

05-21-2026 Proposed Changes – Regular Meeting

Under Item 5 Committee & Department Reports

5c. Addendum to the City Administrator's Report

Under Item 7 Discussion Action Items

7f. The addendum of a proposal by KCS Technical Solutions for the installation of AV Equipment at Marble Hall

Under Item 11 Commissioner's Reports and Comments

11a. Commissioner Harding: The addendum to the Wastewater Report

City of Key Colony Beach

PO Box 510141 Key Colony Beach, Florida • Phone# 305-289-1212 • Fax# 305-289-1767



Date: May 11, 2026

To: Mayor & Commissioners

Subject: City Administrator Report

From: John Bartus, City Administrator

1. Legislative Session, Tallahassee: The Legislature is expected to convene to pass a budget in a special session between May 12 and May 29. Stewardship funding is still alive; other appropriations and funding sources remain unsure. Governor Ron DeSantis is planning a third special session, reported to happen in July 2026, to pursue a phased-in elimination of non-school property taxes on homesteaded properties. The stated goal is to reduce taxes on permanent residents, and it will potentially have an impact on our future budget cycles. The Senate ended the regular session and took no action on this – we will see if they have a change of heart during the special session.

3. Attended special call City Commission meetings on the CDGB Urgent Needs grant as well as city hall issues.

4. Continued our ongoing meetings with the County and other municipalities concerning street elevation and resilience studies; we will have a presentation from the workgroup at this Commission meeting. This will help us as we pursue grant funding for these projects in the future.

5. I have completed the SB 180-mandated Senior Elected Officials Course through FDEM and passed along the information and links to the City Commission. I have also completed two additional FEMA Incident Command System online courses. The City is also compliant with SB 180 provisions concerning notification of FDEM as to our primary and secondary emergency contacts, debris staging sites, and required notifications posted online. As we go to re-establish our contracts with debris haulers, we will add the SB 180 required language.

6. I have been working with Monroe County Emergency Management and our local law enforcement (Chief DiGiovanni and Sgt. Buxton) on coordination with County EM for the upcoming Hurricane Exercise (HURREX 26) scheduled for May 29. This drill, involving all local governments and agencies, will test our readiness and our systems as we prepare for the upcoming Atlantic storm season.

7. Continued working with FDEM on additional information on our grant application for wastewater system lift station elevation through the Florida Division of Emergency Management's Hurricane Loss Mitigation Program. Thanks to Jason Shepler from CPH for technical assistance, and thanks to Tony Loreno for his assistance.

8. Posted the bid on DemandStar for RFQ 2026-01, Professional Architecture and Engineering Services. Bids are due on May 18.
9. Posted the bid on DemandStar for RFP 2026-03, Basketball Half Court. Bids are due May 28.
10. Worked with Commissioner Harding and City Clerk Silvia Roussin as well as Shawna Martin and Kelly Gibson from Ovid Solutions to create the City's Urgent Need CDBG committee. This is for the grant process as administered by Florida Commerce under the Small Cities Grant Program. The committee met, gave its recommendations to the City Commission. The Commission met in a special call meeting and passed the Urgent Need recommendation so the grant application could be filed.
11. Our piggyback agreement with Islamorada for EarlyAlert emergency services was approved by the Village Manager; no Village Council approval was necessary.
12. I have reached out to Jason Shepler at CPH to prioritize our needs for this year's Stewardship and water quality grant funding opportunities.
13. I have reached out to Marathon Interim Manager Steve Williams to discuss the Sutton Memorial Fishing Derby and other mutual interests, and more information will follow. In the event of a storm this hurricane season, Marathon has offered to allow our essential personnel to be stationed at Fire Station 14 while our new EOC is under construction.

John Bartus
City Administrator, Key Colony Beach



KCS - Technical Solutions
Ph. 305.396.6320
KCB City Hall
May 15, 2025

KCS Building Systems Division, is pleased to provide the ~~hardware and~~ labor required for your property cabling, TV and audio systems located in Key Colony Beach, FL according to the information provided. We feel that these are the best, most cost effective products available for this solution.

Objective- To provide low voltage cabling and specifically outlined equipment for property TV and audio systems. System installation and configuration as outlined.

Designated Locations in KCB City Hall

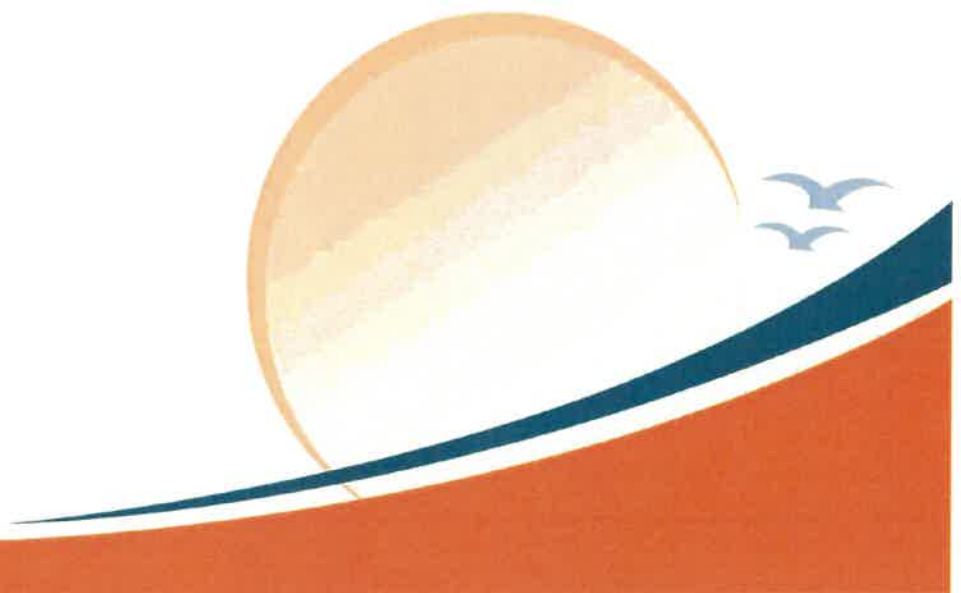
Project Description

Design and install a complete AV system for Marble Hall (Room 115) at Key Colony Beach City Hall. The system will support commission meetings, community events, rentals, fitness classes, in-room presentation, patio audio, and meeting streaming/recording. Work includes control, audio, video, cameras, switching, rack equipment, floor box infrastructure, cabling, installation, and system programming.
Proposal

Cabling and installation

COST (Labor Only) **\$19,225**

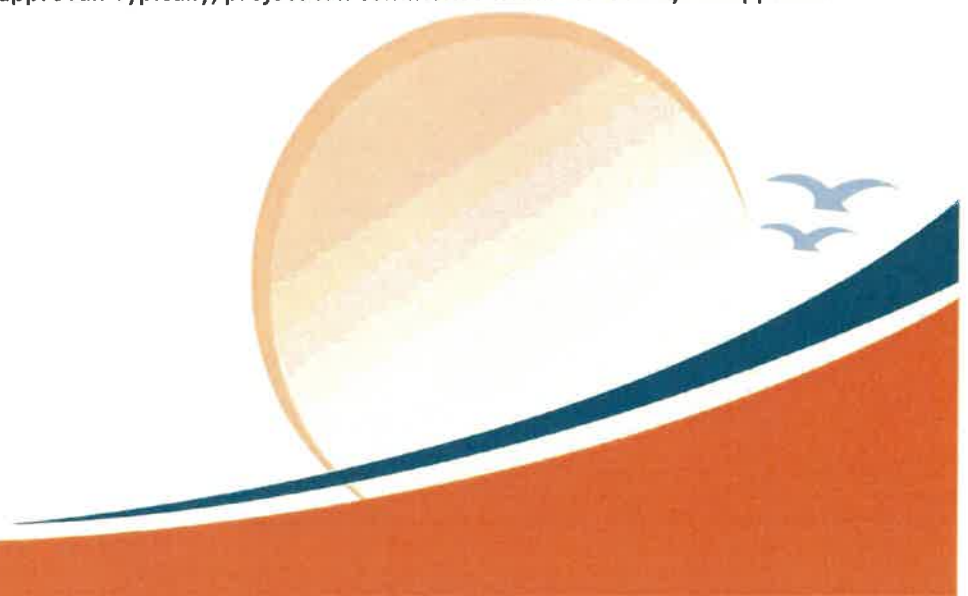
305.396.6320
www.mykcs.com





Standard Project Note:

- KCS will pass hardware manufacturer warranties on to the client. KCS will warranty installation and craftsmanship for 90 days.
- Power and mounting locations required.
- Owners acknowledges there may be delays for equipment due to supply-chain constraints. No existing delays for quoted equipment at time of proposal.
- Work will be conducted during normal business hours.
- Pricing assumes cables will be run to the closest IDF.
- This proposal excludes clean-up of existing pathways and cabling. If existing cabling needs cleaned, this will be done as an approved Change Order.
- All conduit pathways and penetrations to be provided by others. This proposal assumes pathway and penetration availability. Any additional pathways will require additional cost.
- Conduits in floor to "island" cabling locations to be provided by other.
- Grounding and/or bus bar by other.
- All device counts included have been proposed per the provided scope documents. Any additional devices for any systems, cable requirements for additional devices, and appliance expansion requirements will incur additional costs that will be provided as a change order and must be approved prior to installation.
- Proposal based on client/owner provided drawings and plans - KCB City Hall
- All necessary technical infrastructure will be available, in place, and functional as defined in the project schedule.
- All necessary client provided infrastructure will be provisioned, available, and functional as defined in the project schedule. (This includes the appropriate IP, server, DNS, gateway, and SPID information for any WAN, LAN, or ISDN connection that is part of the system as well as power, grounding, and HVAC)
- Work is permitted from ladders where no lift is required. Lift will be provided if necessary.
- No permit or other fees are included in the proposal.
- KCS is not a high voltage contractor and as such will undertake no high voltage installation work in the fulfillment of this project.
- This proposal assumes port availability in the nearest IDF to each data drop.
- Project can be scheduled upon approval. Typically, project can commence within 45-60 days of approval.





Standard Note:

OFFER DOES NOT INCLUDE:

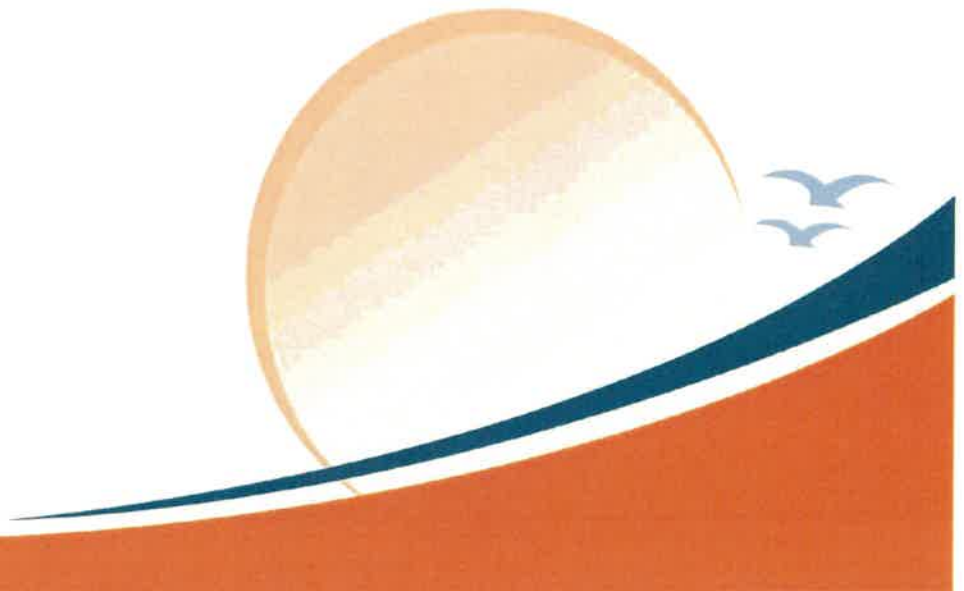
1. Start Up management.
2. Provisions of any additional equipment other than supplied by KCS.
3. Any drywall patching necessary. KCS will try to avoid causing any need for patching.
4. Paint or painting
5. Low Voltage permits, permitting, or allowances.
6. Prices do not include PC's or configuration with system, Enclosures (may be needed along with fixtures to safeguard from tampering IN ADDITION to those already provided to safeguard materials), Network (VPN or LAN), Phone lines
7. Electrical service—Power will be necessary at headend. (Provided by other.)
8. Conduit to necessary locations to connect buildings/areas. (labor or materials)
9. TVs for buildings or structures.

Terms and Conditions

Prices are valid for 30 days only (from 5/15/2026). ~~Prices do not include applicable Florida sales taxes.~~ Payments should be made 40% in advance at the acceptance, 30% upon equipment delivery, and 30% upon completion. Prices do not include special items, accessories, or services other than those specified on this quote. Please observe our more detailed Standard Terms and Condition attachment as part of this quote.

Accepted By: _____

Date: _____





KCS - Technical Solutions
Ph. 305.396.6320
KCB City Hall
May 15, 2025

KCS Building Systems Division, is pleased to provide the hardware and labor required for your property cabling, TV and audio systems located in Key Colony Beach, FL according to the information provided. We feel that these are the best, most cost effective products available for this solution.

Objective- To provide low voltage cabling and specifically outlined equipment for property TV and audio systems. System installation and configuration as outlined.

Designated Locations in KCB City Hall

Project Description

Design and install a complete AV system for Marble Hall (Room 115) at Key Colony Beach City Hall. The system will support commission meetings, community events, rentals, fitness classes, in-room presentation, patio audio, and meeting streaming/recording. Work includes control, audio, video, cameras, switching, rack equipment, floor box infrastructure, cabling, installation, and system programming.
Proposal

Areas & Items

Install the central AV control platform for unified operation of audio, video, and streaming functions from a single touch interface, including network infrastructure for connected AV devices.

Control System

QSC Q-SYS CORE 8 FLEX 8-Channel Unified Core Audio Processor
QSC Q-SYS TSC-70-G3 7" In-Wall Touch Screen Controller
Ubiquiti USW-Pro-48-PoE 48-Port Pro PoE++ Network Switch

Interior Audio

Shure MXA920W-S 24" Square Ceiling Array Microphone
10—Sonance PS-C63RT WHITE 6.5" Professional Round In-Ceiling Speaker, White, Unit of Measure
QSC Q-SYS MPA-Q 4x250 4-Channel 250W/Ch Network Amplifier

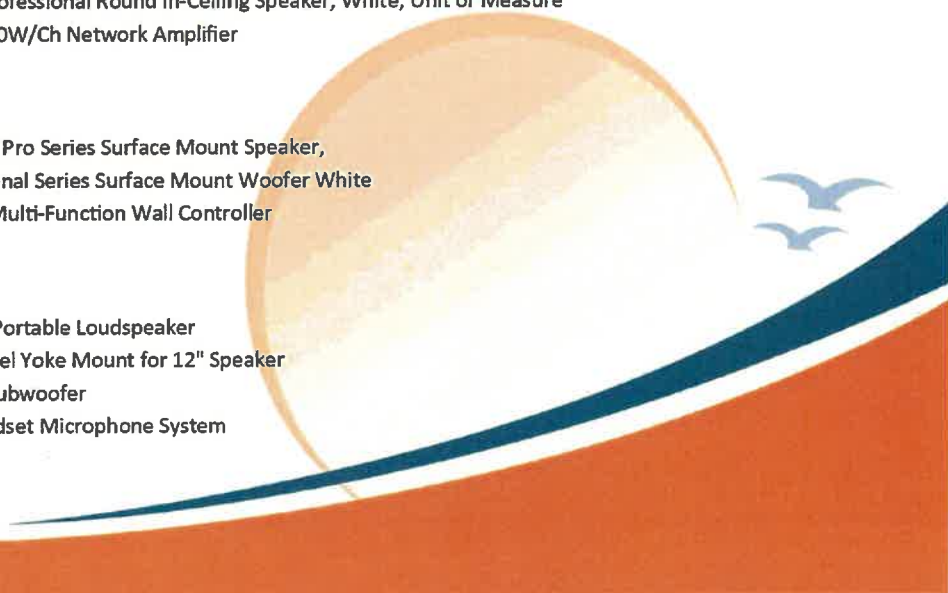
Patio Audio

4—Sonance PS-S63T MKII WHITE 6.5" Pro Series Surface Mount Speaker,
Sonance PS-S83WT WHITE 8" Professional Series Surface Mount Woofer White
QSC Q-SYS MP-MFC-WH Decora-Style Multi-Function Wall Controller

Portable Event Audio

2—QSC Q-SYS K12.2 12" 2000W Active Portable Loudspeaker
2—QSC Q-SYS K12.2-YOKE-RST-02 Steel Yoke Mount for 12" Speaker
QSC Q-SYS KS112 12" 2000W Powered Subwoofer
Shure BLX14/SM31-H9— Wireless Headset Microphone System

305.396.6320
www.mykcs.com





CONTINUED: Designated Locations in KCB City Hall

Displays

4—Samsung QM65C 65" 4K UHD Commercial Display QM Series

4—Strong SM-RR-F-XL 49-90" Fixed Razor TV Mount

4—AVPro Edge AC-EX70-444-RNE 4K60 HDBaseT HDMI Matrix Receiver

4—Strong SM-RBX-PRO-20-BLK 20" x 14" Recessed Dual-Layer Wall Enclosure

QSC Q-SYS NC-12x80 12x Zoom 80-Degree PTZ Network Camera

QSC Q-SYS QSC-NC110 QSC NC-110 Fixed-Lens HD ePTZ Conference Camera 110 Degree Horizontal View. Black

AVPro Edge AC-MX-44HDBT 4x4 4K60 HDMI Matrix Switcher

AVPro Edge AC-CXWP-LPDHU-KIT Low Profile USB-C Wall Plate Transmitter

Barco R9861612USB1 Wireless Conferencing Set for Small Rooms CX-20

Strong SR-WMS-21U 21U Wall Mount Equipment Rack System

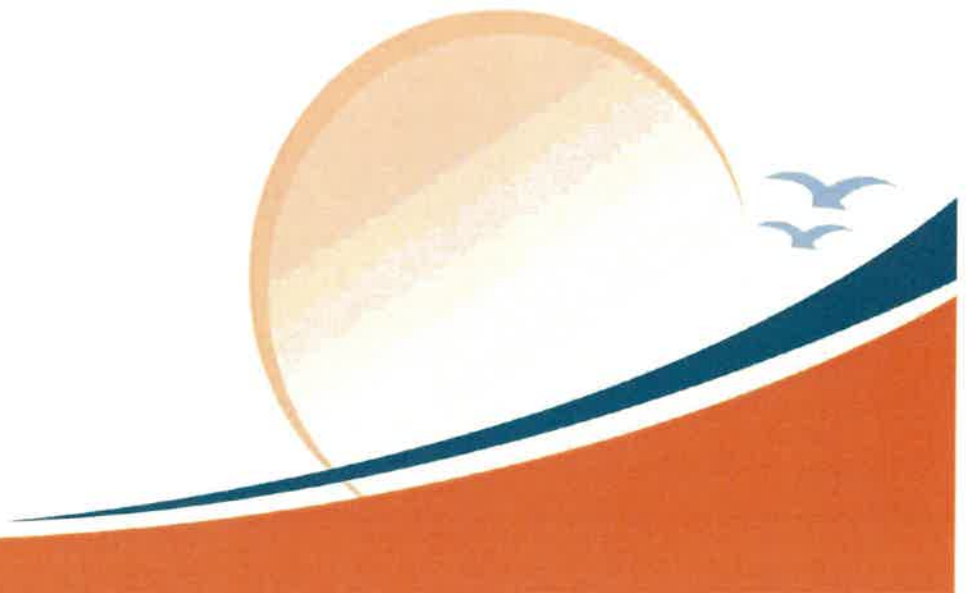
Wattbox WB-800-IPVM-12 12-Outlet IP Power Conditioner 800 Series

Wattbox WB-OVRC-UPS-1500- WattBox UPS Battery Pack for IP Power Conditioners - 1500 VA

COST (Hardware Only)

\$61,301.75

305.396.6320
www.mykcs.com





Standard Note:

OFFER DOES NOT INCLUDE:

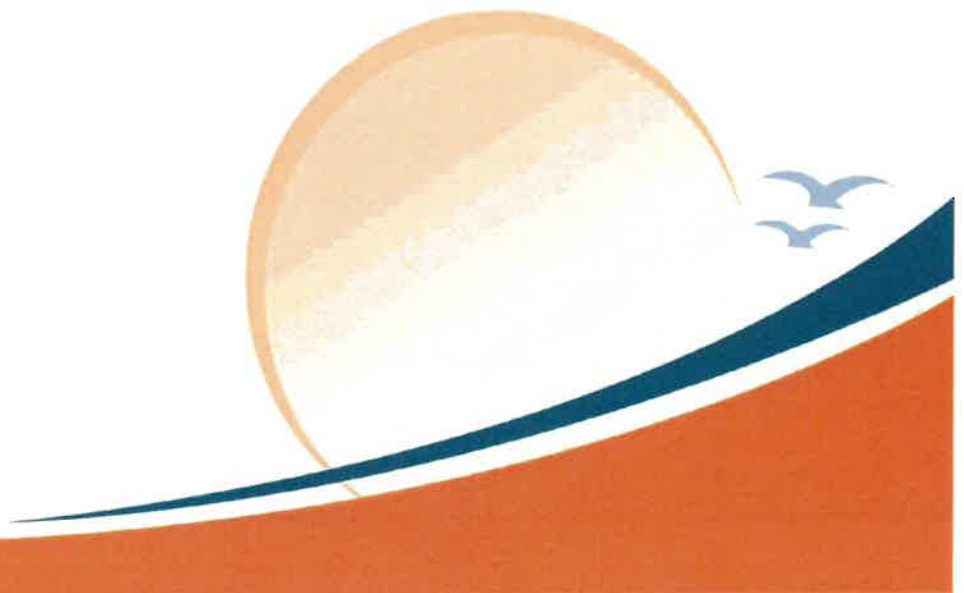
1. Start Up management.
2. Provisions of any additional equipment other than supplied by KCS.
3. Any drywall patching necessary. KCS will try to avoid causing any need for patching.
4. Paint or painting
5. Low Voltage permits, permitting, or allowances.
6. Prices do not include PC's or configuration with system, Enclosures (may be needed along with fixtures to safeguard from tampering IN ADDITION to those already provided to safeguard materials), Network (VPN or LAN), Phone lines
7. Electrical service—Power will be necessary at headend. (Provided by other.)
8. Conduit to necessary locations to connect buildings/areas. (labor or materials)
9. TVs for buildings or structures.

Terms and Conditions

Prices are valid for 30 days only (from 5/15/2026). ~~Prices do not include applicable Florida sales taxes.~~ Payments should be made 40% in advance at the acceptance, 30% upon equipment delivery, and 30% upon completion. Prices do not include special items, accessories, or services other than those specified on this quote. Please observe our more detailed Standard Terms and Condition attachment as part of this quote.

Accepted By: _____

Date: _____





Standard Project Note:

- KCS will pass hardware manufacturer warranties on to the client. KCS will warranty installation and craftsmanship for 90 days.
- Power and mounting locations required.
- Owners acknowledges there may be delays for equipment due to supply-chain constraints. No existing delays for quoted equipment at time of proposal.
- Work will be conducted during normal business hours.
- Pricing assumes cables will be run to the closest IDF.
- This proposal excludes clean-up of existing pathways and cabling. If existing cabling needs cleaned, this will be done as an approved Change Order.
- All conduit pathways and penetrations to be provided by others. This proposal assumes pathway and penetration availability. Any additional pathways will require additional cost.
- Conduits in floor to "island" cabling locations to be provided by other.
- Grounding and/or bus bar by other.
- All device counts included have been proposed per the provided scope documents. Any additional devices for any systems, cable requirements for additional devices, and appliance expansion requirements will incur additional costs that will be provided as a change order and must be approved prior to installation.
- Proposal based on client/owner provided drawings and plans - KCB City Hall
- All necessary technical infrastructure will be available, in place, and functional as defined in the project schedule.
- All necessary client provided infrastructure will be provisioned, available, and functional as defined in the project schedule. (This includes the appropriate IP, server, DNS, gateway, and SPID information for any WAN, LAN, or ISDN connection that is part of the system as well as power, grounding, and HVAC)
- Work is permitted from ladders where no lift is required. Lift will be provided if necessary.
- No permit or other fees are included in the proposal.
- KCS is not a high voltage contractor and as such will undertake no high voltage installation work in the fulfillment of this project.
- This proposal assumes port availability in the nearest IDF to each data drop.
- Project can be scheduled upon approval. Typically, project can commence within 45-60 days of approval.



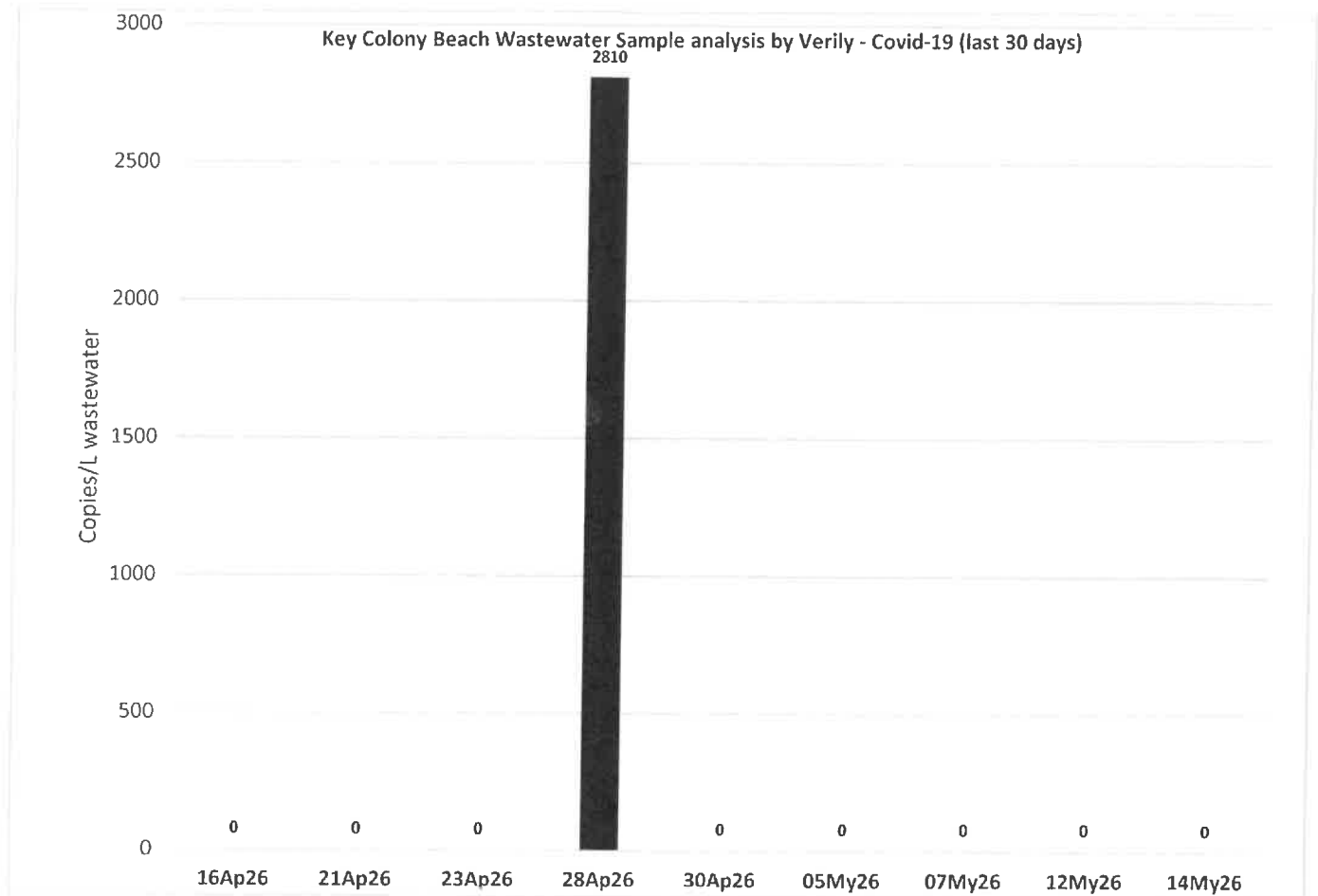
City of Key Colony Beach

Wastewater Sampling Update for Concern Virus's – May 18, 2026

Specific data for Key Colony Beach – wastewater sampling:

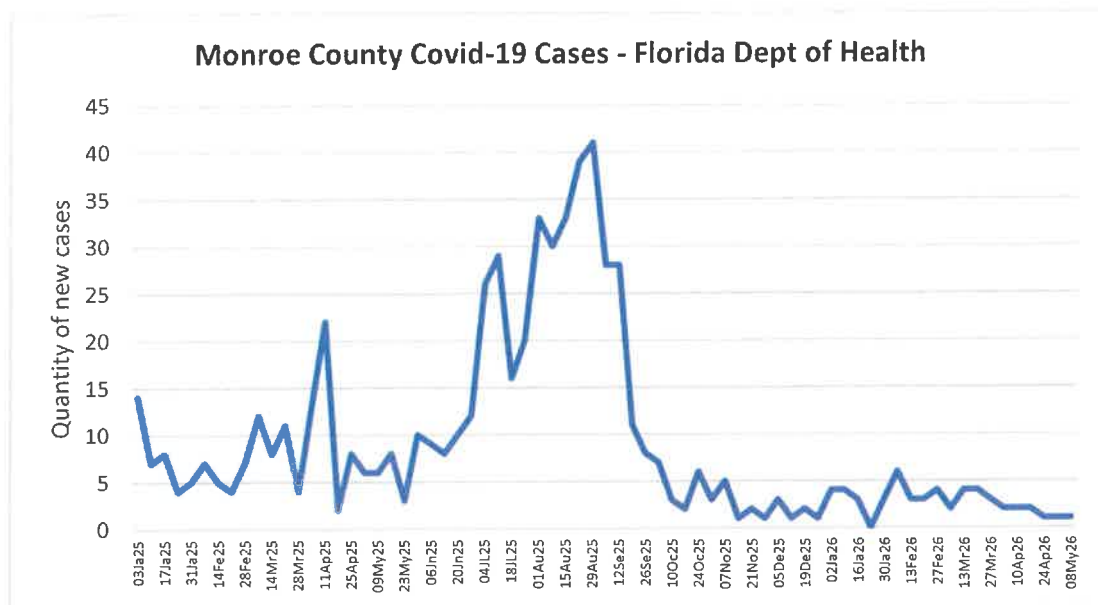
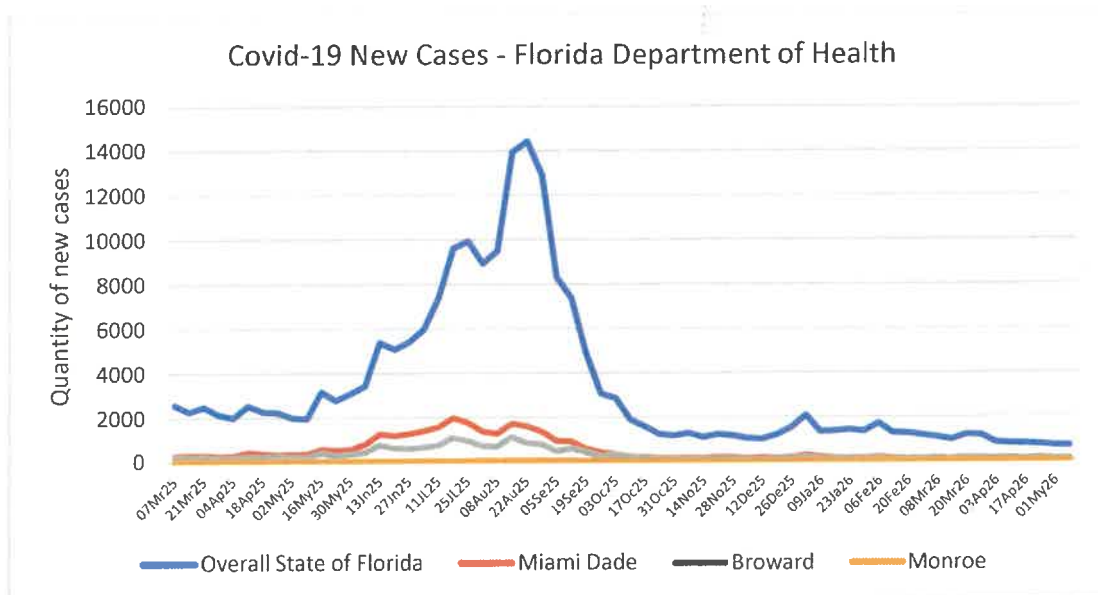
No Detections were found for the following viruses in the last 30 days for KCB: Influenza A H5, A H3, A H1, FLUAV, FLUBV, NVO, MPX Clade 1, Measles, RSV, therefore plot was not included.

Detections for the only virus below in the last 30 days for KCB (raw data):



Reference Data for Monroe County, Overall State of Florida, and Miami-Dade County

State of Florida Health Department Covid 19 data through 08My26



Report by Tom Harding, based on CDC/Verily and the State of Florida Health Department for Monroe County new Covid-19 cases - data through 16My26.