

**December 17, 2024
Regular Meeting
12:00 Noon**

**City Commission Chambers
2775 Garrison Avenue
Port St. Joe, Florida**



City of Port St. Joe

Rex Buzzett, Mayor-Commissioner
Eric Langston, Commissioner, Group I
Steve Kerigan, Commissioner, Group II
Brett Lowry, Commissioner, Group III
Scott Hoffman, Commissioner, Group IV

[All persons are invited to attend these meetings. Any person who decides to appeal any decision made by the Commission with respect to any matter considered at said meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Board of City Commission of the City of Port St. Joe, Florida will not provide a verbatim record of this meeting.]

BOARD OF CITY COMMISSION

Regular Public Meeting

12:00 Noon

December 17, 2024

Call to Order

Consent Agenda

Minutes

- Regular Meeting 12/3/24 = Pages 1-7

City Engineer

- Update

City Attorney

- Electronic Noticing- Public Hearing Page 8

Old Business

- City Projects Pages 9-10
- Landscaping on Ave D- Comm. Langston

New Business

- Two Hired Guns Consulting Proposal Pages 11-12
- Coca-Cola Contract Proposal Pages 13-22
- Rental Fee Waiver Request
 - Gulf County United- Washington Gym 12/19/24 & 12/20/24 Pages 23-26
 - Freedom Exchange- Centennial Bldg. 7/26/25 Pages 27-29
 - Freedom Exchange- Washington Gym 1/20/25 Pages 30-34
 - Florida Coastal Conservancy- Core Park 5/24/25 & 5/25/25 Pages 35-38

Public Works

- Recreational Improvements Pages 39-44

Surface Water Plant

- RFP 2024-23 Filter Modules

Wastewater Plant

- Plant Evaluation- Update

Finance Director

- FEMA- Update
- Grants Reimbursement- Update

Code Enforcement

- Update

Police Department

- Update

City Clerk

- Grants- Update

Pages 45-46

Citizens to be Heard

Discussion Items by Commissioners

Motion to Adjourn

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT
2775 GARRISON AVENUE, December 3, 2024, at Noon.**

The following were present: Mayor Buzzett, Commissioners Hoffman, Langston, and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, Deputy City Clerk Ingrid Bundy, and City Attorney Clinton McCahill were also present. Commissioner Kerigan was absent.

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to approve the Minutes of the Regular Meeting of November 19, 2024. All in favor; Motion carried 4-0.

Attorney McCahill read Form 8B, Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers that was completed by Commissioner Lowry where he abstained from voting on Ordinance 615 Future Land Use Map Amendment for the Rish Family Plaza, LLC because he has a business relationship with the developer at the November 5, 2024, Meeting.

Planning Board Recommendations

Parcel #04830—006R, Parcel 04830-007R, 04830-008R, 04830-009R, 04830-010R, 04830-011R, 04830-012R, 04830-013R, 04830-014R, 04830-015R and 04830-016R Rish Family Plaza, LLC

Ordinance 615 Future Land Use Map Amendments; Second Reading and Adoption

A Motion was made by Commissioner Langston, second by Commissioner Hoffman, to have the Second Reading and adoption of Ordinance 615 Future Land Use Map Amendment for the Rish Family Plaza, LLC.

Commissioner Lowry stated that he would be abstaining from voting because he has a business relationship with the developer. Form 8B, Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers was completed by Commissioner Lowry and is attached as Exhibit A.

All in favor; Motion carried 3-0 with Commissioner Lowry abstaining.

Attorney McCahill read Ordinance 615 by Title only.

City Engineer – Josh Baxley

City Street Paving

The Notice of Award and Agreement has been provided to the City from Roberts and Roberts.

City Government Complex

We are waiting on the building layout from the architect.

Monument Avenue

The first lift of asphalt has been completed.

Allen Memorial SCOP Grant

RFQ 2024-02 was approved on today's Agenda to award the CEI Services to Southeastern Consulting Engineers in the amount of \$44,032.

Beacon Hill Sewer

As-builts were provided to the City on November 19, 2024.

Downtown Utilities Phase 2

L & K has restarted work this week and will begin bores next week.

HMGP Grant – Elevation of 12 Lift Stations

A Grant Extension and funding request has been submitted to FDEM.

Avenue C and Battle Street Intersection

Bid docs have been provided to the City.

Victoria Avenue Bridge

Information was provided to FDOT for Review. FDOT has asked the City to relocate the force main as it conflicts with the proposed bridge. Dewberry will provide the City with a Task Order for additional services for redesign work to be done.

Emily Thomasee, Anchor CEI, updated the Commissioners on the CDBG-DR Grant, Elevation of 12 Lift Stations.

City Attorney

Electronic Noticing

Attorney McCahill shared that new FL Statutes allows for Electronic Noticing when a City advertises through the County Website. This will eliminate having to use the newspapers, be a savings of approximately \$40,000 per year in advertising fees, and eventually allow acceptance of electronic bids. As required by the FL Statute, a Public Hearing must be held before the City begins this form of advertising.

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to have the Public Hearing on Tuesday, December 17, 2024, during the regular Commission Meeting at noon. All in Favor; Motion carried 4-0.

Old Business

City Projects

Commissioner Hoffman requested that the Cabel Ditch request be added to the City Project list.

Landscaping on Avenue D – Commissioner Langton

Commissioner Langton is working with John Grantland on this. He asked that the issue be kept on the Agenda until the project is completed.

New Business

RFQ 2024-02, Allen Memorial Paving CEI Services

A Motion was made by Commissioner Lowry, second by Commissioner Hoffman, to approve Southeastern Consulting Engineers for the CEI Services on Allen Memorial Way in the amount of \$44,032. All in favor; Motion carried 4-0.

Public Works – John Grantland

Recreational Improvements

A Motion was made by Commissioner Hoffman, second by Commissioner Langton, to approve Monolith Construction replacing approximately 225' of 6 foot fence reusing the existing chain link and supplying new posts, cables, and ties for the Head wall Fencing at the Tenth Street Side for a cost of \$8,149.80; replace approximately 225' of 6 foot fence reusing the existing chain link and supplying new post, cables, and ties for \$8,649 for the Head wall fencing repair closest to the STAC House; and supply and install approximately 425' of 4 foot tall commercial grade black vinyl coated chain link fence with all posts, cables, and ties. This is for the straight run along 10th Street. This price does not include the demolition of the existing fencing for a cost of \$18,875 and is for 3 separate Task Orders. All in favor; Motion carried 4-0.

Robert Branch shared his thoughts on this issue.

Surface Water Plant – Larry McClamma

Mr. McClamma announced that the Surface Water Treatment Plant has passed the State of Florida Quarterly and Annual Disinfectant Byproducts Testing. He also noted that a former employee with a Class B License is returning and is very glad to have a Class B License Operator.

Wastewater Plant – Kevin Pettis

Mr. Pettis shared that a structural engineer will be here Friday to look at the Clarifiers and Contact Chambers.

Finance Director – Mike Lacour

FEMA Update

There has been no change since the last FEMA update.

Grants Reimbursement Update

\$324,996 of the grant reimbursement has been received for the Centennial Building Project. This amount is two-thirds of the total grant funds.

RFP 2024-11 Computer Software

A Motion was made by Commissioner Lowry, second by Commissioner Hoffman, to award RFP 2024-11 to Springbrook Software for the total amount of \$178,407.50 with an annual contract of \$50,847. All in favor; Motion carried 4-0. Mr. Lacour feels that, based on a review of this product, the software will meet the needs for management of the city's finances and utilities process.

Code Enforcement

Mr. Anderson shared that there is a Code Enforcement Hearing scheduled for December 9, 2024. If compliance issues are resolved before then, the hearing will not be necessary. Code Enforcement Officers continue to work on derelict vehicles and housing situations.

Police Department – Chief Richards

Purchase of vehicle on State Contract

A Motion was made by Commissioner Hoffman, second by Commissioner Lowry, to approve purchasing two 2023 Dodge Charger Pursuit V-8 RWD vehicles from Step One Ford Crestivew, FL in the amount of \$34,995 each. All in favor; Motion carried 4-0.

City Clerk – Charlotte Pierce

Current Grants Update

Clerk Pierce shared that City Staff continues to work daily on grants, compliance, and looking for additional grant funding sources.

Christmas Parade Update

Entry forms are being received daily for the parade and as of today there are 75 entries that will be participating in the parade.

Citizens to be Heard

Richard Bracken, Chester Davis, Deb Mays, Robert Branch, Christy McElroy, and Charles Gathers shared their thoughts on various issues.

Discussion Items by Commissioners

Neither Commissioners Langston, Lowry nor Mayor Buzzett had any other issues to discuss with the Commissioners.

Commissioner Hoffman shared his thoughts on the current wording of calculating overtime hours when working on a holiday. After discussion, a Motion was made by Commissioner Hoffman, second by Commissioner Langston, to change the wording of the current Personnel Policy Section 4.1 to read "Holidays will be counted as time worked for overtime computations." All in favor; Motion carried 4-0.

Motion to Adjourn

There was no other business to come before the Commission and Mayor Buzzett adjourned the meeting at 12.58 P.M.

Approved this _____ day of _____ 2024.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

Exhibit A

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Lowry, Brett Charles</i>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Port St. Joe Board of City Commissioners	
MAILING ADDRESS <i>134 Gulf Coast Circle</i>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Port St. Joe, FL 32456		<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
COUNTY Gulf		NAME OF POLITICAL SUBDIVISION: City of Port St. Joe	
DATE ON WHICH VOTE OCCURRED <i>12/03/2024</i>		MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTEE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Brett Lowry, hereby disclose that on Dec. 3rd, 2024:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I have a business relationship with the developer.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

12/03/2024
Date Filed

[Signature]
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

LEGAL NOTICE

On December 17, 2024, at 12:00 P.M., at its regularly scheduled City Commission Meeting, The City of Port St. Joe, Florida, City Commission will hold a Public Hearing pursuant to Section 50.0311 Florida Statutes to determine that the residents of the City have sufficient access to the internet by broadband service or by any other means, such that publishing advertisements and public notices on the Gulf County website will not unreasonably restrict public access.

Current City Projects 12/17/24

- Maddox Park Drainage- Need more info. from engineer to bid and direction from the Board.
- Lighthouse Complex Sleeping Beauty Rehab- The bid has been awarded Monolith Construction and the State has approved the modified plans. Construction is underway.
- Sewer Rehab. CDBG-DR- Grant Funding Approved 5/21, Grant Agreement Received, The CCTV work is complete and Anchor Engineering is working on the rehab/replacement plans. L& K Contractors have been awarded the Lift Station Rehab bid on 8/20/24.
- Long Ave. Paving- Resurfacing the road is underway.
- Beacon Hill Sewer- The Lift Station is Operational & the Collection System is built. City staff is installing the taps.
- 9/15/23 Dewberry tasked to Survey & Topo the new City Hall Complex with Conceptual Plan options. Dewberry has now been tasked to handle the Civil Engineering and permitting. MLD has been tasked for the Architectural Services on 10/15/24.
- 9/26/23 Dewberry tasked to work on the Expansion of Zone 3 at the WW Sprayfields. The bid was awarded to North Florida Construction on 4/16/24 to clear the property. The clearing is complete and City staff is laying the pipe.
- Downtown Waterline Replacement Phase II- The SRF Funding has been approved and the bid has been awarded to L & K Contractors. Construction began on 9/30/24.
- 2/11/24 A Task Order was signed with Dewberry to survey the alley between Bay & Harbor Street for potential stormwater improvements. The survey is complete and we are waiting on the H & H Study to determine the best course of action.
- Allen Memorial Paving SCOP Grant. The Project was awarded to Roberts & Roberts on 9/17/24. Construction is underway.

- Monument Ave. Paving from 19th Street to Allen Memorial. The project was awarded to Roberts & Roberts on 9/17/24. Construction is underway.
- 3/19/24 A Task Order was signed with Dewberry to design the \$1.5 M Legislative Approp. for multiple roads to be paved. The Bid was awarded to Roberts & Roberts on 11/5/24 & we are taking bids for CEI Services
- 10/9/24 a contract was awarded to L & K Contractors for emergency repair of the Battles Street Stormwater Pipe. The Pipe is installed and final clean-up is underway.
- 10/9/24 a contract was awarded to Roberts & Roberts for emergency repair of the 10th Street Stormwater Pipe Headwall, The Pipe is installed and the ballfields are being put back together.
- Workforce Board Bldg. Roof Replacement. Signed a MOU with the County to complete the project.
- Cabell Drive Ditch Cleaning- Staff will attempt to clean the ditch utilizing City Equipment after the Sprayfield Project is complete.



TWO HIRED GUNS CONSULTING

Special Projects Fundraising & Grant Writing Consultant *City of Port St. Joe*

Vision Statement - To plan and execute a strategic and fundraising campaign to complete the construction of various City of Port St. Joe municipal projects. 2HG will serve as the strategic and project advisor and will lead the strategic planning process, the creation of proposals, the identification of donor prospects, the submission of state and national grants, and will be a visible and public campaign manager for all assigned projects.

Objectives of the Partnership - Over the contract period the City of Port St. Joe and the Consultant will achieve several objectives:

1. Lead the strategic and fundraising efforts for various municipal projects such as: (1) city trails and walk-ability plans; (2) "Field of Dreams" Sports Complex; (3) repairs to the current sports complex; (4) the splash pad project; (5) a new waste water facility; (6) the new city complex, and other projects as assigned.
2. Expertly pursue various Federal, State, and local funding opportunities including available Trail-Go / DEP grants, St Joe Community Foundation grants, Triumph grants, Florida Cultural Endowment grant, and the Florida Job Growth grant, among others.
3. Collaborate with Representative Jason Shoaf, Senator Corey Simon, and the current Port St. Joe lobbyist to identify and pursue legislative funding as part of the overarching fundraising strategy.
4. Develop a five-year strategic project and fundraising plan that supports the assigned projects and draft revisions as additional projects are authorized.
5. Advise on the creation of collateral and fundraising materials for all assigned projects.
6. Leverage local donor relationships and legislative connections to rally support for the assigned projects.
7. Identify individual, foundation, state, and national grant and funding opportunities to lead the fundraising efforts.
8. Create and monitor project gift tables to track donor activity.
9. Continually revise strategy and adjust gift tables to meet the objectives.
10. Host free-admission development workshops for local non-profit organizations who wish to engage in development and fundraising activities.

Success Metrics - The success of the partnership can be measured in the following manner:

- The strategic fundraising plan is completed for each of the assigned projects
- The consultant adheres to the priority ranking for each of the assigned projects
- The consultant successfully navigates multiple simultaneous projects along given parameters

Client Success Stories - I am happy to share a few recent client success stories:

- Completed a multi-million-dollar capital campaign to move the client into a new state-of-the-art facility in Tennessee.
- Secured a multi-million-dollar lead endowment gift for a Florida museum.
- Cultivated and secured the largest single individual gift for a local Florida foundation.
- Secured millions in individual and corporate support for a foundation in Kentucky.
- Completed the site master plan for a large museum in Florida.
- Launched several successful strategic plans for multiple clients across the Southeast.

Communication Cadence - 2HG will remit quarterly reports to the client and is available for phone, Zoom, or email communication at any time. In addition, the consultant will schedule a weekly call/in-person/Zoom meetings with the appointed team or team members to discuss progress and strategy.

Terms - The proposed terms of the agreement are as follows:

- 12-month engagement period beginning in December 2024 (or TBD) and is renewable on a monthly, quarterly, or annual basis
- \$4000 monthly retainer payable via wire transfer
- 5% commission on project funds received during the engagement period
- All pre-arranged out of town travel expenses will be approved and reimbursed by the client
- Local travel is included in the fee
- 1099 contractor
- Agreement can be terminated with a 30-day written notice

Dr. Sean Preston
Founder & Lead Consultant
704-488-4078

Partnership Opportunity

Panama City Coca-Cola Bottling Company UNITED & Panama City Quality of Life



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City of Port St Joe

10 year Beverage Agreement | Coca-Cola Bottling Company UNITED, Inc.

- We will purchase 5 New agreed upon scoreboards
(3 Baseball 2 Softball)
- Exclusive vending/unattended retail/concessions for Panama City Rec/Parks (initial placement of 5 agreed upon vending machines)
- Selling bottles only
- Volume clause 6500 cases over duration of entire agreement
 - No penalty will be extended to customer if volume not met; current agreement will be extended until volume as been achieved
- Rebates \$2.00 per 24 count case (20oz packages, 16oz Body Armor, 18.5oz Tea, 16oz energy, 12oz Juices)
 - *Rebates to be paid quarterly*
- Commission 10% from vending
- \$500 per year for Custom Signage (Menu Boards)
- \$500 per year for donated products

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Value of Proposal

Elements	10 Year Deal										Total	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10		
Scoreboards												\$15,805.00
Equipment	\$26,341.00											\$10,262.00
Rebats - \$2.00 per case	\$10,262.00											\$3,000.00
Commission 10%		\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$3,000.00
Custom Signage (Menu/Banners)		\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$16,000.00
Donations		\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$5,000.00
Total Funding	\$26,067.00	\$2,900.00	\$2,900.00	\$2,900.00	\$2,900.00	\$2,900.00	\$2,900.00	\$2,900.00	\$2,900.00	\$2,900.00	\$2,900.00	\$55,067.00

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Company Overview

Coca-Cola Bottling Company UNITED, Inc.

Coca-Cola Bottling Company United, Inc. was founded in 1902 and is the third largest, and privately held, bottler of Coca-Cola products - currently with over \$1.5 Billion in annual revenue. We manufacture, warehouse, produce and distribute over 750 Coca-Cola products across seven southern states. The company employs more than 10,000 associates in fifty-four sales centers and nine production facilities over our designated territory.

LEGAL NAME: Coca-Cola Bottling Company United, Inc.

WEB ADDRESS: <http://cocolaunited.com/>

PHYSICAL ADDRESS: 4600 East Lake Blvd
Birmingham, AL 35217

Phone: 205-841-2653

FEDERAL TAX ID: 58-0148710

INCORPORATED IN: Alabama

D&B D-U-N-S #: 07-210-8103

SIC CODES: 5149 - Groceries and Related Products, Not Elsewhere Classified (Distribution)

2086 - Bottled and Canned Soft Drinks and Carbonated Waters (Manufacturing)



Beginning with one employee, a mule, and a foot-powered bottling machine, Crawford Johnson Sr. purchased the exclusive franchise rights, in **1902**, to bottle and distribute

Coca-Cola in Birmingham, **Alabama**.

Today, Coca-Cola Bottling Company UNITED, Inc., headquartered in Birmingham.

COMMITTED TO SERVING OUR ASSOCIATES, CUSTOMERS, & COMMUNITIES.



Local Staff | Coca-Cola Bottling Company UNITED, Inc.



Paul Corbin
Sales Center Manager
251.459.2865
paulcorbin@cbcu.com



Ric Karcher
Area Manager - On Premise
850.481.9845
richardkarcher@cbcu.com



Caitlin Mann
On Premise Territory Sales Manager
850.408.4762
caimann@cbcu.com



Billy Hayward
Field Service Supervisor
850.890.4388
williamhayward@cbcu.com



Roy Beverly
Business Development Manager
912.659.2128
roybeverly@cbcu.com

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Quality Service | Coca-Cola Bottling Company UNITED, Inc.



- All Service Technicians are trained and required to perform a thorough review of the equipment being serviced to correct the original problem reported, but also to proactively identify and resolve any ancillary issues with the machine. This Preventive Maintenance not only looks for mechanical issues but will address and maintain the physical appearance to ensure the quality of our brand as well as the customer.
- Quality Service Checks are performed during every Fountain Service Call, wherein we perform a multi step check of the equipment to include ratio of valves, inspecting the CO2 system and carbonation, temperature requirements, and address any physical defects.
- All equipment that no longer meets our high-quality appearance and dispensing standards, will be scheduled for replacement as quickly as possible and with the highest priority.

One LOCAL number for all your service needs:
844.469.2653

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Panama City Quality of Life

■ Scoreboard Needs

- 3 - James Robert Sports Park

■ Concession

- James Robert Sports Park

■ Vending

- Mutually agreed placements
- 13 total Parks



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COMMITTED TO SERVING OUR ASSOCIATES, CUSTOMERS, CONSUMERS, & COMMUNITIES.



Our Brands

750+ products

200+ low/no-calorie beverages

Sparkling Beverages



Still & Enhanced Water



Dairy



Sports Drinks



Teas



Energy Drinks



Juice, Juice Drinks & Enhanced Juices



Ready to Drink Coffee



DUNKIN'.



COMMITTED TO SERVING OUR ASSOCIATES, CUSTOMERS, CONSUMERS, & COMMUNITIES.





Gulf County United Community Development Corporation, Inc.

Date: December 5, 2024

From: Gulf County United Community Development Corp., Inc

To: Mayor/City Commissioners of Port St. Joe, Florida

Subj: Request Fees to be waived for use of the Washington Recreation Center, December 19-20, 2024

Dear Mayor and Commissioners:

Gulf County United Community Development Corporation, Inc., a local grassroots non-profit organization that has been serving the Gulf County Community since 1993, in partnership with "A Hand Up" non-profit organization request user fees be waived to distribute free Christmas Toys to our community.

Our plans are to deliver and set up a truck loads of toys on December 19th, 2024 and distribute the toys from the recreation center on December 20th, 2024.

Toys will be given away to all youth who attend. Your support to our request to benefit our youth is very much appreciated.

Sincerely,

Amy Rogers

Amy Rogers, President/Event Coordinator (850) 227-4041
Gulf County United Community Development Corp., Inc.,

P.O. Box 1191 • Port St. Joe, FL 32457 • (850) 229-1551 • gcucdci@fairpoint.net

2. **The User shall:**

- A. Take the premises as they are found at the time of occupying by the User.
- B. Remove from the premises within twenty-four (24) hours following the conclusion of the contracted activity all equipment and material owned by the User. The City assumes no liability for the User's equipment and material.
- C. Not re-assign this agreement or sublet the premises or any part thereof or use said premises or any part thereof for any purpose other than that herein specified, without written consent of the City.
- D. Indemnify the City and hold it harmless from any liability, including court costs and attorney's fees which result from any of the activities which occur on the property during the term of this Agreement. In the event that User's use of the premises includes a performance or performances which might be subject to a license fee payable to any organization such as ASCAP or BMI, User shall be responsible for such fee and will indemnify and hold City harmless in the event that any such fee is assessed against City.

3. **Payment of Charges:**

- A. All payments and deposits must be made by check or money order payable to the City of Port St. Joe and paid in full before the facility is reserved.
- B. All payments will be delivered to the City as of the date of the execution of this Agreement.
- D. Attached hereto as Exhibit "A" is the fee schedule for use of these City facilities.

4. **The Following Regulations shall be followed:**

- A. Activities will not be permitted between 12:00 a.m. (midnight) and 6:00 a.m. without prior permission from the Commission.
- B. The City equipment will not be taken from the premises under any conditions and in the event any equipment is found missing, User is responsible for its replacement cost.
- C. Alcohol Permits and/or Certificates of Liability Insurance must be provided to the City before rental when alcohol is allowed at the event.
- D. Certificates of Liability Insurance must be provided to the City before facility is reserved for all large events.
- E. A trash plan must be in place for all events and given to the City at the time the facility is reserved.
- F. A security plan must be in place for all large events and given to the City at the time the facility is reserved.
- G. All lineups of artists and/or vendors must be provided to the City at the time the facility is reserved.
- H. The premises shall not be marked upon, painted, cut, drilled, driven nails or screws into, or in any way deface the walls, ceilings, partitions or floors of the Premises or of the Building, and any defacement, damage or injury caused will be the responsibility of user who signed this application.

5. **Deposit Guidelines**

- Deposits will be cashed immediately and a refund check will be issued once the following items have been addressed after the rental date(s).
 1. All lights were turned off after the event
 2. All A/C Heating units must be turned back up to a temperature of 77°
 3. All trash and decorations have been removed and placed in outside dumpsters after the event
 4. The premises have been secured after the event
 5. No damage to the property
 6. All the tables and chairs will be folded up and returned to the location they were found. (Do not remove tables and chairs from premises, be sure to let any party planners know they are property of the City).
 7. Keys must be returned to City Hall no later the 12:00 Noon the day after the event. If the event occurs on a weekend, there is a drop box behind City Hall where the keys can be returned.

All buildings are inspected by a city employee prior to, and after each event. Items not found in satisfactory condition after your departure could result in a forfeiture of your deposit.

** Deposits will not be returned on cancellations unless requested 30 days before the scheduled rental**

6. **Acknowledgment:**

- A. This agreement will not be binding upon the City until occupied and approved by the City Commissioners.
- B. It is understood that the City, as used herein, shall include the employees, administrators, agents, and City Commissioners.
- C. I (person requesting permit) Amy Rogers, a citizen of the State of Florida and of the United States of America, do hereby solemnly swear or affirm that I am not a member of an organization or party which believes in or teaches, directly or indirectly, the overthrow of the Government of the United States or of Florida by force or violence. Furthermore, the organization that I represent subscribes to the above statements of loyalty.
- D. I understand that masks are strongly encouraged, and anyone attending this event will follow the CDC Guidelines in place for COVID-19.

FOR CITY OF PORT ST. JOE:

FOR USER:

Approving Authority

Signature

Date

11/26/2024

Date

AGREEMENT FOR TEMPORARY USE OF CENTENNIAL BUILDING
CITY OF PORT ST. JOE, FLORIDA

NAME OF INDIVIDUAL OR ORGANIZATION ENTERING AGREEMENT (HEREIN KNOWN AS USER)

Freedom Exchange Community Development Centers of the Americas Foundation Inc

ADDRESS: 107 Liberty Street

Port St. Joe,

FL
STATE

32456
ZIP

TELEPHONE (850) 481-5650

EMAIL freedom2foundation@gmail.com

DATE(S) REQUESTED July 26, 2025

TIMES OF EVENT 9 AM - 12 Midnight EST

TYPE OF EVENT IN DETAIL "Honoring our Ancestors: Bringing People Together

ACROSS Time and Distance" to learn, remember, and show appreciation to our Ancestors and celebrate their lives and their deeds

PROPOSED # OF PEOPLE ATTENDING THE EVENT 150

Please check the following boxes that apply to your event:

- Alcohol
 Artists/Vendors
 Tax Exemption

In consideration of the mutual covenants and conditions contained herein, the Board of City Commissioners of the City of Port St. Joe, Florida, a municipal corporation (herein known as "City"), agrees to make available the GAZEBO/CITY COMMONS to User on the date(s) set forth above.

All "Users" be advised that the Board of City Commission does not rent this facility to organizations for extended periods of time. Rentals are on a temporary basis only, and Users are urged to make other arrangements as soon as possible.

1. The City shall:

- A. Furnish light, heat, and water by means of appliances installed for ordinary purposes, but for no other purposes. Interruptions, delays, or failure to furnish any of the same, caused by anything beyond the control of the City Commissioners, shall not be charged to the City of Port St. Joe.
- B. Not be responsible for any damage, accidents, or injury that may happen to the User or his agents, servants, employees, spectators, or any and all other participants and/or property from any cause whatsoever, arising out of or resulting from the above described activity during the period covered by this agreement.
- C. Reserve the right, in the exercise of its discretion, to rescind and cancel this agreement at any time when the purpose or purposes for which the premises herein described are being used and intended to be used, shall be obnoxious or inimical to the best interest of the City; anything herein contained notwithstanding.
- D. The activities of the City have first priority and the City reserves the right to alter this schedule by notifying the renting party 48 hours prior to a scheduled event.

2. **The User shall:**

- A. Take the premises as they are found at the time of occupying by the User.
- B. Remove from the premises within twenty-four (24) hours following the conclusion of the contracted activity all equipment and material owned by the User. The City assumes no liability for the User's equipment and material.
- C. Not re-assign this agreement or sublet the premises or any part thereof or use said premises or any part thereof for any purpose other than that herein specified, without written consent of the City.
- D. Indemnify the City and hold it harmless from any liability, including court costs and attorney's fees which result from any of the activities which occur on the property during the term of this Agreement. In the event that User's use of the premises includes a performance or performances which might be subject to a license fee payable to any organization such as ASCAP or BMI, User shall be responsible for such fee and will indemnify and hold City harmless in the event that any such fee is assessed against City.

3. **Payment of Charges:**

- A. All payments and deposits must be made by check or money order payable to the City of Port St. Joe and paid in full before the facility is reserved.
- B. All payments will be delivered to the City as of the date of the execution of this Agreement.
- D. Attached hereto as Exhibit "A" is the fee schedule for use of these City facilities.

4. **The Following Regulations shall be followed:**

- A. Activities will not be permitted between 12:00 a.m. (midnight) and 6:00 a.m. without prior permission from the Commission.
- B. The City equipment will not be taken from the premises under any conditions and in the event any equipment is found missing, User is responsible for its replacement cost.
- C. Alcohol Permits and/or Certificates of Liability Insurance must be provided to the City before rental when alcohol is allowed at the event.
- D. Certificates of Liability Insurance must be provided to the City before facility is reserved for all large events.
- E. A trash plan must be in place for all events and given to the City at the time the facility is reserved.
- F. A security plan must be in place for all large events and given to the City at the time the facility is reserved.
- G. All lineups of artists and/or vendors must be provided to the City at the time the facility is reserved.
- H. The premises shall not be marked upon, painted, cut, drilled, driven nails or screws into, or in any way deface the walls, ceilings, partitions or floors of the Premises or of the Building, and any defacement, damage or injury caused will be the responsibility of user who signed this application.

5. **Deposit Guidelines**

- Deposits will be cashed immediately and a refund check will be issued once the following items have been addressed after the rental date(s).
 1. All lights were turned off after the event
 2. All A/C Heating units must be turned back up to a temperature of 77°
 3. All trash and decorations have been removed and placed in outside dumpsters after the event
 4. The premises have been secured after the event
 5. No damage to the property
 6. All the tables and chairs will be folded up and returned to the location they were found. (Do not remove tables and chairs from premises, be sure to let any party planners know they are property of the City).
 7. Keys must be returned to City Hall no later the 12:00 Noon the day after the event. If the event occurs on a weekend, there is a drop box behind City Hall where the keys can be returned.

All buildings are inspected by a city employee prior to, and after each event. Items not found in satisfactory condition after your departure could result in a forfeiture of your deposit.

** Deposits will not be returned on cancellations unless requested 30 days before the scheduled rental**

6. **Acknowledgment:**

- A. This agreement will not be binding upon the City until occupied and approved by the City Commissioners.
- B. It is understood that the City, as used herein, shall include the employees, administrators, agents, and City Commissioners.
- C. I (person requesting permit) Cora L. Curtis, a citizen of the State of Florida and of the United States of America, do hereby solemnly swear or affirm that I am not a member of an organization or party which believes in or teaches, directly or indirectly, the overthrow of the Government of the United States or of Florida by force or violence. Furthermore, the organization that I represent subscribes to the above statements of loyalty.
- D. I understand that masks are strongly encouraged, and anyone attending this event will follow the CDC Guidelines in place for COVID-19.

FOR CITY OF PORT ST. JOE:

Approving Authority

Date

FOR USER:

Cora L. Curtis
Signature

12/11/2024
Date

AGREEMENT FOR TEMPORARY USE OF Reid Ave to MLK Blvd. / George Washington Gym
CITY OF PORT ST. JOE, FLORIDA

NAME OF INDIVIDUAL OR ORGANIZATION ENTERING AGREEMENT (HEREIN KNOWN AS USER)

Freedom Exchange Community Development Centers of the Americas Foundation Inc.

ADDRESS: 107 Liberty Street

Port St. Joe, FL 32456
CITY STATE ZIP

TELEPHONE (950) 481-5650 EMAIL freedom1foundation@gmail.com

DATE(S) REQUESTED January 20, 2025 TIMES OF EVENT 9AM-4PM EST

TYPE OF EVENT IN DETAIL 2025 Annual Commemorative Walking Together Parade & Program Celebration at George Washington H.S. Gymnasium, In Honor of Dr. Martin Luther King, Jr.

PROPOSED # OF PEOPLE ATTENDING THE EVENT 150

Please check the following boxes that apply to your event:

- Alcohol
- Artists/Vendors
- Tax Exemption

In consideration of the mutual covenants and conditions contained herein, the Board of City Commissioners of the City of Port St. Joe, Florida, a municipal corporation (herein known as "City"), agrees to make available the Centennial Building to User on the date(s) set forth above.

All "Users" be advised that the Board of City Commission does not rent this facility to organizations for extended periods of time. Rentals are on a temporary basis only, and Users are urged to make other arrangements as soon as possible.

1. The City shall:

- A. Furnish light, heat, and water by means of appliances installed for ordinary purposes, but for no other purposes. Interruptions, delays, or failure to furnish any of the same, caused by anything beyond the control of the City Commissioners, shall not be charged to the City of Port St. Joe.
- B. Not be responsible for any damage, accidents, or injury that may happen to the User or his agents, servants, employees, spectators, or any and all other participants and/or property from any cause whatsoever, arising out of or resulting from the above described activity during the period covered by this agreement.
- C. Reserve the right, in the exercise of its discretion, to rescind and cancel this agreement at any time when the purpose or purposes for which the premises herein described are being used and intended to be used, shall be obnoxious or inimical to the best interest of the City; anything herein contained notwithstanding.
- D. The activities of the City have first priority and the City reserves the right to alter this schedule by notifying the renting party 48 hours prior to a scheduled event.

2. **The User shall:**

- A. Take the premises as they are found at the time of occupying by the User.
- B. Remove from the premises within twenty-four (24) hours following the conclusion of the contracted activity all equipment and material owned by the User. The City assumes no liability for the User's equipment and material.
- C. Not re-assign this agreement or sublet the premises or any part thereof or use said premises or any part thereof for any purpose other than that herein specified, without written consent of the City.
- D. Indemnify the City and hold it harmless from any liability, including court costs and attorney's fees which result from any of the activities which occur on the property during the term of this Agreement. In the event that User's use of the premises includes a performance or performances which might be subject to a license fee payable to any organization such as ASCAP or BMI, User shall be responsible for such fee and will indemnify and hold City harmless in the event that any such fee is assessed against City.

3. **Payment of Charges:**

- A. All payments and deposits must be made by check or money order payable to the City of Port St. Joe and paid in full before the facility is reserved.
- B. All payments will be delivered to the City as of the date of the execution of this Agreement.
- D. Attached hereto as Exhibit "A" is the fee schedule for use of these City facilities.

4. **The Following Regulations shall be followed:**

- A. Activities will not be permitted between 12:00 a.m. (midnight) and 6:00 a.m. without prior permission from the Commission.
- B. The City equipment will not be taken from the premises under any conditions and in the event any equipment is found missing, User is responsible for its replacement cost.
- C. Alcohol Permits and/or Certificates of Liability Insurance must be provided to the City before rental when alcohol is allowed at the event.
- D. Certificates of Liability Insurance must be provided to the City before facility is reserved for all large events.
- E. A trash plan must be in place for all events and given to the City at the time the facility is reserved.
- F. A security plan must be in place for all large events and given to the City at the time the facility is reserved.
- G. All lineups of artists and/or vendors must be provided to the City at the time the facility is reserved.
- H. The premises shall not be marked upon, painted, cut, drilled, driven nails or screws into, or in any way deface the walls, ceilings, partitions or floors of the Premises or of the Building, and any defacement, damage or injury caused will be the responsibility of user who signed this application.

5. **Deposit Guidelines**

- Deposits will be cashed immediately and a refund check will be issued once the following items have been addressed after the rental date(s).
 1. All lights were turned off after the event
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 7. Keys must be returned to City Hall no later the 12:00 Noon the day after the event. If the event occurs on a weekend, there is a drop box behind City Hall where the keys can be returned.

— All buildings are inspected by a city employee prior to, and after each event. Items not found in satisfactory condition after your departure could result in a forfeiture of your deposit. —

** Deposits will not be returned on cancellations unless requested 30 days before the scheduled rental**

6. **Acknowledgment:**

- A. This agreement will not be binding upon the City until occupied and approved by the City Commissioners.
- B. It is understood that the City, as used herein, shall include the employees, administrators, agents, and City Commissioners.
- C. I (person requesting permit) Cora L. Curtis, a citizen of the State of Florida and of the United States of America, do hereby solemnly swear or affirm that I am not a member of an organization or party which believes in or teaches, directly or indirectly, the overthrow of the Government of the United States or of Florida by force or violence. Furthermore, the organization that I represent subscribes to the above statements of loyalty.
- D. I understand that masks are strongly encouraged, and anyone attending this event will follow the CDC Guidelines in place for COVID-19.

FOR CITY OF PORT ST. JOE:

FOR USER:

Approving Authority

Cora L. Curtis
Signature

Date

12/11/2024
Date



Phone:
850.545.8646

FreedomExchange
Community Development Centers of The Americas
FOUNDATION
16192 Coastal Highway, Lewes, DE 19958-3608

e-mail:
freedom1foundation@gmail.com



December 11, 2024

City of Port Saint Joe Florida
Mayor Rex Buzzett and the Board of City Commissioners
305 Cecil G. Costin Sr. Blvd.
Port St. Joe, FL 32456

Re: Fee Waiver Request for Temporary Use of George Washington High School Gymnasium and the Centennial Building

Dear Honorable Mayor Buzzett and City Commissioners,

It's that time of the year, again and we are gearing up for two main events to be hosted by Freedom Exchange Foundation, a non-profit 501© (3) corporation. With respect and appreciation your support is being sought. We are respectfully requesting a waiver of fees for the utilization of the George Washington High School Gymnasium, January 20, 2025 and the Centennial Building, July 26, 2025.

Our first event is the upcoming Annual Commemorative **“WALKING TOGETHER” Parade & Program Celebration, in honor of Dr. Martin Luther King, Jr.** The program will convene on MONDAY, JANUARY 20, 2025 @ 11a.m. EST, at the George Washington H.S. Gym. The parade march at 10a.m...line up at City Hall@9a.m. The **2025 Theme for the DR. MARTIN LUTHER KING, JR. PARADE & CELEBRATION FESTIVITIES** is.... **“40 Years of Legacy: Marching Forward, United in Justice and Peace.”** “It reflects the sacrifices and struggles of past generations who fought for equity and freedom, and calls on us to continue the fight for civil rights championed by Dr. King.” With gratefulness your participation is appreciated, too! A special event information flyer with additional details is forthcoming.

The use of the Centennial Building is requested for the second event to be held on Saturday, July 26, 2025; **“Honoring Our Ancestors: Bringing People Together Across Time and Distance.”** This correlates with the MLK Day theme, as we want to learn, remember, and show our appreciation to our ancestors by celebrating their lives and their deeds.

Thank you in advance for your positive professional feedback. Please do not hesitate to contact me @ (850) 890-6563 or email: freedom1foundation@gmail.com.

Sincerely,

Cora L. McNair-Curtis Program Coordinator
Freedom Exchange CDC of the Americas Foundation, Inc.

Freedom Exchange is a United States non-profit 501(C)(3) corporation formed under the Laws of Delaware that seeks to provide Food, Shelter, and Medical Attention to Communities around the World



Consumer's Certificate of Exemption
 Issued Pursuant to Chapter 212, Florida Statutes

DR-14
R. 01/18

85-8016848882C-2	10/31/2020	10/31/2025	501(C)(3) ORGANIZATION
<small>Certificate Number</small>	<small>Effective Date</small>	<small>Expiration Date</small>	<small>Exemption Category</small>

This certifies that:

FREEDOM EXCHANGE COMMUNITY DEVELOPMENT
 CENTER OF THE AMERICAS FOUNDATION INC
 16192 COASTAL HWY
 LEWES DE 19958-3608

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



Important Information for Exempt Organizations

DR-14
R. 01/18



1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.



FLORIDA COASTAL CONSERVANCY

FloridaCC.org
SJPTurtlePatrol@gmail.com

P.O. Box 611
Port St. Joe, FL 32457

Find us on:  

December 12, 2024

City Of Port St. Joe

I am writing on behalf of the Florida Coastal Conservancy. We are moving our annual Sea Turtle Festival from July to the Memorial Day weekend 2025. As in the past, we are renting George Core Park for two days, Saturday, May 24 and Sunday, May 25, 2025 for a fee of \$400 (application included with this letter.)

Our Sea Turtle Festival is a fund raiser for our organization that funds the Sea Turtle Center located on Tenth Street, as well as St. Joseph Peninsula Turtle Patrol during "turtle" season. The family friendly festival's purpose is to provide information about the sea turtles and other aquatic life in St. Joseph Bay. We do not charge an admission fee or vendor fees for the festival.

As a 501c3 organization, I am asking for your consideration of waiver of the service fee.

Thank you for your consideration,

Lou Keigley

AGREEMENT FOR TEMPORARY USE OF CORE PARK (LIGHTHOUSE NOT INCLUDED)
CITY OF PORT ST. JOE, FLORIDA

NAME OF INDIVIDUAL OR ORGANIZATION ENTERING AGREEMENT (HEREIN KNOWN AS USER)

Florida Coastal Conservancy

ADDRESS: 1001 10th St; P.O. Box 611

Port St.
CITY

FL
STATE

32457
ZIP

TELEPHONE 515-290-7885 (Lou K.) EMAIL sjturtlepatrol@gmail.com

DATE(S) REQUESTED Sat, 5/24/25 & Sun 5/25/25 TIMES OF EVENT Sat-5:00pm - 11AM - 4PM Festival

TYPE OF EVENT IN DETAIL SeaTurtle Festival: Informational Vendors, food Vendors, arts, craft & music

PROPOSED # OF PEOPLE ATTENDING THE EVENT 200+

Please check the following boxes that apply to your event:

- Alcohol
- Artists/Vendors
- Tax Exemption

In consideration of the mutual covenants and conditions contained herein, the Board of City Commissioners of the City of Port St. Joe, Florida, a municipal corporation (herein known as "City"), agrees to make available the Core Park to User on the date(s) set forth above.

All "Users" be advised that the Board of City Commission does not rent this facility to organizations for extended periods of time. Rentals are on a temporary basis only, and Users are urged to make other arrangements as soon as possible.

1. **The City shall:**

- A. Furnish light, heat, and water by means of appliances installed for ordinary purposes, but for no other purposes. Interruptions, delays, or failure to furnish any of the same, caused by anything beyond the control of the City Commissioners, shall not be charged to the City of Port St. Joe.
- B. Not be responsible for any damage, accidents, or injury that may happen to the User or his agents, servants, employees, spectators, or any and all other participants and/or property from any cause whatsoever, arising out of or resulting from the above described activity during the period covered by this agreement.
- C. Reserve the right, in the exercise of its discretion, to rescind and cancel this agreement at any time when the purpose or purposes for which the premises herein described are being used and intended to be used, shall be obnoxious or inimical to the best interest of the City; anything herein contained notwithstanding.
- D. The activities of the City have first priority and the City reserves the right to alter this schedule by notifying the renting party 48 hours prior to a scheduled event.

2. **The User shall:**

- A. Take the premises as they are found at the time of occupying by the User.
- B. Remove from the premises within twenty-four (24) hours following the conclusion of the contracted activity all equipment and material owned by the User. The City assumes no liability for the User's equipment and material.
- C. Not re-assign this agreement or sublet the premises or any part thereof or use said premises or any part thereof for any purpose other than that herein specified, without written consent of the City.
- D. Indemnify the City and hold it harmless from any liability, including court costs and attorney's fees which result from any of the activities which occur on the property during the term of this Agreement. In the event that User's use of the premises includes a performance or performances which might be subject to a license fee payable to any organization such as ASCAP or BMI, User shall be responsible for such fee and will indemnify and hold City harmless in the event that any such fee is assessed against City.

3. **Payment of Charges:**

- A. All payments and deposits must be made by check or money order payable to the City of Port St. Joe and paid in full before the facility is reserved.
- B. All payments will be delivered to the City as of the date of the execution of this Agreement.
- D. Attached hereto as Exhibit "A" is the fee schedule for use of these City facilities.

4. **The Following Regulations shall be followed:**

- A. Activities will not be permitted between 12:00 a.m. (midnight) and 6:00 a.m. without prior permission from the Commission.
- B. The City equipment will not be taken from the premises under any conditions and in the event any equipment is found missing, User is responsible for its replacement cost.
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- G. All lineups of artists and/or vendors must be provided to the City at the time the facility is reserved.
- H. The premises shall not be marked upon, painted, cut, drilled, driven nails or screws into, or in any way deface the walls, ceilings, partitions or floors of the Premises or of the Building, and any defacement, damage or injury caused will be the responsibility of user who signed this application.

5. **Deposit Guidelines**

- Deposits will be cashed immediately and a refund check will be issued once the following items have been addressed after the rental date(s).
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 4. The premises have been secured after the event
 5. No damage to the property
 6. All the tables and chairs will be folded up and returned to the location they were found. (Do not remove tables and chairs from premises, be sure to let any party planners know they are property of the City).
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All buildings are inspected by a city employee prior to, and after each event. Items not found in satisfactory condition after your departure could result in a forfeiture of your deposit.

** Deposits will not be returned on cancellations unless requested 30 days before the scheduled rental**

6. **Acknowledgment:**

- A. This agreement will not be binding upon the City until occupied and approved by the City Commissioners.
- B. It is understood that the City, as used herein, shall include the employees, administrators, agents, and City Commissioners.
- C. I (person requesting permit) Lou Keigley for Florida Coastal Conserv, a citizen of the State of Florida and of the United States of America, do hereby solemnly swear or affirm that I am not a member of an organization or party which believes in or teaches, directly or indirectly, the overthrow of the Government of the United States or of Florida by force or violence. Furthermore, the organization that I represent subscribes to the above statements of loyalty.
- D. I understand that masks are strongly encouraged, and anyone attending this event will follow the CDC Guidelines in place for COVID-19.

FOR CITY OF PORT ST. JOE:

FOR USER:

Approving Authority

Signature

Date

Date



MONOLITH CONSTRUCTION PANHANDLE LLC

Monolith Construction Panhandle LLC
1420 Industrial Road
Port St Joe FL 32456
850-247-1130
www.MonolithGC.com
CGC 1527448

November 27, 2024

RE: AA Ball Field 4' Fence Replacement

Supply and install approx. 550' of 4' tall commercial grade black vinyl coated chain link fence with access gates

Total Cost: \$21,400



MONOLITH CONSTRUCTION PANHANDLE LLC

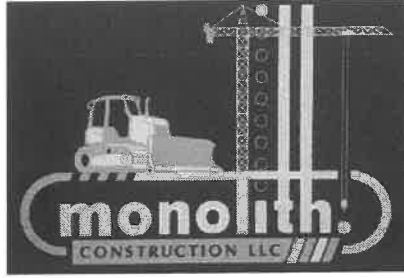
Monolith Construction Panhandle LLC
1420 Industrial Road
Port St Joe FL 32456
850-247-1130
www.MonolithGC.com
CGC 1527448

November 27, 2024

RE: AA Ball Field 6' Fence Replacement

Supply and install approx. 550' of 6' tall commercial grade black vinyl coated chain link fence

Total Cost: \$10,140



MONOLITH CONSTRUCTION PANHANDLE LLC

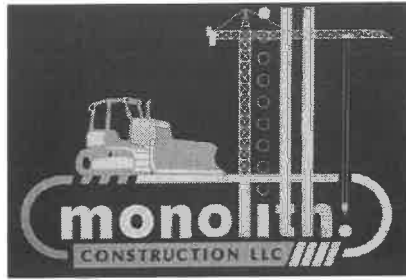
Monolith Construction Panhandle LLC
1420 Industrial Road
Port St Joe FL 32456
850-247-1130
www.MonolithGC.com
CGC 1527448

November 27, 2024

RE: AA Ball Field Backstop Fence Replacement

Supply and install 16' tall commercial grade black vinyl coated chain link fence with all posts, cables, and ties for backstop

Total Cost: \$19,375



MONOLITH CONSTRUCTION PANHANDLE LLC

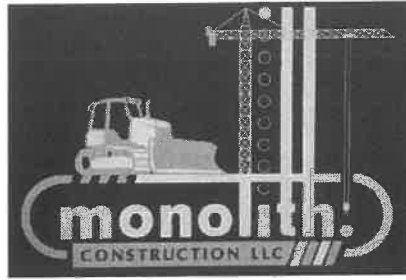
Monolith Construction Panhandle LLC
1420 Industrial Road
Port St Joe FL 32456
850-247-1130
www.MonolithGC.com
CGC 1527448

November 27, 2024

RE: Ozone Field 4' Fence Replacement

Supply and install approx. 600' of 4' tall commercial grade black vinyl coated chain link fence with all posts, cables, and ties. This includes the walk gates and the drive access gates

Total Cost: \$23,400



MONOLITH CONSTRUCTION PANHANDLE LLC

Monolith Construction Panhandle LLC
1420 Industrial Road
Port St Joe FL 32456
850-247-1130
www.MonolithGC.com
CGC 1527448

November 27, 2024

RE: Ozone Field 8' Fence Replacement

Supply and install approx. 300' of 8' tall commercial grade black vinyl coated chain link fence with all posts, cables, and ties.

Total Cost: \$16,250



MONOLITH CONSTRUCTION PANHANDLE LLC

Monolith Construction Panhandle LLC
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CGC 1527448

November 27, 2024

RE: Ozone Field Backstop Fence Replacement

Supply and install approx. 170' of 16' tall commercial grade black vinyl coated chain link fence with all posts, cables, and ties for backstop replacement

Total Cost: \$24,375

Grants Updated- 12/17/24

Title	Amount	Status
NWFWMD/NERDA	\$971,850	Draft Stormwater Master Plan Complete. Water Quality portion is on hold.
FDEM	\$660,943 \$5,000	Hazard Mitigation. Elevation of (12) lift stations and switch gear for Washington Gym Generator Power. Submitted 3/6/20. 25% match. Approved 12/16/22
FEMA	1.4M	Clifford Sims Park Repairs due to Hurricane Michael. Approved 4/21/23. The project is complete and we have requested reimbursement.
Historic Resources/Hurricane Michael	\$497,495	Centennial Bldg. Rehab. Grant awarded. The project is complete and we have requested reimbursement.
CDBG-DR	\$9,996,000	Sewer Rehab- City Wide. Approved 5/21. CCTV work approved.
National Park System/Hurricane Michael	\$83,000	Washington Gym Rehabilitation. Submitted by UF. Approved and will be administered thru the State of Florida Division of Historical Resources
Historic Resources/Hurricane Michael	\$327,707	Cape San Blas Lighthouse Complex. The project has been re-bid. Approval has been given for the amended scope of work by the State.
USDA	\$4,000,000	Potential 65% loan/35% grant for new Government Complex. The funding request is on hold.
COVID-19 Rescue Plan	\$1,786,545	Grant Agreement signed 9/15/21. Funds received. \$1,000,000 allocated for 10 th Street Sports Complex & \$786,545 for Road Paving already spent.
FDEO	\$675,426.00	Commercial District Waterline Replacement. Grant Approved 4/8/22. Phase I is complete.
FDEP Water Protection Funds	\$965,000	System Wide Septic to Sewer for 175 connections. Grant Application approved 11/10/21. Accepting Applications for service.
FDEP Water Protection Funds	\$4,300,000	Beacon Hill Sewer. Grant Application Approved 11/9/21. The collection system and lift station is constructed. City Staff is making taps.
FDEP	\$218,895	Resilient Florida (Study of PSJ). Submitted 8/30/21, Working with UF.
FRDAP	\$150,000	Core Park Splash Pad & Restroom, 25% City Match. Submitted 8/27/23. Second Request. Was not approved.
FDOT/SCOP	\$575,417.65	Application for re-surfacing Allen Memorial. Approved on 8/23/22 for the 2024 fiscal year. The contract was awarded to Roberts & Roberts.
NOAA	\$280,000 \$1,563,611	Stormwater Management (H&H) Study, Approved 4/21/23 Phase II Application submitted 12/19/23
FDOT Phase I FDOT Phase II	\$100,000 \$129,580	Hwy 98 Beautification Grant, Approved 12/16/22. Coastal has completed the design. Out for bids

		Phase II approved 1/10/24
Legislative Request 2023	\$1,500,000	Road Paving, submitted by Clark Smith approved in the 23/24 State Budget. Grant being worked thru FDOT.
FDEP/SRF	\$102,000 Loan/\$98,000 Grant	Lead and Copper Service Line Inventory. Additional \$9,800 Grant/\$10,200 Loan Approved as well. The project is complete.
FDEP/SRF	\$1,506,338 Loan/\$655,456 Grant	Downtown Water line Replacement Phase II. Approved, Application submitted on 11/2/23
Legislative Request 2023	\$500,000 \$1,000,000	Fire/Police Public Safety Facility Road Paving Workforce Housing Project Submitted 11/10/23. Was not approved
Army Corps of Engineers	TBD, up to \$15,000,000	Stormwater Improvements, Application submitted on 10/18/23. Was not approved.
Gulf Consortium	\$750,000	Signed the sub-grant agreement with Gulf County on 10/31/23 for the ESAD Purchase re-imburement
Dept. of Commerce	\$2,000,000	Rural Infrastructure Fund, Workforce Housing Access Road. Application submitted 11/3/23. Was not approved.
FDOT	\$43,000	Police Dept. - Occupant Protection. Application submitted on 2/27/24. The grant was approved and signed by the City on 10/15/24.
FDOT	\$84,302	Police Dept. -Speed & Aggressive Driving. Application submitted on 2/27/24. Was not approved.
FDOT	\$561,884.66	Ave C & D Paving SCOP Grant. Application submitted the first week in March 2024. Was not approved.
Historic Resources (FDHR)	\$1,000,000	Washington Gym Improvements. 25% match required. City/County/UF partnership. Application submitted 5/31/24.
FDEP	\$84,000,000	Waste Water Plant Improvements. Application submitted 5/29/24. Was not approved.
FDEP	\$80,000	Water Plant Backwash Reuse Project. Application submitted 6/11/24. Estimated \$200,000 project with Max of 40% Grant. Was not approved.
Dept. of Commerce	\$1,534,824	Workforce Housing Road. Application submitted 7/16/24. Was not approved.