MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT 2775 GARRISON AVENUE, October 20, 2026, at Noon.

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

Call to Order

CONSENT AGENDA

Minutes

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to approve the Minutes of the Regular Meeting October 6, 2026, and the Emergency Meeting on October 9, 2026.

All in favor; Motion carried 5-0.

City Attorney

Mr. McCahill advised the Commission that an intent to pursue a civil action on behalf of Joseph Peters has been received and nothing should be discussed concerning this matter.

City Engineer – Josh Baxley

City Government Complex – Permit Status

All permits are in hand except the USACOE Permit. Dewberry has received a response from the Corps regarding the alternatives sites analysis, and they are preparing a response.

Avenue A Stormwater

The contractor is currently laying the drainage discharge piping from the alley to North Bay Street.

MLK CDBG

Dewberry is currently working on 90% Design.

Core Park Restroom Facility

Dewberry is sending plans to contractors for preliminary pricing.

Avenues C and D Resurfacing

The NOA and Agreement have been provided to the contractor for execution.

City of Port St. Joe Wastewater Treatment Plant

The lab testing is complete, but the results have not been supplied by the lab. A site visit kickoff meeting with the City and the BDI is scheduled for Thursday, October 22, 2026. Dewberry is currently working on the facilities plan update for Hurricanes Helene and Milton impacts that is due on November 15, 2026.

Old Business

City Projects

Mr. Anderson shared that construction is at 100% on the Twentieth Street Stormwater Pipe CIPP.

There were no questions concerning City Projects.

New Business

Two Hired Guns, Grants Update

Sean Preston updated the Commission on grants he has applied for and those he is waiting on the application window to open. No action was taken on the renewing of a contract with Two Hired Guns.

Under Discussion Items by Commissioners, Commissioner Lowry brought this issue back up and made a Motion to renew the contract at $4,000 per month for 6 months. Commissioner Kerrigan second the Motion. After discussion, and advice from Attorney McCahill that this was only an outline and not a contract, the second and Motion were withdrawn.

Ed Mitchem, Pickleball Request

Ed Mitchem and Melissa Hancock, on behalf of the Pickleball Players, requested $75,000 from the City to match a $75,000 contribution from the County. Several Commissioners noted the previous contributions by the city, current commitments that have been made for funding from the budget at the Washington Gym Complex and asked that the presenters come back at a later time with their request.

Mr. Mitchem thanked the Commission for all of their help in the past with the Pickleball Courts.

Workforce Housing Update, Oikos

Michael Snodgrass updated the Commission on the Workforce Housing Project.

Back Beach Road, County Commissioner Randy Pridgeon and Attorney Jeremy Novak

County Commissioner Randy Pridgeon and County Attorney Jeremy Novak spoke to the Commission and encouraged the City's participation in the ongoing efforts to make the Gulf to Bay Parkway a reality. Mr. Novak provided a copy of a letter from the St. Joe Company dated January 8, 2002, to then Gulf County Board of County Commissioners Chairman Carmen McLemore outlining the St. Joe Company's commitment to the project.

Public Works

Mr. Grantland did not have any updates for the Commission.

Commissioner Kerigan thanked the City employees for the fantastic job they did with the Blast on the Bay this past weekend.

Surface Water Plant - Larry McClamma

Request to Purchase Tractor on State Contract

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to purchase an Aspen Tractor on State Contract in the amount of $241,406.68 from Beard Equipment Company. All in favor; Motion carried 5-0.

Wastewater Plant – Riley Wolf

Mr. Wolf shared that the Filter Pilot Study is ongoing.

Finance Director – Tiffany Giddens

FEMA

Mrs. Giddens did not have any updates on FEMA Projects.

Grants Reimbursement Updates

Mrs. Givens shared that she will be resubmitting reimbursement requests soon.

Code Enforcement – John Cannon

Mr. Cannon is working on a number of structures and Attorney McCahill is reviewing a list of 27 parcels.

Police Department – Chief Richards

Request to Purchase Vehicle on State Contract

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to purchase a 2026 Ford Ranger 4x4 Crew Cab in the amount of $45,610 which is in the budget. All in favor; Motion carried 5-0. The quote is through Bozard Ford Government Fleet.

Chief Richards shared that he has completed interviews for the department. Effective October 26, 2026, Sergeant Jeremy Chase will be promoted to Lieutenant for Uniform Patrol; Officer Jerry Lee will be promoted to Sergeant over Patrol Shift; Russell Burch is returning and will be the part-time Deputy/Assistant Chief, and Jessica Page will join the department as a new officer.

City Clerk – Charlotte Pierce

Grants Update

Clerk Pierce noted there were no changes to Pages 17 and 18.

Clerk Pierce invited the Commissioners to a sign dedication on Tuesday, October 27, 2026, at 4 P.M. at the lighthouse. The sign has been given in memory of Mrs. Mary Belin, a long-time member of the St. Jospeh Historical Society.

Commissioner Langston asked about the dedication of the Money Bayou Beach Historical Marker and Mrs. Pierce reminded the Commissioners that the Ceremony will be held at the Washington Gym beginning at 11 A.M., on Saturday, November 14, 2026, followed by a light lunch, and dedication of the marker on site at 1:30 P.M.

Citizens to be Heard

The following individuals spoke to the Commissioners. Marjorie Peters, Christy McElroy, Chester Davis, John Stanton, Damon McNair, and Robert Branch.

Discussion Items by Commissioners

Neither Commissioners Hoffman, Kerigan, Langston nor Mayor Buzzett had any additional items to discuss with the Commission.

Commissioner Lowry brought the previously discussed item under *New Business, Two Hired Guns* back up and made a Motion to renew the contract at $4,000 per month for 6 months. Commissioner Kerrigan second the Motion. After discussion, and advice from Attorney McCahill that this was only an outline and not a contract, the second and Motion were withdrawn. This information is also listed under New Business – Two Hired Guns, Grants Update.

Motion to Adjourn

There was no additional business to come before the Commission and Mayor Buzzett adjourned the meeting at 2:15 P.M.

Approved this 3rd day of November 2026.

Rex Buzzett, Mayor — Date: 11/3/26

Charlotte M. Pierce, City Clerk — Date: 11/3/26