

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY  
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT  
2775 GARRISON AVENUE, January 6, 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 Carrie Fodge, and City Attorney Clinton McCahill were also present.

**Call to Order**

*Swearing In of Newly Elected Commissioners*

Gulf County Judge, Timothy J. McFarland, administered the Oath of Office to the recently re-elected mayor and commissioners. Commissioner Eric Langston's mother-in-law, Linda Bullock, held the Bible for him to repeat his Oath of Office. Kim Kerigan, wife of Commissioner Steve Kerigan, held their family Bible for his swearing in, and due to the illness of Nancy Buzzett, Barbara Buzzett Terry, sister of Mayor Rex Buzzett, held the Bible as Mayor Buzzett was sworn in.

**CONSENT AGENDA**

**Minutes**

A Motion was made by Commissioner Kerigan, second by Commissioner Lowry, to approve the Minutes of the Regular Meeting on December 2, 2025. All in favor; Motion carried 5-0.

**Planning Board Recommendations**

*Ordinance 627 – First Reading; Napoleon Pittman – Parcel #04702-000R, 522 First Street*

Mr. Pittman did not attend the meeting. No action was taken on this matter as Commissioner Hoffman requested that this be sent back to the Planning Board for review when Mr. Pittman produces documents relative to this item. He is requesting that the zoning be changed from Commercial to Residential. Property on either side of Mr. Pittman's property is zoned Commercial.

*Special Exception Request: Cheryl Pryor; Parcel #05895-000R, 623 Hodrick Street*

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to approve this request. All in favor; Motion carried 5-0. Mr. Anderson noted that this is a non-conforming structure that will require a Special Exception for density and setbacks. The Gulf County Recovery Program has rehabbed one home on the property.

**City Attorney**

*Ordinance 628 Second Reading and Adoption: De-annexation of the H & K Gulf Coast Holdings Property*

A Motion was made by Commissioner Kerigan, second by Commissioner Hoffman, to have the Second Reading and Adoption of Ordinance 628.

Robert Branch and Christy McElroy shared their thoughts on this issue.

All in favor; Motion carried 5-0.

Attorney McCahill read Ordinance 628 by Title only.

## **City Engineer – Josh Baxley**

### *City Government Complex*

Dewberry will provide the City with a 60% plan set for review this week.

### *Downtown Utilities Phase 2*

Dewberry is preparing the final pay request and Change Order to close out the project. Mr. Baxley shared that, after review, the contractor will owe the City \$119,539.23 and they will retain \$124,065 for the project.

### *Downtown Alleys Drainage Improvements*

This project is in design. Dewberry made a site visit during a recent storm event and is utilizing the data for design.

### *Avenue A Stormwater*

Dewberry is working on a re-design utilizing one discharge point instead of two as there were no other offers for easements.

## **Old Business**

### *City Projects*

Mr. Anderson shared that the Sewer Rehab on Highway 98 and Eighth Street is being worked on, pipes on Avenues C and D are being looked at, and FDOT is doing rehab work on Highway 71.

## **New Business**

### *Change Order #1 SEC – City Street Resurfacing CEI*

A Motion was made by Commissioner Lowry, second by Commissioner Hoffman, to approve Change Order 1 in the amount of \$26,947. All in favor; Motion carried 5-0.

### *County Request to Meet*

The County has requested a Workshop on Wednesday, January 14, 2026. Mayor Buzzett reminded the Commission of the meeting. Commissioner Kerigan asked that the City have a list of items to discuss while in the Workshop.

### *Solar System Walk*

A Motion was made by Commissioner Lowry, second by Commissioner Kerigan, to approve the Solar System Walk for Highway 71 pending providing all required permits. It was requested that the information panels be located behind the sidewalk. All in favor; Motion carried 5-0.

### *Dixie Youth Request to Construct a New Concession Stand and Restrooms (Handout)*

Michael Olsen, President, Port St. Joe Dixie Youth Baseball, presented a Formal Proposal and Funding Request for Construction of a New Concession Facility and Restrooms.

Candice Nesemeier, Robert Branch, and Christy McElroy shared their opinions on this issue. Attorney McCahill stated that he lived in the neighborhood and that Ms. McElroy does not speak for him.

A Motion was made by Commissioner Hoffman, second by Commissioner Lowry, to ask the County to partner with the City on this endeavor and each entity provide up to \$75,000 for the project. All in favor; Motion carried 5-0.

### **Public Works**

#### *RFP 2025-10 Williams Avenue Parking Lot*

A Motion was made by Commissioner Kerigan, second by Commissioner Hoffman, to award RFP 2025-10 to the low bidder, CWR Contracting, Inc., in the amount of \$91,461. All in favor; Motion carried 5-0.

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

#### *RFP 2025-11 Filter Modules*

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to award RFP 2025-11 to the low bidder, Filmtec Cooperation in the amount of \$112,320. All in favor; Motion carried 5-0.

### **Wastewater Plant – Joe Harris**

Mr. Harris did not have any particular agenda items and shared that they are working on equipment and processing water.

### **Finance Director – Mike Lacour**

#### *FEMA Update*

Mr. Lacour noted that 27 days ago \$150,000 was moved forward towards the \$900,000 but no money has been received yet.

#### *Grants Reimbursement Update*

Mr. Lacour continues to work on the Downtown Water Line and CDBG-DR reimbursements.

### **Code Enforcement**

Mr. Anderson shared that a new Code Enforcement Officer has been hired and he will start tomorrow.

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

Chief Richards did not have any updates for the Commission.

### **City Clerk – Charlotte Pierce**

#### *Grants Update*

Clerk Pierce noted that no response has been received from the state concerning the Centennial Building or the Cape San Blas Lighthouse Repairs.

### Citizens to be Heard

The following individuals shared their thoughts on various topics. Christy McElroy, Robert Lowery, IV, Bertha Quinn, Robert Branch, Charles Gathers, Jimmy Garcia, Robert Lowery, III, Tanasha Rouse, and Lorrain Wilder.

### Discussion Items by Commissioners

*Commissioner Langston* noted that a food truck has been left on the property of Christine Rogers and she would like some help having it removed. He also asked about speed bumps or tables for the cul-de-sac at Bridgeport.

*Commissioner Kerigan* shared that he has talked with the CEO of Trust for Public Lands and there may be some assistance available for the Field of Dreams and other areas in Port St. Joe.

*Commissioner Lowry* congratulated the recently sworn in officials. He noted that the Christmas Parade was great and thanked everyone that was involved with it.

*Commissioner Hoffman* has spoken with Captain Bill Little of the Fishing Express. Captain Little has been asked to move his boat that is currently docked at the marina, and he would like to use the City's dock at the marina. Commissioner Hoffman would like for the St. Joe Company to provide a letter to the City approving Captain Little to dock there.

Commissioner Hoffman also reminded those present that over 15 years ago discussion began on the Field of Dreams, nothing has been done for the kids of this community due to the lack of funding; there are established fields in town, and he is not going to stop spending money for the children in the community. He would like to continue focusing on the Washington Gym and noted that fences have been fixed there, lights have been added, and other improvements have been made to the facility. He also mentioned the nay sayers in the community and that things were being improved throughout town.

*Mayor Buzzett* expressed his concerns about the new restaurant at the marina and conflicts with parking for it. A parking lot is required to be built across the street as part of the Development Order.


### Motion to Adjourn

There was no additional business to come before the Commission and Mayor Buzzett adjourned the meeting at 1:55 P.M.

Approved this 20<sup>th</sup> day of January 2026.

  
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Rex Buzzett, Mayor

1/20/26  
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Date

  
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Charlotte M. Pierce, City Clerk

1/20/26  
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Date