

**October 7, 2025
Regular Meeting
12:00 P.M.**

**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 P.M.

October 7, 2025

Call to Order

Consent Agenda

Minutes

- **Special Meeting 9/22/25**

Pages 1-3

City Attorney

- **Update**

City Engineer

- **Update**

Old Business

- **City Projects**

Pages 4-5

New Business

- **Pickleball Courts at the Washington Gym Complex- Comm. Langston**
- **Offer to Purchase Property**

Pages 6-9

Public Works

- **County Road Patch Invoices**
- **RFP 2025-06 Washington Gym Roof Project**
- **RFP 2025-07 City Commission Chambers Roof**

Pages 10-22

Pages 23-27

Pages 28-31

Surface Water Plant

- **Update**

Wastewater Plant

- **Update**

Finance Director

- **FEMA- Update**
- **Grants Reimbursement- Update**

Code Enforcement

- **Update**

Police Department

- **Lenslock Contract Amendment**
- **Request to Purchase Low Speed Vehicle on State Contract**

Pages 32-42

Pages 43-45

City Clerk

- **Grants- Update**
- **Christmas Parade**

Pages 46-47

Citizens to be Heard

Discussion Items by Commissioners

Motion to Adjourn

**MINUTES OF THE SPECIAL MEETING OF THE BOARD OF CITY
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT
2775 GARRISON AVENUE, SEPTEMBER 22, 2025, at 5:01 P.M.**

The following were present: Mayor Buzzett, Commissioners Hoffman, Kerigan, and Langston. City Manager Jim Anderson, City Clerk Charlotte Pierce, Deputy City Clerk Carrie Fodge, Finance Director Mike Lacour, and Chief Jake Richards were also present. Commissioner Lowry and Attorney McCahill were absent.

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to approve the Minutes of the Workshop and Regular Meetings both on September 16, 2025. All in favor; Motion carried 4-0.

City Manager Jim Anderson read Form 8B Memorandum of Voting Conflict For County, Municipal, and Other Local Public Officers as completed by Commissioner Lowry when he abstained from voting as he has a business relationship and is a relative of the representative of the developer of Salt Pines Subdivision – Parcel #03040-002R: Development Order Amendment from Townhomes to Single Family Residences; Special Exception – Side Setbacks and the Rish Family Plaza Parcel #'s 04830-006R through 04830-016R: Special Exception – Side Setbacks.

New Business

Ordinance 622: Ad Valorem Property Tax Millage Rate: Public Hearing; Second Reading and Adoption

Mayor Buzzett opened the Meeting for the Public Hearing of Ordinance 622.

Robert Branch and Kevin Holden shared their thoughts with the Commission.

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to have the Second Reading, and Adoption of Ordinance 622.

Mr. Anderson shared that the Millage Rate of 3.5914 will remain the same as it has for a number of years.

All in favor; Motion carried 4-0.

Mr. Anderson read Ordinance 622 in its entirety.

Mayor Buzzett closed the Public Hearing.

Ordinance 623: 2025 – 2026 Budget: Public Hearing; Second Reading, and Adoption

Mayor Buzzett opened the Meeting for the Public Hearing of Ordinance 623 the 2025 - 2026 Budget, Second Reading, and Adoption.

No one from the public addressed the Commission.

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to have the Second Reading and Adoption of Ordinance 623. All in favor; Motion carried 4-0.

Mr. Anderson read Ordinance 623 by Title only.

Mayor Buzzett closed the Public Meeting.

Resolution 2025-12 City Pay Scale

A Motion was made by Commissioner Hoffman, second by Commissioner Kerigan, to approve the City Pay Scale for Fiscal Year 2025 – 2026. All in favor; Motion carried 4-0.

Mr. Anderson noted this includes a 5% an across the board raise for all employees for Fiscal Year 2025 – 2026.

Dispatch Contract with Gulf County Sheriff's Department

A Motion was made by Commissioner Kerigan, second by Commissioner Hoffman, to renew the Dispatch Contract with the Gulf County Sheriff's Department in the amount of \$90,000 for Fiscal Year 2025 – 2026. All in favor; Motion carried 4-0.

Stop Signs on Avenue A and Garrison Avenue

Robert Branch and Kevin Holden shared their opinions on the issue.

After discussion, consensus of the Commission was to relocate the sign in front of Mrs. Quinn's house at Broad and Avenue A to Harbor and Avenue A and add an additional Stop Sign on Avenue A. The Stop Signs on Garrison will be left in place and given a chance to see how they work rather than add Speed Tables.

Tallulah CBD, LLC

A Request for Consideration was received from Ashley Guy, Owner Tallulah CBD, to allow Tallulah CBD to continue serving the Port St. Joe Community. Chief Richards addressed the issues and noted the violations of illegal behavior since January 29, 2025. Three inspections were done by the Florida Department of Agriculture and Consumer Services, as well as purchases by undercover agents from Florida Department of Law Enforcement, FDLE Organized Crime Unit, Florida Division of Alcoholic Beverages and Tobacco, DEA, and Port St. Joe Police Department.

During the searches 12,623 grams (27.83) pounds of suspected marijuana containing THC and 2,784 grams (6.1 pounds) of "House Wax," which contains THC were found.

Chief Richards shared of other issues that have come from the business and feels that for the health and safety of our citizens, the business should remain closed.

Madeline Carnes shared of experiences and negative effects on her business from being a neighbor to Tallulah.

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, for Chief Richards and Attorney McCahill to file an Injunction based on the actions at the Tallulah location. All in favor; Motion carried 4-0.

Citizens to be Heard

Kevin Holden asked about de-annexing the Myers Park Subdivision from the City.

Mayor Buzzett responded that if the property owner had requested annexation into the City, it would involve an attorney drafting paperwork and presenting it to the City for consideration by the City Commission.

Robert Branch asked about the area from Tenth to Sixteenth Street where the grass is being cut. It was noted that this has been a golf course for many, many years and the area is being revitalized.

Madeline Carnes asked about Ghosts on the Coast this year. She will contact Superintendent Jim Norton and request that all schools in Gulf County be made aware of the change to Thursday, October 30, 2025, because of a home football game on Friday October 31, 2025.

Discussion Items by Commissioners

Neither Commissioners Hoffman, Kerigan, nor Langston or Mayor Buzzett had any additional concerns to share with the Commission.

Motion to Adjourn

There was no additional business to come before the Commission and Mayor Buzzett adjourned the meeting at 6:15 P.M.

Approved this _____ day of _____ 2025.

Rex Buzzett, Mayor

Date

Charlotte M. Pierce, City Clerk

Date

Current City Projects 10/7/25

- 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. The Bid for the collection system rehab was awarded to Royal American on 7/1/25. Work is set to begin 9/15/25.
- 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 construction is complete and Dewberry is working on the FDEP Permit to place in operation.
- 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.
- 9/8/25 A Task Order was signed with Dewberry to design stormwater improvements in the alley between Bay & Harbor Street
- 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, CEI Services was awarded to SCE on 1/7/25. The project is complete except for striping.
- Centennial Bldg. Roof- The contractor is preparing to make the repairs.
- Washington Gym Bldg. Roof- Bids have been received and on the 10/7/25 agenda for consideration.
- Commission Chambers Bldg. Roof- Bids have been received and it's on the 10/7/25 agenda for consideration.

- Victoria Ave. Sewer Line Relocation- FDOT requested the line be moved due to roadway improvements. The FDEP Permit was received 7/28/25. Staff is working on boring pricing.
- Water Plant Backwash Reuse System Installation- The grant has been approved and the materials have been ordered. Staff is working on the install.
- 20th Street Stormwater Pipe Evaluation- The Evaluation is in process.
- Williams Ave. Parking Lot- Staff is preparing a bid package to resurface the parking lot.

Jim Anderson

From: Denise Vickers <denisevickers@kw.com>
Sent: Wednesday, September 24, 2025 9:19 AM
To: Jim Anderson
Subject: Letter of Intent/Offer for purchase of land from City of PSJ
Attachments: letter-PEA to City of PSJ.pdf; Proposed land purchase-City of PSJ.png; Conceptual plan City of PSJ 9-22-25.pdf

You don't often get email from denisevickers@kw.com. [Learn why this is important](#)

CAUTION: This message is from an EXTERNAL SENDER. Be CAUTIOUS, particularly with links and attachments. Do not share or enter your user credential or password.

Jim,

Good morning! On behalf of the clients I'm representing, I'm submitting an offer for the purchase of a 3+/- acre portion of a parcel of land from the City of Port St. Joe. Attached is the letter of intent for a portion of [Gulf County parcel ID 03072-005R](#). If this information does not meet the requirements for consideration, please let me know asap so that my clients can amend their proposal.

We look forward to the consideration of the city's leadership and hope to engage in a dialogue about the purchase of the land.

Please confirm receipt of this email and let us know when we might expect to hear back about the next steps.

Sincerely,
Denise Vickers



WIRE FRAUD WARNING: Never trust wiring instructions sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions. These emails are convincing and sophisticated. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.



Email: jbray@pea-inc.com

City of Port St. Joe
c/o Jim Anderson
305 Cecil G. Costin Sr. Blvd.
Port St. Joe, FL 32456

Re: Letter of Intent to Purchase Property – Gulf County Parcel ID 03072-005R

Dear Mr. Anderson,

Liberty Networks LLC is seeking to purchase 3 +/- acres of property from the City of Port St. Joe to construct a Telecom Exchange building on property identified as Gulf County Parcel ID 03072-005R, located on Field of Dreams Avenue in Port St. Joe, Florida.

Based on recommendations from the local Keller Williams Success Realty team, we are offering \$500,000 cash payment in full. Included with this request for consideration is a proposed location for the structure on the property and pertinent details including an example of a typical building.

We understand the 57-acre parcel is intended for future development of a sports complex. Since those design plans and timeline are not immediately clear to us, we submit this letter of intent with a spirit of collaboration and negotiation.

Additional information:

- The Gulf County Commission has already approved Liberty Networks LLC for a telecommunications cable landing site near Salinas Park on Cape San Blas.
- A Telecom Exchange building located on this parcel will allow telecommunication cable(s) to interface with the existing networks. It is a crucial part of the infrastructure that allows data to be transmitted via the internet.
- In essence, the building is an essential link in the telecommunications network, enabling seamless and reliable data transfer and supporting various services, including internet access, voice communications, and data centers.
- Liberty Networks is seeking a 45-day inspection period. Additionally, we will not need any specific easements, however, will require the standard utilities to operate, Power, Telephone, Water and Sewer.

Liberty Networks has a proven track record of community investment and is committed to building a long-term, positive presence in Port St. Joe.

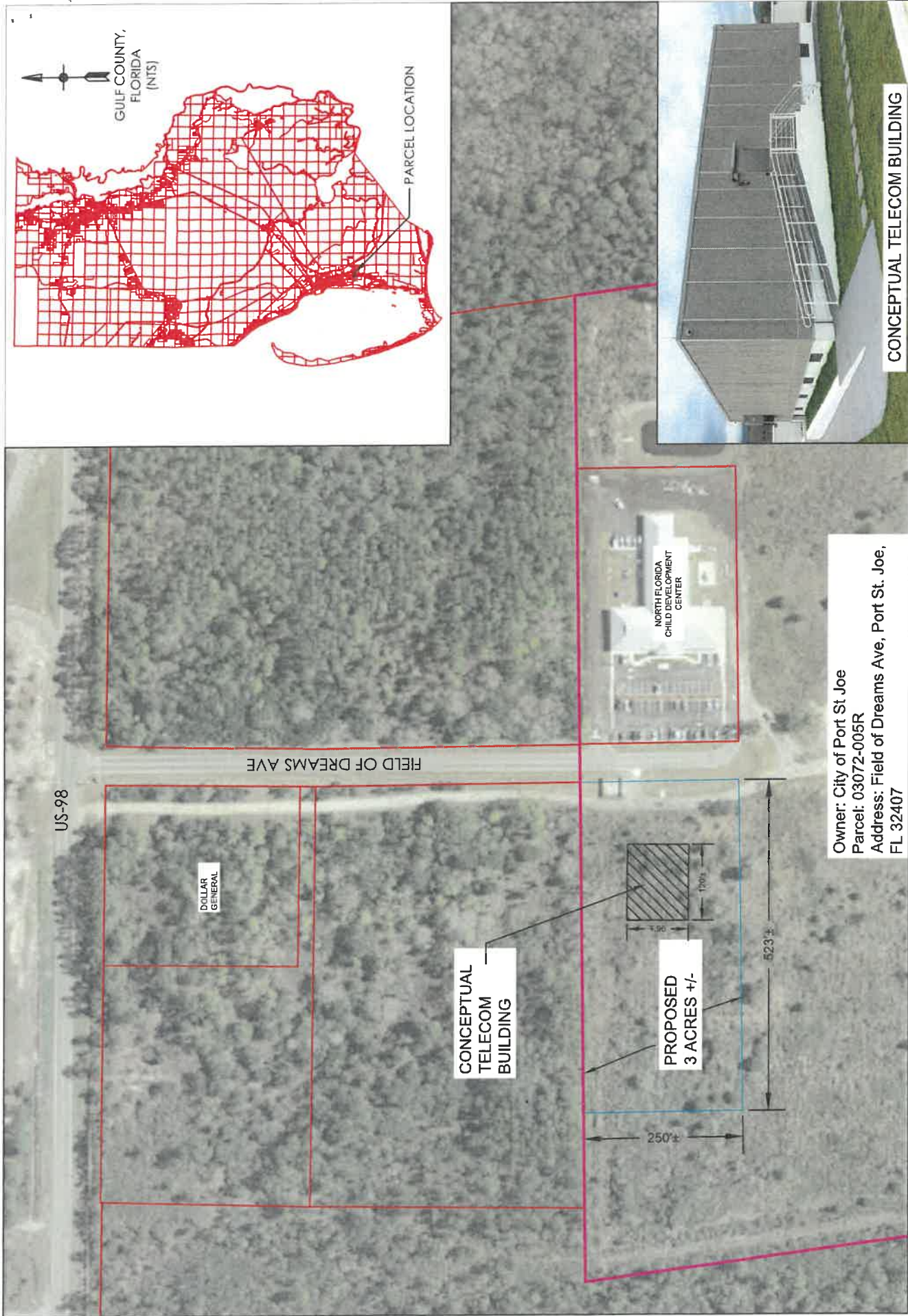
We appreciate your consideration of this proposal and welcome the opportunity to discuss terms in greater detail.

Sincerely,

A handwritten signature in black ink that reads "Jeff Bray". The signature is written in a cursive, flowing style.

Jeff Bray
(Representing Liberty Networks)





Owner: City of Port St Joe
Parcel: 03072-005R
Address: Field of Dreams Ave, Port St. Joe,
FL 32407

Scale: 1" = 200'	By:	Project No.: 25-06-001		Purpose: Liberty Networks Telecom Station
		Sheet No.: x		
		Date: 9-22-25		
		Rev. Date:		

P.E.A. Inc.
CONSULTING SOLUTIONS

_____-_____
RESOLUTION

WHEREAS, Gulf County, Florida, through its recent growth, has experienced increasing numbers of applications for permits for utilities to be run on, over and under the public streets and roads, and

WHEREAS, on numerous occasions, because of the necessity for applications having to be investigated by all the Commissioners, utility companies have been delayed in giving official service to the citizens, and

WHEREAS, the Board of County Commissioners of Gulf County, Florida, determined that it is in the best interests of the County and the citizens which it serves that it establishes certain criteria for the issuance of permits to utility companies,

NOW, THEREFORE, BE IT RESOLVED the following criteria be established for the granting of permits to public utility companies or others desiring to use public rights-of-way in Gulf County, Florida:

1. All above ground utilities shall be within four (4) feet of the edge of the right of way.
2. All below ground utilities shall be more than eight (8) feet from the edge of pavement for paved roads or more than eighteen (18) feet from the centerline of right of way for unpaved roads
3. Where streets are to be crossed NO pavement shall be cut or disturbed in any manner.
4. If streets or right of way are damaged a \$1000.00 fine will be assessed and all expenses Gulf County incurred to make repair will be charged to contractor/applicant.
5. Gulf County reserves the right to reject any applicant/contractor for not complying with said resolution.
6. The county from time to time will designate the person to implement the policies and regulations set forth herein.
7. Exhibit "A" entitled Application for Utility Permit are hereby adopted in substance with

such minor alterations as may be found necessary from time to time

8. Any application which does not fully comply with the terms of this Resolution shall be denied by the county or its designee, and the person or firm whose permit has been denied shall notify the clerk of his intention to appeal to the Board of County Commissioners of Gulf County at any reasonable time subsequent to the denial, and the Clerk shall agenda the item and the person whose permit has been denied may present his case to the Board of County Commissioners of Gulf County who shall make the ultimate decision.

This Resolution INTRODUCED and ADOPTED by the Board of County Commissioners of Gulf County, Florida at its regular meeting on _____, 2025

BOARD OF COUNTY COMMISSIONERS
GULF COUNTY, FLORIDA

CHAIRMAN

Attest: _____
Clerk

APPLICATION FOR UTILITY PERMIT

Gulf County, Florida

Permit # _____

Variance: Yes ☐
No ☐

Work Order # 599175

B & A Communications of 2636 North East Ave Panama City, FL 32405,
(Applicant) (Applicant Address)

hereby makes application to the Gulf County Board of County Commissioners, for a utility permit to construct and maintain install fiber optic for Mediacom on the portion of the following road Stone Mill Creek, E Creekview, W Creekview, Annie Ave, Michael St, S Dianna, Sierra Dr, Edgehill Rd, Ike Steele Rd in Gulf County, Florida and submits herewith plans and blueprints which are attached hereto and make a part hereof which set out the proposed construction and maintenance.

In the event that said permit shall be granted, the Applicant agrees to accept the terms thereof with twenty (20) days from the granting of said permit, to commence actual construction in good faith within sixty (60) days from the date of said permit, and construction to be completed in sixty (60) days. Applicant agrees that in consideration of this application such information as may be required by the Gulf County Board of County Commissioners or the Florida Department of Transportation will be promptly furnished.

Applicant declares that, prior to the filing of this application, due notice will be given to all pole and wire users on said section of Secondary State Road Number Click or tap here to enter text.. The applicant has read and understands Gulf County Board of County Commissioners' Resolution 2025-___ and agrees to be bound by the terms thereof. The applicant agrees to provide notice to the Gulf County Public Works Director of any activity commenced pursuant to this permit within ten (10) days of the date hereof or prior to commencing said activity, whichever is earlier.

The applicant understands that said roads in unincorporated Gulf County shall not be cut or dug, without the approval of the Gulf County Public Works Director and Gulf County Board of County Commissioners.

In the event said applicant causes damage to said unincorporated Gulf County roads and R.O.W. during construction, a fine of \$1000.00 will be enforced and said applicant will pay all the costs Gulf County incurred to make the repair and applicant's right to make further permit application will be denied.

1. Attach a construction site plan showing all borings.
2. All work shall be scheduled with the Gulf County Public Works Director prior to commencing work.
3. Whenever necessary for the construction, repair, improvement, maintenance, safe and efficient operation, alteration or relocation of all or any portion of said highway as determined by Gulf County, any or all of said poles, wire, pipes, cables or other utilities and appurtenances authorized hereunder, shall be removed from said highway, for set or relocated thereon as required by the county, and at the expense of the permittee unless reimbursement is authorized.
4. All Gulf County property shall be restored to its original condition as far as practical.
5. The construction and maintenance of such utility shall not interfere with the property and rights of a prior permittee.
6. It is understood and agreed that the rights and privileges herein set out are granted only to the extent of the county's right, title and interest in the land to be entered upon and used by the holder, and the holder will, at all times, assume all risk of and indemnify, defend and save harmless the county from and against any and all loss, damage, cost or expense arising in any manner on account of the exercise of attempted exercises by said holder of the aforesaid rights and privileges. During construction, all safety regulations of the county shall be observed, and the holder must take such measures, including placing and display of safety devices, as may be necessary in order to safely conduct the public through the project area.

Applicant Signature

Date

The above permit is granted.

Date: _____

Attest: _____
Deputy Clerk

Board of County Commissioners
of Gulf County, Florida

By: _____
Gulf County Building Official

Gulf County Board of County Commissioners



Bill To:

Ship To:

City of Port St Joe
ATTN: John Grantland - Public Works
PO Box 278
Port St Joe, FL 32457-0278

Invoice #: PW708312025COPSJ
Invoice Date: 09/17/2025

Quantity	Item	Units	Description	Discount %	Taxable	Unit Price	Total
1	RPR		Repairs to Buccaneer St - damage caused by underground bore.				\$6,475.00
1	RPR		Repairs to Starfish St - damage caused by underground bore.				\$7,000.00
1	RPR		Repairs to Sundial Ct - damage caused by underground bore.				\$5,650.00
Subtotal							\$19,125.00
Tax							
Shipping							
Miscellaneous							
Balance Due							\$19,125.00

Terms: Net 30 Days

Date:

Amount Due:

Amount Enclosed:

725 Knowles Avenue
Port St. Joe, FL 32456

Phone: (850) 227-1401
Fax: (850) 663-3429
Email: publicworks@gulfcountry-fl.gov
Website: www.gulfcountry-fl.gov

**Roberts and
Roberts, inc.**

15

TERMS AND CONDITIONS

PROPOSAL AND CONTRACT

PROJECT: 136 Atlantic Street - 11'x21'
DATE: 09/12/25

Payment in full for all work performed hereunder during any month shall be made not later than the tenth day of the following month. Final and complete payment for all work performed hereunder shall be made not later than ten (10) days after the completion of such work. Interest at the highest rate allowable under the laws of the jurisdiction in which the contract is executed, or one and one half (1.5%) percent per month, whichever is less, shall be charged and paid on all unpaid balances from the due date to the date we receive payment.

Any deviations from the specifications or modification of the terms of this contract and any extra or incidental work, or reductions in work, shall be set forth in writing and signed by both parties prior to the making of such change. We will be compensated for any increase in our costs by such change, on the basis of the increase plus ten percent (10%) profit. If a time is set for the performance of work, and if, in our sole judgement, such change will increase the time necessary for our performance, we will be granted a reasonable extension of time.

We will provide and pay for Workmen's Compensation Insurance covering our employees and Public Liability and Property Damage Insurance protecting ourselves. We will also assume responsibility for the collection and payment of Social Security and State Unemployment Taxes applicable to our employees. A certificate of insurance describing our coverage will be provided upon request.

We shall be provided with suitable access to the work area. If our work is dependent upon or must be undertaken in conjunction with the work of others, such work shall be so performed and completed as to permit us to perform our work hereunder in a normal uninterrupted single shift operation.

Unless a time for the performance of our work is specified, we shall undertake it in the course of our normal operating schedule. We shall not be liable for any failure to undertake or complete the work for causes beyond our control, including but not limited to, fire, flood, or other casualty, labor disputes or other disagreements, and accidents or other mishaps, whether affecting this work or other operations in which we are involved, directly or indirectly.

Unless a lump sum price is to be paid for the foregoing work and is clearly so stated, it is understood and agreed that the quantities referred to above are estimates only and that payment shall be made at the stated unit prices.

If the foregoing meets with your acceptance, kindly sign and return our proposal and complete the project information below. Upon its receipt, it is understood that the foregoing, including the terms and conditions set forth shall constitute the full and complete agreement between us.

THIS PROPOSAL EXPIRES THIRTY (30) DAYS FROM THE DATE HEREOF, BUT MAY, AT THE SOLE OPTION OF THE COMPANY, BE ACCEPTED AT ANY LATER DATE.

RESPECTFULLY SUBMITTED:

Brian Strickland

ROBERTS AND ROBERTS, INC.

ACCEPTED BY:

[Signature] DIRECTOR PW
SIGNATURE / TITLE / DATE

9-15-25

PROJECT / OWNER INFORMATION

YOUR PROJECT NAME OR DESCRIPTION:

PROJECT LOCATION OR ADDRESS:

PARCEL IDENTIFICATION NUMBER:

COMPANY & BILLING ADDRESS:

PHONE NUMBER AND EMAIL ADDRESS:

**Roberts and
Roberts, Inc.**

1530 Metropolitan Blvd
Tallahassee, FL 32308
w: 850.210.0350
f: 850.210.0495

1741 N. Shermen Ave.
Panama City, FL 32408
w: 850.215.0001
f: 850.215.1108

PROPOSAL BASED ON PLANS DATED: N/A

[illegible]

**** SEE ATTACHED FOR TERMS AND CONDITIONS ****

1 Only the items above have been quoted.
2 Auger is quoted to leave the existing Centerline.
3 Work is quoted based on Gulf County Patch Detail.

TERMS AND CONDITIONS

PROPOSAL AND CONTRACT

PROJECT: 251 Madison Patch - 7'x10'

DATE: 09/12/25

Payment in full for all work performed hereunder during any month shall be made not later than the tenth day of the following month. Final and complete payment for all work performed hereunder shall be made not later than ten (10) days after the completion of such work. Interest at the highest rate allowable under the laws of the jurisdiction in which the contract is executed, or one and one half (1.5%) percent per month, whichever is less, shall be charged and paid on all unpaid balances from the due date to the date we receive payment.

Any deviations from the specifications or modification of the terms of this contract and any extra or incidental work, or reductions in work, shall be set forth in writing and signed by both parties prior to the making of such change. We will be compensated for any increase in our costs by such change, on the basis of the increase plus ten percent (10%) profit. If a time is set for the performance of work, and if, in our sole judgement, such change will increase the time necessary for our performance, we will be granted a reasonable extension of time.

We will provide and pay for Workmen's Compensation Insurance covering our employees and Public Liability and Property Damage Insurance protecting ourselves. We will also assume responsibility for the collection and payment of Social Security and State Unemployment Taxes applicable to our employees. A certificate of insurance describing our coverage will be provided upon request.

We shall be provided with suitable access to the work area. If our work is dependent upon or must be undertaken in conjunction with the work of others, such work shall be so performed and completed as to permit us to perform our work hereunder in a normal uninterrupted single shift operation.

Unless a time for the performance of our work is specified, we shall undertake it in the course of our normal operating schedule. We shall not be liable for any failure to undertake or complete the work for causes beyond our control, including but not limited to, fire, flood, or other casualty, labor disputes or other disagreements, and accidents or other mishaps, whether affecting this work or other operations in which we are involved, directly or indirectly.

Unless a lump sum price is to be paid for the foregoing work and is clearly so stated, it is understood and agreed that the quantities referred to above are estimates only and that payment shall be made at the stated unit prices.

If the foregoing meets with your acceptance, kindly sign and return our proposal and complete the project information below. Upon its receipt, it is understood that the foregoing, including the terms and conditions set forth shall constitute the full and complete agreement between us.

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RESPECTFULLY SUBMITTED:

Brian Strickland

ROBERTS AND ROBERTS, INC.

ACCEPTED BY:

[Signature]

DIRECTOR PUN

9-25-25

SIGNATURE / TITLE / DATE

PROJECT / OWNER INFORMATION

YOUR PROJECT NAME OR DESCRIPTION:

PROJECT LOCATION OR ADDRESS:

PARCEL IDENTIFICATION NUMBER:

COMPANY & BILLING ADDRESS:

PHONE NUMBER AND EMAIL ADDRESS:

**Roberts and
Roberts, Inc.**

1538 Metropolitan Blvd Tallahassee, FL 32308 w. 850.210.0350 f. 850.210.0495	1741 N. Sherman Ave Panama City, FL 32405 w. 850.215.0001 f. 850.215.3108
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PROPOSAL BASED ON PLANS DATED: N/A[illegible]

SEE ATTACHED FOR TERMS AND CONDITIONS

1 Only the items above have been quoted.
2 Thermo replacement is for the double yellow within the patch.
3 Work is quoted based on Gulf County Patch Detail.

TERMS AND CONDITIONS

PROPOSAL AND CONTRACT

PROJECT: 608 Madison Patch - 14'x36'
DATE: 09/12/25

Payment in full for all work performed hereunder during any month shall be made not later than the tenth day of the following month. Final and complete payment for all work performed hereunder shall be made not later than ten (10) days after the completion of such work. Interest at the highest rate allowable under the laws of the jurisdiction in which the contract is executed, or one and one half (1.5%) percent per month, whichever is less, shall be charged and paid on all unpaid balances from the due date to the date we receive payment.

Any deviations from the specifications or modification of the terms of this contract and any extra or incidental work, or reductions in work, shall be set forth in writing and signed by both parties prior to the making of such change. We will be compensated for any increase in our costs by such change, on the basis of the Increase plus ten percent (10%) profit. If a time is set for the performance of work, and if, in our sole judgement, such change will increase the time necessary for our performance, we will be granted a reasonable extension of time.

We will provide and pay for Workmen's Compensation Insurance covering our employees and Public Liability and Property Damage Insurance protecting ourselves. We will also assume responsibility for the collection and payment of Social Security and State Unemployment Taxes applicable to our employees. A certificate of insurance describing our coverage will be provided upon request.

We shall be provided with suitable access to the work area. If our work is dependent upon or must be undertaken in conjunction with the work of others, such work shall be so performed and completed as to permit us to perform our work hereunder in a normal uninterrupted single shift operation.

Unless a time for the performance of our work is specified, we shall undertake it in the course of our normal operating schedule. We shall not be liable for any failure to undertake or complete the work for causes beyond our control, including but not limited to, fire, flood, or other casualty, labor disputes or other disagreements, and accidents or other mishaps, whether affecting this work or other operations in which we are involved, directly or indirectly.

Unless a lump sum price is to be paid for the foregoing work and is clearly so stated, it is understood and agreed that the quantities referred to above are estimates only and that payment shall be made at the stated unit prices.

If the foregoing meets with your acceptance, kindly sign and return our proposal and complete the project information below. Upon its receipt, it is understood that the foregoing, including the terms and conditions set forth shall constitute the full and complete agreement between us.

THIS PROPOSAL EXPIRES THIRTY (30) DAYS FROM THE DATE HEREOF, BUT MAY, AT THE SOLE OPTION OF THE COMPANY, BE ACCEPTED AT ANY LATER DATE.

RESPECTFULLY SUBMITTED:

Brian Strickland

ROBERTS AND ROBERTS, INC.

ACCEPTED BY:

Jedca

DIRECTOR PW

9.15.25

SIGNATURE / TITLE / DATE

PROJECT / OWNER INFORMATION

YOUR PROJECT NAME OR DESCRIPTION:

PROJECT LOCATION OR ADDRESS:

PARCEL IDENTIFICATION NUMBER:

COMPANY & BILLING ADDRESS:

PHONE NUMBER AND EMAIL ADDRESS:

1538 Metropolitan Blvd Tallahassee, FL 32308 w: 850.210.0350 f: 850.210.0495	1741 N. Shyrman Ave Panama City, FL 32405 w: 850.215.8001 f: 850.215.1108
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TERMS AND CONDITIONS

PROPOSAL AND CONTRACT

PROJECT: 1701-1799 Trout - 10'x22.5'
DATE: 09/12/25

Payment in full for all work performed hereunder during any month shall be made not later than the tenth day of the following month. Final and complete payment for all work performed hereunder shall be made not later than ten (10) days after the completion of such work. Interest at the highest rate allowable under the laws of the jurisdiction in which the contract is executed, or one and one half (1.5%) percent per month, whichever is less, shall be charged and paid on all unpaid balances from the due date to the date we receive payment.

Any deviations from the specifications or modification of the terms of this contract and any extra or incidental work, or reductions in work, shall be set forth in writing and signed by both parties prior to the making of such change. We will be compensated for any increase in our costs by such change, on the basis of the increase plus ten percent (10%) profit. If a time is set for the performance of work, and if, in our sole judgement, such change will increase the time necessary for our performance, we will be granted a reasonable extension of time.

We will provide and pay for Workmen's Compensation Insurance covering our employees and Public Liability and Property Damage Insurance protecting ourselves. We will also assume responsibility for the collection and payment of Social Security and State Unemployment Taxes applicable to our employees. A certificate of insurance describing our coverage will be provided upon request.

We shall be provided with suitable access to the work area. If our work is dependent upon or must be undertaken in conjunction with the work of others, such work shall be so performed and completed as to permit us to perform our work hereunder in a normal uninterrupted single shift operation.

Unless a time for the performance of our work is specified, we shall undertake it in the course of our normal operating schedule. We shall not be liable for any failure to undertake or complete the work for causes beyond our control, including but not limited to, fire, flood, or other casualty, labor disputes or other disagreements, and accidents or other mishaps, whether affecting this work or other operations in which we are involved, directly or indirectly.

Unless a lump sum price is to be paid for the foregoing work and is clearly so stated, it is understood and agreed that the quantities referred to above are estimates only and that payment shall be made at the stated unit prices.

If the foregoing meets with your acceptance, kindly sign and return our proposal and complete the project information below. Upon its receipt, it is understood that the foregoing, including the terms and conditions set forth shall constitute the full and complete agreement between us.

THIS PROPOSAL EXPIRES THIRTY (30) DAYS FROM THE DATE HEREOF, BUT MAY, AT THE SOLE OPTION OF THE COMPANY, BE ACCEPTED AT ANY LATER DATE.

RESPECTFULLY SUBMITTED:

Brian Strickland

ROBERTS AND ROBERTS, INC.

ACCEPTED BY:

[Signature] DIRECTOR PJ 9.15.25

SIGNATURE / TITLE / DATE

PROJECT / OWNER INFORMATION

YOUR PROJECT NAME OR DESCRIPTION:

PROJECT LOCATION OR ADDRESS:

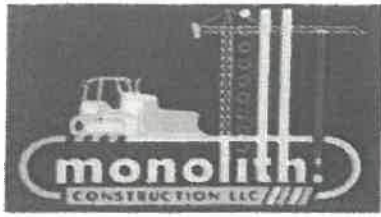
PARCEL IDENTIFICATION NUMBER:

COMPANY & BILLING ADDRESS:

PHONE NUMBER AND EMAIL ADDRESS:

September 26, 2025, at 3:05 P.M.

[illegible]



1420 Industrial Rd Port St Joe, FL 32456
PH: 850.247.1130

Date: 9/26/2025

Sealed Bid Proposal

Bidder: Monolith Construction Panhandle, LLC

Project: Washington Gym Roof Project

Bid Number: RFP 2025-06

Bid Due: Friday, September 26, 2025 at 3:00 pm EST, City of Port St Joe

Bid Opening: September 26, 2025 at 3:05 EST

Monolith Construction Panhandle is Pleased to Submit a bid for the above project:

Base Bid Amount: \$ 101,330.43

If you have any questions, let us know.

Thank you,

Signature: _____

Owner: Chris Karagiannis

Title: Manager/President

BASE BID

The Scope of WORK shall contain the following:

1.

Work Description	Unit	Cost
Kitchen and Walkway Roof	LS	\$ 44,447.97
Reading Room Roof	LS	\$ 56,882.47
Project Total	\$	\$ 101,330.43

Alternate Bid Item #1 : \$ 48,718.13

Sub-Contractors:

TBD

Bid provided by:

Monolith Construction - Panhandle, LLC

Company

Signature

9/26/25

Date



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

SAN PHILLIPO, NICHOLAS JOHN

MONOLITH CONSTRUCTION - PANHANDLE, LLC.
1310 W 30TH ST
PANAMA CITY FL 32405

LICENSE NUMBER: CGC1538538

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/12/2025

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

THE UNDERGROUND UTILITY & EXCAVATION CO HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

SAN PHILLIPO, NICHOLAS

MONOLITH CONSTRUCTION - PANHANDLE, LLC
1310 W 30TH ST
PANAMA CITY FL 32405

LICENSE NUMBER: CUC1226352

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 01/08/2025

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**City Commission Chambers Roof
City Commission Conference Room
September 26, 2025, at 3:05 P.M.**

[illegible]

LEWIS WALKER ROOFING PROPOSAL

Project	City Commission Chambers Roof RFP.2025-07
Customer	The City of Port St. Joe
Customer Contact	John Grantland 850-229-8247
Proposal Date	September 23, 2025



Project Address: 2775 Garrison Avenue, Port St.

Proposal Scope of Work

Roof System: Existing gravel surface over wood deck

We Propose to furnish and install the following

Mobilization and lifting materials to the roof

Labor to install all materials

Remove Gravel surface built-up roof system down to the wood deck.

Install taper ISO at 1/4" per foot slope to promote positive drainage toward existing roof drains.

Supply all T-patches, curbs/corner/pipe flashings, etc per plans

Remove existing edge metal.

Install 60 mil TPO membrane, mechanically fastened, in accordance with manufacturer requirements.

Install new 24-gauge Galvalume painted finish(standard colors only)

Plywood 4'x8' deck replacement: \$90/Sheet as need

Include all require permits

Versico / Carlisle 20 years NDL Manufacture Warranty

10 Years Lewis Walker Roofing Workmanship Warranty

Total Base Bid: \$39,772.82

Additional pricing or clarifications

Exclusions:• No Additional Work in Existing Drainage System

Respectfully Submitted by: Edgar Marzana, 386-365-2748, emarzana@lewiswalkerroofing.com



LEWIAL-02

DSMITH2

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/11/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hub International Florida 1117 Thomasville Road Tallahassee, FL 32303		CONTACT NAME: PHONE (A/C, No, Ext): (850) 386-1111 FAX (A/C, No): (850) 385-9827 E-MAIL: Certificates.FLA@HubInternational.com ADDRESS:		
INSURED Lewis Walker Roofing, Inc. 1118 South Marion Avenue Lake City, FL 32025		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: Ironshore Specialty Company		25445
		INSURER B: Progressive Express		10193
		INSURER C: Builders Mutual Insurance Company		10844
		INSURER D: Evanston Insurance Company		35378
		INSURER E:		
INSURER F:				

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD RVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:		RCS00945-04	3/22/2025	3/22/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY		997641887	5/19/2025	5/19/2026	COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION \$ 10,000		RUS00325-04	3/22/2025	3/22/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	WCP 1086573 03	8/8/2025	8/8/2026	☒ PER STATUTE ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Pollution Liab		CPLMOL128828	1/14/2025	1/14/2026	Aggregate \$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

City of Port St. Joe
1002 10th Street
Port Saint Joe, FL 32456

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Ron DeSantis, Governor

Melanie S. Griffin, Secretary



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

CONSTRUCTION INDUSTRY LICENSING BOARD

THE ROOFING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

WALKER, LEWIS G

LEWIS WALKER ROOFING INC
1118 SOUTH MARION AVENUE
LAKE CITY FL 32025

LICENSE NUMBER: CCC1333551

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/24/2024

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LESSEE'S COUNSEL'S OPINION

[To be provided on letterhead of Lessee's counsel.]

LENSLOCK INC
1310 Madrid Street
Marshall, MN 56258

CITY OF PORT ST JOE
410 WILLIAMS AVE
PORT ST JOE FL 32456

RE: Agreement # 3234875 between CITY OF PORT ST JOE and LENSLOCK INC.

Ladies and Gentlemen:

We have acted as special counsel to CITY OF PORT ST JOE ("Lessee"), in connection with Agreement #3234875, dated as of _____, between CITY OF PORT ST JOE, as Lessee, and LENSLOCK INC, as Lessor, and any amendment or addendum thereto, if any (together, the "Agreement"). We have examined the law and such certified proceedings and other papers as we deem necessary to render this opinion.

Based upon the foregoing, we are of the opinion that, under existing law:

1. Lessee is a public body corporate and politic, duly organized and existing under the laws of the State.
2. Lessee has all requisite power and authority to enter into the Agreement and to perform its obligations thereunder.
3. All proceedings of Lessee and its governing body relating to the authorization and approval of the Agreement, the execution thereof and the transactions contemplated thereby have been conducted in accordance with all applicable open meeting laws and all other applicable state and federal laws.
4. The Agreement has been duly executed and delivered by Lessee and constitute legal, valid and binding obligations of Lessee, enforceable against Lessee in accordance with the terms thereof, except insofar as the enforcement thereof may be limited by any applicable bankruptcy, insolvency, moratorium, reorganization or other laws of equitable principles of general application, or of application to municipalities or political subdivisions such as the Lessee, affecting remedies or creditors' rights generally, and to the exercise of judicial discretion in appropriate cases.
5. As of the date hereof, based on such inquiry and investigation as we have deemed sufficient, no litigation is pending, (or, to our knowledge, threatened) against Lessee in any court (a) seeking to restrain or enjoin the delivery of the Agreement; (b) questioning the authority of Lessee to execute the Agreement, or the validity of the Agreement (c) questioning the constitutionality of any statute, or the validity of any proceedings, authorizing the execution of the Agreement; or (d) affecting the provisions made for the payment of or security for the Agreement.

This opinion may be relied upon by Lessor, its successors and assigns, and any other legal counsel who provides an opinion with respect to the Agreement.

Very truly yours,

By: _____

Name: _____

Title: _____

Dated: _____



Provided Equipment Agreement

AGREEMENT NO.
3234875
Send Account Inquiries to: 1310 Madrid Street · Marshall, MN 56258
Send Payments to: PO Box 790448 · St. Louis MO 63179-0448

The words "User," "Lessee," "you" and "your" refer to Customer. The words "Owner," "Lessor," "we," "us" and "our" refer to LENSLOCK INC.

CUSTOMER INFORMATION

FULL LEGAL NAME		STREET ADDRESS	
CITY OF PORT ST JOE		410 WILLIAMS AVE	
CITY	STATE	ZIP	PHONE
PORT SAINT JOE, FL	32456		(850) 229-8261
EQUIPMENT LOCATION (IF DIFFERENT FROM ABOVE)		E-MAIL	
410 WILLIAMS AVE, PORT SAINT JOE, FL 32456			
BILLING STREET ADDRESS (IF DIFFERENT FROM CUSTOMER ADDRESS ABOVE)		CITY	STATE
410 WILLIAMS AVE		PORT SAINT JOE, FL	32456

EQUIPMENT DESCRIPTION

See Schedule A

together with all replacements, parts, repairs, additions, and accessions incorporated therein or attached thereto and any and all proceeds of the foregoing, including, without limitation, insurance recoveries.

☒ See attached Schedule A

PAYMENT & TERM INFORMATION

Advance Payment: \$0.00

(plus applicable taxes)

If you are exempt from sales tax, attach your certificate.

See Sch B Payments of See Sch B

(plus applicable taxes)

The payment ("Payment") period is monthly unless otherwise indicated.

Upon acceptance of the Equipment, THIS AGREEMENT IS NONCANCELABLE, IRREVOCABLE AND CANNOT BE TERMINATED.

1. AGREEMENT: You agree to rent from us the goods ("Equipment") and, if applicable, finance certain software, software license(s), software components and/or professional services in connection with software (collectively, the "Financed Items," which are included in the word "Equipment" unless separately stated) from software licensor(s) and/or supplier(s) (collectively, the "Supplier"), all as described in this Agreement and in any attached schedule, addendum or amendment hereto ("Agreement"). You represent and warrant that you will use the Equipment for business purposes only. You agree to all of the terms and conditions contained in this Agreement, which, with the acceptance certification, is the entire agreement between you and us regarding the Equipment and which supersedes any purchase order, invoice, request for proposal, response or other related document. This Agreement becomes valid upon execution by us. The term shall start on the date we pay Supplier. If no advance payment is required, the first Payment is due 30 days after the start of this Agreement and each Payment thereafter shall be due on the same day of each month (the "Scheduled Due Date") unless a different due date is mutually agreed to by us and you. If the parties agree to adjust the Payment due date (an "Adjusted Due Date"), in addition to all Payments and other amounts due hereunder, you will pay an interim payment in an amount equal to 1/30th of the Payment, multiplied by the number of days between the Scheduled Due Date and the Adjusted Due Date. If any provision of this Agreement is declared unenforceable, the other provisions herein shall remain in full force and effect to the fullest extent permitted by law.

2. OWNERSHIP; PAYMENTS; TAXES AND FEES: We own the Equipment, excluding any Financed Items. Ownership of any Financed Items shall remain with Supplier thereof. You will pay all Payments, as adjusted, when due, without notice or demand and without abatement, set-off, counterclaim or deduction of any amount whatsoever. If any part of a Payment is more than 5 days late, you agree to pay a late charge of 10% of the Payment which is late or, if less, the maximum charge allowed by law. The Payment may be adjusted proportionately upward or downward: (i) by up to 10% to accommodate changes in the Equipment cost; (ii) if the shipping charges or taxes differ from the estimate given to you; (iii) to comply with the tax laws of the state in which the Equipment is located; and/or (iv) if a down payment or deposit is deducted. You shall pay all applicable taxes, assessments and penalties related to this Agreement, whether levied or assessed on this Agreement, on us (except on our income) or you, or on the Equipment, its rental, sale, ownership, possession, use or operation. If we pay any taxes or other expenses that are owed hereunder, you agree to reimburse us when we request. You agree to pay us a yearly processing fee of up to \$50 for personal property taxes we pay related to the Equipment. You agree to pay us a fee of up to \$50 for filing, searching and/or titling costs required under the Uniform Commercial Code ("UCC") or other laws. You agree to pay us an origination fee of \$0.00 for all closing costs. We may apply all sums received from you to any amounts due and owed to us under the terms of this Agreement. If for any reason your check is returned for insufficient funds, you will pay us a service charge of \$30 or, if less, the maximum charge allowed by law. We may make a profit on any fees, estimated tax payments and other charges paid under this Agreement.

CUSTOMER ACCEPTANCE

BY SIGNING BELOW OR AUTHENTICATING AN ELECTRONIC RECORD HEREOF, YOU CERTIFY THAT YOU HAVE REVIEWED AND DO AGREE TO ALL TERMS AND CONDITIONS OF THIS AGREEMENT ON THIS PAGE AND ON PAGE 2 ATTACHED HERETO.

CITY OF PORT ST JOE

CUSTOMER (AS REFERENCED ABOVE)

Jake Richards

Signed by:

SIGNATURE

Jake Richards

PRINT NAME

Chief of Police

TITLE

9/16/2025

DATED

FEDERAL TAX IDENTIFICATION NUMBER

OWNER ACCEPTANCE
LENSLOCK INC

OWNER

Signed by:

SIGNATURE

Authorized Signatory

TITLE

9/16/2025

DATED

3. EQUIPMENT; SECURITY INTEREST: At your expense, you shall keep the Equipment: (i) in good repair, condition and working order, in compliance with applicable laws, ordinances and manufacturers' and regulatory standards; (ii) free and clear of all liens and claims; and (iii) at your address shown on page 1, and you agree not to move it unless we agree in writing. You grant us a security interest in the Equipment to secure all amounts you owe us under this Agreement or any other agreement with us ("Other Agreements"), except amounts under Other Agreements which are secured by land and/or buildings. You authorize and ratify our filing of any financing statement(s) and the naming of us on any vehicle title(s) to show our interest. You will not change your name, state of organization, headquarters or residence without providing prior written notice to us. You will notify us within 30 days if your state of organization revokes or terminates your existence.

4. INSURANCE; COLLATERAL PROTECTION; INDEMNITY; LOSS OR DAMAGE: You agree to keep the Equipment fully insured against all risk, with us named as lender's loss payee, in an amount not less than the full replacement value of the Equipment until this Agreement is terminated. You also agree to maintain commercial general liability insurance with such coverage and from such insurance carrier as shall be satisfactory to us and to include us as an additional insured on the policy. You will provide written notice to us within 10 days of any modification or cancellation of your insurance policy(s). You agree to provide us certificates or other evidence of insurance acceptable to us. If you do not provide us with acceptable evidence of property insurance within 30 days after the start of this Agreement, we may, at our sole discretion, charge you a monthly property damage surcharge of up to .0035 of the Equipment cost as a result of our credit risk and administrative and other costs, as would be further described on a letter from us to you. We may make a profit on this program. **NOTHING IN THIS PARAGRAPH WILL RELIEVE YOU OF RESPONSIBILITY FOR LIABILITY INSURANCE ON THE EQUIPMENT.** We are not responsible for, and you agree to hold us harmless and reimburse us for and to defend on our behalf against, any claim for any loss, expense, liability or injury caused by or in any way related to delivery, installation, possession, ownership, renting, manufacture, use, condition, inspection, removal, return or storage of the Equipment. All indemnities will survive the expiration or termination of this Agreement. You are responsible for any loss, theft, destruction or damage to the Equipment ("Loss"), regardless of cause, whether or not insured. You agree to promptly notify us in writing of any Loss. If a Loss occurs and we have not otherwise agreed in writing, you will promptly pay to us the unpaid balance of this Agreement, including any future Payments to the end of the term plus the anticipated residual value of the Equipment, both discounted to present value at 2%. Any proceeds of insurance will be paid to us and credited against the Loss. You authorize us to sign on your behalf and appoint us as your attorney-in-fact to endorse in your name any insurance drafts or checks issued due to a Loss.

5. ASSIGNMENT: YOU SHALL NOT SELL, TRANSFER, ASSIGN, ENCUMBER, PLEDGE OR SUBLEASE THE EQUIPMENT OR THIS AGREEMENT, without our prior written consent. You shall not consolidate or merge with or into any other entity, distribute, sell or dispose of all or any substantial portion of your assets other than in the ordinary course of business, without our prior written consent, and the surviving, or successor entity or the transferee of such assets, as the case may be, shall assume all of your obligations under this Agreement by a written instrument acceptable to us. No event shall occur which causes or results in a transfer of majority ownership of you while any obligations are outstanding hereunder. We may sell, assign, or transfer this Agreement without notice to or consent from you. You agree that if we sell, assign or transfer this Agreement, our assignee will have the same rights and benefits that we have now and will not have to perform any of our obligations. **You agree that our assignee will not be subject to any claims, defenses, or offsets that you may have against us.** This Agreement shall be binding on and inure to the benefit of the parties hereto and their respective successors and assigns.

6. DEFAULT AND REMEDIES: You will be in default if: (i) you do not pay any Payment or other sum due to us or you fail to perform in accordance with the covenants, terms and conditions of this Agreement or any other agreement with us or any of our affiliates or fail to perform or pay under any material agreement with any other entity; (ii) you make or have made any false statement or misrepresentation to us; (iii) you or any guarantor dies, dissolves, liquidates, terminates existence or is in bankruptcy; (iv) you or any guarantor suffers a material adverse change in its financial, business or operating condition; or (v) any guarantor defaults under any guaranty for this Agreement. If you are ever in default, at our option, we can cancel this Agreement and require that you pay the unpaid balance of this Agreement, including any future Payments to the end of term plus the anticipated residual value of the Equipment, both discounted to present value at 2%. We may recover default interest on any unpaid amount at the rate of 12% per year. Concurrently and cumulatively, we may also use any remedies available to us under the UCC and any other law and we may require that you immediately stop using any Financed Items. If we take possession of the Equipment, you agree to pay the costs of repossession, moving, storage, repair and sale. The net proceeds of the sale of any Equipment will be credited against what you owe us under this Agreement and you will be responsible for any deficiency. In the event of any dispute or enforcement of our rights under this Agreement or any related agreement, you agree to pay our reasonable attorneys' fees (including any incurred before or at trial, on appeal or in any other proceeding), actual court costs and any other collection costs, including any collection agency fee. **WE SHALL NOT BE RESPONSIBLE TO PAY YOU ANY CONSEQUENTIAL, INDIRECT OR INCIDENTAL DAMAGES FOR ANY DEFAULT, ACT OR OMISSION BY ANYONE.** Any delay or failure to enforce our rights under this Agreement will not prevent us from enforcing any rights at a later time. You agree that this Agreement is a "Finance Lease" as defined by Article 2A of the UCC and your rights and remedies are governed exclusively by this Agreement. You waive all rights under sections 2A-508 through 522 of the UCC. If interest is charged or collected in excess of the maximum lawful rate, we will refund such excess to you, which will be your sole remedy.

7. INSPECTIONS AND REPORTS: We have the right, at any reasonable time, to inspect the Equipment and any documents relating to its installation, use, maintenance and repair. Within 30 days after our request (or such longer period as provided herein), you will deliver all requested information (including tax returns) which we deem reasonably necessary to determine your current financial condition and faithful performance of the terms hereof. This may include: (i) compiled, reviewed or audited annual financial statements (including, without limitation, a balance sheet, a statement of income, a statement of cash flow, a statement of changes in equity and notes to financial statements) within 120 days after your fiscal year end; and (ii) management-prepared interim financial statements within 45 days after the requested reporting period(s). Annual statements shall set forth the corresponding figures for the prior fiscal year in comparative form, all in reasonable detail without any qualification or exception deemed material by us. Unless otherwise accepted by us, each financial statement shall be prepared in accordance with generally accepted accounting principles consistently applied and shall fairly and accurately present your financial condition and results of operations for the period to which it pertains. You authorize us to obtain credit bureau reports for credit and collection purposes and to share them with our affiliates and agents.

8. END OF TERM: At the end of the initial term, this Agreement shall renew for successive 3-month renewal term(s) under the same terms hereof unless you send us written notice between 90 and 150 days before the end of the initial term or at least 30 days before the end of any renewal term that you want to return the Equipment, and you timely return the Equipment. You shall continue making Payments and paying all other amounts due until the Equipment is returned. As long as you have given us the required written notice, you will return all of the Equipment and all related manuals and use and maintenance records to a location we specify, at your expense, in retail resalable condition, full working order and complete repair. **YOU ARE SOLELY RESPONSIBLE FOR REMOVING ANY DATA THAT MAY RESIDE IN THE EQUIPMENT, INCLUDING BUT NOT LIMITED TO HARD DRIVES, DISK DRIVES OR ANY OTHER FORM OF MEMORY.**

9. USA PATRIOT ACT NOTICE; ANTI-TERRORISM AND ANTI-CORRUPTION COMPLIANCE: To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify, and record information that identifies each customer who opens an account. When you enter into a transaction with us, we ask for your business name, address and other information that will allow us to identify you. We may also ask to see other documents that substantiate your business identity. You and any other person who you control, own a controlling interest in, or who owns a controlling interest in or otherwise controls you in any manner ("Representatives") are and will remain in full compliance with all laws, regulations and government guidance concerning foreign asset control, trade sanctions, embargoes, and the prevention and detection of money laundering, bribery, corruption, and terrorism, and neither you nor any of your Representatives is or will be listed in any Sanctions-related list of designated persons maintained by the U.S. Department of Treasury's Office of Foreign Assets Control or successor or the U.S. Department of State. You shall, and shall cause any Representative to, provide such information and take such actions as are reasonably requested by us in order to assist us in maintaining compliance with anti-money laundering laws and regulations.

10. MISCELLANEOUS: Unless otherwise stated in an addendum hereto, the parties agree that: (i) this Agreement and any related documents hereto may be authenticated by electronic means; (ii) the "original" of this Agreement shall be the copy that bears your manual, facsimile, scanned or electronic signature and that also bears our manually or electronically signed signature and is held or controlled by us; and (iii) to the extent this Agreement constitutes chattel paper (as defined by the UCC), a security interest may only be created in the original. You agree not to raise as a defense to the enforcement of this Agreement or any related documents that you or we executed or authenticated such documents by electronic or digital means or that you used facsimile or other electronic means to transmit your signature on such documents. Notwithstanding anything to the contrary herein, we reserve the right to require you to sign this Agreement or any related documents manually and to send to us the manually signed, duly executed documents via overnight courier on the same day that you send us the facsimile, scanned or electronic transmission of the documents. You agree to execute any further documents that we may request to carry out the intents and purposes of this Agreement. Whenever our consent is required, we may withhold or condition such consent in our sole discretion, except as otherwise expressly stated herein. From time to time, Supplier may extend to us payment terms for Equipment financed under this Agreement that are more favorable than what has been quoted to you or the general public, and we may provide Supplier information regarding this Agreement if Supplier has assigned or referred it to us. All notices shall be mailed or delivered by facsimile transmission or overnight courier to the respective parties at the addresses shown on this Agreement or such other address as a party may provide in writing from time to time. By providing us with a telephone number for a cellular phone or other wireless device, including a number that you later convert to a cellular number, you are expressly consenting to receiving communications, including but not limited to pre-recorded or artificial voice message calls, text messages, and calls made by an automatic telephone dialing system, from us and our affiliates and agents at that number. This express consent applies to each such telephone number that you provide to us now or in the future and permits such calls for non-marketing purposes. Calls and messages may incur access fees from your cellular provider. You authorize us to make non-material amendments (including completing and conforming the description of the Equipment) on any document in connection with this Agreement. Unless stated otherwise herein, all other modifications to this Agreement must be in writing and signed by each party or in a duly authenticated electronic record. This Agreement may not be modified by course of performance.

11. WARRANTY DISCLAIMERS: WE ARE RENTING THE EQUIPMENT TO YOU "AS-IS." YOU HAVE SELECTED SUPPLIER AND THE EQUIPMENT BASED UPON YOUR OWN JUDGMENT. WE DO NOT TAKE RESPONSIBILITY FOR THE INSTALLATION OR PERFORMANCE OF THE EQUIPMENT. SUPPLIER IS NOT AN AGENT OF OURS AND WE ARE NOT AN AGENT OF SUPPLIER, AND NOTHING SUPPLIER STATES OR DOES CAN AFFECT YOUR OBLIGATIONS HEREUNDER. **YOU WILL MAKE ALL PAYMENTS UNDER THIS AGREEMENT REGARDLESS OF ANY CLAIM OR COMPLAINT AGAINST ANY SUPPLIER, LICENSOR OR MANUFACTURER, AND ANY FAILURE OF A SERVICE PROVIDER TO PROVIDE SERVICES WILL NOT EXCUSE YOUR OBLIGATIONS TO US UNDER THIS AGREEMENT. WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED, OF, AND TAKE ABSOLUTELY NO RESPONSIBILITY FOR, MERCHANTABILITY, FITNESS FOR ANY PARTICULAR PURPOSE, CONDITION, QUALITY, ADEQUACY, TITLE, DATA ACCURACY, SYSTEM INTEGRATION, FUNCTION, DEFECTS, INFRINGEMENT OR ANY OTHER ISSUE IN REGARD TO THE EQUIPMENT, ANY ASSOCIATED SOFTWARE AND ANY FINANCED ITEMS.** SO LONG AS YOU ARE NOT IN DEFAULT UNDER THIS AGREEMENT, WE ASSIGN TO YOU ANY WARRANTIES IN THE EQUIPMENT GIVEN TO US.

12. LAW; JURY WAIVER: This Agreement will be governed by and construed in accordance with Minnesota law. You consent to jurisdiction and venue of any state or federal court in Minnesota and waive the defense of inconvenient forum. For any action arising out of or relating to this Agreement or the Equipment, **BOTH PARTIES WAIVE ALL RIGHTS TO A TRIAL BY JURY.**



SCHEDULE A

AGREEMENT #

3234875

This Schedule A is to be attached to and become part of Agreement # 3234875, by and between the undersigned as Customer and LENSLOCK INC as Lessor/Secured Party.

CUSTOMER ACCEPTANCE

This Schedule A is hereby verified as correct by the undersigned Customer, who agrees to the terms hereof.

CITY OF PORT ST JOE


SIGNATURE

Chief of Police

9/16/2025

CUSTOMER

TITLE

DATED

EQUIPMENT DESCRIPTION

SUPPLIER: LENSLOCK INC

10089 WILLOW CREEK RD STE 200
SAN DIEGO, CA 92131

11-NEW EAGLE 13.2 BODY WORN CAMERA EQUIPMENT

10-HAWK 6 IN CAR VIDEO SYSTEM EQUIPMENT

1-LENSLOCK SOFTWARE

1-60 MONTH HARDWARE WARRANTY

1-LENSLOCK OUTSOURCED REDACTION SERVICE

1-DISTRICT ATTORNEY & DEFENSE ACCESS

1-MICROSOFT AZURE DATABASE ANN SEC FEE

together with all replacements, parts, repairs, additions, and accessions incorporated therein or attached thereto and any and all proceeds of the foregoing, including, without limitation, insurance recoveries.



PAYMENT SCHEDULE B

AGREEMENT #

3234875

This Payment Schedule B is to be attached to and become part of Agreement # 3234875 between the undersigned as Customer and LENSLOCK INC as Lessor/Secured Party.

Type of upfront payment and amount:	Advance Payment	\$0.00
	Security Deposit	\$0.00
	Down Payment	\$0.00

Payment Schedule as follows:
* plus applicable taxes

1 annual Payment(s)* of \$ 16,551.28 ;

4 annual Payment(s)* of \$ 30,679.00 ;

This Payment Schedule B is hereby verified as correct by the undersigned Customer, who agrees to the terms hereof.

CITY OF PORT ST JOE

Customer

X Signed by:

Signature

Chief of Police

9/16/2025

Title

Date

NOTE: CAPITALIZED TERMS IN THIS DOCUMENT ARE DEFINED AS IN THE AGREEMENT, UNLESS SPECIFICALLY STATED OTHERWISE.



DELIVERY & ACCEPTANCE CERTIFICATE

AGREEMENT #
3234875

This Certificate is delivered to and for the benefit of Lessor/Secured Party and pertains to the below-described Equipment and/or Financed Items which are the subject of the above-referenced Agreement between LENSLOCK INC as Lessor/Secured Party and the undersigned as Customer. The words you and your refer to Customer. The words we, us and our refer to Lessor/Secured Party.

You certify and acknowledge that all of the Equipment and Financed Items (as applicable): 1) have been received, installed and inspected, and 2) are fully operational and unconditionally accepted. Further, all terms and conditions of the above-referenced Agreement have been reviewed and acknowledged. Upon you signing below, your promises in the Agreement will be irrevocable and unconditional in all respects. You understand and agree that we have paid for the purchase of the Equipment and/or Financed Items from the below-referenced Supplier and you may contact the Supplier for any warranty rights, which, if the Agreement is a lease, we transfer to you for the term of the Agreement (or until you default).

Supplier:	Equipment and/or Financed Items Description
LENSLOCK INC	See Schedule A

together with all replacements, parts, repairs, additions, and accessions incorporated therein or attached thereto and any and all proceeds of the foregoing, including, without limitation, insurance recoveries.

CITY OF PORT ST JOE

Customer

Signature

Chief of Police

Title

9/16/2025

Acceptance Date

NOTE: A FACSIMILE OF THIS DOCUMENT WITH SIGNATURE SHALL BE CONSIDERED TO BE AN ORIGINAL. CAPITALIZED TERMS IN THIS DOCUMENT ARE DEFINED AS IN THE AGREEMENT, UNLESS SPECIFICALLY STATED OTHERWISE.



**FLORIDA ADDENDUM
(STATE AND LOCAL GOVERNMENT)**

AGREEMENT #

3234875

Addendum to Agreement # 3234875 and any future supplements/schedules thereto, between CITY OF PORT ST JOE, as Customer and LENSLOCK INC, as Lessor. The words "you" and "your" refer to Customer. The words "we," "us" and "our" refer to Lessor.

The parties wish to amend the above-referenced Agreement by adding the following language:

If you are a political subdivision of the State of Florida, the following applies: We agree that there is no intention to create under the Agreement a right in us to dispossess you involuntarily of your interests in or the right of use of the Equipment. We hereby irrevocably waive any right to specific performance of your covenant to return possession of the Equipment to us if you default or exercise your right not to appropriate funds to make Payments. We acknowledge that Payments may not be payable from ad valorem taxes, and in no event may we compel the use of ad valorem taxing power for you to make Payments. If the end-of-term option for the Agreement is the purchase of all Equipment for \$1.00 or \$101.00, you agree that you will give all notices and file all reports with the State Division of Finance as may be required in connection with the Agreement by Florida Statutes Annotated Section 218.38 and the rules adopted thereunder.

If you are a county of the State of Florida and your end-of term option is the purchase of all Equipment for \$1.00 or \$101.00, the following applies: If the term of the Agreement exceeds five (5) years, you represent and covenant to us that Payments will be paid from sources other than ad valorem taxes, and that the Agreement has been approved by our Board of County Commissioners.

By signing this Addendum, Customer acknowledges the applicable changes noted above are incorporated by reference into the Agreement. In all other respects, the terms and conditions of the Agreement remain in full force and effect and remain binding on Customer. In the event of any conflict between the terms and conditions of the Agreement and this Addendum, the terms and conditions of this Addendum shall control. Customer has caused this Addendum to be executed by its duly authorized officer as of the date below.

LENSLOCK INC

Lessor

Signed by:

Frank Pufan

Signature

Authorized Signatory

9/16/2025

Title

Date

CITY OF PORT ST JOE

Customer

[Signature]

Signature

Chief of Police

9/16/2025

Title

Date

NOTE: CAPITALIZED TERMS IN THIS DOCUMENT ARE DEFINED AS IN THE AGREEMENT, UNLESS SPECIFICALLY STATED OTHERWISE.

STATE AND LOCAL GOVERNMENT ADDENDUM

AGREEMENT # 3234875

Addendum to Agreement # 3234875 and any future supplements/schedules thereto, between CITY OF PORT ST JOE, as Customer and LENSLOCK INC, as Lessor. The words "you" and "your" refer to Customer. The words "we" and "us" refer to Lessor.

1. The parties wish to amend the above-referenced Agreement by adding the following language:

REPRESENTATIONS AND WARRANTIES OF CUSTOMER: You hereby represent and warrant to us that: (i) you have been duly authorized under the Constitution and laws of the applicable jurisdiction and by a resolution or other authority of your governing body to execute and deliver this Agreement and to carry out your obligations hereunder; (ii) all legal requirements have been met, and procedures have been followed, including public bidding, in order to ensure the enforceability of this Agreement; (iii) this Agreement is in compliance with all laws applicable to you, including any debt limitations or limitations on interest rates or finance charges; (iv) the Equipment will be used by you only for essential governmental or proprietary functions of you consistent with the scope of your authority, will not be used in a trade or business of any person or entity, by the federal government or for any personal, family or household use, and your need for the Equipment is not expected to diminish during the term of this Agreement; (v) you have funds available to pay Payments until the end of your current appropriation period, and you intend to request funds to make Payments in each appropriation period, from now until the end of the term of this Agreement; and (vi) your exact legal name is as set forth on page one of this Agreement.

INITIAL TERM AND RENEWAL TERM(S): The term of the Agreement consists of an initial term beginning on the date we pay Supplier and ending at the end of your fiscal year in which we pay Supplier, and a series of renewal terms, each co-extensive with your fiscal year. Except to the extent required by applicable law, if you do not exercise your right to terminate the Agreement under the Non-Appropriation or Renewal paragraph as of the end of any fiscal year, the Agreement will be deemed automatically renewed for the next succeeding renewal term.

An election by you to terminate the Agreement under the Non-Appropriation or Renewal paragraph is not a default.

Notwithstanding anything to the contrary set forth in the Agreement, if we cancel the Agreement following a default by you, we may require that you pay the unpaid balance of Payments under the Agreement through the end of your then-current fiscal year, but we may not require you to pay future Payments due beyond that fiscal year or the anticipated residual value of the Equipment. If we sell the Equipment following a default by you, you will not be responsible for a deficiency, except to the extent of our costs of repossession, moving, storage, repair and sale, and our attorneys' fees and costs.

NON-APPROPRIATION OR RENEWAL: If either sufficient funds are not appropriated to make Payments or any other amounts due under this Agreement or (to the extent required by applicable law) this Agreement is not renewed either automatically or by mutual ratification, this Agreement shall terminate and you shall not be obligated to make Payments under this Agreement beyond the then-current fiscal year for which funds have been appropriated. Upon such an event, you shall, no later than the end of the fiscal year for which Payments have been appropriated or the term of this Agreement has been renewed, deliver possession of the Equipment to us. If you fail to deliver possession of the Equipment to us, the termination shall nevertheless be effective but you shall be responsible, to the extent permitted by law and legally available funds, for the payment of damages in an amount equal to the portion of Payments thereafter coming due that is attributable to the number of days after the termination during which you fail to deliver possession and for any other loss suffered by us as a result of your failure to deliver possession as required. You shall notify us in writing within seven days after (i) your failure to appropriate funds sufficient for the payment of the Payments or (ii) to the extent required by applicable law, (a) this Agreement is not renewed or (b) this Agreement is renewed by you (in which event this Agreement shall be mutually ratified and renewed), provided that your failure to give any such notice under clause (i) or (ii) of this sentence shall not operate to extend this Agreement or result in any liability to you.

SUPPLEMENTS; SEPARATE FINANCINGS: To the extent applicable, in the event that the parties hereafter mutually agree to execute and deliver any supplement or schedule ("Supplement") under the above-referenced Agreement, such Supplement,

as it incorporates the terms and conditions of the Agreement, shall be a separate financing distinct from the Agreement or other Supplements thereto. Without limiting the foregoing, upon the occurrence of an event of default or a non-appropriation event with respect to the Agreement or a Supplement (each, a separate "Contract"), as applicable, we shall have the rights and remedies specified in the Agreement with respect to the Equipment financed and the Payments payable under such Contract, and we shall have no rights or remedies with respect to Equipment financed or Payments payable under any other Contract unless an event of default or non-appropriation event has also occurred under such other Contract.

2. The parties wish to amend the above-referenced Agreement by restating certain language as follows:

Any provision in the Agreement stating that you shall indemnify and hold us harmless is hereby amended and restated as follows: "You shall not be required to indemnify or hold us harmless against liabilities arising from this Agreement. However, as between you and us, and to the extent permitted by law and legally available funds, you are responsible for and shall bear the risk of loss for, shall pay directly, and shall defend against any and all claims, liabilities, proceedings, actions, expenses, damages or losses arising under or related to the Equipment, including, but not limited to, the possession, ownership, lease, use or operation thereof, except that you shall not bear the risk of loss of, nor pay for, any claims, liabilities, proceedings, actions, expenses, damages or losses that arise directly from events occurring after you have surrendered possession of the Equipment in accordance with the terms of this Agreement to us or that arise directly from our gross negligence or willful misconduct."

Any provision in the Agreement stating that the Agreement is governed by a particular state's laws and you consent to such jurisdiction and venue is hereby amended and restated as follows: "This Agreement will be governed by and construed in accordance with the laws of the state where you are located. You consent to jurisdiction and venue of any state or federal court in such state and waive the defense of inconvenient forum."

Any provision in the Agreement stating this Agreement supersedes any invoice and/or purchase order is hereby amended and restated as follows: "You agree that the terms and conditions contained in this Agreement, which, with the acceptance certification, is the entire agreement between you and us regarding the Equipment and which supersedes any purchase order, invoice, request for proposal, response or other related document."

Any provision in the Agreement stating that this Agreement shall automatically renew unless the Equipment is purchased, returned or a notice requirement is satisfied is hereby amended and restated as follows: "Unless the purchase option is \$1.00 or \$101.00, you agree to send us written notice at least 30 days before the end of the final renewal term that you want to purchase or return the Equipment, and you agree to so purchase or return the Equipment not later than the end of the final renewal term. If you fail to so purchase or return the Equipment at or before the end of the final renewal term, you shall be a holdover tenant with respect to this Agreement and the Equipment, and this Agreement shall renew on a month-to-month basis under the same terms hereof until the Equipment has been purchased or returned."

Any provision in the Agreement stating that we may assign this Agreement is hereby amended and restated as follows: "We may sell, assign, or transfer this Agreement without notice to or consent from you, and you waive any right you may have to such notice or consent."

Any provision in the Agreement stating that you grant us a security interest in the Equipment to secure all amounts owed to us under any agreement is hereby amended and restated as follows: "To the extent permitted by law, you grant us a security interest in the Equipment to secure all amounts you owe us under this Agreement and any supplements hereto. You authorize and ratify our filing of any financing statement(s) and the naming of us on any vehicle title(s) to show our interest."

Any provision in the Agreement stating that a default by you under any agreement with our affiliates or other lenders shall be an event of default under the Agreement

NOTE: CAPITALIZED TERMS IN THIS DOCUMENT ARE DEFINED AS IN THE AGREEMENT, UNLESS SPECIFICALLY STATED OTHERWISE.

is hereby amended and restated as follows: "You will be in default if: (i) you do not pay any Payment or other sum due to us under this Agreement when due or you fail to perform in accordance with the covenants, terms and conditions of this Agreement; (ii) you make or have made any false statement or misrepresentation to us; or (iii) you dissolve, liquidate, terminate your existence or are in bankruptcy.

Any provision in the Agreement stating that you shall pay our attorneys' fees is hereby amended and restated as follows: "In the event of any dispute or enforcement of rights under this Agreement or any related agreement, you agree to pay, to the extent permitted by law and to the extent of legally available funds, our reasonable attorneys' fees (including any incurred before or at trial, on appeal or in any other proceeding), actual court costs and any other collection costs, including any collection agency fee."

Any provision in the Agreement requiring you to pay amounts due under the Agreement upon the occurrence of a default, failure to appropriate funds or failure to renew the Agreement is hereby amended to limit such requirement to the extent permitted by law and legally available funds.

3. If your end-of-term option is the purchase of all Equipment for \$1.00 or \$101.00, the following applies: Unless otherwise required by law, upon your acceptance of the Equipment, title to the Equipment shall be in your name, subject to our interest under this Agreement.

4. With respect to any "Financed Items," the following provisions shall be applicable to such Financed Items:

This Addendum concerns the granting to you of certain software and/or software license(s) ("Licensed Software"), the purchase by you of certain software components, including but not limited to, software maintenance and/or support ("Products") and/or the purchase by you of certain implementation, integration, training, technical consulting and/or professional services in connection with software ("Services") (collectively, the "Financed Items") from software licensor(s) and/or supplier(s) (collectively, the "Supplier"), all as further described in the agreement(s) between you and Supplier (collectively, the "Product Agreement"). For essential governmental purposes only, you have requested and we have agreed that instead of you paying the fees pursuant to the Product Agreement to Supplier for the Financed Items, we will satisfy your obligation to pay such fees to Supplier, and in consideration thereof, you shall repay the sums advanced by us to Supplier by promptly making certain installment payments to us, which are included in the Payments set forth in the Agreement.

To the extent permitted by law, you grant us a security interest in the license(s), including without limitation, all of your rights in the Licensed Software granted thereunder, the Products, all rights to payment under the Product Agreement, the Financed Items, and all proceeds of the foregoing to secure all amounts you owe us under this Agreement. You authorize and ratify our filing of any financing statement(s) to show our interest.

Ownership of any Licensed Software shall remain with Supplier thereof. All Financed Items shall be provided by a Supplier unrelated to us, and your rights with respect to such Financed Items shall be governed by the Product Agreement between you and Supplier, which shall not be affected by this Agreement. IN NO EVENT SHALL WE

HAVE ANY OBLIGATION TO PROVIDE ANY FINANCED ITEMS, AND ANY FAILURE OF SUPPLIER TO PROVIDE ANY FINANCED ITEMS SHALL NOT EXCUSE YOUR OBLIGATIONS TO US IN ANY WAY. YOU HAVE SELECTED SUPPLIER AND THE FINANCED ITEMS BASED UPON YOUR OWN JUDGMENT. WE DO NOT TAKE RESPONSIBILITY FOR THE INSTALLATION OR PERFORMANCE OF THE FINANCED ITEMS. SUPPLIER IS NOT AN AGENT OF OURS AND WE ARE NOT AN AGENT OF SUPPLIER, AND NOTHING SUPPLIER STATES OR DOES CAN AFFECT YOUR OBLIGATIONS HEREUNDER. **YOU WILL MAKE ALL PAYMENTS UNDER THIS AGREEMENT REGARDLESS OF ANY CLAIM OR COMPLAINT AGAINST ANY SUPPLIER, LICENSOR OR MANUFACTURER, AND ANY FAILURE OF A SERVICE PROVIDER TO PROVIDE SERVICES WILL NOT EXCUSE YOUR OBLIGATIONS TO US UNDER THIS AGREEMENT. WE MAKE NO WARRANTIES, EXPRESS OR IMPLIED, AS TO THE FINANCED ITEMS COVERED BY THE PRODUCT AGREEMENT AND TAKE ABSOLUTELY NO RESPONSIBILITY FOR MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR AS TO ANY PATENT, TRADEMARK OR COPYRIGHT INFRINGEMENT, CONDITION, QUALITY, ADEQUACY, TITLE, DATA ACCURACY, SYSTEM INTEGRATION, FUNCTION, DEFECTS OR ANY OTHER ISSUE IN REGARD TO THE FINANCED ITEMS. YOU HEREBY WAIVE ANY CLAIM (INCLUDING ANY CLAIM BASED ON STRICT LIABILITY OR ABSOLUTE LIABILITY IN TORT) THAT YOU MAY HAVE AGAINST US FOR ANY LOSS, DAMAGE (INCLUDING, WITHOUT LIMITATION, LOSS OF PROFITS, LOSS OF DATA OR ANY OTHER DAMAGES) OR EXPENSE CAUSED BY THE FINANCED ITEMS COVERED BY THE PRODUCT AGREEMENT OR A TERMINATION OF THE FINANCED ITEMS PURSUANT TO AN EVENT OF DEFAULT, EVEN IF WE HAVE BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGE, LOSS, EXPENSE OR COST.**

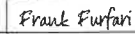
The following shall be additional events of default under the Agreement: (i) you fail to perform in accordance with the covenants, terms and conditions of the Product Agreement, or (ii) the Product Agreement is terminated, suspended, materially restricted or limited.

The following shall be additional remedies we have for your default under the Agreement: We shall have the right to: (a) cause the termination of the Financed Items and you irrevocably consent to such termination of the Financed Items by Supplier; and (b) require you to immediately stop using the Financed Items (regardless of whether you are in default under the Product Agreement) and you shall, at our option, either deliver to us a certification executed by a duly authorized officer certifying that you have ceased use of the Financed Items or deliver the Financed Items to a location designated by us. In the event you are entitled to transfer the right to use the Financed Items to any third party, you hereby agree to transfer any such right to use the Financed Items to any third party selected by us and acknowledge that you shall have no right to fees payable by any third party in connection with such transfer. However, we shall not be required to mitigate our damages caused by a default by transferring any Financed Items to a third party.

By signing this Addendum, Customer acknowledges the applicable changes noted above are incorporated by reference into the Agreement. In all other respects, the terms and conditions of the Agreement remain in full force and effect and remain binding on Customer. In the event of any conflict between the terms and conditions of the Agreement and this Addendum, the terms and conditions of this Addendum shall control. Customer has caused this Addendum to be executed by its duly authorized officer as of the date below.

LENSLOCK INC

Lessor

Signed by:

 320282681C54A0...
 Signature

Authorized Signatory 9/16/2025
 Title Date

CITY OF PORT ST JOE

Customer

Signed by:

 AS146052C249497...
 Signature

Chief of Police 9/16/2025
 Title Date

NOTE: CAPITALIZED TERMS IN THIS DOCUMENT ARE DEFINED AS IN THE AGREEMENT, UNLESS SPECIFICALLY STATED OTHERWISE.

LESSEE'S COUNSEL'S OPINION

[To be provided on letterhead of Lessee's counsel.]

LENSLOCK INC
1310 Madrid Street
Marshall, MN 56258

CITY OF PORT ST JOE
410 WILLIAMS AVE
PORT ST JOE FL 32456

RE: Agreement # 3234875 between CITY OF PORT ST JOE and LENSLOCK INC.

Ladies and Gentlemen:

We have acted as special counsel to CITY OF PORT ST JOE ("Lessee"), in connection with Agreement #3234875, dated as of _____, between CITY OF PORT ST JOE, as Lessee, and LENSLOCK INC, as Lessor, and any amendment or addendum thereto, if any (together, the "Agreement"). We have examined the law and such certified proceedings and other papers as we deem necessary to render this opinion.

Based upon the foregoing, we are of the opinion that, under existing law:

1. Lessee is a public body corporate and politic, duly organized and existing under the laws of the State.
2. Lessee has all requisite power and authority to enter into the Agreement and to perform its obligations thereunder.
3. All proceedings of Lessee and its governing body relating to the authorization and approval of the Agreement, the execution thereof and the transactions contemplated thereby have been conducted in accordance with all applicable open meeting laws and all other applicable state and federal laws.
4. The Agreement has been duly executed and delivered by Lessee and constitute legal, valid and binding obligations of Lessee, enforceable against Lessee in accordance with the terms thereof, except insofar as the enforcement thereof may be limited by any applicable bankruptcy, insolvency, moratorium, reorganization or other laws of equitable principles of general application, or of application to municipalities or political subdivisions such as the Lessee, affecting remedies or creditors' rights generally, and to the exercise of judicial discretion in appropriate cases.
5. As of the date hereof, based on such inquiry and investigation as we have deemed sufficient, no litigation is pending, (or, to our knowledge, threatened) against Lessee in any court (a) seeking to restrain or enjoin the delivery of the Agreement; (b) questioning the authority of Lessee to execute the Agreement, or the validity of the Agreement (c) questioning the constitutionality of any statute, or the validity of any proceedings, authorizing the execution of the Agreement; or (d) affecting the provisions made for the payment of or security for the Agreement.

This opinion may be relied upon by Lessor, its successors and assigns, and any other legal counsel who provides an opinion with respect to the Agreement.

Very truly yours,

By: _____

Name: _____

Title: _____

Dated: _____



BILLING REQUEST(S) FORM

AGREEMENT #

3234875

In order to provide you with a better billing experience, please complete this *Billing Request(s) Form* for the above-referenced Agreement No. (the "Agreement") and return it with the completed documents.

We will make reasonable efforts to accommodate your billing request(s) herein; however, we are under no obligation to bill you in the manner requested.

If you would like to manage your Agreement online, including electing to receive invoice email notifications from us, you may register for Customer Online Tools at <https://financing.eportaldirect.com>. Please have the following information available: Agreement No., current invoice number, and your Federal tax ID number.

Name of the person or department that should receive the invoice along with your complete billing address:

Attention: Mike Lacour

Billing Address:

☒ Same as address listed in the Agreement.

OR

Street: 410 Williams Ave

City, State, Zip:

A/P Contact Name:

A/P Contact Phone # and Ext:

A/P Contact Email:

Purchase Order # Requested on Invoice: Yes _____ No _____

If Yes, Purchase Order #:

Number of days requested for invoice processing:

Our standard billing cycle is 30 days. If the requested invoice lead time is more than 30 days, additional approval(s) will be necessary and are in no way guaranteed.

Tax Exempt: Yes _____ No _____

If Yes, please provide copy of exemption with document package.

Do you require a W-9 to set us up in your payable system? Yes _____ No _____

Our Tax ID number is 31-0841368

In the area below, please note any other special billing request(s) you have that will make the payment process more effective.

Thank you for selecting LENSLOCK INC for your financing needs. If you have any billing questions or concerns, please feel free to contact us at 1-800-828-8246.

NOTE: CAPITALIZED TERMS IN THIS DOCUMENT ARE DEFINED AS IN THE AGREEMENT, UNLESS SPECIFICALLY STATED OTHERWISE.

\$	7,685.00
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NON-OEM OPTIONS

COST PLUS % MUST BE EQUAL TO OR LESS THAN THE COST PLUS % SHOWN ON THE AWARDED COST SHEET.

[illegible]**TOTAL COST: Non-OEM Options (per Motor Vehicle)**

BODY TRANSFER AND 3rd PARTY BODY INSTALLATIONS

[illegible]

TOTAL COST: Body Transfer and 3rd Party Body Installations (per Motor Vehicle)

Customer Order Total with Cost % Applied Where Applicable

22,680.00

Contractor Comments:

SHIPPING TO FL 32456 INCLUDED

Customer Comments:

*UNSPSC = United Nations Standard Products and Services Commodity Code. Refer to the Discount Sheet for the code(s) applicable to each Group and Sub-Group.

C-JG037 Utility Cart – Award Details

Award Information and Status

Name	C-JG037 Utility Cart
Recipient Name	City of Port St. Joe
Recipient Award Name	C-JG037 Utility Cart
Award Status	Approved
Grant-Funded Amount ⓘ	\$22,625.00
Match Requirement ⓘ	\$0.00
Total Budget ⓘ	\$22,625.00
Expenses To Date ⓘ	\$0.00
Match Contributions To Date ⓘ	\$0.00
Invoiced To Date ⓘ	\$0.00
Pending Invoices ⓘ	\$0.00
Approved Invoices ⓘ	\$0.00
Cash Received To Date ⓘ	\$0.00
Remaining Available Grant-Funded Amount ⓘ	\$22,625.00
Remaining Match Requirement ⓘ	\$0.00
Remaining Available Budget ⓘ	\$22,625.00
Program	
Fund Activity Categories	

Post-Award Information

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Grants Updated- 10/7/25

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.
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. Working to closeout the grant.
NOAA	\$280,000 \$1,563,611	Stormwater Management (H&H) Study, Approved 4/21/23 Phase II Application submitted 12/19/23
FDEP/SRF	\$1,506,338 Loan/\$655,456 Grant	Downtown Water line Replacement Phase II. Approved, Application submitted on 11/2/23
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	\$561,884.66	Ave C & D Paving SCOP Grant. Application submitted 3/25. Was not approved.
Historic Resources (FDHR)	\$1,000,000	Washington Gym Improvements. 25% match required. City/County/UF partnership. Application submitted 5/31/24.
NWFWMD	\$80,000	Water Plant Backwash Reuse Project. Estimated \$200,000 project, Grant has been approved.

Legislative Request 2025	\$1,900,000 \$300,000	Fire/Police Public Safety Facility Core Park Restrooms. The grants were approved effective 7/1/25
CDBG	\$1,780,790	MLK Blvd. Revitalization- Approved 8/25.
National Fish & Wildlife	\$400K \$100K	60% Design for a Stormwater Pond on Ave A 60% Design for a new Weir at Buck Griffin Lake- Submitted 5/6/25
FDEP/SRF	\$5,539,463.14	Wastewater Plant Improvements. Submitted 6/18/25
FDOC	\$2,300,709	Workforce Housing Road. Application submitted 7/22/25
Fl. Commerce RIF	\$3,800,000	Wastewater Plant Improvements. Submitted 8/25
USDA	\$26,000,000	Wastewater Plant Improvements. Submitted 8/29/25
Fl. Commerce CDBG-DR	\$84,072,000	Wastewater Plant Improvements. Submitted 9/26/25