning Cheryl Cioffari provide an update prior to Ms. Susa’s comments.

This update was heard at 5:57pm.

Ms. Cioffari reported the only outstanding item for the Affordable Housing Down Payment Assistance Program was the finalization of the application which would be ready for applicants next week. Ms. Cioffari stated the qualification review process would be quick, provided the applicant had submitted all of the required documentation. Rebekah Susa stated she was signing the contract for a home tomorrow and thanked the Council for their assistance and for the program. Mayor Deb Gillis stated that an applicant had to qualify in order to receive the down payment assistance and that there were no guarantees an applicant would qualify.

John Fernandez stated Van Cadenhead attended every Ad Hoc Village Manager Recommendation Committee meeting. He acknowledged the contributions of committee members: Chair Pete Bacheler, Vice Chair Henry Rosenthal and committee member Rick Freeburg. He stated staff did an excellent job in supporting the committee; and the committee as a whole did an outstanding job. Mr. Fernandez expressed concern regarding the possible questions the Council members may ask during the one-on-one candidate interviews and encouraged the Council to conduct the interviews during a public meeting. Mr. Fernandez commented regarding past and present Village Council election procedures.

Mayor Deb Gillis closed public comment.

V. AGENDA: Request for Deletion / Emergency Additions

Councilman Mike Forster requested Tab 3 be pulled from the Consent Agenda for discussion.

VI. CITIZENS’ ADVISORY COMMITTEE UPDATES

A. Local Planning Agency – Chair Pete Bacheler
(The update was not provided as Mr. Bacheler was not in attendance.)

VII. CONSENT AGENDA

(All items on the Consent Agenda are considered routine by the Village Council and will be approved by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which event, the item will be moved to the Main Agenda.)

- A. Minutes** **TAB 1**
 June 30, 2016 Regular Village Council Meeting
 July 21, 2016 Regular Village Council Meeting
- B. Resolution Approving Agreement for Modernized Elevator Installation and Maintenance Services for the Fire Department** **TAB 2**

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA APPROVING AN AGREEMENT WITH AVENTURA ELEVATOR, INC. FOR MODERNIZED ELEVATOR INSTALLATION AND MAINTENANCE SERVICES; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE AGREEMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE NON-EXCLUSIVE AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE

Councilman Chris Sante made a motion to approve. Councilman Mike Forster seconded the motion. Council voted all in favor. The motion passed 4-0.

- C. Resolution Amending Resolution No. 16-07-40 Adopting the Proposed Millage Rate for Fiscal Year 2016-2017 and Establishing the Current Year Rolled-Back Rate** **TAB 3**

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING RESOLUTION NO. 16-07-40 ADOPTING THE PROPOSED MILLAGE RATE FOR FISCAL YEAR 2016-17 AND ESTABLISHING THE CURRENT YEAR ROLLED-BACK RATE; AND PROVIDING FOR AN EFFECTIVE DATE

This item was heard at 6:09 PM.
Village Attorney Roget Bryan read the title of the resolution. Village Manager Maria Aguilar stated the rolled back rate was incorrectly identified in the adopting resolution as 2.4953 mills. She stated the correct rolled back rate was 2.5036 mills; and that the tentative millage rate of 3.2 mills was a 27.8 percent increase over the rolled back rate. She stated this resolution was not required under Florida Statute.

Mayor Deb Gillis opened public comment.

Larry Barr expressed concern regarding the “maximum” tentative millage rate that was being proposed.

Van Cadenhead expressed concern regarding the rising property values since the Village's incorporation; and the proposed tentative millage rate. Vice Mayor Jim Mooney stated it was the buyers and sellers that caused property values to increase.

Dave Purdo spoke against raising taxes and encouraged the Council to keep the millage rate as low as possible.

Councilman Chris Sante made a motion to approve. Vice Mayor Jim Mooney seconded the motion. Council voted and the motion passed 4-0.

VIII. ORDINANCES

- A. Second Reading: Land Development Regulations Text Amendment for Site Development Standards for Required Parking in Zoning Districts

TAB 4

AN ORDINANCE OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, AMENDING CHAPTER 30 "LAND DEVELOPMENT REGULATIONS," ARTICLE V "SCHEDULE OF DISTRICT USE AND DEVELOPMENT STANDARDS," DIVISION 2 "ZONING DISTRICTS" SECTION 30-683 "RESIDENTIAL ESTATE (RE) ZONING DISTRICT"; SECTION 30-686 "RESIDENTIAL DUPLEX (R2) ZONING DISTRICT"; SECTION 30-687 "RESIDENTIAL TRIPLEX (R3) ZONING DISTRICT"; SECTION 30-688 "RESIDENTIAL FOURPLEX (R4) ZONING DISTRICT"; SECTION 30-689 "MULTIFAMILY (MF) ZONING DISTRICT"; SECTION 30-691 "SETTLERS RESIDENTIAL (SR) ZONING DISTRICT"; AND SECTION 30-692 "VILLAGE CENTER (VC) ZONING DISTRICT" TO REVISE THE MINIMUM REQUIRED PARKING SPACES PER DWELLING UNIT IN EACH ZONING DISTRICT; PROVIDING FOR THE REPEAL OF ALL CODE PROVISIONS AND ORDINANCES INCONSISTENT WITH THIS ORDINANCE; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR THE TRANSMITTAL OF THIS ORDINANCE TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; AND PROVIDING FOR AN EFFECTIVE DATE UPON APPROVAL OF THIS ORDINANCE BY THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY

This item was heard at 6:21 PM.

Village Attorney Roget Bryan read the title of the ordinance. Director of Planning Cheryl Cioffari presented the staff report.

Mayor Deb Gillis opened public comment; seeing none, public comment was closed.

Councilman Chris Sante made a motion to approve. Vice Mayor Jim Mooney seconded the motion. Council voted and the motion passed 4-0.

IX. QUASI-JUDICIAL

X. RESOLUTIONS

- A. Preliminary Rate Resolution for Solid Waste for FY2016-2017 Solid Waste Assessment

TAB 5

A PRELIMINARY RATE RESOLUTION OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, RELATING TO THE COLLECTION AND DISPOSAL OF SOLID WASTE WITHIN THE VILLAGE FOR FISCAL YEAR 2016-2017; ESTABLISHING THE ESTIMATED ASSESSMENT RATE FOR SOLID WASTE

SERVICE AGAINST ASSESSED PROPERTY LOCATED WITHIN ISLAMORADA, VILLAGE OF ISLANDS, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016 THROUGH SEPTEMBER 30, 2017; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; PROVIDING FOR PUBLIC HEARING AND NOTICE THEREOF; AND PROVIDING FOR AN EFFECTIVE DATE

This item was heard at 6:23 PM.

Village Attorney Roget Bryan read the title of the resolution. Village Manager Maria Aguilar presented the staff report. She stated staff was proposing a residential solid waste annual assessment rate for FY 16-17 of \$420.15. Ms. Aguilar stated in addition to the annual assessment, staff was recommending the Council establish a new maximum rate. She explained that by establishing a maximum rate, it relieved the Village of the requirement to mail notices to the public which was a cost savings to the Village; and that when an assessment rate exceeded the maximum, the Village was required to notify property owners. Councilman Chris Sante inquired about the term of the solid waste contract. Ms. Aguilar stated it was a ten-year contract that commenced in January 2014; and that it contained language that provided for an annual Consumer Price Index (CPI) increase not to exceed 3%. She explained that a maximum annual rate of \$487.07 would provide for an annual CPI increase of 3% each year for five years.

Mayor Deb Gillis opened public comment.

Larry Barr stated he understood the purpose of the maximum rate; and that the proposed rate could be rolled back to a figure that reflected exactly what was needed rather than maintaining a fund balance. Ms. Aguilar explained the purpose for maintaining a fund balance in the Solid Waste Fund.

Van Cadenhead asked if the solid waste provider had ever asked for an amount less than the 3% maximum. Ms. Aguilar explained the contract limited the annual increase to a maximum of 3% and the rates of the contract would increase or decrease annually based on the Consumer Price Index (CPI). She stated this year the CPI increased by 1.7%.

Mayor Deb Gillis closed public comment.

Councilman Mike Forster made a motion to approve an assessment rate of \$420.15 and a maximum rate of \$487.07. Councilman Chris Sante seconded the motion. Council voted and the motion passed 4-0.

B. Resolution Approving Proposal for CityView Bluebeam Revu Solution

TAB 6

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA APPROVING THE PROPOSAL BETWEEN CITYVIEW, A DIVISION OF HARRIS COMPUTERES SYSTEMS, AND ISLAMORADA, VILLAGE OF ISLANDS TO PROVIDE CITYVIEW'S ELECTRONIC PLANS REVIEW SOLUTION, BLUEBEAM REVU; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE PROPOSAL; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING THE VILLAGE MANAGER TO EXECUTE THE PROPOSAL; PROVIDING FOR A WAIVER OF PURCHASING PROVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE

This item was heard at 6:37 PM.

Village Attorney Roget Bryan read the title of the resolution. Village Manager Maria Aguilar presented the staff report recommending approval. She stated the total cost was \$51,444.00.

Councilman Chris Sante updated the Council on his participation in the software meetings. He stated the program allows contractors and architects to PDF a file and send it in to the Village; once the item was in

the system multiple people could see the file and any comments. Councilman Sante stated this would relieve some of the burden on the users. Council discussion ensued with the Village Manager regarding the capabilities of the program and the annual support and maintenance fee.

Mayor Deb Gillis opened public comment; seeing none, public comment was closed.

Councilman Mike Forster made a motion to approve. Councilman Chris Sante seconded the motion. Council voted and the motion passed 4-0.

- C. Resolution Approving Second Amendment to Contract for Local Police Services between Monroe County Sheriff's Office, Monroe County BOCC and Islamorada, Village of Islands, for Fiscal Year 2016-2017 (Year Three)

TAB 7

A RESOLUTION OF THE VILLAGE COUNCIL OF ISLAMORADA, VILLAGE OF ISLANDS, FLORIDA, APPROVING THE SECOND AMENDMENT TO THE CONTRACT FOR LOCAL POLICE SERVICES BETWEEN THE MONROE COUNTY SHERIFF'S OFFICE, THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AND ISLAMORADA, VILLAGE OF ISLANDS FOR FISCAL YEAR 2016-2017 (YEAR THREE) CONTRACT PRICING; AUTHORIZING THE MAYOR TO EXECUTE THE SECOND AMENDMENT; AUTHORIZING THE VILLAGE MANAGER TO EXPEND BUDGETED FUNDS; AUTHORIZING VILLAGE OFFICIALS TO IMPLEMENT THE TERMS AND CONDITIONS OF THE FIRST AMENDMENT; AND PROVIDING FOR AN EFFECTIVE DATE

This item was heard at 6:51 PM.

Village Attorney Roget Bryan read the title of the resolution. Village Manager Maria Aguilar presented the staff report recommending approval.

Mayor Deb Gillis opened public comment; seeing none, public comment was closed.

Vice Mayor Jim Mooney made a motion to approve. Councilman Chris Sante seconded the motion. Council voted and the motion passed 4-0.

XI. MOTIONS

XII. MAYOR / COUNCIL COMMUNICATIONS

- A. Discussion Regarding Twenty Percent More Clearing on Lots to be Dedicated to Another Conservation Parcel Purchased by Habitat for Humanity – Councilman Forster

This item was heard at 6:54 PM.

Councilman Mike Forster referred to a recent Council discussion regarding Habitat for Humanity of the Upper Keys potentially building homes on three specific parcels in Islamorada. He stated Jack Niedbalski, Executive Director for Habitat for Humanity of the Upper Keys, had met with the Director of Planning Cheryl Cioffari and it was determined three homes could potentially be built on the three parcels. Councilman Forster stated the homes being considered were the typical homes built by Habitat. He stated previous discussion had occurred regarding ideas for clearing more land; whether it was possible to clear more land; and the possibility of mitigating the additional clearing of the three parcels by purchasing additional conservation land. Councilman Forster stated he was asking for the opportunity to discuss and possibly generate ideas that would allow for additional development on the three parcels. He stated the Village had a financial investment in this project if it moved forward and he would like to see the Village maximize their investment by providing the maximum amount of affordable housing permitted on the parcels. Councilman Forster stated at present, there

were no mechanisms in place that provide for the additional clearing of land in conjunction with mitigating by purchasing conservation land and placing it in perpetuity.

Councilman Forster expressed a desire to have staff speak with the Department of Economic Opportunity (DEO) regarding whether additional clearing would be possible if additional conservation land was purchased and placed into perpetuity. Director of Planning Chery Cioffari provided a rough estimate of the amount of clearing that would be permissible if three units were built and if five units were built. Ms. Cioffari stated a variance to clearing could not be granted and that she had a call into DEO to discuss ideas such as a possible development agreement that would unify the properties. Discussion ensued among Council and staff regarding mitigation ideas; the possibility of Habitat building smaller homes, possibly two bedrooms with two baths; reducing the driveway size; current clearing limitations resulting in the need to modify/reduce the square footage that would be built; and maximizing the space. Director of Planning Cheryl Cioffari stated Habitat for Humanity could build three homes today if they maintained at the 30 percent clearing allowance. Mayor Gillis confirmed that if Habitat proceeded to build within the 30 percent clearing limitation, Habitat would have to decrease the size of the standard home in order to fit within the allowable square footage. Councilman Mike Forster confirmed staff would speak with DEO. Discussion ensued among Council and staff regarding the various number of units and the different sizes of units that would fit within a 30 percent clearing allowance.

Mayor Deb Gillis opened public comment.

Van Cadenhead suggested that if Habitat for Humanity was truly looking to serve the needs of the people of Islamorada that need homes, then they should consider modifying the size of their plans. He spoke in support of building more homes, but of a smaller size in order to help more people.

Dave Purdo spoke in agreement with Mr. Cadenhead's comments and in favor of two-bedroom, two-bath homes; and one-bedroom, one-bath homes.


Mayor Deb Gillis closed public comment.

XIII. VILLAGE ATTORNEY / VILLAGE MANAGER COMMUNICATIONS

Village Manager Maria Aguilar announced that I.T. Manager Noah Sutter had submitted his resignation and would be moving to Connecticut and that an advertisement had been published to fill his position. She stated Kyle McLeod would also be submitting her resignation as she too would be moving. She asked if the Council had a desire for her to refrain from filling positions until the new manager started. Council expressed that they wanted the Village Manager to continue filling positions.

XIV. ADJOURNMENT

Vice Mayor Jim Mooney made a motion to adjourn. Councilman Chris Sante seconded the motion. The meeting adjourned at 7:23 PM.



Kelly S. Toth
Village Clerk

Approved by the Village Council this 22nd day of September, 2016.