

MINUTES

KEY WEST BIGHT MANAGEMENT DISTRICT BOARD MEETING

OLD CITY HALL, 510 GREENE STREET

OCTOBER 10, 2012

A regular meeting of the Key West Bight Management District Board of the City of Key West, Florida, was held in Commission Chambers, Old City Hall, 510 Greene Street, on Wednesday, October 10, 2012.

The Chairman called the meeting to order at 9:01 a.m.

Answering roll call were Board Members Harry Bowman, Steve Henson, Kathryn Ovide, Dan Probert and Chairman Michael Knowles presiding.

Board Member Jermy Ashby was absent and Jimmy Lane arrived at 9:04 a.m.

Also present were Chief Assistant City Attorney Larry Erskine, Key West Bight Marine Manager Mark Tait, Port Operations Manager John Castro, Senior Property Manager Marilyn Wilbarger and Clerk of the Board Sue Harrison.

Others in attendance were Jack Anderson from the Key West Bight Preservation Association.

The pledge of allegiance to the flag of the United States of America was given by all present.

CHANGES TO THE AGENDA:

It was moved by Ms. Ovide and seconded by Mr. Henson to approve the agenda.

The Chairman acknowledged the motion and second and asked for objections. Seeing none the agenda was accepted unanimously.

APPROVAL OF MINUTES:

- 1) September 12, 2012 (Regular)

It was moved by Mr. Probert and seconded by Mr. Henson to approve the minutes of September 12, 2012.

The Chairman asked for objections and seeing none the minutes were approved.

ACTION ITEMS:

- 2) Reject Bids for ITB 12-028 Routine Grounds Maintenance at Key West Bight and City Marina at Garrison Bight

Mr. Castro explained the reason for rejection was that the one bid received was over budget. Staff would like to cut the scope of the project and rebid in the hope more than one bid would be received.

It was moved by Mr. Probert and seconded by Ms. Ovide to reject the bid as recommended by Staff.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Bowman, Henson, Lane, Ovide, Probert and Chairman Knowles

Nays: None

- 3) Approving Change Order to Seatech Inc. for the Discovery Rebuild

Mr. Castro explained the reason for the Change Order. There had been unforeseen problems that caused a delay. This has been reviewed by Engineering and the Assistant City Manager.

It was moved by Mr. Probert and seconded by Ms. Ovide to approve the Change Order as presented.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Bowman, Henson, Lane, Ovide, Probert and Chairman Knowles

Nays: None

- 4) Approving the Paradise Enterprises, Inc. Lease for Ferry Terminal Units 213/225/225A

Ms. Wilbarger presented the item for the Board. This lease would provide luggage storage and delivery service for ferry passengers. Ms. Wilbarger recommended the offer be accepted and to move forward with the lease.

It was moved by Mr. Bowman and seconded by Mr. Henson to approve the item as presented.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Bowman, Henson, Lane, Ovide, Probert and Chairman Knowles

Nays: None

5) Approving the Yankee Freedom LLC Lease for Ferry Terminal Units 202/205

Ms. Wilbarger presented the item for the Board. This lease would provide space for passenger check-in and for their office services.

It was moved by Mr. Lane and seconded by Mr. Henson to approve the item as presented.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Bowman, Henson, Lane, Ovide, Probert and Chairman Knowles

Nays: None

6) Awarding ITB 12-025 Ferry Terminal Carpet Replacement to Key Carpet Tile and Furniture

Mr. Castro presented the specifics of the bid and project for the Board.

Ms. Wilbarger explained this particular carpet would utilize an acoustic pad under the carpet that would absorb sound. Everything about this carpet meets all the requirements of a high use facility. The order includes extra carpet squares to be used as necessary for future replacements.

It was moved by Ms. Ovide and seconded by Mr. Henson to approve the item as presented.

The Chairman asked the Clerk to call the roll.

Yeas: Board Members Bowman, Henson, Lane, Ovide, Probert and Chairman Knowles

Nays: None

REPORTS:

7) Manager's Report

Ms. Wilbarger reported the Schooner Wharf construction was proceeding on time. She said they were very pleased with the contractor. The Discovery Building had a different contractor and as mentioned they had experience delays and unusual situations. The three-phase power for the Ferry Terminal was finished by the City's FMT Department and that reduced costs. The Rules and Rate Increase and Dockage Agreement were approved by the City Commission as the CRA. She stated they did not approve the new Rules and Regulations so they stay with the current Rules and Regulations they presently have.

Discussion ensued regarding the comments from the City Commission meeting regarding the Rules and Regulations and the hanging marlin, fish cleaning stations, dock boxes and umbrellas.

The Board discussed consideration of having a meeting or workshop in the evening in order to hear from tenants that have been unable to attend the regularly scheduled morning Bight Board meetings or in the case of items particular to charter boat fishermen to make it more convenient for them to attend. The consensus of the Board was to look for a date for a workshop to be held in the evening.

Jack Anderson, Preservation Association, was also in favor of a meeting held later in the day.

Chairman Knowles and Ms. Ovide were interested in finding out if the tenants had an interest in attending Bight Board meetings if they were held at a later time of the day.

Paul McGrail addressed the Board regarding the businesses and tenant's attendance at the meetings.

Chairman Knowles asked Ms. Wilbarger to find out what the tenants want and the best time for the majority of tenants to attend the meetings.

Ms. Ovide brought up the point that the Tenant's Association reports have not contained any of these issues and there was no report on this agenda.

The Chairman gave direction to the Clerk to put the Board Member's email addresses on the City's website.

Ms. Ovide brought the discussion back to the issue of the rules and regulations. Mr. Erskine stated the City Commission did not approve the "new" rules and regulations but the existing rules and regulations remain in place. Mr. Erskine explained that Code Compliance cites violations. He also said that tenants under their lease must abide by the rules and regulations.

It was suggested that the HARC Planner attend the workshop meeting along with the City Planner to speak with the Board regarding the signage that had been previously accepted by the Board.

Ms. Ovide asked about the sign posts. Ms. Wilbarger stated the posts would be installed by request of the tenant in writing. There are 55 commercial tenants in the Bight and they have the ability to provide them with the new sign posts.

The Chairman gave direction to set up a workshop. Ms. Wilbarger asked for clarification on the content of the workshop. The topic would be signage and the rules and regulations with an invitation to HARC, the City Planner, Code Compliance and Commissioner Weekley as well as any other Commissioners. The date would be determined and the time would be set for an evening meeting.

8) Accounts Receivable Report

Ms. Wilbarger stated there had been a meeting with staff, Buddy Owen and Ginny Stones regarding a repayment proposal that Ms. Stones would like to present to this Board.

Ms. Wilbarger stated the repayment to the Key West Ice Cream Factory had not yet been approved by the City Commission.

9) Key West Bight Preservation Association Report

There was no report.

10) Old Business

Ms. Wilbarger stated there had been some concern about the Conch Harbor expanded dock area. The DEP had issued the permit and the City's complaints were overridden. They still have to go through the permitting and building process so there would be two opportunities to voice our concerns.

Chairman Knowles had spoken with Mr. Jones from the South Florida Powerboat Club. Mr. Jones had a list of 37 boats. Mr. Knowles suggested using a contract for those boats / slips to protect the City. He would get together with Mr. Tait regarding this.

PUBLIC COMMENTS:

Bonnie Rowan, 321 Peacon Lane, addressed the Board regarding an antique automobile, a 1929 Ford Model AA delivery truck, possibly being on display on the C Dock at the Key West Bight as an attraction in conjunction with the Schooner Hindu. It was suggested that Staff look to see if there would be anything to prevent this at this location.


Mr. Anderson mentioned that the Caroline Street parking lot has no signage. Mr. Castro has worked with Mr. Wilkins and they are creating signs for the entrance at the lot.

BOARD COMMENTS

There were no comments from the Board.

ADJOURNMENT:

There being no further business the Chairman adjourned the meeting at 10:44 a.m.



Susan P. Harrison, CMC, Clerk of the Board
Senior Deputy City Clerk