

MINUTES

KEY COLONY BEACH CITY COMMISSION REGULAR MEETING & PUBLIC HEARING

Thursday, August 20th, 2026, 10:00 AM

At the temporary meeting place for the City of Key Colony Beach
The Key Colony Inn – Back Patio, 700 W. Ocean Drive, Key Colony Beach, Florida
& via Zoom Conferencing

1. **Call to Order, Pledge of Allegiance, Prayer, & Roll Call:** The Key Colony Beach City Commission meeting was called to order by Mayor Freddie Foster at 10:00 AM, followed by the Pledge of Allegiance, Prayer, and Rollcall. **Present:** Mayor Freddie Foster, Vice-Mayor Doug Colonell (via Zoom), Commissioner Tom Harding, Commissioner Tom DiFransico (via Zoom), Commissioner Kirk Diehl. **Also present:** City Attorney Jimmie Hicks, City Administrator John Bartus, Building Official Tony Loreno, Public Works Department Head Tony Loreno, Chief of Police Jamie Buxton, Marathon Fire Marshall Mike Card, Planning & Zoning Board Chair George Lancaster.
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 agenda additions:

- 7i. Addendum to items 1, 3, and 4.
- PCO 014 Rv. 004, revised 10-18-26, Replace Ductwork at Marble Hall for \$26,888.73
- PCO 021 R2, revised 08-18-26, Replace Existing AHU – West for \$20,965.08
- PCO 022, 08-17-26, Pergola for \$144,228.00
- New item 5. PCO 017R1, revised 07-20-26, Data Site Conduit for \$4,065.25
- New Item 6. PCO 018, 06-12-2026, Replace Existing AHU – East for \$19,222.83
- Addendum to 7f. Recommendation by the Planning & Zoning Board regarding 400 Sadowski Causeway
- Addendum to 7g. Recommendation by the Planning & Zoning Board regarding 101 E. Ocean Drive
- 11a. Commissioner Harding: The addendum of August 17, 2026, Wastewater Report

Mayor Foster asked for a motion to approve.

MOTION: Motion made by Commissioner Harding to approve. Commissioner DiFransico asked for Consent Agenda Item 6d to be moved to Discussion Action items.

MOTION: Commissioner Diehl seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

Commissioner Harding and Commissioner Colonell thanked staff for their work on the agenda and supporting documents.

3. **Special Requests:** None.
4. **Citizen Comments and Correspondence**

City Clerk Roussin informed of the following correspondence:

July 20, 2026: Gail Alter wrote to the Recreation Committee and City Commission expressing appreciation for the improvements made to the golf course and the renewal of Daryl Rice's contract.

July 22, 2026: Dick Harper wrote to the City Commission regarding a potential prosecution and settlement agreement concerning 680 11th Street.

August 13, 2026: Lynne Benton wrote to the City Commission suggesting the creation of a newsletter for Key Colony Beach.

There were no citizen comments.

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

a. Marathon Fire/EMS – Fire Chief Shana Rogers

Marathon Fire Marshal Card provided the statistical fire report for the previous month, reporting low numbers for the City. Mike Card informed the Commission that the grant for a fire boat was approved and that the boat is currently being built, with delivery expected at the end of October. Fire Marshal Card thanked the Commission for allowing Marathon to be part of the City.

b. Police/Code Enforcement – Chief of Police Jamie Buxton had nothing further, and Mayor Foster commended Chief Buxton for her report. Commissioner Diehl commended Code Officer Dreyer for her work in the code enforcement process.

c. City Administrator John Bartus reported that a grant supporting the fishing derby had been found and that work with the Chief on it was underway. Mayor Foster commended the Commission for securing funds in recent years, which had not been received before.

d. Public Works – Public Works Department Head Guarino: Mayor Foster commended Public Works Department Head Guarino for his work in the City and suggested an appreciation luncheon for the Public Works Department in September.

e. Building Department – Building Official Loreno added to his report on ongoing safety and seawall inspections.

f. City Hall – City Clerk Roussin

g. Beautification Committee – Chair Bachman

h. Planning & Zoning Board – Chair Lancaster

i. Recreation Committee – Chair Catto

Chair Catto discussed a letter from Vice-Mayor Colonell suggesting that the proposed basketball court location be reevaluated. Chair Catto stated that the Recreation Committee had thoroughly vetted the location and considered safety concerns related to the nearby pond. Chair Catto further stated that the Recreation Committee thoroughly reviewed the April 2025 recommendation and stood by its original recommendation. Chair Catto also deferred to additional letters from community members providing justification for the basketball court placement.

Chair Catto noted the Committee's concern about the transition of the golf course (management) and indicated that the Committee may have been ahead of the Commission in its planning. Chair Catto requested permission to move forward with workshops and opportunities for citizen comments later in the fall.

Mayor Foster thanked Vice-Mayor Colonell for his comments and said the Commission may not have been sufficiently sensitive to children's safety concerns. He suggested keeping the basketball court in the same general area and noted that additional landscaping could help address those concerns. Chair Catto suggested the Commission direct the Recreation Committee on the Golf Course transition, since the deadline is a little more than a year away. Mayor Foster thanked Cindy for her report.

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. 07-13-2026 City Commission Budget Workshop
 - 2. 07-16-2026 City Commission Public Hearing
 - 3. 07-16-2026 City Commission Regular Meeting
 - b. Approval of Warrant No. 0726 for \$1,496,237.10
 - c. Approval of the Annual Iguana Control Invoice for 2026-2027 for \$15,600.00 (no price increase)

Mayor Foster asked for a motion to approve.

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

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

- d. Discussion/Approval of a Membrane Replacement Proposal from Veolia for \$383,220.00, per the Recommendation of the Utility Board

7. **Discussion Action Items**

- a. (6d) Discussion/Approval of a Membrane Replacement Proposal from Veolia for \$383,220.00, per the Recommendation of the Utility Board

Mayor Foster introduced the agenda item and asked Commissioner DiFransico for comment. Commissioner DiFransico described the proposal as well written and asked for legal review of the agreement's verbiage regarding terms and conditions, confidentiality requirements, and requirements for the City and US Water. Mayor Foster asked Commissioner Harding for comment. Commissioner Harding reported on successful past work between the City and US Water on prior membrane replacements and asked City Attorney Hicks to review the agreement. Commissioner Harding recommended approval by the City Commission, subject to City Attorney Hicks' approval and minor corrections, which Commissioner DiFransico agreed with. There was no further discussion, and Mayor Foster asked for a motion to approve.

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

FURTHER DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

- b. Discussion/Approval for a Recommendation to Award RFP 2026-04 for Storm Drain Cleaning Services
 - 1. RFP 2026-04
 - 2. Review Committee Recommendation

Mayor Foster introduced the agenda item and asked Public Works Department Head Guarino about his satisfaction with the recommendation, which Mike Guarino confirmed. Mayor Foster asked for a motion to approve.

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

DISCUSSION: Vice-Mayor Colonell asked Public Works Department Head Guarino about additional scoping after the lines were cleaned and the work was completed. Public Works Department Guarino confirmed that pictures would be taken of areas needing debris removal and that debris would be removed generally at no cost to the city.

ON THE MOTION: Rollcall vote. Unanimous approval.

- c. Discussion/Approval for the 2026 Watershed Management Plan
 - 1. Changes to Previous Plan
 - 2. 2026 Watershed Management Plan

Erin Deady, Planner and Attorney, provided an overview of the 2026 Watershed Management Plan and noted that the grant-funded project is nearing completion. She explained that the plan is intended to assist the City with the

Community Rating System (CRS), which can help reduce flood insurance premiums. Ms. Deady reviewed the CRS program, including its class structure, discounts, and rating system, noting that lower ratings provide greater benefits. She explained that the plan includes stormwater system modeling inputs, stormwater master-planning information, and recommendations developed through the Florida grant program, which provides 75% matching funds to help communities complete plans and improve flood insurance discounts. She noted that a Class 5 rating or lower requires a Management plan and cited Monroe County's work as one of the first communities to advance beyond that threshold. Ms. Deady further explained that the plan must be updated every five years, with the next update due in 2031.

Ms. Deady stated that grant deliverables have been completed and that CRS criteria were updated in 2021 and 2025. She explained that the City may transmit the plan to receive credit and reviewed the point system and the City's allocation of points. She discussed elevating structures, installing additional injection wells, and elevating roadways on Sadowski Causeway as part of three recommended physical projects in the plan. She also noted recommended comprehensive plan updates related to tidal flooding, shoreline ordinance updates, and other regulations and policies. Ms. Deady clarified that the plan includes recommendations and does not require the City to implement each item. Commissioner Harding commented on the City's stormwater history and suggested adding additional language to that history; Ms. Deady stated she would be happy to do so. She advised that the Commission could approve the plan with the requested change and deferred to legal on implementation. She also provided additional information regarding possible grant opportunities for roadway elevations and sea-level rise planning studies. Mayor Foster stated that the plan is a valuable tool for the City's master planning, increases the City's ability to pursue additional grants, and helps reduce costs while strengthening the City's ability to protect itself. Ms. Deady agreed that the plan reflects a long-term effort and works well with assessments the City has already completed. Mayor Foster voiced confidence in reaching a CRS level 5 and in the Management Plan adding to the City's toolbox. Commissioner DiFransico commented on the detailed flooding analysis and the amount of work that went into the plan. He noted that Clara Boulevard and Coral Lanes were not included in the analysis and requested a professional opinion on whether those areas are sensitive enough to be addressed at the same time as Sadowski improvements. Ms. Deady explained that, through the County partnership, the vulnerability assessment is being updated, with each municipality receiving a detailed review of priority projects. She noted that the roads analysis may already include relevant data. City Administrator Bartus stated that he would be happy to work with the group on this matter. Vice-Mayor Colonell thanked Ms. Deady for her work and report.

MOTION: Motion made by Commissioner Harding to approve, with the small edit he provided to Erin Deady for updating. Commissioner Diehl seconded the motion.

DISCUSSION: City Clerk Roussin confirmed that the edit is the addition of Stormwater history, as recommended by Commissioner Harding.

ON THE MOTION: Rollcall vote. Unanimous approval.

d. Discussion/Approval for a 1-Year Permit Extension Request for 880 Shelter Bay Drive

1. Extension Request
2. Current Permit

Mayor Foster introduced the agenda item and asked Building Official Loreno to elaborate. Building Official Loreno confirmed that the current permit is expiring next month and does not qualify for tolling. Mayor Foster asked for a motion to approve the extension.

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

DISCUSSION: Commissioner Harding asked for clarification that the extension fee is 10 percent per month, not a 10 percent total fee. Building Official Loreno confirmed that the fee was clarified, resulting in the extension letter request.

ON THE MOTION: Rollcall vote. Unanimous approval.

Mayor Foster cautioned Building Official Loreno to inform the owner of the consequences of exceeding the approved extension and of the city's ordinances. Commissioner Harding asked for a letter to be on file, which Building Official Loreno confirmed was on file.

e. Discussion/Approval of the Florida Keys Stewardship Act Funding Distribution Agreement for \$7,500,000

Mayor Foster spoke about the Stewardship Act, noting that 20 million dollars had been allocated to the County to be divided among 8 entities in the County, and that an agreement had been reached to fund the City's needs, with 1.5 million dollars secured each year for the next 5 years, provided legislative funding is approved. Mayor Foster thanked the staff and the City's engineering firm for putting together shovel-ready projects and for providing the necessary language. Mayor Foster further discussed the meeting and the process of securing funding, and asked for a motion to approve the agreement.

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

DISCUSSION: Commissioner Harding thanked the Mayor and staff, as well as CPH Engineer Jason Shepler, for addressing the City's needs and for understanding the funding required for needed city projects. Commissioner Diehl echoed Commissioner Harding's comments.

ON THE MOTION: Rollcall vote. Unanimous approval.

f. Discussion/Approval of the \$250,000 Funding Request to the FDEP for the Key Colony Beach Restoration and Protection Project, which requires a 50% (\$125,000.00) match of City funding

Mayor Foster introduced the agenda item and invited Commissioner Harding to speak. Commissioner Harding explained the funding request for the Key Colony Beach Restoration and Protection Project, including beach restoration and improvements at Sunset Park. He stated that the request presents a strong opportunity for grant funding and that the required local match is currently a placeholder, with possible private contributions and state appropriations to be pursued. Commissioner Harding noted that state representatives had been receptive to the proposal. Mayor Foster provided background on the funding opportunity for shoreline improvements and stated that the project could provide Category 3 and Category 4 storm protection, benefit nesting turtles, and help protect City infrastructure, including streets, sewer, and stormwater systems. He stated that the City has a strong story to present and noted that he has met with representatives from the Florida Department of Environmental Protection. Mayor Foster further stated that the project would benefit land improvements, the beach, and infrastructure protection. He referenced Blue Terra and encouraged review of the company's shoreline-protection concepts. He explained that the funding request would allow the City to move forward with a wave study and that, if sufficient data can be demonstrated, future construction and implementation opportunities may be available. Mayor Foster asked for approval and encouraged the public to reach out for additional information.

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

DISCUSSION: Commissioner DiFransico asked for clarification on the request to cover only the engineering portion and for the city to issue an RFP for the engineering and wave study. Mayor Foster advised that the company will complete the wave study, and Commissioner Harding added that the project be single-sourced to the university, which has done the majority of the studies.

ON THE MOTION: Rollcall vote. Unanimous approval.

g. Discussion/Approval of a Request for a minor site plan amendment for the property located at 400 Sadowski Marina, Restaurant and Shopping Center, per the Recommendation of the Planning & Zoning Board

1. Building Official Recommendation
2. Site Plans
3. Planning & Zoning Board Recommendation

Mayor Foster introduced the agenda item and asked Planning & Zoning Board Chair Lancaster to elaborate. Chair Lancaster reported that the Board had recommended approval. Mayor Foster added that the request is a simple one, moving a dumpster from one location to another to improve a private property and boat dockage. Mayor Foster thanked Jim Figuardo, owner of 400 Sadowski Marina and Restaurant, for his willingness to move the dumpster. There was no further discussion, and Mayor Foster asked for a motion to approve.

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

FURTHER DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

The Commission thanked Jim Figuaro for his willingness to work with the neighbors.

- h. Discussion/Approval of a Request for the Installation of a 16,000-pound (4) Post Elevator Boat Lift for the property located at 101 E. Ocean Drive, Unit (Slip) B11, per the Recommendation of the Planning & Zoning Board
1. Engineering Plans
 2. FDEP Approval
 3. Permit Application
 4. Letters of Neighbor Approval
 5. Code of Ordinances Sec. 5-41 to 5-44 regarding Boat Lifts
 6. Planning & Zoning Board Recommendation

Mayor Foster introduced the agenda item and asked Planning & Zoning Board Chair Lancaster to elaborate. Chair Lancaster reported that the Planning & Zoning Board had recommended approval of the request with no noted concerns.

Mayor Foster 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: Rollcall vote. Unanimous approval.

- i. Discussion/Approval of a Proposal by Komline-Harn for a 12-month Subscription of Komline's Operational Intelligence for \$9,600.00, per the Recommendation by the Utility Board
1. Utility Board Recommendation

Mayor Foster introduced the agenda item and asked Commissioner Harding to elaborate.

Commissioner Harding explained the proposal and its benefits for staff and the city, including data monitoring for maintenance, status, historical data, and plots. Commissioner Harding further explained the system's ability to support weather forecasting and to make recommendations for the RO system based on upcoming weather. Commissioner Harding recommended approval of the purchase, with the expenditure covered by the Wastewater budget.

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

FURTHER DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

- j. Discussion/Approval of Pedro Falcon Requests for Change Orders:
1. PCO 014 Rev 003 Replace Ductwork at Marble Hall - \$26,888.73
 2. PCO 020 Insulation at Existing Space - \$28,118.75(Contract Time Extension 5 Days)
 3. PCO 021 Replace Existing AHU – 002 - \$20,965.08
 4. PCO 022 F&I Pergola - \$142,800.00 (Exempted from Schedule & Substantial Completion)
 5. PCO 017R1, revised 07-20-26, Data Site Conduit for \$4,065.25 **Addition
 6. PCO 018, 06-12-2026, Replace Existing AHU – East for \$19,222.83 **Addition

Mayor Foster introduced the agenda item and asked Vice-Mayor Colonell to elaborate. Vice-Mayor Colonell explained the requested change orders, including scope, agreed-upon time extensions, and costs, and recommended approval of all six requested change orders.

MOTION: Motion made by Mayor Foster to approve PCO 14, 17, 18, 20, 21, and 22. Commissioner Harding seconded the motion.

DISCUSSION: Commissioner Harding asked for plans for a pergola for the City Staff porch. Vice-Mayor Colonell added that the just-approved pergola would be very nice but expensive and recommended a large umbrella for the staff, noting that an additional quote could be obtained. The Commission agreed that the umbrella would be sufficient

for the staff patio.

ON THE MOTION: Rollcall vote. Unanimous approval.

Vice-Mayor Colonell informed that all approved change orders be formally presented as change order number 2.

8. Ordinances & Resolutions:

- a. SECOND and FINAL READING OF ORDINANCE 2026-514:** An Ordinance of the City of Key Colony Beach, Florida, amending Chapter Six of the Code of Ordinances, entitled Buildings, Article II. Dangerous Structures, amending Section 6-37 Certification and Recertification of Existing and Future Multi-Story Structures, and providing for Codification, repealing any inconsistent provision, providing for severability, and providing an effective date.

1. Ordinance 2026-514
2. Business Impact Statement
3. Proof of Publication

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

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

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

The Ordinance was adopted.

- b. FIRST READING OF ORDINANCE 2026-515:** An Ordinance Of The City Of Key Colony Beach, Florida; Amending Chapter Fourteen Of The Code Of Ordinances, Entitled Sewers And Sewage Disposal, Section 14-6 Monthly Rates And Charges, 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. Commissioner Diehl seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

City Clerk Roussin informed that the second reading will be held on September 17, 2026.

- c. RESOLUTION 2026-04:** A Resolution Of The City Of Key Colony Beach Board Of Commissioners, Florida, Adopting the 2026 County Watershed Management Plan; Providing For An Effective Date.

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

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

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

The Resolution was adopted.

- d. RESOLUTION 2026-11:** A Resolution Of The City Commission Of The City Of Key Colony Beach, Florida, Supporting The Key Colony Beach Restoration And Protection Project; Authorizing The City To Serve As The Local Sponsor For A Florida Department Of Environmental Protection Beach Management Funding Assistance Program Grant Application And To Apply For The Same; Committing Local Matching Funds; Authorizing The Mayor And City Administrator To Execute All Necessary Documents; And Providing For An Effective Date.

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.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

The Resolution was adopted.

9. Secretary-Treasurer's Report

a. July 2026 Financial Summary

Commissioner Harding presented the July 2026 Financial Summary. He reported that overall revenues remained favorable and that total expenses were close to budgeted projections. Commissioner Harding noted that the Building Department remained in strong financial standing; the City Hall Hardening Grant had been fully utilized, and the full reimbursement had been received; TDC reimbursement requests had been submitted; and City Hall loan payments had begun. Commissioner Harding further reported that the Wastewater Budget income was tracking close to projections; however, expenses were over budget due to sludge hauling and plant maintenance. He stated that the year-end balance may be negative and recommended continued evaluation of available options, including in-house sludge processing, and suggested an engineering analysis from CPH estimated at approximately \$15,000. Mayor Foster asked for a motion.

MOTION: Motion made by Commissioner Harding to approve an engineering analysis not to exceed \$15,000.00. Commissioner Diehl seconded the motion.

DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

b. FY26/27 Final Budget Review

Commissioner Harding reviewed the final budget and thanked Fred Swanson for identifying several errors, which have since been corrected. He reported that no additional edits were needed at that time, except for minor updates to grant information. He noted that health insurance costs are expected to increase by 15% next year, while dental insurance costs are expected to remain unchanged. Commissioner Harding further stated that grant information continues to change as the City remains active in pursuing grants, and that Fire/EMS figures were still pending. He added that any new information received before the September meeting would be incorporated as appropriate.

10. City Attorney's Report

City Attorney Hicks reported on matters related to the City Hall slab and pin piles with the previous contractor, King's Enterprises, and on authorization to proceed with demand discussions. Vice-Mayor Colonell stated that the City had been affected by project delays and should seek damages, including approximately 56 lost days at \$1,500 per day. City Attorney Hicks confirmed that the requested amount was included in the approximately \$300,000 figure under discussion. He clarified that the matter involved negotiations and was not a lawsuit or litigation at that time. Mayor Foster agreed to proceed as discussed and asked for a motion to proceed.

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

FURTHER DISCUSSION: None.

ON THE MOTION: Rollcall vote. Unanimous approval.

11. Commissioners' Reports & Comments

a. Commissioner Harding

1. Wastewater Sampling Weekly Report for August 17, 2026

Commissioner Harding presented the Wastewater Sampling Weekly Report for August 17, 2026. He reported that July recorded the highest wastewater COVID numbers observed to date in the city, while statewide numbers were slightly increasing. He noted that CDC wastewater monitoring funding was available through mid-September, with no further updates yet on the program's continuation. Commissioner Harding stated that recent spikes had declined and explained that wastewater trends can take about three weeks to appear in reported data. He also discussed the wastewater plant painting project, including staff requests for quotes for two steel and cement tanks. Vice-Mayor Colonell asked about supervision of the work. Commissioner Harding explained that Sherwin-Williams would provide three local inspections for the ten-year paint warranty and that a city designee would also be present during inspections. Vice-Mayor Colonell

appreciated the clarification and offered to assist if he is in town.

b. Commissioner Diehl

1. Key Colony Beach 70th Birthday Committee Update

Commissioner Diehl provided an update on planning and organization for the City's 70th birthday celebration. He reported that planned events would run from Wednesday through Sunday and include sporting events and activities such as fishing, golf, bocce, mahjong, a Hot Dogs in the Park event, a Commissioners' breakfast, and a parade. He stated that additional information would be provided in September. Mayor Foster expressed appreciation to Restaurant and Marina Owner Jim Figuero and provided background on the idea for the celebration. He also complimented the Community Association shirt design by Jan Pflueger. Vice-Mayor Colonell asked about fireworks, and Commissioner Diehl stated that fireworks were tabled for the time being and that the location remained under discussion. Commissioner Diehl thanked the committee for its work and said the celebration would be significant for the community.

c. Commissioner DiFrancisco – Nothing further.

d. Vice-Mayor Colonell

1. City Hall Update

Vice-Mayor Colonell acknowledged and thanked Commissioner Harding for his work on the sewer plant, including his work with the Utility Board and his efforts to improve the plant.

Vice-Mayor Colonell also acknowledged Mayor Foster for his leadership and work on grants, stating that the Mayor represents the City well and that grant funding allows the City to continue moving forward.

Vice-Mayor Colonell apologized to the Recreation Committee and explained that his comments about the basketball court location stemmed from concerns about the nearby pond and potential dangers to children. He said prior discussions had considered a fence, which had since been eliminated, and noted that the basketball surface was proposed to be green with no fence. He also referenced David Evangelista and said additional landscaping or vegetation may be possible to help address safety concerns.

Vice-Mayor Colonell provided a City Hall update. He reported that electrical work was progressing slowly due to water-tightness issues. He stated that trusses were expected within the next few days and that their arrival would allow other construction activities to move forward. He reported that concrete work was nearly complete, pads were in place, windows had been installed on the second floor, stucco work was underway, the elevator was on hold pending trusses and permanent power, water work was completed, electrical work inside Marble Hall had been cleaned up with new power feeds for new units, and interior framing was expected to begin on Monday. He noted that work was proceeding out of sequence to keep the project moving. Vice-Mayor Colonell stated that the project was at day 254 of 322, with approximately 80 days remaining for the contractor, and referenced potential change orders for the sidewalk, planters, and railings. Mayor Foster requested two dedicated 20-amp receptacles for the band stand, and Vice-Mayor Colonell stated that he would follow up.

Vice-Mayor Colonell reported that the sailfish project was progressing well and that the design had been forwarded to Kyle at CPH for structural engineering review. He stated that the diamond was in fabrication. He noted that Sandy Bachman had proposed adding a fountain and that the matter would be left to Ms. Bachman and her Committee, with donations encouraged. Commissioner Diehl commented on the possible need for water and electric service for future plans. Vice-Mayor Colonell stated that project plans had evolved, noting that water and electric lines could be installed if needed and that City RO water could be used. Commissioner Diehl referenced the Ocean City fountain as an example of a successful feature, and Vice-Mayor Colonell commented on the sailfish's historic importance to the City.

2. Re-evaluation of Basketball Location – see above.

e. Mayor Foster

1. Grant Update

Mayor Foster provided a grant update, clarifying that it was not intended as a project update. He discussed grant funds received and upcoming grant opportunities, noting that the City continues to seek no-match grants whenever possible. He stated that grant funding supports beautification and public safety efforts and identified the sewer plant as a significant ongoing need requiring time and funding. Mayor Foster invited anyone with questions to contact him for additional information.

Mayor Foster reported that he had been inducted onto the Board of the League of Mayors and would provide additional information on upcoming matters. He thanked the Commissioners and staff for their work.

12. Citizen Comments

Mr. Sanchez, 880 Shelter Bay Drive, addressed the Commission regarding the permit extension request. He discussed permit tolling and stated that he believed he qualified under executive orders issued in prior years. He commented on issues involving an outflow pipe that he stated the owner had not been aware of and indicated that the electric company also had no knowledge of the matter. Mr. Sanchez further stated that he had requested records and believed some records had been withheld. He also commented on changes to building ordinances and stated that the work had been delayed. Mr. Sanchez requested that the City review the tolling issue before making a final decision.

13. Adjournment: The meeting adjourned at 12:00 PM.

Respectfully submitted,

Silvia Roussin

City Clerk

ADOPTED: September 17, 2026

Silvia Roussin

City Clerk