

## **06-18-2026 Proposed Changes – Regular Meeting**

### **Under Item 5 Committee & Department Reports**

5i. Addendum to the Recreation Chair Report

### **Under Item 6 Consent Action Items**

6f. Approval of the City Commission Special Meeting Minutes from April 1st and April 27th, Emergency Meeting Minutes from May 5th and May 21st, and Regular Meeting Minutes from May 21st.

### **Under Item 7 Discussion Action Items**

7o. Discussion/Approval for CPH invoice No. 177905 for \$149,175.75

### **Under Item 11 Commissioner's Reports and Comments**

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

**Subject:**

# Recreation Committee Report

Meeting, June 11, 2026

- Judy Burgett, long time recreation committee member and treasurer, has resigned . We will miss her.
- Sally Cherry, first alternate was elected unanimously to fill the vacant position
- Lisa Joseph, second alternate, was elected unanimously to fill the treasurer position.
- Recreation projects reports
  - The little libraries have been very well received with Sunset Park seeing the most activity.
  - The new golf course maintenance equipment has arrived.
- The recreation section of the Key Colony Beach website has now been updated. Vice Chair Evangelista and Chair Catto presented information on different styles of golf course management used in other areas of the US. This will be an ongoing agenda item as more information becomes available.
- Potential plans for clubhouse improvements and a questionnaire were tabled.
- The completion of the pavers at bocce was approved and will be presented to the city commissioners with the mayor in agreement as to the need.
- The basketball court in the second bid offering did not receive any bidders. So the committee recommended that 2 surface choices be offered (concrete and asphalt) and that all available options for choosing a vendor will be utilized.
- The recreation committee was notified at the meeting that a Tourist Development Council (TDC) Grant application was due on June 30, 2026. The committee approved recommending that \$200,000 be requested for clubhouse and bathroom renovations. John said that plans and designs did not need to accompany the application. They could be completed at a later date.

## Chair Catto's comments

After having had time on Friday to review TDC grant requirements, this project must be completed by September 30, 2027. I feel that it will be extremely difficult to complete this project in 15 months. Also if this project grant is approved and then not completed in time., we could jeopardize Key Colony Beach Recreation area from receiving future grants by our noncompliance. Therefore, In the best interest of the citizens of Key Colony Beach, I ask the commissioners to table this motion for a \$200,000 TDC grant request with the option that the request can be resubmitted to the commission for another fiscal year.

Thank you  
Cynthia Catto  
Recreation Chair

Sent from my iPhone

# **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 DiFransico, 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

# **MINUTES**

## **KEY COLONY BEACH CITY COMMISSION**

### **SPECIAL MEETING**

Wednesday, April 1, 2026 – 3:15 PM

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

- 1. Call to Order, Pledge of Allegiance, Prayer, and Rollcall:** The Key Colony Beach City Commission Special Meeting was called to order by Mayor Freddie Foster at 3:15 PM, followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Mayor Freddie Foster, Vice-Mayor Doug Colonell, Commissioner Tom Harding, Commissioner Tom DiFransico, Commissioner Kirk Diehl. **Also present:** City Administrator John Bartus, Building Official Tony Loreno, Public Works Department Head Mike Guarino, Administrative Assistant Par Darnall, City Clerk Silvia Roussin.
- 2. Approval of the Agenda** *(Additions, changes, and deletions can be made via one motion and a second to approve by a majority vote)*

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

**MOTION:** Motion made by Vice-Mayor Colonell to approve. Commissioner Diehl seconded the motion.

**DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

### **3. Citizen Comments and Correspondence**

City Clerk Roussin provided the following citizen correspondence:

On March 27, 2026, Sandy Bachman wrote to the Commission, suggesting that the Commission consider contacting the Marina property owner about a possible agreement to use his boat ramp and to avoid disturbing homeowners on 7th Street.

03-28-2026, Janie Byland wrote with concern about possible location issues and traffic congestion on 7th Street and the nearby properties.

03-30-2026, Andrea Felton and Michael Church wrote to the City Commission with various questions about the proposed 7th Street Boat Ramp project and suggested considering the neighbors of the project who will be most affected.

On 03-30-2026, David and Beverly McKeehan wrote in strong opposition to the proposed project and suggested a possible cooperative agreement with the Marina.

03-30-2026, Ronald and Constance Foster wrote to the City Commission in opposition to opening the boat ramp to public use and provided several considerations to support their stance.

03-31-2026, Bob and Crystal Carew wrote to the Commission with general opposition to the reopening of the boat ramp and asked the Commission to weigh the potential benefits and drawbacks.

On 03-31-2026, Steven Wenger expressed full support for opening the boat ramp to property owners and long-term renters, and shared additional thoughts on how to implement the change.

In addition, Craig Greene wrote in support of using the boat ramp, even though it is not in the best location, because it would benefit local homeowners.

Mayor Foster added that he had also received verbal communications and asked for citizen comments.

Joe Schmidt, 430 4th Street, spoke in support of repairing the boat ramp. He said reopening the launch on the west side of the Causeway could benefit the City if hours of operation and user access were properly controlled. Joe Schmidt emphasized the importance of a local launch, particularly during approaching storms, and added that the boating and fishing community needs access that does not depend on outside facilities.

Ron Teke, 290 10<sup>th</sup> Street, said he has been a homeowner for 25 years and remembers when Clyde Burnett was Mayor, when the same questions were raised. While acknowledging concerns about noise and neighborhood impacts, he said he would support limited launch and retrieval hours during normal daytime operations. He added that the ramp is an asset to the community and that Marathon has been gracious in allowing its use.

Carman Slusher, 411 12th Street, said the Quay ramp is convenient but can become extremely congested. He added that detailing a boat in a canal can be costly and impractical, and that it does not make sense for a canal community to lack a functioning ramp.

Gregory Burke, 621 8th Street, raised questions about government funding for repairs. Mayor Foster indicated that those questions would be addressed later in the meeting.

Glen Hasty, 201 7th Street, said he supports the ramp's use by emergency services and other agencies but has serious concerns about opening it to the general public. He cited traffic patterns, vehicles backing in and out near homes, impacts from mini-lobster season, safety risks to adjacent property, noise, cleanliness, wear and tear, and uncertainty about who would be responsible for upkeep. He stated that when he purchased his home, he understood the ramp was closed, and he believes reopening it would significantly affect quality of life and property values for nearby residents.

Theodore Bentley, 980 Shelter Bay Drive, expressed concern about opening the boat ramp to the public. He stated that the ramp has not been open to the public since 2012 and that a grant could come with significant restrictions. He cited concerns about traffic, ingress and egress, impacts on public access, and insufficient consideration of the residents most directly affected. He questioned whether the ramp serves a true public purpose for Key Colony Beach residents and urged the Commission to consider the impact on nearby property owners before making any changes.

Robert Michon, 45 7th Street, said the area is already one of the busier intersections in the City, with substantial vehicle and pedestrian traffic. He noted the tight turn into 7th Street and expressed concern that many trailer owners may lack sufficient experience. He said increased use of the ramp could create logistical issues with launch hours, enforcement, and traffic control, and asked who would be responsible for managing them.

Sandy Bachman, 171 8th Street, asked who would benefit from the ramp, given that there are already two launches within about a mile. She questioned whether only property owners would be able to use it and suggested exploring other grant opportunities or alternative locations that may be better suited for boat launching.

David McKeehan, 2 7th Street, said he appreciated the opportunity to speak and noted several recent City improvements, including the Detention Pond, Sunset Park, the Bocce Courts, and ongoing work at City Hall. He argued that the 7th Street boat ramp does not meet the same standard and that there are better alternatives for boating access. He suggested that the City consider purchasing or partnering with a property owner at a more suitable location with room to maneuver. He described the existing ramp as long, narrow, and difficult to use without creating backups, and said regulation and enforcement would be challenging. He also raised concerns about liability, trailer parking, dockage, canal traffic, nighttime use, and impacts on neighboring residents, and urged the Commission not to approve the proposal.

Tom Siven, 7 7th Street, spoke against reopening the boat ramp. He said that when it was reopened previously, it created numerous problems. He added that the neighborhood already experiences heavy pedestrian and vehicle traffic during the Farmers Market, and that boat launching would create similar congestion. He also stated that there is little room for vehicles with trailers to turn around and urged the Commission to vote no.

Keri Michon, 45 7th Street, opposed the opening of the boat ramp, citing existing traffic congestion on 7th Street and potential additional backups from trailered boats lining up to use the ramp.

Ron Foster, 54 7th Street, said he had also submitted a letter for the record. He stated that he has been trailering boats since age 16 and believes the location is among the worst possible places in the City for a public ramp. He said traffic would be difficult to regulate and urged the Commission to carefully consider the surrounding impacts.

#### **4. Discussion Action Items**

##### **a. Discussion/Approval to go forward with the FWC/FBIP Grant Application for the 7th Street Boat Ramp Reconstruction**

Mayor Foster stated that the issue is not simply a matter of “not in my backyard” but a broader community question that requires further discussion. He acknowledged residents’ concerns and said opposition would likely arise regardless of location. Mayor Foster emphasized that the item before the Commission was only whether to apply for the grant, not whether to proceed with construction. He explained that any grant-funded ramp would have to remain open to the public, discussed the need for emergency services, and noted that the existing ramp is in poor condition, with repair costs estimated at \$200,000 to \$250,000. Mayor Foster offered additional thoughts on potential impacts and said that more due diligence would be required before any decision to move forward with construction.

Mayor Foster asked for additional citizen comments.

Theodore Bentley responded that the impact would extend beyond 7th Street and affect the community more broadly, including on the water.

Mayor Foster reiterated that the vote was only to authorize the grant application and that the matter would not move forward without further public input.

Sandy Bachman questioned whether the grant funds could be used to purchase the boat launch on the Sadowski Causeway, which Mayor Foster stated they could not.

Mayor Foster asked for Commissioner comments.

Commissioner DiFransico noted that he heard both the convenience the ramp would provide to boat owners and the significant inconvenience projected by nearby residents, and said those competing interests would need to be balanced.

Commissioner Diehl noted that residents on 7th Street were aware of the boat ramp when they purchased their properties and that, at some point, it may have been expected to reopen for the broader community. He said he was not convinced it would create all the problems being predicted and noted that concerns such as traffic and trash are issues the City regularly addresses elsewhere.

Vice-Mayor Colonell stated that the ramp could not remain private if public funds are used and that the central issue was how the ramp would be used. He noted that there were people both in support of and opposed to the proposal, and said the City should continue exploring options for public use.

Commissioner Harding provided background on the Florida grant program, explaining that grant-funded ramps must be open to the public from sunrise to sunset and operated without discrimination, though a reasonable user fee may be permitted to help offset maintenance costs. He noted that the ramp is currently nonfunctional and poses safety concerns, though it is used by FWC and law enforcement. Commissioner Harding further explained that grant applicants may improve their score by offering a voluntary local match and that accepting a grant would entail a long-term commitment. He also cautioned that widening the ramp and creating adequate staging space could be difficult at the site, and expressed appreciation for the comments received from all residents.

Mayor Foster provided additional comments on the need to repair the ramp and on considerations regarding 7th Street access and hurricane-related use.

David McKeehan stated that he would personally fund repairs to the boat ramp rather than commit the City to state grant requirements. He said he was willing to make funds available specifically for the ramp and asked the City to consider that alternative.

Commissioner Harding responded that the offer was a constructive idea and warranted further discussion. City Administrator Bartus noted that the grant application deadline is April 17. Commissioner Harding explained that the Resolution would only authorize the submission of the application, that staff review and grant processing could take approximately 9 to 10 months, and that the Commission could continue discussions with Mr. McKeehan and legal counsel while the application process moved forward. Further discussion followed on possible costs and donations. Mayor Foster reiterated that the discussions were good and recommended approving the Resolution to avoid missing the opportunity for the grant application.

5. **Resolution 2026-06:** A Resolution Of The City Of Key Colony Beach, Florida, Designating A Project Manager(S) In Charge Of The Grant Application For The Florida Boating Improvement Program; Authorizing The Project Manager(S) To Apply For And Administer The Grant.

Mayor Foster provided the reading of the Resolution and asked for a motion to approve.

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

**FURTHER DISCUSSION:** None.

**ON THE MOTION:** Commissioner Diehl – yes. Commissioner Harding – yes. Commissioner DiFransico – no. Vice-Mayor Colonell – yes. Mayor Foster – yes.

The Resolution was adopted.

Mayor Foster commented on upcoming construction on 7<sup>th</sup> Street and the installation of pervious pavers.

Craig Greene, 751 12th Street, asked the Commission to provide plans for both scenarios before moving forward.

Mayor Foster reminded that the Commission will not move forward until a workshop is held.

Carman Slusher asked about the management of the old Quay property, who collects the revenue, and whether the City of Key Colony Beach knows what revenue could be generated if the ramp is kept in private ownership.

Mayor Foster explained that the City of Marathon manages the Quay ramp and Key Colony Beach would not generate the same income. Further discussion followed on boat ramp fees and possible revenues, and on the assessment of fees allowed by the State and grant requirements.

Gregory Burke asked about the City's obligations to the FWC and the City's liabilities. Mayor Foster explained that there are none, that further data is needed, and that the matter at hand is only for the approval of the Resolution and the ability to apply for the grant.

6. **Adjournment:** The meeting adjourned at 5:29 PM.

Respectfully submitted,

*Silvia Roussin*

City Clerk

**MINUTES**  
**KEY COLONY BEACH CITY COMMISSION**  
**SPECIAL MEETING**  
Monday, April 27<sup>th</sup>, 3:30 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 City Commission Special Meeting was called to order at 3:30 PM, followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Vice-Mayor Doug Colonell, Commissioner Tom Harding (via Zoom), Commissioner Tom DiFransico, Commissioner Diehl. **Absent:** Mayor Freddie Foster. **Also present:** City Attorney Scott Black, Building Official Tony Loreno, Administrative Assistant Par Darnall, City Clerk Silvia Roussin, CPH Architect Brandan DeCaro.

Vice-Mayor Colonell acknowledged the passing of longtime resident Chet Dunn and requested a moment of silence.

Vice-Mayor Colonell found good cause for Commissioner Harding to attend via Zoom and for Mayor Foster to be excused from attending.

**Public Attendance:** 0

2. **Approval of the Agenda** (*Additions, changes, and deletions can be made via one motion and a second to approve by a 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. Commissioner Diehl seconded the motion.

**DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

3. **Citizen Comments and Correspondence**

There was no correspondence or citizen comments.

4. **Discussion Action Items**

- a. Discussion/Approval of a Request by Pedro Falcon Contractors for Change Order #012 for Pin Piles and New Slab for \$143,798.35

Vice-Mayor Colonell introduced the agenda item and asked for a motion to approve, with the exception of 58-day timeline listed in the change order.

**MOTION:** Motion made by Vice-Mayor Colonell to approve Change Order No. 012 for the dollar value and scope of work only, excluding any approval of the requested 58-day time extension. Commissioner Diehl seconded the motion.

**DISCUSSION:** Commissioner Diehl expressed support for approving the cost and scope of work while raising questions about the requested timeframe. Vice-Mayor Colonell stated he had extensive discussions with the contractor, who committed to providing a recovery plan and a revised timeline. Commissioner DiFransico raised questions about monitoring pile installation, rebar, and slab installation. Vice-Mayor Colonell clarified that these inspection services fall within the contracted inspection services and responsibilities.

Commissioner Harding raised questions about pin pile testing and whether load testing of the new piles should be required. Discussion followed regarding the need for load testing, the distinction between pile testing and concrete slab testing, the timing of any testing, prior testing, testing procedures for concrete and pin piles, and whether such testing was included in the current engineering inspection scope. City Attorney Black noted that load testing was not included in the engineering scope but could be commissioned separately if desired. Commissioner DiFransico asked for CPH's

Engineer's opinion on the benefit of load testing.

Registered Project Architect Brandan DeCaro advised that load testing had not been requested by the project engineers and stated that, if the piles were installed properly, he did not believe testing would be necessary. Commissioner Harding requested a written statement from the structural engineer confirming whether testing was necessary or unnecessary. Additional discussion addressed load-testing procedures, the number of sample piles to be tested, technical details, and the potential impact of further testing on the project schedule. Commissioner Harding reiterated his request for an opinion from the structural engineer regarding the necessity of testing for future reference. Further discussion followed on terminology and contractors' practices.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

**b. Discussion/Approval of requested Time Extensions**

City Attorney Black advised that the Commission could authorize Vice-Mayor Colonell to negotiate a proposed timeline with the contractor or return the matter to the Commission for further consideration at a later meeting. City Attorney Black noted that approval of the monetary portion of Change Order No. 12 did not bind the Contractor to accept the approved change order without the requested time extension. Vice-Mayor Colonell discussed project delays, the contractor's position on prior delays, and the need for a recovery plan, noting that the contractor was expected to provide additional information. Vice-Mayor Colonell also offered additional comments on possible risks of delay claims and efforts to move the contractor along.

**MOTION:** Motion made by Commissioner Diehl to designate Vice-Mayor Colonell to negotiate the timeframe for the project. Commissioner DiFransico seconded the motion.

**DISCUSSION:** The Commission discussed whether to grant the requested 58-day extension or defer action pending additional documentation and negotiations. Commissioner DiFransico commented on a possible extension with conditions for the contractor. Architect Brandan DeCaro advised against Commissioner DiFransico's suggestion, a position City Attorney Black agreed with. Vice-Mayor Colonell discussed potential liquidated damages, ongoing communication with the architect and contractor, and the expectation that the contractor would submit the requested documentation and a recovery plan for review.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

Additional discussion addressed project delays, work start dates, approval dates, and possible schedule recovery measures, including Saturday work. Vice-Mayor Colonell stated that the anticipated recovery plan would identify measures to bring the project back on schedule, and he hoped to receive further information and recommendations from the contractor on Wednesday. City Attorney Black confirmed that there was no need to go out to bid on the change order and that it was not a sole-source project.

**5. Adjournment:** The meeting adjourned at 4:11 PM.

Respectfully submitted,

*Silvia Roussin*

City Clerk

# **MINUTES**

## **KEY COLONY BEACH CITY COMMISSION**

### **EMERGENCY MEETING**

Tuesday, May 5<sup>th</sup>, 2026 – 3:30 PM

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

[Zoom Login Information at the end of this Agenda](#)

1. **Call to Order, Pledge of Allegiance, Prayer, and Roll Call:** The Key Colony Beach City Commission Emergency Meeting was called to order by Mayor Foster at 3:30 PM, followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Mayor Freddie Foster, Vice-Mayor Doug Colonell, Commissioner Kirk Diehl, Commissioner Tom Harding (via Zoom). **Absent:** Commissioner Tom DiFransico. **Also present:** City Administrator John Bartus, Building Official Tony Loreno, Administrative Assistant Par Darnall, City Attorney Scott Black (Via Zoom), CPH Architect Brandan DeCaro (via Zoom).

Mayor Foster found good cause for Commissioner Harding to attend the meeting via Zoom and for Commissioner DiFransico to be excused from attending.

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

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

**MOTION:** Motion made by Vice-Mayor Colonell to approve the agenda. Commissioner Diehl seconded the motion.

**DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

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

4. **Review/Approval of Pin Pile Load Testing**
  - a. CPH Correspondence 05-04-2026
  - b. Pedro Falcon Correspondence 05-04-2026

Mayor Foster introduced the agenda item and asked Vice-Mayor Colonell to elaborate. Vice-Mayor Colonell explained that Commissioner Harding had suggested load testing of the new pin piles in the administrative area. He stated that he had followed up with CPH regarding the suggestion to test the pin piles and was advised that such testing was not required. Vice-Mayor Colonell also summarized the correspondence from CPH and discussed the projected cost and potential impact on the construction timeline. He further commented that, if the work were completed properly and in accordance with the engineering documents, there should be no issues, and the slab would be certified. Vice-Mayor Colonell stated that the decision before the Commission was whether to incur additional expense for pin pile testing and potentially delay the project.

Mayor Foster reminded the Commission that a motion was required and requested one to accept the correspondence and proceed without conducting pin pile testing.

**MOTION:** Vice-Mayor Colonell moved to accept the correspondence and proceed without pin pile testing. Commissioner Diehl seconded the motion.

**DISCUSSION:** Mayor Foster stated that he had not found evidence that pin pile testing had been conducted in the County and had not identified a contractor available to complete the testing. He added that, if the work were performed in accordance with the design, he had no further concerns. Commissioner Harding shared that his research identified three engineering firms outside the County capable of conducting such testing and noted that testing is generally required for larger structures above a certain tonnage threshold, but not typically for smaller buildings. Mayor Foster thanked Commissioner Harding for his research outside Monroe County.

Commissioner Harding further noted that one of the firms had conducted testing in Marathon and that the consensus was that, for a project of this size, testing could be limited to two pin piles rather than a larger number. Commissioner Harding reported receiving a recommendation for third-party observation of the installation, evaluation of depth of refusal, and documentation in a signed and sealed report by a professional engineer. Vice-Mayor Colonell commented that the City has third-party inspectors and for CPH to perform the final certification of the project. Commissioner Harding further commented on the advice received regarding third-party observation. Vice-Mayor Colonell confirmed that reports and quality-control documentation are being maintained during the project, including photographs, inspection reports, and various sample reports. Commissioner Harding asked to share the interim reports on the refusal depth and the geotechnical report to verify that they match.

CPH Architect Brandan DeCaro stated that he did not have the authority to sign off on the installations in his capacity as architect. Mayor Foster stated that the work should proceed in accordance with the approved drawings and existing testing procedures, and that the question at hand is the pin pile testing. There was no further discussion. City Clerk Roussin restated the motion to accept the correspondence and not conduct testing on the pin piles.

**ON THE MOTION:** Roll call vote. Unanimous approval.

Mayor Foster thanked Commissioner Harding for his extensive research outside the County.

**5. Adjournment:** The meeting adjourned at 3:50 PM.

Respectfully submitted,

*Silvia Roussin*

City Clerk

# **MINUTES**

## **KEY COLONY BEACH CITY COMMISSION EMERGENCY MEETING**

**Thursday, May 21<sup>st</sup>, 2026 – 5:45 PM  
Marble Hall, 600 W. Ocean Drive, Key Colony Beach  
& via Zoom Conferencing**

- 1. Call to Order and Roll Call:** The Key Colony Beach Emergency Meeting was called to order by Mayor Foster at 5:45 PM, followed by Rollcall. **Present:** Mayor Freddie Foster, Vice-Mayor Doug Colonell, Commissioner Tom Harding, Commissioner Tom DiFransico, Commissioner Kirk Diehl (via Zoom). **Also present:** City Attorney Jim Hicks, City Administrator John Bartus, Building Official Tony Loreno, Public Works Department Head Mike Guarino, Sgt. Jamie Buxton, Administrative Assistant Par Darnall, City Clerk Silvia Roussin.
- 2. Approval of the Agenda** (*Additions, changes, and deletions can be made via one motion and a second to approve by a majority vote:* There were no changes to the agenda, and Mayor Foster asked for a motion to approve.

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

**DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

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

- 4. Discussion/Review to address Sewer Plant Issues:** Mayor Foster discussed recent issues at the sewer plant and emphasized the need to act promptly to protect the City from potential fines and the consequences of future incidents. He stated that pump-out operations were currently under control, but recommended hiring a trained individual to provide oversight and help safeguard the City's interests through the safe operation of the plant. Mayor Foster added that the City must place itself in a position to better protect its operations and long-term interests. Commissioner Harding commented on the number of spills, noting that he had not seen issues this severe during his time on the Utility Board and City Commission. He added that the impact could be both a public health concern and a financial liability. Commissioner Harding agreed with the need for greater City oversight and supported the Mayor's recommendation.

**MOTION:** Motion made by Commissioner Harding to authorize the Mayor to advertise for and hire an operator with the skill set appropriate for the plant's configuration, while continuing to monitor the City's relationship with the current contractor.

Mayor Foster commented on the time he and Commissioner Harding had spent at the plant providing monitoring, coaching, and feedback, and ensuring that reports were submitted and that the equipment and facility were properly maintained. Commissioner DiFransico asked for clarification regarding the role of the proposed new hire. Mayor Foster stated that the City would be seeking a licensed operator qualified to work with the MBR system.

Mayor Foster called for a second. Vice-Mayor Colonell seconded the motion.

**FURTHER DISCUSSION:** Vice-Mayor Colonell expressed appreciation to Mayor Foster and Commissioner Harding for their work and asked about the current performance of US Water. Mayor Foster asked that the discussion remain focused on protecting the City and maintaining reliable system operations, and clarified that the proposed individual would be in addition to US Water. He further stated that the plant is self-sufficient in covering its costs, and that the greater concern was not the added staffing expense, but the potential loss of the plant. Commissioner Harding added that the costs associated with cleanup, repairs, and fines far exceed employee costs. Commissioner DiFransico cautioned against losing US Water and noted the possible long-term ramifications. Mayor Foster stated that the issue under discussion was the need for a City employee to oversee plant operations. Commissioner Harding further commented on the benefit of extending staff coverage hours. There was no further discussion.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

- 5. Adjournment:** The meeting adjourned at 5:54 PM.

Respectfully submitted,  
Silvia Roussin  
City Clerk

# **MINUTES**

## **KEY COLONY BEACH CITY COMMISSION** **REGULAR MEETING & PUBLIC HEARING**

Thursday, May 21<sup>st</sup>, 2026 – 3:35 PM or at the end of the Public Hearing  
Marble Hall, 600 W. Ocean Drive, Key Colony Beach  
& via Zoom Conferencing

1. **Call to Order and Roll Call:** The Key Colony Beach Regular Meeting & Public Hearing was called to order at 3:50 PM followed by Rollcall. **Present:** Mayor Freddie Foster, Vice-Mayor Doug Colonell, Commissioner Tom DiFransico, Commissioner Tom Harding, Commissioner Kirk Diehl (via Zoom). **Also present:** City Attorney Jim Hicks, City Administrator John Bartus, Acting City of Marathon Fire Chief Lt. Shana Rogers, Acting Chief of Police Sgt. Jamie Buxton, Building Official Tony Loreno, Public Works Department Head Mike Guarino, Administrative Assistant Par Darnall, City Clerk Silvia Roussin.

**Public Attendance:** 7

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 of the following proposed agenda changes:

- 5c. Addendum to the City Administrator's Report
- 7f. The addendum of a proposal by KCS Technical Solutions for the installation of AV Equipment at Marble Hall
- 11a. Commissioner Harding: The addendum to the Wastewater Report

There were no other changes, and Mayor Foster asked for a motion to approve.

**MOTION:** Motion made by Commissioner DiFransico to approve the agenda with changes. Commissioner Harding seconded the motion.

**DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

3. **Special Requests**

- a. Proclamation Honoring Chester "Chet" Dunn

Mayor Foster read the Proclamation honoring Chester "Chet" Dunn, and the Commission presented his family, attending via Zoom, with the signed Proclamation.

- b. Proclamation National Police Week, May 10<sup>th</sup> to May 16<sup>th</sup>, 2026

Mayor Foster read the Proclamation recognizing May 10th to May 16th, 2026, as National Police Week. Mayor Foster emphasized his support for law enforcement, and the Commission presented the signed Proclamation to Acting Chief of Police Sgt. Jamie Buxton

- c. Presentation on Roadway Vulnerability Project

Mayor Foster introduced the special presentation. Greg Corning, Melissa Henriques, and Erin Deady appeared via Zoom and delivered a presentation on the Roadway Vulnerability Project, including background on the County's Resiliency and Climate Program, an overview of the sea level rise roads vulnerability project, policy and implementation, and next steps. \*Please contact the City Clerk's Office for a copy of the presentation.

Mayor Foster thanked the presenters for their presentation and for the Commission to review the information provided.

#### 4. Citizen Comments and Correspondence

Mayor Foster asked for citizen comments and correspondence. City Clerk Roussin informed of the following:

May 19, 2026 – Lynne Benton wrote to the City Commission with a suggestion to implement a Master Plan for the City and to create a Long-Range Planning Committee tasked with developing it.

Mayor Foster asked for citizen comments.

Lynne Benton, 621 10th Street, thanked the Commission for its work and stated her intention to speak on long-range planning goals for the city. City Clerk Roussin advised that comments must pertain only to agenda items. Lynne Benton agreed that her comments were not at the proper venue.

Cindy Catto, 601 W. Ocean Drive, asked to speak on the Tourist Development Council Grant for the Pickleball Courts but questioned whether she could do so, as the topic is not on the meeting agenda. City Clerk Roussin confirmed that the item is not on the agenda, explained the reasoning behind the rule, and advised that citizen correspondence on any matter can always be provided to the Commission and included in the public record for the meeting minutes. Cindy Catto voiced concerns that the matter would impact the current budget, which is an agenda item. City Attorney Hicks advised that the budget is on the agenda, but not as an action item. City Clerk Roussin advised Cindy Catto to provide correspondence to the Commission instead.

#### 5. Committee and Department Reports *(written reports provided; Staff and Board Chairs available for questions)*

- a. Marathon Fire/EMS – Acting Fire Chief Lt. Shana Rogers introduced herself as the Interim Fire Chief for the City of Marathon Fire Rescue. She presented the monthly fire and EMS response numbers and provided data on calls for fire incidents, hazardous materials, EMS, and false alarms. Shana Rogers could not comment on the trend in the data but believed the numbers were going down.
- b. Police/Code Enforcement - Acting Chief of Police Sgt. Jamie Buxton: Commissioner Harding reported receiving residents' concerns about safety in the beach area on West Ocean Drive and asked Code Enforcement to walk the beach and observe any items in shallow water that could pose safety risks.

Vice-Mayor Colonell commented on a school bus driver speeding on 8th Street, which Sgt. Buxton stated that the concern will be addressed.

Mayor Foster commented on the correspondence included in the Police Staff Report, including Emily Simpson's thank-you letter. Mayor Foster recalled that Emily Simpson had suffered a cardiac arrest and was resuscitated by Sgt. Buxton, saving her life. Mayor Foster read Emily Simpson's thank-you letter into the record, thanking Sgt. Buxton and other first responders for saving her life. Commissioner Harding noted that this illustrates the City's benefits for its own police department, including fast response times and well-trained employees. Mayor Foster agreed and shared his personal experience with Sgt. Buxton.

- c. City Administrator Bartus stated that he is happy to work with Sgt. Buxton and Shawna Rogers on the upcoming hurricane exercise. City Administrator Bartus stated that he would be stationed at the EOC and coordinate with the temporary EOC in the City to prepare for the upcoming season. Commissioner Harding informed that the Florida Commerce Grant Application was submitted.
- d. Public Works – Public Works Department Head Guarino: Commissioner Harding requested tree trimming near the golf course and suggested completing the work before the end of the budget year, with a proposed budget of up to \$15,000. He also suggested considering additional tree trimming throughout the city and seeking Golf Course Operator Rice's input.
- e. Building Department – Building Official Loreno: Commissioner DiFransico asked about the permit extension process. Building Official Loreno explained that contractors automatically qualify for extensions during certain storm events. He provided additional information on past storms that qualified for extensions and noted that scheduled inspections are working well.

- f. City Hall – City Clerk Roussin: The Commission had no questions.
- g. Beautification Committee – Chair Bachman
- h. Planning & Zoning Board – Chair Lancaster
- i. Recreation Committee – Chair Catto
- j. Utility Board – Chair Swanson

**6. Consent Action Items** *(Under the consent agenda, all action items will be voted on after one motion, and a second will be required to approve them without discussion. If a Commission member wants any action item discussed or voted on separately, the Commission member, at the beginning of the open session, must ask that the action be moved to the discussion action item section.)*

- a. Approval of the following City Commission Meeting Minutes
  - 1. 03-19-2026 City Commission Regular Meeting
  - 2. 04-16-2026 Citizen Advisory Task Force Meeting
  - 3. 04-16-2026 City Commission Regular Meeting
  - 4. 04-30-2026 City Commission Fair Housing Workshop Meeting
  - 5. 04-30-2026 City Commission Special Public Hearing
  - 6. 04-30-2026 City Commission Emergency Meeting
- b. Approval of Warrant No. 0426 for \$860,697.61
- c. Appointment of Elizabeth Kohout to the Utility Board as a full-time member
- d. Approval of an After-the-Fact Emergency Pump Purchase from Xylem for \$34,303.00, per the Recommendation of the Utility Board
- e. Approval of an After-the-Fact Emergency Purchase from Reynolds Construction for WRF Upgrades for \$21,587.20

Mayor Foster introduced the Consent Action Items and invited requests to pull any items for discussion. Commissioner DiFransico questioned the intrusion of saltwater into the drying bed. Commissioner Harding explained the work on the pump, its ability to be closed off, and that the intrusion is coming from the drying bed.

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

**DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

**7. Discussion Action Items**

- a. Discussion/Approval of a Proposal by Titl for the Electronic Digitization and Indexing of Records in City Archives for \$35,000.00

Mayor Foster introduced the agenda item and spoke about the urgent need for the digitization of the city's records.

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

**DISCUSSION:** Commissioner DiFransico asked for research on the metadata and searchability criteria, as well as the ability to add data. City Clerk Roussin confirmed that the current proposal is limited to scanning and indexing the records in the city's archives and that management options can be addressed. City Clerk Roussin also confirmed reaching out to the contractor to follow up on Commissioner DiFransico's questions.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

- b. Approval for a Permit Extension Request for 200 13th Street
  - 1. Building Official Presentation
  - 2. Permit Extension Request

Mayor Foster introduced the agenda item and asked Building Official Loreno to elaborate. Building Official Loreno explained that the request was for a one-year permit extension and confirmed that it was the first extension request for the property. Mayor Foster asked for a motion to approve. Building Official Loreno noted that the City's ordinances allow for a charge of up to 10 percent of the permit fee in connection with an extension request.

**MOTION:** Motion made by Commissioner DiFransico to approve the permit extension request. Vice-Mayor Colonell seconded the motion.

**DISCUSSION:** Commissioner Harding commented that, based on prior research, the average construction period for new homes is approximately 24 months, and in some cases 36 months. He suggested that the Building Official review the ordinance to determine whether the timeframe for new construction should be revised to at least 24 months. Mayor Foster recommended consulting former Building Official Roussin regarding the rationale behind the current ordinance language. Commissioner DiFransico asked whether the 10 percent fee should be assessed or waived. Building Official Loreno deferred that determination to the Commission and stated that the contractor's efforts and progress on the project could be considered. Commissioner DiFransico commented that the contractor appeared to be making a good-faith effort to continue the work and suggested waiving the 10 percent fee. Commissioner Harding agreed.

**AMENDED MOTION:** Amended motion made by Commissioner DiFransico to approve the extension request and waive the additional fee. Commissioner Harding seconded the amended motion.

**FURTHER DISCUSSION:** Mayor Foster requested a review of possible administrative fees. Building Official Loreno stated that the City of Marathon charges \$250.00 for permit extensions and provided additional information regarding potential extension fees. Vice-Mayor Colonell cautioned against making a hasty decision and stated that he would like more time to study the issue and the purpose of the City's current rules. Building Official Loreno confirmed that the permit extension itself was needed at this time. Commissioner Harding suggested approving the extension now and bringing the discussion of fees back at next month's meeting. Building Official Loreno confirmed that he would return with a recommendation for the Commission's consideration at the next meeting.

**ON THE AMENDED MOTION:** Commissioner DiFransico withdrew his amended motion.

**MOTION:** Motion made by Commissioner DiFransico to approve the requested permit extension with the caveat that the associated fees for the extension be determined at the next Commission meeting. Vice-Mayor Colonell seconded the motion.

**DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

- c. Continued Discussion/Approval to procure an Agreement with Early Alert
  - 1. Sample Task Order

Mayor Foster introduced the agenda item, noted that the proposal had previously been before the Commission, cautioned about the upcoming hurricane season, and asked for a motion to approve.

**MOTION:** Commissioner Harding asked for a motion to approve. Commissioner DiFransico seconded the motion.

**DISCUSSION:** Commissioner DiFransico asked about contract language for full and open competition. City Administrator Bartus explained that, because the agreement is a piggyback of the City of Islamorada, the City does not need to go through the competitive bid process. Commissioner DiFransico cautioned against jeopardizing FEMA reimbursement by not including open competition in the proposal. City Attorney Hicks clarified that the Village of Islamorada should have completed the competitive bidding requirements and to verify that all needs have been met.

**ON THE MOTION:** Roll call vote. Unanimous approval.

- d. Discussion/Approval to award Haack Environmental LLC the RFP 2026-02 Sludge Hauling Service Agreement per the Utility Board's recommendation
  - 1. RFP 2026-02 (Request for Proposals)

Mayor Foster introduced the agenda item and asked for a motion to approve.

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

**DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

- e. Discussion/Approval to raise the annual Stormwater Assessment from \$80.00 to \$84.00, per the Recommendation of the Utility Board
  - 1. Stormwater Yearly Rates vs. CPI Data

Mayor Foster introduced the agenda item and asked for a motion to approve.

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

**DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

- f. Discussion/Approval of a Proposal by KCS Solutions for the installation of AV Equipment for City Hall

Mayor Foster introduced the agenda item, discussed equipment needs and labor costs, and asked for a motion to approve. City Administrator Bartus confirmed that no response had been received from another vendor regarding the requested quote.

**MOTION:** Motion made by Vice-Mayor Colonell to approve. Commissioner Diehl seconded the motion.

**DISCUSSION:** Commissioner Harding commented on wireless and hardwire connections and asked to confirm backup for wireless.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

- g. Discussion/Approval of a proposal by the Beautification Committee to provide a budget of \$10,000.00 for repairs at the Retention Pond.
  - 1. Memorandum by Dave McKeehan

Mayor Foster introduced the agenda item and asked for a motion.

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

**DISCUSSION:** Commissioner DiFransico asked Public Works Department Head Guarino for an opinion on the high costs. Public Works Department Head agreed that the costs are high and suggested waiting until the upcoming paver project on 7th Street is completed. Commissioner Harding agreed to wait to determine the impact of the pavers once completed and further advised returning the costs to Stormwater. Mayor Foster stated that there was a consensus within the Commission to wait on the proposal and asked for a rollcall.

**ON THE MOTION:** Vice-Mayor Colonell – no. Commissioner Harding – yes. Commissioner Diehl – no. Commissioner DiFransico – no. Mayor Foster – no. Motion failed.

## **8. Ordinances & Resolutions:**

- a. **SECOND AND FINAL READING OF ORDINANCE 2026-511:** An Ordinance Of The City Of Key Colony Beach, Florida; Amending Chapter Five Of The Code Of Ordinances, Entitled Boats, Boat Trailers, Marine Facilities And Waterways; Article I. Operation Of Vessels; Amending Section 5-9 Fishing From Sadowski Causeway Bridge Prohibited; And Providing For Codification; Repealing Any Inconsistent Provisions; Providing For Severability; And Providing An Effective Date.
  - 1. Ordinance 2026-511
  - 2. Business Impact Statement
  - 3. Proof of Publication

Mayor Foster gave the second and final reading of the Ordinance and asked for a motion to approve.

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

**DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

The Ordinance was adopted.

- b. **FIRST READING OF ORDINANCE 2026-512:** An Ordinance of the City of Key Colony Beach, Florida, amending Chapter Fifteen of the Code of Ordinances, entitled Stormwater Utility System, and providing for codification; repealing any inconsistent provisions, providing for severability; and providing an effective date.

Mayor Foster provided the first reading of the ordinance and asked for a motion to approve.

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

**DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Unanimous approval.

City Clerk Roussin informed that the second reading will be held on June 18th, 2026.

- c. **Resolution 2026-08:** A Resolution Of The City Commission Of The City Of Key Colony Beach, Florida, Authorizing A Loan In The Principal Amount Of \$3,000,000.00 To Finance The Cost Of Improving City Hall And To Pay The Costs Of Such Loan, Approving The Form Of And Authorizing The Execution Of A Promissory Note And A Loan Agreement With First Horizon TE1, LLC, Designating The Promissory Note As A "Qualified Tax-Exempt Obligation" Under Section 265(B)(3) Of The Internal Revenue Code Of 1986, Providing Certain Details With Respect Thereto, And Providing An Effective Date.
1. Resolution 2026-08
  2. Loan Agreement, Promissory Note & Terms
  3. Certificate as to Public Meetings

Mayor Foster provided the reading of the Resolution and asked for a motion to approve.

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

**DISCUSSION:** None.

**ON THE MOTION:** Rollcall vote. Unanimously approved.

The Resolution was adopted.

## 9. Secretary-Treasurer's Report

### a. April 2026 Financial Summary

Commissioner Harding presented the April 2026 financial summary. He reported that the City remains in good shape with respect to revenues and expenses, though a few areas are trending over budget, including legislative costs. He noted that retirement and medical expenses should be adjusted in the next budget cycle. He stated that the building funds remain in good condition and currently show a small positive balance. Commissioner Harding also provided an update on grant activity related to City Hall hardening and expressed concern about the contractor's low spending rate. He further discussed tax-exempt bond and loan considerations, including the importance of avoiding unnecessary charges, monitoring the total cost over the life of the loan, and complying with IRS requirements. Additional discussion followed regarding the use of reserve funds for furniture, fixtures, and equipment, administrative tracking, and the fact that no specific interest rate had yet been set, with the rate to be calculated at the closing date. Commissioner Harding gave further comments on the loan proceeds, separate accounting needs, and project billing. Commissioner DiFransico asked about the possibility of property tax reform and whether the Commission should start reviewing the matter in detail. Commissioner Harding gave his understanding that the matter would be placed on the November ballot and responded that next year's budget will be influenced by voter feedback in November. Additional comments were made regarding revenue projections and the potential fiscal impact on counties if proposed tax changes were adopted.

10. **City Attorney's Report:** City Attorney Hicks had nothing further to report. Mayor Foster commented on the need to reduce legal costs.

## 11. Commissioner's Reports & Comments

### a. Commissioner Harding

1. Wastewater Sampling Weekly Report for May 18, 2026: Commissioner Harding reported very low levels of COVID and no cases of RSV or flu. Commissioner Harding further commented on a newly monitored virus.

b. **Commissioner Diehl:** Nothing further.

c. **Commissioner DiFransico:** Nothing further.

d. **Vice-Mayor Colonell**

1. City Hall Update: Vice-Mayor Colonell reported good project progress and provided an update on completed and upcoming work.

The Commission briefly discussed the sludge hauling process with Operator Chris Haack, including the sampling process, determination of solids percentage, the drying process, and sludge removal.

e. **Mayor Foster:** Nothing further.

13. **Citizen Comments:** None.

14. **Adjournment:** The meeting adjourned at 5:35 PM.

Respectfully submitted,

*Silvia Roussin*

City Clerk

**Invoice**

500 West Fulton Street  
Sanford, FL 32771  
407-322-6841

Silvia Roussin  
City of Key Colony Beach  
600 W Ocean Dr.  
Key Colony Beach, FL 33051-0141

June 16, 2026  
Project No: 201.2401034.000  
Invoice No: 177905  
Due Date: August 15, 2026

Key Colony Beach City Hall Design  
600 W. Ocean Dr. Key Colony Beach FL, 33051  
**Professional Services through June 12, 2026**  
**Fee**

| Billing Phase                        | Fee               | Percent Complete | Previous Fee Billing | Current Fee Billing |
|--------------------------------------|-------------------|------------------|----------------------|---------------------|
| Programing / Concept / Due Diligence | 27,980.00         | 100.00           | 27,980.00            | 0.00                |
| Schematic Design Phase               | 22,000.00         | 100.00           | 22,000.00            | 0.00                |
| Design Development Phase             | 33,680.00         | 100.00           | 33,680.00            | 0.00                |
| Construction Documents Phase         | 124,500.00        | 100.00           | 124,500.00           | 0.00                |
| Materials & Finishes Selection       | 8,800.00          | 100.00           | 8,800.00             | 0.00                |
| Permitting Support                   | 3,500.00          | 100.00           | 3,500.00             | 0.00                |
| Bid Construction Documents           | 32,060.00         | 100.00           | 32,060.00            | 0.00                |
| Bidding Support                      | 1,000.00          | 100.00           | 1,000.00             | 0.00                |
| Limited Construction Support         | 15,000.00         | 100.00           | 15,000.00            | 0.00                |
| Reimbursable Expenses                | 2,416.98          | 100.00           | 2,416.98             | 0.00                |
| <b>EWA#1</b>                         |                   |                  |                      |                     |
| Amendment for Additional Services    | 48,000.00         | 100.00           | 48,000.00            | 0.00                |
| <b>EWA#2 - Pin Piles</b>             | 15,000.00         | 100.00           | 0.00                 | 15,000.00           |
| <b>EWA#3</b>                         |                   |                  |                      |                     |
| Architectural                        | 100,175.75        | 100.00           | 0.00                 | 100,175.75          |
| Site Civil                           | 10,000.00         | 100.00           | 0.00                 | 10,000.00           |
| MEP                                  | 15,000.00         | 100.00           | 0.00                 | 15,000.00           |
| Structural                           | 9,000.00          | 100.00           | 0.00                 | 9,000.00            |
| <b>Total Fee</b>                     | <b>468,112.73</b> |                  | <b>318,936.98</b>    | <b>149,175.75</b>   |

**Total Fee**

**149,175.75**

**Total this Invoice**

**\$149,175.75**

**Outstanding Invoices**

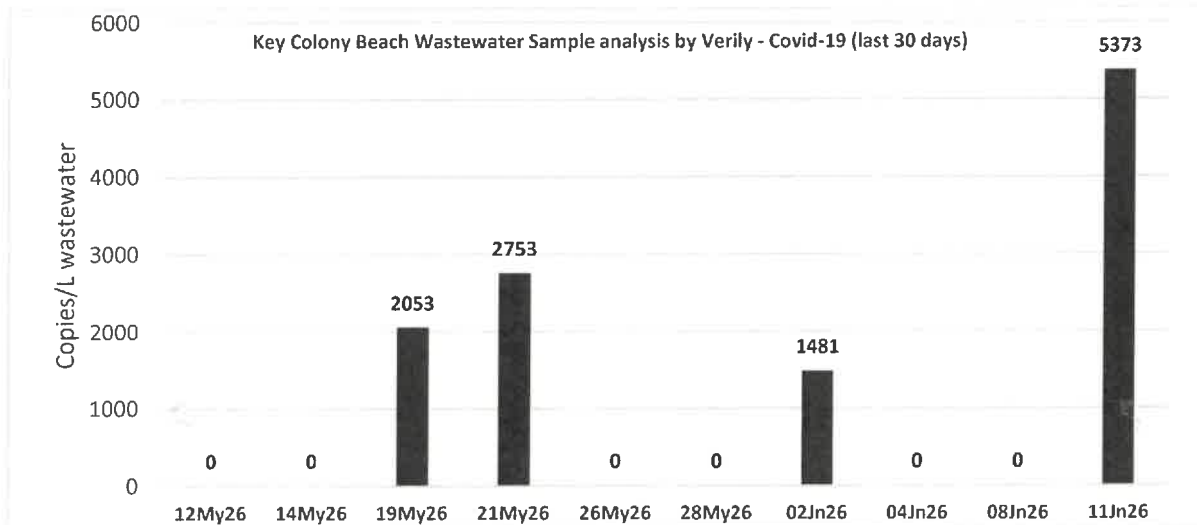
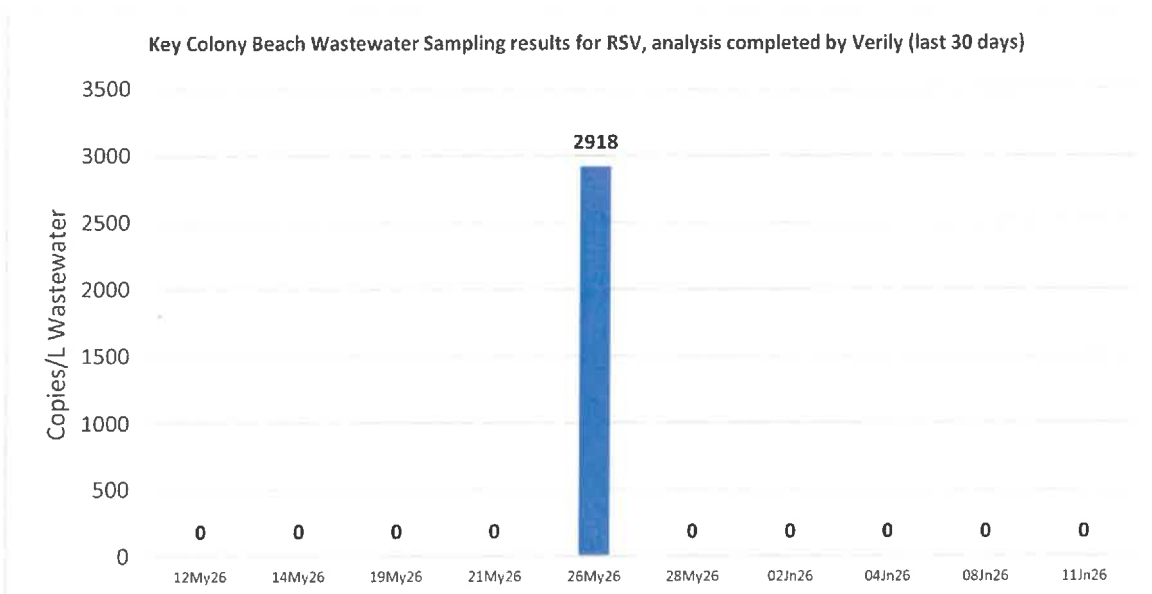
| Number       | Date     | Balance         |
|--------------|----------|-----------------|
| 177543       | 6/9/2026 | 7,500.00        |
| <b>Total</b> |          | <b>7,500.00</b> |

## City of Key Colony Beach

### Wastewater Sampling Update for Concern Virus's – June 15, 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, therefore plot was not included. Detections for the only virus below in the last 30 days for KCB (raw data):

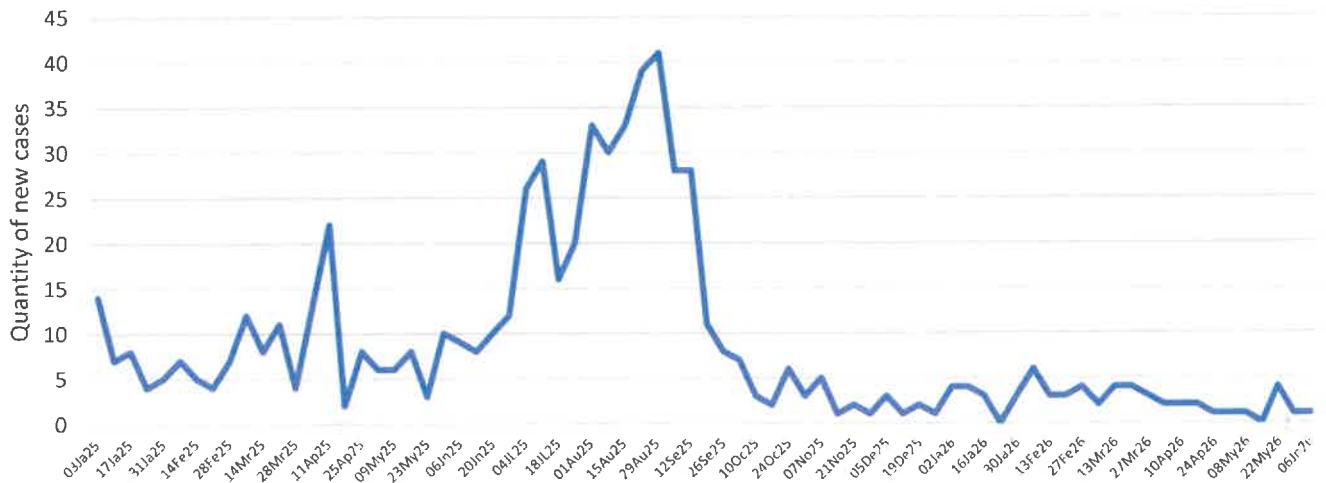


## Reference Data for Monroe County, Overall State of Florida, and Miami-Dade County

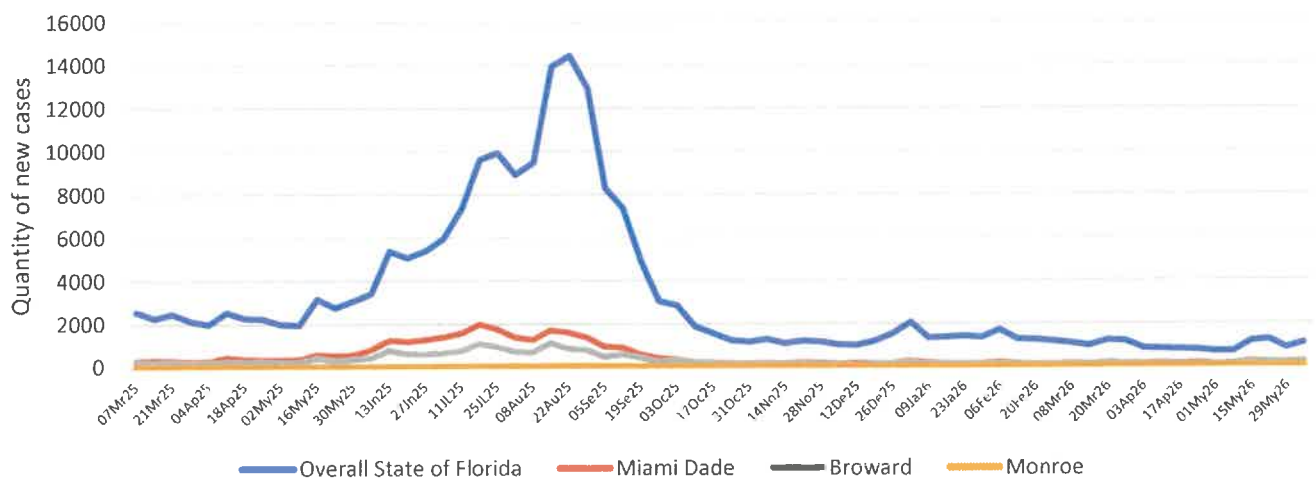
### State of Florida Health Department Covid 19 data through 05Jn26

- Monroe County did report 1 new death for 2026 from Covid-19 the week of May 29, 2026

Monroe County Covid-19 Cases - Florida Dept of Health



Covid-19 New Cases - Florida Department of Health



Report by Tom Harding, based on CDC/Verily and the State of Florida Health Department for Monroe County new Covid-19 cases - data through 14Jn26.