

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY  
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT  
2775 GARRISON AVENUE, March 4, 2025, at Noon.**

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

**CONSENT AGENDA**

**Red Cross Proclamation**

Mayor Buzzett read the Proclamation proclaiming March 2025, as Red Cross Month. He presented Wayland Patterson, Red Cross Volunteer with the Proclamation after it was read.

Mr. Patterson expressed his appreciation for the Proclamation and all that the citizens of this area have done to support the American Red Cross,

**Minutes**

A Motion was made by Commissioner Kerigan, second by Commissioner Lowry, to approve the Minutes of the Regular Meeting of February 18, 2025, and the Joint City / County Conflict Assessment Meeting on February 18, 2025. All in favor; Motion carried 5-0.

**City Engineer**

*City Street Resurfacing*

This project is under construction and there are no issues at this time. Roberts and Roberts will be paving Tenth Street between Woodward and Marvin Avenues during Spring Break.

*City Government Complex*

Mr. Anderson has talked with the architect, information is being exchanged, and he anticipates a building layout soon.

*Monument Avenue*

The first lift of asphalt has been applied, there are potholes in the road, and the City is aware of them.

*Downtown Utilities Phase 2*

The project is under construction and a 19 day time extension has been approved.

*HMGP Grant – Elevation of 12 Lift Stations*

Dewberry has responded to all RAIs from FDEM, they continue to work on the requests and have also reached out for help to get these items resolved.

### *Avenue C and Battle Street Intersection*

Submittals from the contractor have been approved and Dewberry will schedule the preconstruction meeting closer to the arrival of the material. Currently, there is a 6 – 8 week lead time on materials.

### *Victoria Avenue Bridge*

Only one bid was received for this project, the costs were high, and the project has been rebid.

### *Long Avenue*

North Florida Construction is planning to pave the week of March 17, 2025.

Elizabeth Moore, PE and President of Anchor CEI, updated the Commission on the CDBG-DR sewer line rehab. She anticipates having the plans completed within a month to go out for bids to rehab the sewer lines. The lift station portion is currently under construction.

### **City Attorney**

#### *Ordinance 616, Parcel #04269-000R Voluntary Annexation Request; Second Reading and Adoption*

Commissioner Lowry began the discussion by saying that he, personally, did not want to get in a lawsuit with the County. Commissioner Quinn is working to provide a Pickle Ball Court and improvements to Washington Gym, there is possibly a road bond coming up that could help the City, and there is also a grant for improvements to the Washington Gym that the County is applying for. He also stated that the property in question was listed for sale.

Commissioner Hoffman shared that he had checked the MLS Listings, and the property was pulled from the site 8 months prior to now.

Mayor Buzzett reminded everyone that all projects in the City of Port St. Joe are in Gulf County and the County levies taxes on City residents. He doesn't feel that the County should hold any projects over our heads and that residents should demand that the County provide services to the City. Mayor Buzzett was not aware of any projects, other than those requested by the City, that the County has helped with. He feels that the County has an obligation to City citizens. The City provides Fire and Police protection, road maintenance, water, and sewer services. He does not feel that the City is getting our fair share of either the AD or Bed Taxes paid to the County.

Commissioner Langston wants to see the City and County work together but doesn't want to see things held over our heads. He feels the County should help the Cities of Port St. Joe and Wewahitchka. Commissioner Langston noted the project would still have to go to the Planning, Development, and Review Board before any changes could be made to the property.

Commissioner Lowry reiterated that he doesn't want to slow down progress on all City Projects.

Rick White, the property owner, refuted what he referred to as Fake News discussed publicly at the County Commission meeting. His Annexation Notes are attached as Exhibit A.

Christy McElroy and Robert Branch shared their thoughts on misinformation shared by the County. Ms. McElroy stated that she lacked confidence in County Administrator Michael Hammond's ability to manage Gulf County's finances as he declared bankruptcy in excess of \$10 Million Dollars with the United States Bankruptcy Court, Northern District of Florida. She requested that a copy of Mr. Hammond's Petition be attached to the minutes. Mr. Hammond's Petition is attached as Exhibit B.

A Motion was made by Commissioner Lowry to deny Ordinance 616. The Motion died for the lack of a second.

A Motion was made by Commissioner Hoffman, second by Commissioner Kerigan, to have the Second Reading and Adoption of Ordinance 616. The Motion passed 4-1 with Commissioner Lowry voting no.

Attorney McCahill read Ordinance 616 by Title only.

#### *Resolution 2025-01 Recreation Fees*

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to adopt Resolution 2025-01 Recreation Fees. All in favor; Motion carried 5-0.

#### *Resolution 2025-02 Avenues C and D SCOP Grant Application*

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to approve Resolution 2025-02. All in favor; Motion carried 5-0. If the application is approved, paving will be done from Highway 98 to MLK on Avenues C and D.

### **Old Business**

#### *City Projects*

Mr. Anderson shared the City is nearing the end of many projects, and there is a lot of road paving going on.

Commissioner Kerigan shared of the meeting he had with Mr. Anderson and Chief Richards. Consensus is that Speed Tables would be an issue on main thoroughfares like Garrison and Long Avenues for public safety vehicles. Speed Tables could possibly be used on the side streets. Staff will continue to work on our options.

#### *Centennial Building / Washington Gym Roof*

Mr. Anderson noted that there are no leaks on the main roofs of either building and the roofs are still under warranty. The issues are caused by added side rooms at the Washington Site and the Centennial Building with some consisting of flat roofs. Staff is waiting on prices for the repairs.

### **New Business**

#### *Washington Gym Fee Waiver Request – First Baptist Opelika*

This request was resolved when Resolution 2025-01 was passed earlier in the meeting today.

### **Public Works – John Grantland**

#### Highway 98 Cross Walks

A Motion was made by Commissioner Kerigan, second by Commissioner Lowry, to repair the side street cross walks on Second, Third, and Fourth Streets along Highway 98 at a cost of approximately \$25,000 compared to the quote of \$295,624.18 for Highway 98. All in favor; Motion carried 5-0. FDOT sets the requirements for these repairs and the City must follow their regulations.

Commissioner Langston expressed his concerns about people crossing Highway 98 at Avenue A and asked that FDOT look at the situation again. Mr. Grantland will ask FDOT to revisit their previous assessment of the situation.

#### **Surface Water Plant – Larry McClamma**

Mr. McClamma did not have anything new for the Commission.

#### **Wastewater Plant – Kevin Pettis**

Mr. Pettis is working on staffing, and did not have any additional information to share.

#### **Finance Director**

##### *FEMA Update*

In the absence of Mr. Lacour, Mr. Anderson shared that staff continues to work with FDEM and their request for additional information.

##### *Grants Reimbursement Update*

Staff continues to work on reimbursement.

#### **Code Enforcement**

Mr. Anderson shared that spring cleaning is ongoing in town and reminded residents that BCC will not pick up household items and they must be carried to the landfill by the owner. BCC will only pick up small piles of yard debris.

#### **Police Department – Chief Richards**

A Motion was made by Commissioner Lowry, second by Commissioner Hoffman, to surplus the items attached as Exhibit C. All in favor; Motion carried 5-0.

The 2018 Ford Explorer will be transferred to another governmental agency and the Club Car Golf Cart and the John Deere Gator may be requested by a registered 501 (c) 3 organization.

#### **City Clerk – Charlotte Pierce**

Clerk Pierce shared there had not been any changes on Pages 18 and 19, that staff continues to work on reports, compliance, and assisting other entities seeking grants on behalf of the City.

#### **Citizens to be Heard**

Robert Branch, Chester Davis, Lynn Lewis, and David Smith shared their opinions and concerns on various issues.

#### **Discussion Items by Commissioners**

*Commissioner Hoffman* shared his thoughts on the proposed County Airport, the lack of need for it, and addressed the additional congestion it will cause for residents.

*Commissioner Lowry* shared that the County plans to move Eastern Shipbuilding, the floating dock, businesses, railway, and other entities to the industrial area of the canal near the proposed airport.

Commissioner Kerigan did not have any additional items to share with the Commission.

Commissioner Langston shared that a number of people in his community had asked for a Pickle Ball Court at the Washington Site and he supports the idea.

Mayor Buzzett feels that Pickle Ball is a good recreational opportunity in neighborhoods and he supports having the courts. He stated that it was a good meeting today and thanked everyone for coming.

There was no additional business to come before the Commission and Mayor Buzzett adjourned the meeting at 1:30 P.M.

Approved this 18<sup>th</sup> day of March 2025.

  
Rex Buzzett, Mayor

3/18/25  
Date

  
Charlotte M. Pierce, City Clerk

3/18/25  
Date

## Annexation Notes

### Clear up the FAKE NEWS discussed publicly at County Commissioner meeting

#### False Statements:

- The property is for sale.
- The Developer & the Developer's representative want to build homes adjacent to the waste water treatment facility.
- The Developer & the Developer's representative want to build on a chemical site with toxic contaminated soil.
- The Developer & the Developer's representative are playing the county against the city.
- The Developer & the Developer's representative are planning a high-density residential development.
- The Developer & the Developer's representative are trying to ram it through.

#### Valid & True Responses:

- There is no Developer, there is no Developer's representative – there never has been, it's only me just the guy that owns the land.
- There has never been a proposal to do a high-density development.
- The property is not for sale. There is no active MLS.
- I am not trying to ram anything through – just following the proper process.
- I do not want to build homes next to a waste water treatment plant.
- I do not want to build homes on a chemical site with toxic soil.

#### History of Property:

- The County has done no research or due diligence on the property – they are just communicating false information.
- Site was Basic Materials from the 1960's
  - Produced dolomite, a product of limestone (subclass mining on property)
  - Dolomite is all over the state. Port St. Joe is built on it, home site base material, driveways, roadways etc. (Tallahassee, Miami etc.)
  - Dolomite is used in toothpaste and in public drinking water to raise Ph levels.
  - Basic Material went out of business (like all plants in PSJ) property was idle
- Premier Chemical purchased the property. They are the world's largest producer of Epsom salts
  - There are only 2 ingredients in Epsom salt – dolomite & salt (that is why they wanted the property)
  - Epsom's salt is used as a health & beauty product.
  - When the dolomite ran out, they closed the plant
- The site has sat idle for years

#### Conclusion:

- The county simply wants power & control over this parcel.
- This property belongs in the City of PSJ. It is surrounded by city property and its future use should be decided by the City of PSJ and not Gulf County.
- Gulf County has tens of 1000's of acres to use. The city only has this 114.
- **The only action being voted on is annexation into the City of PSJ.**
- **That is it – not building or zoning – only annexation.**

United States Bankruptcy Court Northern District of Florida

Voluntary Petition

Name of Debtor (if individual, enter Last, First, Middle): Hammond, Michael Lee

Name of Joint Debtor (Spouse) (Last, First, Middle):

All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):

All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names):

Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all) XXX-XX-4478

Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all)

Street Address of Debtor (No. and Street, City, and State): 214 Charles Avenue White City, FL

Street Address of Joint Debtor (No. and Street, City, and State):

ZIP Code 32465

ZIP Code

County of Residence or of the Principal Place of Business: Gulf

County of Residence or of the Principal Place of Business:

Mailing Address of Debtor (if different from street address): PO Box 1236 Port Saint Joe, FL

Mailing Address of Joint Debtor (if different from street address):

ZIP Code 32457

ZIP Code

Location of Principal Assets of Business Debtor (if different from street address above):

Various addresses identified in Statement of Financial Affairs are real property and/or mailing addresses for entities.

Type of Debtor (Form of Organization) (Check one box)

- Individual (includes Joint Debtors) See Exhibit D on page 2 of this form.
Corporation (includes LLC and LLP)
Partnership
Other (if debtor is not one of the above entities, check this box and state type of entity below.)

Nature of Business (Check one box)

- Health Care Business
Single Asset Real Estate as defined in 11 U.S.C. § 101(51B)
Railroad
Stockbroker
Commodity Broker
Clearing Bank
Other

Tax-Exempt Entity (Check box, if applicable)

- Debtor is a tax-exempt organization under Title 26 of the United States Code (the Internal Revenue Code).

Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box)

- Chapter 7
Chapter 9
Chapter 11
Chapter 12
Chapter 13
Chapter 15 Petition for Recognition of a Foreign Main Proceeding
Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding

Nature of Debts (Check one box)

- Debts are primarily consumer debts, defined in 11 U.S.C. § 101(3) as "incurred by an individual primarily for a personal, family, or household purpose."
Debts are primarily business debts.

Filing Fee (Check one box)

- Full Filing Fee attached
Filing Fee to be paid in installments (applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A.
Filing Fee waiver requested (applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B.

Check one box:

- Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D).
Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D).

Check if:

- Debtor's aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$2,343,300 (amount subject to adjustment on 4/01/13 and every three years thereafter).

Check all applicable boxes:

- A plan is being filed with this petition.
Acceptances of the plan were solicited proposition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).

Statistical/Administrative Information

- Debtor estimates that funds will be available for distribution to unsecured creditors.
Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors.

Estimated Number of Creditors

- 1-49, 50-99, 100-199, 200-999, 1,000-5,000, 5,001-10,000, 10,001-25,000, 25,001-50,000, 50,001-100,000, OVER 100,000

Estimated Assets

- \$0 to \$50,000, \$50,001 to \$100,000, \$100,001 to \$500,000, \$500,001 to \$1 million, \$1,000,001 to \$10 million, \$10,000,001 to \$50 million, \$50,000,001 to \$100 million, \$100,000,001 to \$500 million, \$500,000,001 to \$1 billion, More than \$1 billion

Estimated Liabilities

- \$0 to \$50,000, \$50,001 to \$100,000, \$100,001 to \$500,000, \$500,001 to \$1 million, \$1,000,001 to \$10 million, \$10,000,001 to \$50 million, \$50,000,001 to \$100 million, \$100,000,001 to \$500 million, \$500,000,001 to \$1 billion, More than \$1 billion

THIS SPACE IS FOR COURT USE ONLY



United States Bankruptcy Court  
Northern District of Florida

In re Michael Lee Hammond

Debtor

Case No. \_\_\_\_\_

Chapter 7

**SUMMARY OF SCHEDULES**

Indicate as to each schedule whether that schedule is attached and state the number of pages in each. Report the totals from Schedules A, B, D, E, F, I, and J in the boxes provided. Add the amounts from Schedules A and B to determine the total amount of the debtor's assets. Add the amounts of all claims from Schedules D, E, and F to determine the total amount of the debtor's liabilities. Individual debtors must also complete the "Statistical Summary of Certain Liabilities and Related Data" if they file a case under chapter 7, 11, or 13.

NAME OF SCHEDULE	ATTACHED (YES/NO)	NO. OF SHEETS	ASSETS	LIABILITIES	OTHER
A - Real Property	Yes	1	392,170.00		
B - Personal Property	Yes	4	20,550.00		
C - Property Claimed as Exempt	Yes	2			
D - Creditors Holding Secured Claims	Yes	3		4,795,578.00	
E - Creditors Holding Unsecured Priority Claims (Total of Claims on Schedule E)	Yes	2		2,400.00	
F - Creditors Holding Unsecured Nonpriority Claims	Yes	8		5,525,699.62	
G - Executory Contracts and Unexpired Leases	Yes	1			
H - Codebtors	Yes	2			
I - Current Income of Individual Debtor(s)	Yes	1			3,187.34
J - Current Expenditures of Individual Debtor(s)	Yes	1			2,746.50
Total Number of Sheets of ALL Schedules		25			
Total Assets			412,720.00		
			Total Liabilities	10,313,677.62	



March 4, 2025

**RE: Surplus Property List**

Police Department

- 1) 2010 Club Car Golf Cart
- 2) 2018 Ford Explorer vin 1FM5K8AR8JGC74322, 98,240 miles

Public Works

- 1) 1994 John Deere Gator 6x4, Does not run, needs a new transmission