

MINUTES
CITY OF KEY COLONY BEACH
FY2025-2026 FIRST BUDGET PUBLIC HEARING
BUDGET FOR OCTOBER 1, 2025 - SEPTEMBER 30, 2026

Thursday, September 11th, 2025, 5:05 p.m.
City Hall Auditorium, Marble Hall, 600 W. Ocean Drive, Key Colony Beach,
& via Zoom Conferencing

1. **Call to Order, Pledge of Allegiance, Prayer, Roll Call:** The Key Colony Beach First Budget Hearing was called to order by Vice-Mayor Doug Colonell, followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Mayor Freddie Foster (via Zoom), Vice-Mayor Colonell, Commissioner Tom Harding, Commissioner Tom DiFransico, Commissioner Kirk Diehl. **Also present:** City Administrator John Bartus, Chief of Police Kris DiGiovanni, Public Works Department Head Mike Guarino, Building Official Tony Loreno, Administrative Assistant Linda Jones, City Clerk Silvia Roussin.

Vice-Mayor Colonell found good cause for Mayor Foster to attend the meeting via Zoom. City Clerk Roussin informed that the day's meeting will be shared by Vice-Mayor Colonell.

2. **Approval of Agenda** (*Additions, changes, and deletions can be made via one motion and a second to approve by majority vote*)

There were no changes to the agenda, and Vice-Mayor Colonell asked for a motion to approve.

MOTION: Motion made by Commissioner DiFransico to approve the agenda as written. Commissioner Diehl seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

3. **Citizen Comments & Correspondence:** There were no citizen comments or correspondence.

4. **Review of Proposed Budgets for October 1st, 2025 - September 30th, 2026**
 - a. **FY2025-2026 Budget Proposal**

Commissioner Harding provided an overview of the budgets for the General, Wastewater, and Stormwater funds and discussed minor changes and updates made.

- b. **General Budget**

Commissioner Harding announced a proposed millage rate of 2.82% for the 2026 fiscal year and explained how millage is calculated, along with changes in property values, condominiums, and home values. He also reported on property assessments, value increases, reduced cost estimates for city hall, and engineering costs for dry floodproofing the maintenance building. The Commission discussed accounting principles for city hall and maintenance building grants, as well as the grant reimbursement process and grant recognition for dry floodproofing and the overall grant process. Commissioner Harding provided additional details on funding for the City Hall Project, including the use of infrastructure funds, grants, impact funds, building funds, and reserves.

Commissioner Harding commented on staff and funding requests for golf course maintenance. Mayor Foster discussed Profit and Loss Statements from Golf Course Management, expenses related to improvements and completed projects. Commissioner Harding expressed his opinion on the city's responsibility for golf course maintenance and improvements. The Commission reviewed the figures in the Profit and Loss Statements provided by Golf Course Management, including expenditures, capital improvements, insurance costs, and contractual lease obligations. They also discussed current budget allocations for golf course expenses, investments by golf course management, and return on investment. Commissioner Harding continued to detail budget and millage calculations, as well as the meaning of rollback calculations.

c. Utility Board Budget

Commissioner Harding discussed the status of the Utility Board budget and the positive impact of grants on it. He explained the DOGE initiative and its purpose, noting that his calculations show there is no need to increase wastewater fees. Commissioner Harding also provided details on fixed costs, proposed capital improvements, and grant funding assumptions for current stormwater projects.

The Commission discussed irregular timelines for grant reimbursements, potential cash flow impacts, and the possibility of obtaining a line of credit to help with cash flow until grants are reimbursed. They also considered the best time to acquire a line of credit, including costs, needs, and fees. Additionally, the Commission explored different budget requirements for various types of grant applications.

5. Budget Changes, if any: None.

6. Public Comments, Commission Response

7. Resolution 2025-08 to Adopt a Tentative Millage Rate for Fiscal Year 2025-2026: A Resolution of the City Commission of the City of Key Colony Beach of Monroe County, Florida, Adopting the Tentative Levying of Ad Valorem Taxes for Fiscal Year 2025-2026; And Providing for an Effective Date.

Vice-Mayor Colonell provided the reading of Resolution No. 2025-08 and asked for a motion to approve.

MOTION: Motion made by Commissioner DiFransico to approve. Commissioner Diehl seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

8. Resolution 2025-09 to Adopt a Tentative Budget for Fiscal Year 2025-2026: A Resolution of the City Commission of The City of Key Colony Beach of Monroe County, Florida, Adopting the Tentative Budget for Fiscal Year 2025-2026; And Providing for an Effective Date.

Vice-Mayor Colonell provided the reading of Resolution 2025-09 and asked for a motion to approve.

MOTION: Motion made by Mayor Foster to approve. Commissioner DiFransico seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

9. Second/Final Budget Public Hearing: Thursday, September 18th, 2025, 5:05 PM – Marble Hall

10. Adjournment: The meeting adjourned at

Respectfully submitted,

Silvia Roussin

City Clerk

ADOPTED: October 16, 2025

Silvia Roussin

City Clerk