

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY  
COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT  
2775 GARRISON AVENUE, February 3, 2026, at Noon.**

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

**Call to Order**

In recognition of Black History Month, Mayor Buzzett mentioned numerous minority individuals and what their accomplishments were.

**CONSENT AGENDA**

**Minutes**

A Motion was made by Commissioner Kerigan, second by Commissioner Lowry, to approve the Minutes of the Regular Meeting on January 20, 2026. All in favor; Motion carried 4-0.

**City Attorney**

*Resolution 2026-01 Alley Abandonment, L and A Hotels LLC (Duren)*

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, contingent upon the Utility Easement being signed, to approve Resolution 2026-01.

Robert Branch shared his concerns about the topic.

All in favor; Motion carried 4-0.

*Resolution 2026-02 Alley Abandonment, Sheriff's Office*

A Motion was made by Commissioner Langston, second by Commissioner Lowry, contingent upon Easements for egress and ingress for the Port Cottages and utilities over the part being abandoned to approve Resolution 2026-02. All in favor; Motion carried 4-0.

**City Engineer – Josh Baxley**

City Government Complex

Dewberry is currently working on the 90% Plan set and permit packages. They expect to submit for FDEP, FDOT, and NFWFMD permits within the next three weeks.

*Downtown Utilities Phase 2*

Per the contractor, the final pay request and check were mailed to the City on January 29, 2026.

*Downtown Alleys Drainage Improvements*

This project is in design.

### *Avenue A Stormwater*

The project design is complete and under internal review. Dewberry expects to submit for permitting to NFWFMD next week.

*Elizabeth Moore, Anchor CEI updated the Commission on the CDBG-DR Wastewater Collection Improvements.*

The gravity sewer work on Highway 98 is almost completed and the patch work on Highway 98 was redone.

Long and Woodward Avenues are approximately 15% completed and the camera and video work for rehab is beginning.

Resurfacing of Highway 98 is scheduled for April. The stormwater repairs will be made first and the paving will most likely be delayed until August.

Costin Blvd / Highway 71 is a state project scheduled for 180 days. When the south side is completed, they will switch to the north side of the road to make repairs there.

Mr. Anderson shared that Long and Woodward Avenues will have closings at some of the intersections when work is being done.

Commissioner Langston requested that some of the road paving money be used to pave Avenues C and D from Highway 98 to MLK Blvd.

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to request two RFPs. One will be to bid the work for the two streets together and the other to bid them separately. All in favor; Motion carried 4-0.

### *MLK Task Order*

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to approve the Task Order with Dewberry for MLK Revitalization from Avenue A to Avenue D for a Professional Services Proposal in the amount of \$183,150. All in favor; Motion carried 4-0. This expenditure is covered in the grant

### **Old Business**

#### *MLK Grant Administration Task Order*

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to approve the Task Order with Fred Fox Enterprises for Grant Administration Services in the amount of \$142,463. All in favor; Motion carried 4-0. These funds are covered in the grant.

#### *City Projects*

Mr. Anderson shared that the list is getting shorter as projects are completed. He noted that work is to begin next week on the roof for the Commission Chamber and the Washington Gym. The Williams Avenue Parking Lot is progressing as the lighting infrastructure will need to be in place before construction begins.

## **New Business**

*Fee Waiver Request – North Port St. Joe CDC, February 23-25, 2026, and June 19-21, 2026*

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to grant the Fee Waiver Request. All in favor; Motion carried 4-0.

Chester Davis stated that no alcohol would be sold, and they would like to sell tickets to help with improvements to the Washington Gym and community.

Candy Nesemeier noted that the corrected dates of the event will be March 4<sup>th</sup> through 7<sup>th</sup>, 2026, as there was a conflict with the dates previously requested in February.

## **Public Works – John Grantland**

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

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

*St. Joe Beach Tank Replacement*

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to purchase a Potable Water Storage Tank Aquastore Glass-Fused to Steel Bolted Tank System from the sole source provider Florida Aquastore in the amount of \$444,775 for the St. Joe Beach Tank Replacement. Funds for this purchase are in the current Surface Water Plant Budget.

Christy McElroy shared her thoughts on this item.

All in favor; Motion carried 4-0.

*Clarifier Repair*

A Motion was made by Commissioner Kerigan, second by Commissioner Lowry, to approve emergency repairs from Parker Construction to replace the center bearing on the #1 Raw Water Clarifier rake drive in the amount of \$58,438. All in favor; Motion carried 4-0. The funds are in the current Surface Water Plant Budget.

Mayor Buzzett encouraged staff to read the article on water in the *Florida Trend* Magazine.

## **Wastewater Plant – Joe Harris**

Mr. Harris shared that the pilot study had been delayed, it is being installed and set up today and will run for 4-5 weeks. There is a DEP Inspection tomorrow at the plant.

## **Finance Director – Mike Lacour**

*FEMA Update*

Mr. Lacour announced that the \$744,000 reimbursement from FEMA has finally arrived. An additional \$150,00 is still outstanding but he anticipates receiving it shortly.

### *Grants Reimbursement Update*

Mr. Lacour noted there is a \$1.4 million reimbursement pending for Phase II of the CDBG-DR Sewer Grant and he is closing out the FDOT Street Paving Grant.

### **Code Enforcement**

John Cannon was introduced as the new Code Enforcement Officer and Mayor Buzzett welcomed him to the meeting.

#### *Demo Request 121 Harbor Street, Parcel #06028-002R*

Mr. Cannon reported that 3 houses have been signed off on for demolition and he is requesting approval on the two listed below from the Board to demo.

A Motion was made by Commissioner Langston, second by Commissioner Kerigan, to approve the voluntary demolition of the property at 121 Harbor Street. All in favor; Motion carried 4-0.

#### *506 Kenny Street, Parcel #04598-010R*

A Motion was made by Commissioner Lowry, second by Commissioner Langston, to approve the voluntary demolition of the property at 506 Kenny Street.

Candy Nesemeier shared her concerns about this project.

All in favor; Motion carried 4-0.

Information on the above listed parcels will be sent to the County requesting that they partner with the City to help these individuals.

Chester Davis shared his concern about a resident at 263 Avenue D.

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

Chief Richards did not have any updates for the Commission.

Mayor Buzzett mentioned continuing issues with traffic from Eastern Ship Building.

Charles Gathers asked for an update on the phone calls to the school district. Chief Richards responded that he could not comment on the issue.

### **City Clerk – Charlotte Pierce**

#### *Grants Update*

Clerk Pierce shared that she had spoken with the Historic Preservation Grants Supervisor concerning the outstanding reimbursement due to the City for the Centennial Building and Cape San Blas Lighthouse Complex. He indicated the funds should be released within two weeks.

#### *CDBG-DR Grant Agreement, Wastewater Plant Improvements*

A Motion was made by Commissioner Kerigan, second by Commissioner Langston, to approve the State of Florida Department of Commerce Federally Funded Community Development Block Grant

Disaster Recovery (CDBG-DR) Rebuild Florida Infrastructure Repair Program Subrecipient Agreement for the Wastewater Treatment Facility Infrastructure Improvements Project in the amount of \$25 Million Dollars.

Jimmy Garcia and Christy McElroy shared their thoughts on this issue.

All in favor; Motion carried 4-0.

A response has been received from the County Commission that the proposed February 26, 2026, joint workshop was not a good date for them.

**Citizens to be Heard**

Chester Davis, Robert Branch, and Christy McElroy shared their thoughts on various topics.

**Discussion Items by Commissioners**

*Neither Commissioners Lowry, Langston, nor Mayor Buzzett had any additional information to share with the Commissioners.*

*Commissioner Kerigan shared that he will be meeting with Representative Shoaf and Senator Simon on Friday in Tallahassee.*

**Motion to Adjourn**

There was no additional business to come before the Commission and Mayor Buzzett adjourned the meeting at 1:12 P.M.

Approved this 17<sup>th</sup> day of February 2026.

  
\_\_\_\_\_  
Rex Buzzett, Mayor

2/17/26  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Charlotte M. Pierce, City Clerk

2/17/26  
\_\_\_\_\_  
Date