

**MINUTES  
FLORIDA KEYS MOSQUITO CONTROL DISTRICT**

**BUILDING WORKSHOP  
FKMCD MARATHON OFFICE - 503 107<sup>TH</sup> ST, MARATHON, FL  
SEPTEMBER 7, 2016**

The Board of Commissioners of the Florida Keys Mosquito Control District held a Workshop on Wednesday, September 7, 2016.

**PRESENT WERE:** Phil Goodman, Chairman; Steve Smith, Vice Chair; Jill Cranney-Gage, Commissioner; Bill Shaw, Commissioner; Andrea Leal, Interim Executive Director and Scott Black and Dale Coburn, Board Attorneys.

**EMPLOYEES PRESENT:** Bruce Holden, Financial Director; Tammy Hollander, Executive Assistant; Beth Ranson, PEIO; Rochele Miller, Purchasing Agent.

**GUESTS PRESENT:** none

**ROLL CALL:** Commissioner McDonald was absent.

**APPROVAL OF AGENDA:** The agenda was approved by unanimous consent.

Chairman Goodman stated that this workshop has been called to discuss the Big Coppitt Building Project.

**DISCUSSION:**

Board attorney Scott Black explained to the board what their options are at this time. 1) Consider and take action on the GMP amendment, which means going forward with the project, budget and financing; 2) modify the project, with the understanding that there are time factors and financial considerations; 3) consider alternative financing, neither of which appear to be viable options; and 4) put the brakes on the project and regroup. He stressed that the board needs to make a decision today regarding the direction they are taking.

Chairman Goodman opened the discussion up to the board. Commissioner Cranney-Gage informed the board that one option she presented regarding renting the Visitor's Center needs to be taken off the table as it has a contract on it. She brought up her other suggestion, which is to build the garage and chemical storage building, and place modular trailers on the site for staff to use. Commissioner Shaw had his tax bill and stated that with the TRIM notice sent to taxpayers, his overall bill will only go up less than 2%. His portion for mosquito control services will increase only \$36.13 for next year. He suggested that we move forward with the project as previously approved by the board. Chairman Smith reviewed the steps that were taken in 2008, and read a letter from the city stating that they would not recommend the sale or lease renewal of the College Road property. He stated that his one-time increase for mosquito control services would only be \$64 on his home, and that it would be even less with the reductions already made in the budget. Chairman Goodman reviewed the reserves since 2008. He went through his suggestions but stated that it is now too late to look at them. He stated that he reviewed all of the proposed options and believes that the one that makes the most fiscal sense is to build the project as the board had already voted on.

Bruce Holden reviewed the spreadsheet he included in the Budget Workshop book that contained the numbers for the various options. Commissioner Shaw asked if Mr. Holden agreed with the Chairman that the best value is to build the full project, and he said yes. Chairman Goodman asked Mr. Sprague about the elevation of the trailer, if we went with that option. Mr. Sprague said that it would need to have about 4-5 feet of fill, then the trailer would be elevated. He said it would need to be ADA accessible, with ramps. Bruce Holden said that he will have to look into what the insurance rates would be for a trailer vs a building. Bill Sprague commented that he had a trailer on the FKCC site when Hurricane Wilma came through and they lost the trailer.

Chairman Goodman asked Bruce to break down the tax increases for the next 3 years for building costs for option 1 (project as previously approved). Bruce explained that there would be \$500,000 of the budget towards the building in FY 2017-2018 and none past that. Andrea Leal explained that Bruce made assumptions that operating costs would go up \$400,000, which may or may not end up being correct on any given year. Bruce explained that the 24% tax increase the following year is made up of 20% for operations and 4% for the building (option 1).

Commissioner Cranney-Gage said she feels we need to move into a trailer on the property and moderately start saving to build in the future. Commissioner Shaw said he feels that waiting to build in the future will cost twice as much as building now, and he feels that would be a waste of taxpayers' money. Commissioner Cranney-Gage stated that she feels it would not be a waste because eventually there would be a building there on the site.

Chairman Goodman asked how much we have already spent on the project so far. Bruce Holden stated \$500,000, plus approximately \$800,000 for the land. Chairman Goodman asked Bruce to go over the considerations of each option. Bruce explained that we could look at an option where we set aside \$800,000+ each year for three years. Commissioner Shaw brought up the fact that we can't allocate money more than one year out, so future commissioners could decide to use that money for something else. Bruce stated that this is correct, plus we are only allowed to have a certain amount in reserves each year and would need to request a waiver from DACS. Chairman Goodman asked Bruce to explain the costs associated with putting off the building of the Operations Building portion. Bruce explained that, according to our builders, the building that is approximately \$1.7 million now would be approximately \$2.5 million in 3 years, factoring in all additional costs. Chairman Goodman asked Bill Sprague if, at that time, our building permits and drawings would still be good. Bill Sprague said no. We would have to go back to Planning and Zoning, and basically start all over.

There was a discussion about the lifespan and worth of the trailer. Bill Sprague explained that we would buy and build out the trailer to meet our needs. When we no longer need it, it would be difficult to find someone who needs the same configuration. He stated that he ended up giving away the one he used on another site because he couldn't sell it. It was the cheapest option, versus paying someone to haul it away. Commissioner Shaw reminded the board that we tried to sell the one used during the Marathon construction and received no bids, thus we had to pay someone to remove it. A discussion followed about how long these trailers can be used in a commercial setting. Bill Sprague commented that some being used at a Marathon construction site have been there for several years and they have constant maintenance issues, including leaking.

Commissioner Cranney-Gage stated that since the long-term use of a trailer doesn't seem to be a good option, she suggests we look at renting office space. A discussion followed about the inconvenience of having the office away from the garage, chemical and parking areas, and how it would affect productivity. Chairman Goodman stated that he wasn't in favor of the trailer option.

Chairman Goodman stated, at this late date, to scrap the project without having rental numbers would make no sense. Commissioner Cranney-Gage stated again that she proposes we go with renting office space as the best option until we can afford to build the Operations Building. Commissioner Shaw said he is opposed to renting because we would be in the same position we are in now with the City of Key West, where we have no control and could be asked to leave at any time, as well as not knowing what the costs would be.

Chairman Goodman asked that we not get caught up on what the spaces and labs are set up as now, and discussed technology moving forward. Andrea Leal explained that the space designed as future lab at the Big Coppitt site would be used to house the adult GM mosquitoes, if that moves forward, until they go out into the field. This is the only storage area built into the Operations building. Commissioner Shaw stated that we need a place for the lab people to work.

Chairman Goodman said that he would allow public comment from the person who requested to speak. Bill Hunter addressed the board about the building project. He suggested that you determine who needs to work out of that building, and that is how big the building needs to be. He told Commissioner Cranney-Gage that he disagrees with her comment that people living in the keys can't afford a less than \$60 increase. He stated that if he is told we will do the one time increase, then the following year it would be reduced, he would be fine with that. He said he feels that the public needs help to understand that this is the amount we are talking about, and that they would be fine with it, too. He said the public understands that we are not moving by choice and that renting is not a good option. He said pass along the one time increase and be done with it.

Chairman Goodman stated again that he feels renting is not a good option, saying that if you rent for 10 years, that is a lot of money and you still don't own anything. He feels building the project as approved is the best value for the taxpayers.

**ADJOURN:** There being no further business to come before the Board, the workshop was adjourned.

Respectfully submitted,

  
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Andrea Leal  
Interim Executive Director

Board of Commissioners  
Florida Keys Mosquito Control District

  
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Phil Goodman, Chairman

  
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Tom McDonald, Secretary-Treasurer

For more specific information or detail of meeting, please refer to the digital recording of the meeting at [www.keysmosquito.org](http://www.keysmosquito.org).

