

MINUTES

KEY COLONY BEACH CITY COMMISSION

SPECIAL MEETING

Wednesday, April 1, 2026 – 2:00 PM

Marble Hall, 600 W. Ocean Drive, Key Colony Beach
& via Zoom Conferencing

- 1. Call to Order, Pledge of Allegiance, Prayer, and Roll Call:** The Key Colony Beach Special City Commission meeting was called to order by Mayor Freddie Foster at 2:00 PM, followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Mayor Freddie Foster, Vice-Mayor Doug Colonell, Commissioner Harding, Commissioner DiFrancisco, Commissioner Kirk Diehl. **Also present:** City Administrator John Bartus, Administrative Assistant Par Darnall, Building Official Tony Loreno, City Clerk Silvia Roussin, City Attorney Scott Black.
- 2. Approval of the Agenda** (*Additions, changes, and deletions can be made via one motion and a second to approve by a majority vote:* City Clerk Roussin informed that the only agenda change was the addendum of the change order. Mayor Foster asked for a motion to approve.

MOTION: Motion made by vice-Mayor Colonell to approve the agenda. Commissioner Harding seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

- 3. Citizen Comments and Correspondence:** None.

- 4. Discussion Action Items**

- a.** Discussion/Approval of a Proposal by Pedro Falcon Construction for Slab Demolition and Removal

Mayor Foster introduced the agenda item and recognized Vice-Mayor Colonell. Vice-Mayor Colonell reviewed the condition of the existing slab, the proposed demolition and removal work, and the plan to complete the project in phases. He stated that the current change order was limited to demolition and removal of the slab while leaving the piles in place and noted that additional information regarding a deduct for crushed stone would be provided when available.

Attorney Black supported proceeding with the change order and stated that demolition would allow existing conditions to be documented, inspections to be completed, and design work to continue. Discussion followed regarding inspections, potential reuse of the pin piles, and preparation of a future replacement change order. Attorney Scott advised that the former contractor may have a contractual opportunity to inspect and potentially cure defects but that the City was not required to delay demolition. He further stated that, based on prior notices and communications, demolition could proceed. Attorney Scott gave further comments on possible legal proceedings and insurance coverage, and contractual rights.

Vice-Mayor Colonell stated that any delay claims by the contractor will be addressed concurrently with ongoing work. Further discussion followed, and Attorney Scott added that the contractor would provide a schedule for submission to the other party. Mayor Foster continued to make a motion.

MOTION: Motion made by Mayor Foster to approve the change order for \$51,435.87 and leave it to the Vice-Mayor and contractor to determine if the stone is not required. Commissioner Diehl seconded the motion.

FURTHER DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

- 5. Adjournment:** The meeting adjourned at 2:19 PM.

Respectfully submitted,

Silvia Roussin

City Clerk

ADOPTED: June 18, 2026

Silvia Roussin

City Clerk

CITY OF KEY COLONY BEACH

City Commission Special Meeting

April 1, 2026

Please Print Your Name

Thank You!

1. Ron Foster

19. _____

2. Tom Seaton

20. _____

3. Glenn Hastie

21. _____

4. Samantha Hastie

22. _____

5. Ron Teke

23. _____

6. Sandy Bachman

24. _____

7. JOE SCHMIDT

25. _____

8. DAVID MCKEEHAN

26. _____

9. Robert Michael

27. _____

10. J. Bentley

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