October 6, 2026
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 6, 2026

Call to Order

Consent Agenda

Minutes

- **Special Budget Hearing 9/10/26** — **Page 1**
- **Regular Meeting 9/15/26** — **Pages 2-4**
- **Special Budget Hearing 9/22/26 (Continued until 9/28/26)** — **Page 5**
- **Special Budget Hearing 9/28/26** — **Page 6**

City Attorney

- **Port Theatre Loan Agreement** — **Pages 7-10**

City Engineer

- **Update**

Old Business

- **City Projects** — **Pages 11-12**

New Business

- **Core Park Restrooms** — **Pages 13-15**

Public Works

- **RFP 2025-06 Washington Gym Roof Project** — **Pages 16-22**

Surface Water Plant

- **Update**

Wastewater Plant

- **Update**

Finance Director

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

Code Enforcement

- **Update**

Police Department

- **Update**

City Clerk

- **Grants- Update** **Pages 23-24**

Citizens to be Heard
Discussion Items by Commissioners
Motion to Adjourn

MINUTES OF THE SPECIAL MEETING FOR THE FISCAL YEAR 2026 – 2027 BUDGET FOR THE CITY OF PORT ST. JOE; ORDINANCE 631: AD VALOREM PROPERTY TAX MILLAGE RATE; ORDINANCE 632: 2026 - 2027 BUDGET FOR FY 2026 - 2027 WITH THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD IN THE WARD RIDGE BUILDING, September 10, 2026, at 5:01 P.M.

The following were present: Mayor Buzzett, Commissioners Hoffman, Kerigan, Langston, and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, Deputy Clerk Leigh Salter, Finance Director Tiffany Giddens, Police Chief Jake Richards, Wastewater Plan Manager Riley Wolf and City Attorney Clinton McCahill, were also present.

The purpose of the Special Meeting was Ordinance 631 – 2026 / 2027 Ad Valorem Property Tax Millage Rate First Public Hearing; Ordinance 632 – 2026 / 2027 Budget Public Hearing.

City Attorney

Ordinance 631 Ad Valorem Property Tax Millage Rate 2026 – 2027, Public Hearing, First Reading

No one from the public attended the meeting.

A Motion was made by Commissioner Langston, second by Commissioner Hoffman, to have the First Reading of Ordinance 631. All in favor; Motion carried 5-0.

Attorney McCahill read Ordinance 631 in its entirety.

The Ad Valorem Property Tax Millage Rate for Municipal Purposes to be levied on the taxable property within the City limits of the City of Port St. Joe, Florida, during the fiscal year beginning October 1, 2026, and ending September 30, 2027, is hereby set at the rate of 4.0914 mills. The percentage by which this millage rate to be levied is more than the rolled-back rate of 3.4243 mills (computed pursuant to Florida law) is 19.48%. This Ordinance shall be effective October 1, 2026.

Ordinance 632 Budget 2026 – 2027, Public Hearing, First Reading:

A Motion was made by Commissioner Kerigan, second by Commissioner Lowry, to have the First Reading of Ordinance 632.

All in favor; Motion carried 5-0.

Attorney McCahill read Ordinance 632 by title only.

Mayor Buzzett thanked City Staff and the Commissioners for their work on the Budget and noted that this is the first time in over 20 years that the Millage has been raised by the City.

Citizens to be Heard – No one from the public attended the meeting.

Discussion items by Commissioners

There were no other issues to be addressed by the Commissioners.

Motion to Adjourn

There was no additional business to come before the Commission and Mayor Buzzett adjourned the meeting at 5:12 P.M.

Approved this _____ day of _____ 2026.

_____ _____

Rex Buzzett, Mayor Date

_____ _____

Charlotte M. Pierce, City Clerk Date

MINUTES OF THE REGULAR MEETING OF THE BOARD OF CITY COMMISSIONERS FOR THE CITY OF PORT ST. JOE, FLORIDA, HELD AT 2775 GARRISON AVENUE, September 15, 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 Lowry, second by Commissioner Kerigan, to approve the Minutes of the Workshop Meeting held September 1, 2026, and the Regular Meeting also held on September 1, 2026.

All in favor; Motion carried 5-0.

City Attorney

Mr. McCahill did not have anything specific for the Commission today.

City Engineer – Josh Baxley

City Government Complex – Permit Status

All permits are in hand except the USACOE Permit. Dewberry is expecting to receive the USACOE review in the next few weeks.

Avenue A Stormwater

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

MLK CDBG

Dewberry is currently working on 30% design for a meeting with this City.

Core Park Restroom Facility

The 60% plans will be completed and sent to the City this week.

Avenues C and D Resurfacing

This project is out for bid.

Mr. Grantland shared that he had spoken with Patrick Farrell and approximately 98% of their property has been removed from the site.

Old Business

City Projects

There was no discussion of the items on pages 5 and 6.

RFP 2025-06 Washington Gym Roof Project

Burt Reed, representing Monolith Construction spoke to the Commission on this item.

This item was Tabled for further review.

New Business

Budget Public Hearing – September 22, 2026, at 5:01 P.M.

Mr. Anderson reminded the Commissioners of the meeting on Tuesday, September 22, 2026, at 5:01 P.M.

RFP 2026-04 Surplus Property

A Motion was made by Commissioner Hoffman, second by Commissioner Kerigan, to award the bids to the highest approved bidder. All in favor; Motion carried 5-0.

Public Works – John Grantland

A Motion was made by Commissioner Lowry, second by Commissioner Kerigan, to accept the Bridge Rehabilitation Quote from Webber Infrastructure Management, Inc., in the amount of $ $39,399.21. All in favor; Motion carried 5-0.

Surface Water Plant - Larry McClamma

RFP 2026-05 Chemicals

A Motion was made by Commissioner Langston, second by Commissioner Lowry, to award the bids of Kemira for Liquid Ferric Sulfate in the amount of $681 per dry ton delivered; Odyssey in the amount of $1.86 per gallon and Sodium Hypochlorite in the amount of $2.65 per gallon; and Penco in the amount of $563.56 dry ton. All in favor; Motion carried 5-0.

Mr. McClamma shared that he is waiting on the Building Permit from the County for the St. Joe Beach site.

Wastewater Plant – Riley Wolf

Mr. Wolf noted the plant has been down most of the week, the filter parts are in, and they have been replacing filters and making upgrades.

Finance Director – Tiffany Giddens

FEMA

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

Grants Reimbursement Updates

Mrs. Giddens has submitted grant reimbursement requests and has been talking with TDC and County representatives about funding issues.

Code Enforcement – John Cannon

Mr. Cannon has mailed 16 letters to owners of structures that are not up to code.

Police Department – Chief Richards

Chief Richards shared his concerns about federal grant funds being locked up because of national issues, he is researching parking options, and the possibility of workshops on this issue.

City Clerk – Charlotte Pierce

Grants Update

Clerk Pierce noted there had been no major changes in pages 19 – 20.

Mayor Buzzett stated that he had read the historical information boards in Maddox Park, loved it, and suggested that 3 or 4 more boards be added to complete the history. He feels that we need to tell the history or it will be gone.

Citizens to be Heard

No one from the public spoke.

Discussion Items by Commissioners

Neither Commissioners Langston, Kerigan, nor Hoffman had any additional issues to discuss with the Commissioners.

Commissioner Lowry asked that after the Budget is resolve that several Workshops be held concerning the downtown parking.

Mayor Buzzett shared that he had visited the stage of Parker Park at Mexico Beach and that it was first class and beautiful. Commissioner Kerigan had already visited the park and been given the information on the park. Mayor Buzzett asked that Commissioner Kerigan put something together for around $207,000 which was the cost of Parker Park for the Commission to look at.

Motion to Adjourn

There was no additional business to come before the Commission and Mayor Buzzett adjourned the meeting at 1:05 P.M.

Approved this _____ day of _____ 2026.

_____ _____

Rex Buzzett, Mayor Date

_____ _____

Charlotte M. Pierce, City Clerk Date

MINUTES OF THE SPECIAL MEETING FOR THE FISCAL YEAR 2026 – 2027 BUDGET FOR THE CITY OF PORT ST. JOE; ORDINANCE 631: 2026 - 2027 AD VALOREM PROPERTY TAX MILLAGE RATE; ORDINANCE 632: 2026 - 2027 BUDGET; RESOLUTION 2026-09 UTILITY RATES; RESOLUTION 2026-10 PAY SCALE HELD IN THE WARD RIDGE BUILDING, September 22, 2026, at 5:01 P.M.

The following were present: City Manager Jim Anderson, City Clerk Charlotte Pierce, Finance Director Tiffany Giddens, and Police Chief Jake Richards.

The purpose of the Special Meeting was Ordinance 631 – 2026 / 2027 Ad Valorem Property Tax Millage Rate; Final Public Hearing; Ordinance 632 – 2026 / 2027 Budget; Resolution 2026-09 Utility Rates; Resolution 2026-10 Pay Scale.

City Manager Jim Anderson announced the meeting scheduled for today would be recessed and continued to September 28, 2026 .at 5:01 P.M.

The meeting was recessed at 5:03 P.M.

MINUTES OF THE SPECIAL MEETING FOR THE FISCAL YEAR 2026 – 2027 BUDGET FOR THE CITY OF PORT ST. JOE; ORDINANCE 631: 2026 - 2027 AD VALOREM PROPERTY TAX MILLAGE RATE; ORDINANCE 632: 2026 - 2027 BUDGET; RESOLUTION 2026-09 UTILITY RATES; RESOLUTION 2026-10 PAY SCALE HELD IN THE WARD RIDGE BUILDING, September 28, 2026, at 5:01 P.M.

THIS MEETING IS CONTINUED FROM SEPTEMBER 22, 2026.

The following were present: Mayor Buzzett, Commissioners Hoffman, Kerigan, Langston, and Lowry. City Manager Jim Anderson, City Clerk Charlotte Pierce, Deputy Clerk Leigh Salter, Finance Director Tiffany Giddens, Police Chief Jake Richards, and City Attorney Clinton McCahill were also present.

The purpose of the Special Meeting was Ordinance 631 – Ad Valorem Property Tax Millage Rate; Public Hearing; Ordinance 632 – 2026 / 2027 Budget Public Hearing; Resolution 2026-09 Utility Rates; Resolution 2026-10 Pay Scale.

Mayor Buzzett announced that this meeting is a continuation of the September 22, 2026, meeting.

City Attorney

Ordinance 631 Ad Valorem Property Tax Millage Rate

Mayor Buzzett opened the Meeting for the Public Hearing of Ordinance 631.

Public Hearing

No one from the public spoke.

Second Reading and Adoption

A Motion was made by Commissioner Hoffman, second by Commissioner Langston, to have the Second Reading and Adoption of Ordinance 631. All in favor; Motion carried 5-0. The Millage rate for FY 2026/2027 will be 4.0914 Mills.

Attorney McCahill read Ordinance 631 in its entirety.

Mayor Buzzett closed the Public Hearing.

Ordinance 632 2026/2027 Budget

Public Hearing

Mayor Buzzett opened the Meeting for the Public Hearing of Ordinance 632.

Jimmy Garcia spoke to the Commission.

Second Reading and Adoption

A Motion was made by Commissioner Kerigan, second by Commissioner Lowry, to have the Second Reading and Adoption of Ordinance 632. All in favor; Motion carried 5-0.

Attorney McCahill read Ordinance 632 by Title only.

Mayor Buzzett closed the Public Hearing.

LOAN AGREEMENT

THIS LOAN AGREEMENT is entered into on this the 6th day of October 2026, by and between the CITY OF PORT ST. JOE, FLORIDA, a Florida Municipal Corporation, whose address is 305 Cecil G. Costin Sr. Blvd., Port St. Joe, Florida 32456, hereinafter referred to as "Lender" and the PORT THEATRE ART AND CULTURE CENTER, INC., a Florida Non-Profit Corporation, whose address is 314 Reid Avenue, Port St. Joe, Florida 32456, hereinafter referred to as "Borrower".

WHEREAS, the Borrower has requested this Loan from the Lender to help finish the restoration of the historic Port Theatre located in Downtown Port St. Joe, Florida; and

WHEREAS, the City Commission of the City of Port St. Joe, Florida believes this to be a worth while endeavor which benefits the City and the Citizens of Port St. Joe, Florida; and

NOW THEREFORE, the Parties hereby agree that the Lender will Loan to The Borrower the funds set forth below subject to the terms set forth below:

1. LOAN AMOUNT: The Lender agrees to loan the principal amount of $100,000.00 (one hundred thousand dollars) USD (the "Loan") to the Borrower.

2. INTEREST RATE: The Loan shall bear interest on the unpaid principal balance at an annual rate of 4% (four percent).

3. REPAYMENT: The total outstanding balance of the Loan, including any accrued interest, shall be due and payable in full on December 6, 2031, the maturity date.

   The Loan shall be repaid in the following manner: The Borrower shall make consecutive monthly payments of $1,841.65(one thousand eight hundred forty-one dollars and sixty-five cents) beginning on January 6, 2027, and continuing on the same day of each subsequent month until Loan is paid in full, which shall occur on December 6, 2031. See Amortization schedule attached hereto as Exhibit "A" and made a part hereof by reference.

4. PREPAYMENT: The Borrower reserves the right to Pre-Pay the Loan, either in whole or in part, at any time before Maturity Date without penalty.

5. DEFAULT & ACCELERATION: If the Borrower fails to cure any payment default within 10 (ten) days of receiving written notice, Lender reserves the right to declare the entire remaining principal balance and accrued interest immediately due and payable without further notice.

6. TAX COMPLIANCE: The Parties acknowledge their intent to comply with the applicable Florida Department of Revenue rules, particularly the Florida Documentary Stamp Taxes under Florida Statutes Section 201.08. Section 201.08 sets the amount of tax due as $0.35 per $100.00 borrowed. Thus, the amount of tax due upon the execution of this Loan Agreement is $350.00 (three hundred fifty dollars). The Borrower shall be responsible for paying this tax. The $350.00 will be deducted from the Principal Loan amount of $100,000.00 upon the execution of the Loan Agreement and the City will be responsible for submitting the tax to the Florida Department of Revenue.

7. GOVERNING LAW: This Agreement shall be governed by, interpreted, and enforced in accordance with the laws of the State of Florida.

8. AUTHORITY: The person signing this Loan Agreement on behalf of the Borrower hereby states that he has the full authority to bind the Borrower to this Loan Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

PORT THEATRE ART AND CULTURE CENTER, INC.
BORROWER

BY:_____ DATE:_____
JOE WHITMER, Director/President

CITY OF PORT ST. JOE, FLORIDA

BY:_____ DATE:_____
REX BUZZETT, MAYOR

ATTEST:_____ DATE:_____
CHARLOTTE PIERCE
City Clerk

Mortgage Calculator
www.mortgage-calculator.net

Loan Summary

Loan Amount:	$100,000.00
Monthly Payment:	$1,841.65
Total # Of Payments:	60
Start Date:	Jan, 2027
Payoff Date:	Dec, 2031
Total Interest Paid:	$10,499.13
Total Payment:	$110,499.13

Loan Amortization Schedule

Payment Date	Payment #	Interest Paid	Principal Paid	Total Payment	Remaining Balance
Jan, 2027	1	$333.33	$1,508.32	$1,841.65	$98,491.68
Feb, 2027	2	$328.31	$1,513.35	$1,841.65	$96,978.33
Mar, 2027	3	$323.26	$1,518.39	$1,841.65	$95,459.94
Apr, 2027	4	$318.20	$1,523.45	$1,841.65	$93,936.49
May, 2027	5	$313.12	$1,528.53	$1,841.65	$92,407.96
Jun, 2027	6	$308.03	$1,533.63	$1,841.65	$90,874.33
Jul, 2027	7	$302.91	$1,538.74	$1,841.65	$89,335.60
Aug, 2027	8	$297.79	$1,543.87	$1,841.65	$87,791.73
Sep, 2027	9	$292.64	$1,549.01	$1,841.65	$86,242.72
Oct, 2027	10	$287.48	$1,554.18	$1,841.65	$84,688.54
Nov, 2027	11	$282.30	$1,559.36	$1,841.65	$83,129.18
Dec, 2027	12	$277.10	$1,564.55	$1,841.65	$81,564.63
Jan, 2028	13	$271.88	$1,569.77	$1,841.65	$79,994.86
Feb, 2028	14	$266.65	$1,575.00	$1,841.65	$78,419.86
Mar, 2028	15	$261.40	$1,580.25	$1,841.65	$76,839.60
Apr, 2028	16	$256.13	$1,585.52	$1,841.65	$75,254.08
May, 2028	17	$250.85	$1,590.81	$1,841.65	$73,663.28
Jun, 2028	18	$245.54	$1,596.11	$1,841.65	$72,067.17
Jul, 2028	19	$240.22	$1,601.43	$1,841.65	$70,465.74
Aug, 2028	20	$234.89	$1,606.77	$1,841.65	$68,858.97
Sep, 2028	21	$229.53	$1,612.12	$1,841.65	$67,246.85
Oct, 2028	22	$224.16	$1,617.50	$1,841.65	$65,629.36

EX: "A"

Nov, 2028	23	$218.76	$1,622.89	$1,841.65	$64,006.47
Dec, 2028	24	$213.35	$1,628.30	$1,841.65	$62,378.17
Jan, 2029	25	$207.93	$1,633.72	$1,841.65	$60,744.45
Feb, 2029	26	$202.48	$1,639.17	$1,841.65	$59,105.28
Mar, 2029	27	$197.02	$1,644.63	$1,841.65	$57,460.64
Apr, 2029	28	$191.54	$1,650.12	$1,841.65	$55,810.52
May, 2029	29	$186.04	$1,655.62	$1,841.65	$54,154.91
Jun, 2029	30	$180.52	$1,661.14	$1,841.65	$52,493.77
Jul, 2029	31	$174.98	$1,666.67	$1,841.65	$50,827.10
Aug, 2029	32	$169.42	$1,672.23	$1,841.65	$49,154.87
Sep, 2029	33	$163.85	$1,677.80	$1,841.65	$47,477.07
Oct, 2029	34	$158.26	$1,683.40	$1,841.65	$45,793.67
Nov, 2029	35	$152.65	$1,689.01	$1,841.65	$44,104.67
Dec, 2029	36	$147.02	$1,694.64	$1,841.65	$42,410.03
Jan, 2030	37	$141.37	$1,700.29	$1,841.65	$40,709.74
Feb, 2030	38	$135.70	$1,705.95	$1,841.65	$39,003.79
Mar, 2030	39	$130.01	$1,711.64	$1,841.65	$37,292.15
Apr, 2030	40	$124.31	$1,717.35	$1,841.65	$35,574.81
May, 2030	41	$118.58	$1,723.07	$1,841.65	$33,851.74
Jun, 2030	42	$112.84	$1,728.81	$1,841.65	$32,122.92
Jul, 2030	43	$107.08	$1,734.58	$1,841.65	$30,388.35
Aug, 2030	44	$101.29	$1,740.36	$1,841.65	$28,647.99
Sep, 2030	45	$95.49	$1,746.16	$1,841.65	$26,901.83
Oct, 2030	46	$89.67	$1,751.98	$1,841.65	$25,149.85
Nov, 2030	47	$83.83	$1,757.82	$1,841.65	$23,392.03
Dec, 2030	48	$77.97	$1,763.68	$1,841.65	$21,628.35
Jan, 2031	49	$72.09	$1,769.56	$1,841.65	$19,858.80
Feb, 2031	50	$66.20	$1,775.46	$1,841.65	$18,083.34
Mar, 2031	51	$60.28	$1,781.37	$1,841.65	$16,301.96
Apr, 2031	52	$54.34	$1,787.31	$1,841.65	$14,514.65
May, 2031	53	$48.38	$1,793.27	$1,841.65	$12,721.38
Jun, 2031	54	$42.40	$1,799.25	$1,841.65	$10,922.13
Jul, 2031	55	$36.41	$1,805.25	$1,841.65	$9,116.89
Aug, 2031	56	$30.39	$1,811.26	$1,841.65	$7,305.63
Sep, 2031	57	$24.35	$1,817.30	$1,841.65	$5,488.33
Oct, 2031	58	$18.29	$1,823.36	$1,841.65	$3,664.97
Nov, 2031	59	$12.22	$1,829.44	$1,841.65	$1,835.53
Dec, 2031	60	$6.12	$1,835.53	$1,841.65	$0.00

Current City Projects 10/6/26

- 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 started 11/3/25. Lift Stations are 100% complete and the rehabilitation work is at 75% complete
- Beacon Hill Sewer- The Lift Station is Operational & the Collection System is built. City staff are installing taps as requested. Construction is 100%
- 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. The Building Design is at 60% & the Site Plan is at 90%.
- 9/8/25 A Task Order was signed with Dewberry to design stormwater improvements in the alley between Bay & Harbor Street. The (2) easements are signed. The project has been awarded to North Florida Construction. Under Construction. Construction is at 0%, materials are on site.
- Washington Gym Bldg. Roof- The Bid was awarded to Monolith Construction on 10/7/25. Under Construction. Construction is at 0%, there will be a meeting scheduled for the week of August 24 with the architect and contractor to discuss issues.
- 20th Street Stormwater Pipe CIPP-Approved by the City Commission to utilize BP Funds for the repair on 5/19/26. Waiting on the construction schedule. Construction is 0%, project is expected to begin late September.
- Downtown stormwater Improvements. A task order was approved by the Board for Royal American to complete the work in the amount of $85,283.60 on 7/21/26. Construction is 0%, submittals have been approved and structures are ordered.

- New 10th Street Park Concession Stand & Restroom Facility- Under Construction. Construction is 25%, slab and plumbing are complete, waiting on structure.
- Paving of Ave C & D from Hwy 98 to MLK Blvd.- Dewberry is working on the Design to Bid of the project.
- St. Joe Beach Water Tank Replacement- Under Construction.
- Bent Tree Road Sewer Line Extension- Under Construction. Construction is 100%
- Workforce Housing Road/Utility Extensions-The bid was awarded to CW Roberts. Pre-con is scheduled for 8/19. Construction to begin 8-24-26.
- Core Park Restroom- Dewberry is working on the design.
- Frank Pate Park Boat Ramp Dredging- Dewberry has completed the survey and the City has applied for a FWC Grant to fund the project that was not approved.
- Wastewater Plant Rehabilitation- CohnReznick was awarded the Grant Administration Bid on 5/19/26 & Dewberry was awarded the Engineering Contract on 5/19/26. The contracts were awarded on 8/4/26.

Jim Anderson

From: Baxley, Joshua <jbaxley@Dewberry.com>
Sent: Thursday, September 17, 2026 3:19 PM
To: Jim Anderson
Cc: Galanos, Konstadino D.; Wilson III, Clifford
Subject: FW: 50193531 George Core Park Facility Plans
Attachments: 50193531 George Core Park Restroom Facility.pdf; 50193531 George Core Park Restroom Facility Plan Set - Curb Version.pdf

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,
Please find attached two concepts for the subject project. One version has a raised curb at the asphalt and the other uses curb ramps. IMO, the no curb version looks better as the roadway has no curbing. We can review on Monday.

Josh

Josh Baxley, PE

Senior Associate, Branch Manager
D 850.354.5187 **C** 850.693.2181
LICENSED PE: FL
www.dewberry.com

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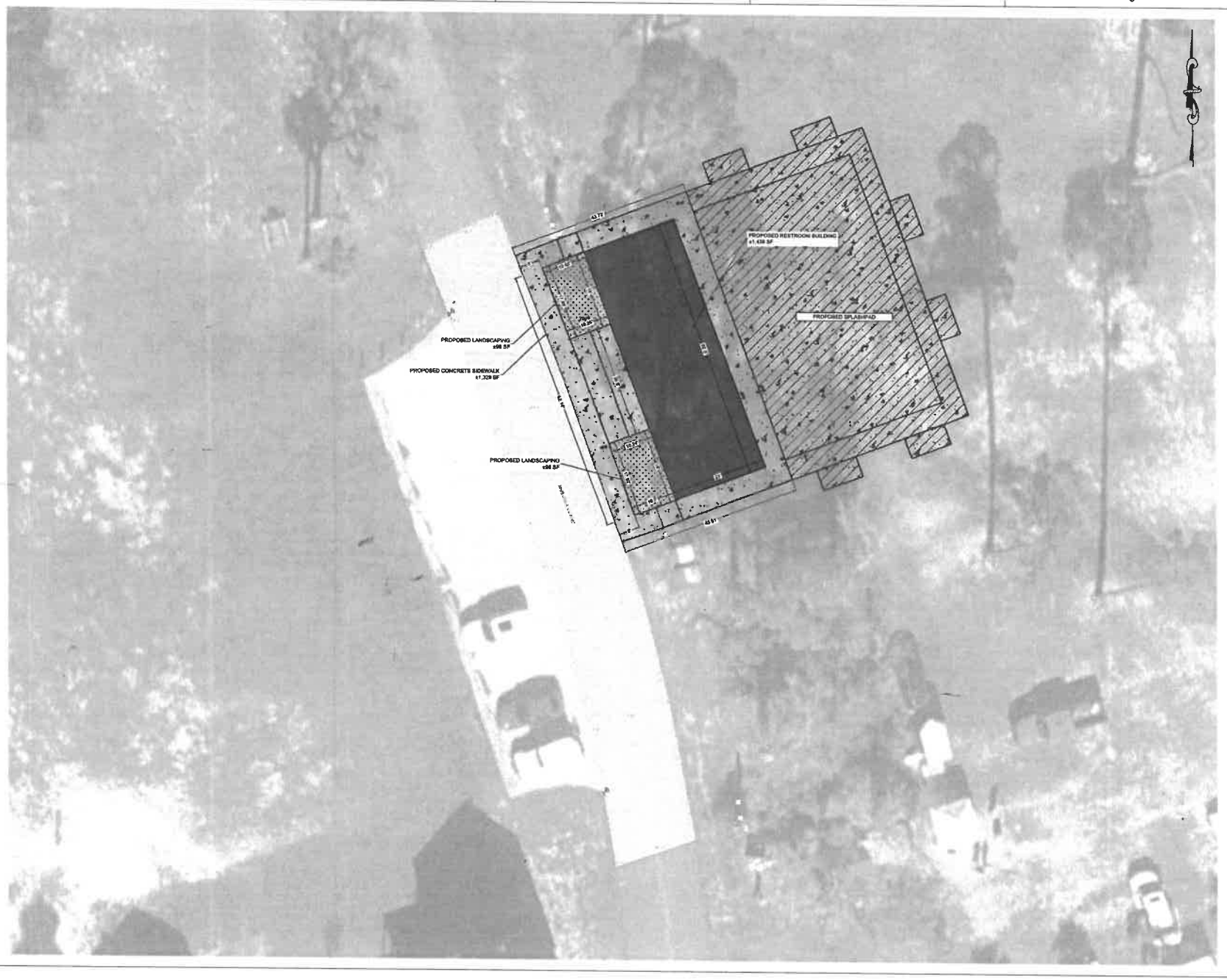


Dewberry

324 Marina Drive
Port St. Joe, FL 32456
850.227.7200

GEORGE CORE PARK RESTROOM FACILITY

PORT ST JOE
GULF

SEAL

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSHUA STEPHENS, PE. ON THE DATE NOTED ON THE ELECTRONIC SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JOSHUA BRYAN BAXLEY, P.E. 67529
EB 0008794

PRELIMINARY DOCUMENTS NOT FOR CONSTRUCTION

SCALE

0' 5' 10' 20'
SCALE: 1" = 10'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY	KDG
APPROVED BY	JBB
CHECKED BY	JBB
DATE	SEPTEMBER 2026

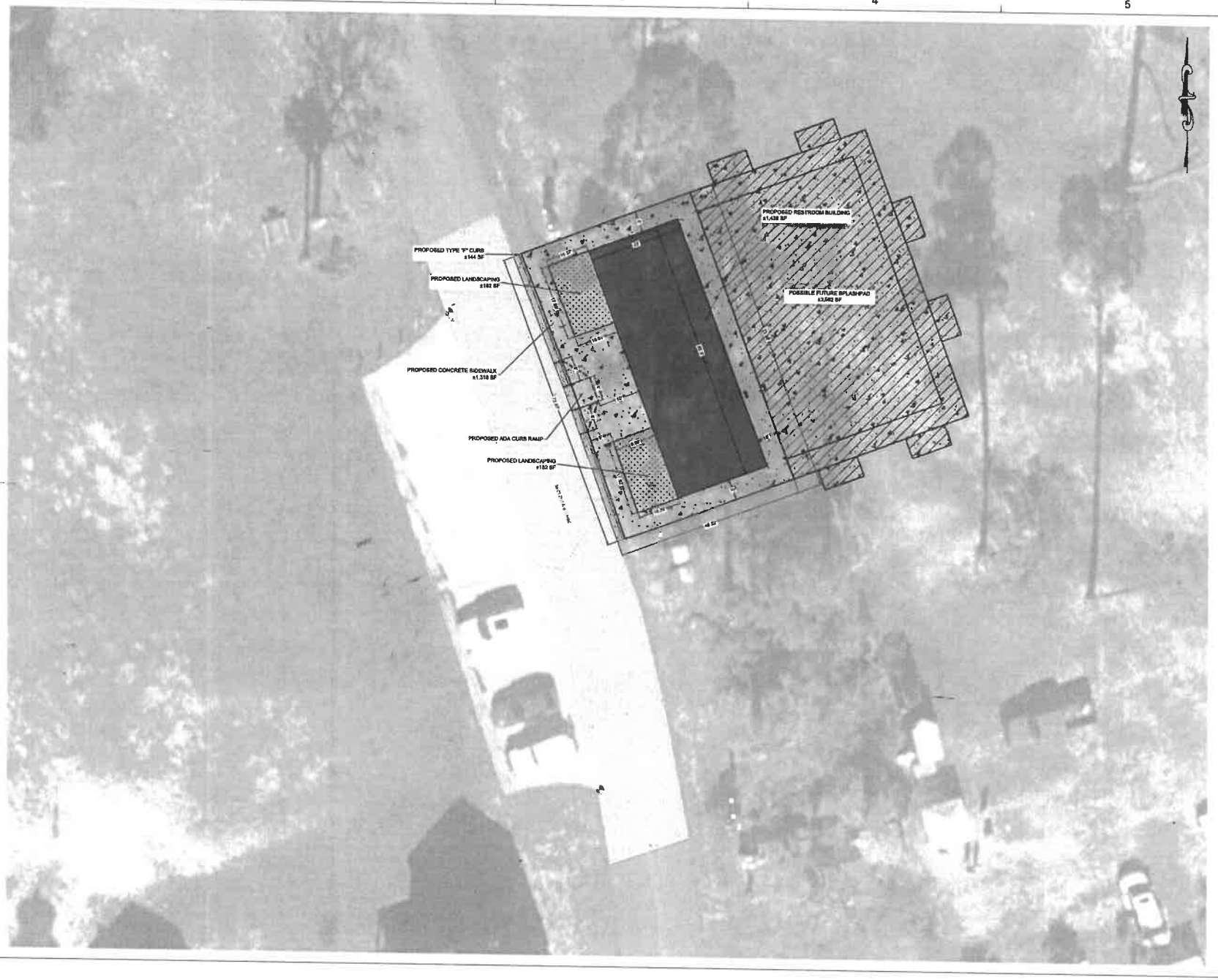
TITLE

SITE PLAN

PROJECT NO. 50193531

C2

SHEET NO.



Dewberry

324 Marina Drive
Port St. Joe, FL 32456
850.227.7200

GEORGE CORE PARK RESTROOM FACILITY

PORT ST JOE
GULF

SEAL

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSHUA STEPHENS, PE ON THE DATE NOTED ON THE ELECTRONIC SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

JOSHUA BRYAN BAXLEY, P.E. 67529
EB 0008794

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SCALE

0' 5' 10' 20'
SCALE: 1" = 10'

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY	KDG
APPROVED BY	JBB
CHECKED BY	JBB
DATE	SEPTEMBER 2026

TITLE

SITE PLAN

PROJECT NO. 50193531

C2

SHEET NO.

15

Jim Anderson

From: Bert Reed <bert@monolithgc.com>
Sent: Friday, September 18, 2026 9:03 AM
To: John Grantland
Cc: Jim Anderson; Chris Karagiannis
Subject: Washington Gym – GAF Silicone Roof Alternate
Attachments: Change Order Request 2511202 (1).pdf; gaf-high-solids-silicone-info-sheet-comco687.pdf; high-solids-silicone-roof-coating-data-sheet-comco705.pdf

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.

Good morning John,

Attached is the requested alternative for the proposed GAF silicone roof coating application at the Washington Gym.

I wanted to point out that this alternate provides approximately $30,000 in savings to the City compared with proceeding with the original roofing scope. If the City elects to move forward with this option, the soffit, fascia, and associated painting would no longer be part of the scope, so the other proposed change order for that work would not be necessary.

The proposed GAF system will include a 20-year manufacturer's warranty, along with a 2-year workmanship warranty from our roofing trade partner.

Our trade partner for this work will be Barfield Roofing, an approved/certified installer for the proposed GAF silicone roofing system. For reference, below are three recent projects they have completed using this type of roof coating application:

- 502 Peters Street, Port St. Joe, FL
- 307 Peters Street, Port St. Joe, FL
- 1000 Cecil G. Costin Sr. Boulevard, Port St. Joe, FL

These locations can provide the City with examples of the completed system locally. I have also attached additional information on Barfield Roofing along with the applicable GAF product information and supporting materials for review.

We would appreciate a decision as soon as practical, as we are ready to proceed in either direction the City chooses—whether that is staying with the original scope or moving forward with this alternate.

If there are any additional details, documentation, or information you need from me to assist with the review, please let me know.

Thanks,

Bert Reed
Senior Project Manager
Monolith Construction – Panhandle, LLC
CGC1527448 | CUC1226352
1420 Industrial Road, Port St Joe, FL 32456
Office: 850-247-1130 // Cell: 850-247-3054
www.monolithgc.com

COR #	DATE
25112-02	09/16/2026

Subject: GAF HydroStop Roof Restoration in Lieu of Roof Replacement - Facets A & B
Requested By: John Grantland (City of Port St Joe)

CUSTOMER

City of Port St Joe
John Grantland
305 Cecil G. Costin Sr. Blvd
Port St Joe, FL 32456

PROJECT

25112 Washington Gym Roof
PROJECT #: 25112
414 Kenny St, Port St Joe, FL 32456

DESCRIPTION

Provide all labor, materials, equipment, supervision, and cleanup necessary to install a GAF HydroStop liquid-applied roof restoration system over the existing low-slope roofing at Facets A and B, in lieu of complete removal and replacement of the designated existing roof areas. Work includes: clean and prepare the existing roof surfaces to receive the new system; prime the existing roofing substrate as required by the manufacturer; install an acrylic base coat with reinforcing fabric throughout the designated roof areas; apply the quoted GAF silicone topcoat after the base coat has properly cured; flash all roof penetrations using the manufacturer's specified procedures; remove existing flashing around A/C curbs and penetrations as required to properly install the new system; terminate new roofing materials approximately 2 inches above existing wall flashing; include the small awning roof over the north-side exit door at Facet B; remove existing eave drip edge at Facets A and B and install new eave drip edge at all applicable eaves; integrate the liquid-applied roofing system with the new drip edge to promote positive drainage; and complete final cleanup and removal of roofing-related debris from the work areas. A 20-year manufacturer warranty will be provided upon successful completion and acceptance of the system, along with a two-year contractor workmanship warranty.

General Requirements

Project Mobilization / Demobilization

Initial mobilization, site setup, delivery coordination, and final demobilization

Project Supervision

Superintendent / field supervision during active construction

Portable Toilet

Porta-potty rental, service, delivery and pickup

20yd Dumpster

Construction dumpster, haul-off, dump fees, and miscellaneous debris disposal

Monolith Construction Panhandle LLC, Phone: (850) 247-1130
Port St Joe, FL 32456, License # CGC1527448 CUC1226352, Business # 83-2761935

COR #	DATE
25112-02	09/16/2026

Division 07 - Thermal & Moisture Protection

GAF HydroStop Roof System - Facet A

Clean and prepare the existing roofing at Facet A. Prime the existing substrate and install an acrylic base coat with reinforcing fabric throughout the designated roof area. After the base coat has properly cured, apply the quoted GAF silicone topcoat. Flash all roof penetrations using the manufacturer's required cleaning, priming, reinforcing fabric, and coating procedures.

GAF HydroStop Roof System - Facet B

Clean and prepare the existing roofing at Facet B. Prime the existing substrate and install an acrylic base coat with reinforcing fabric throughout the designated roof area. After the base coat has properly cured, apply the quoted GAF silicone topcoat. Flash all roof penetrations using the manufacturer's required cleaning, priming, reinforcing fabric, and coating procedures. Include the small north-side awning roof covering the exit door.

Eave Drip Edge - Remove and Replace

Remove the existing eave drip edge from Facets A and B before installing the roof restoration system. Furnish and install new eave drip edge at all applicable eaves and integrate the liquid-applied roofing system with the replacement edge in accordance with the manufacturer's requirements. A tapered transition toward the eaves is expected because of the difference in thickness between the existing torch-applied roofing and the new liquid-applied system. The transition is intended to improve positive drainage and reduce existing ponding conditions. No separate price - included in the Facet A and Facet B pricing above.

Subtotal	$72,210.50
Tax: (0%)	$0.00
Total	**$72,210.50**

APPROVAL

This COR has been accepted on _____ by _____

Signature: _____

Monolith Construction Panhandle LLC, Phone: (850) 247-1130
Port St Joe, FL 32456, License # CGC1527448 CUC1226352, Business # 83-2761935

GAF RoofCoatings

GAF High Solids Silicone: Stand up to ponding water.

Why tear off your roof? Restore it.

Tearing off a roof can be expensive and inconvenient. Before you commit to a full reroof, consider adding up to 20 years of useful life to your structurally sound roof, along with excellent protection against leaks due to ponding water, by **restoring** your roof with GAF High Solids Silicone Coating — a moisture-cure coating that protects against the damaging effects of weather elements and UV rays.

Save time, hassle, and money. Give your building a seamless, recoatable roof surface that will last for years to come.

Convenience and Durability:

- Low-VOC GAF High Solids Silicone can be installed with little interruption to business, at temperatures as low as 35°F
- Stands up to ponding water — the nemesis of many other roofing surfaces
- Easy-to-apply by spray, roller, or brush
- Available in highly reflective white†
- Silicone elastomers maintain properties in extreme temperatures
- Creates seamless protection over most common roofing substrates including metal, TPO, PVC, Hypalon®, EPDM, smooth and granulated asphaltic, structural concrete, SPF, and previously coated roofs
- High build application, with 97% average solids by volume, can be applied in a single coat with no pinholes or mud-cracking
- NDL guarantees up to 20 years are available§

Approvals:

- Meets ASTM D6694
- CRRC Rated (white only)
- Classified by UL in accordance with ANSI/UL 790*
- Miami-Dade County Product Control Approved
- FM Approved†

* Refer to UL Product iQ for actual assemblies.
† Refer to FM RoofNav for actual assemblies.
‡ Energy cost savings are not guaranteed and the amount of savings may vary based on climate zone, utility rates, radiative properties of roofing products, insulation levels, HVAC equipment efficiency, and other factors.
§ For qualified systems only. Additional requirements apply. Contact GAF for more information.

Two coats of GAF High Solids Silicone Roof Coating System over a base coat of GAF Multi-Purpose Primer preserved the integrity of the acoustic Orland Sports Park roof.

Orland Sports Park
Project Profile

We protect what matters most™

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GAF High Solids
Silicone Roof Coating

Description:

GAF High Solids Silicone Roof Coating is a high-solids, moisture-cure silicone coating that provides protection against weather elements, UV rays, and leaks due to ponding water for a variety of substrates.

Approved Substrates:

Metal, TPO, PVC, Hypalon®, EPDM, smooth and granulated asphaltic, structural concrete, and SPF.

Packaging Sizes:

- 5 gallon (18.9 liter) pail
- 55 gallon (200 liter) drum

Storage and Shelf Life:

Product Storage Temperature: 40°F – 90°F (4°C – 32°C) do not allow coating to freeze.

Shelf Life: 24 months from date of manufacture in unopened containers, if stored properly in a clean and well-ventilated area.

Warranty:

Refer to applicable warranties and guarantees, available at gaf.com, for complete coverage and restrictions.

Application Instructions:

Substrate Preparation: Roof should have positive drainage, and be clean and dry with no trapped moisture. Repair damaged membrane, flashings, and penetrations. Conduct test patches to verify adhesion of coating prior to start of work. Priming of substrate is recommended and may be required. See Liquid-Applied Roofing Manual at gaf.com.

Mixing: Mix uniformly for 3 minutes prior to use. Do not attempt to thin or self-tint.

Application: Apply by brush, roller, or airless sprayer evenly at the rates specified below. GAF High Solids Silicone can be applied in one pass up to 2.75 gallons per 100 ft.² (11.2 L per 10 m²) as long as the substrate and slope conditions allow (no slumping), and the required dft (mils) are met. Apply additional coats perpendicular to the previous coat once it is dry enough to walk on. Total coverage is dependent on the substrate.

Limitations and Precautions:

Application Air Temperature: min. 40°F (5°C). Do not heat containers.

Application Surface Temperature: 40°F (5°C) and rising. Care should be taken when coating surfaces above 120°F. Contact GAF design services if you have application questions. Do not apply if rain, dew, fog, heavy moisture, condensation, or freezing temperatures are in the 2-hour forecast to ensure proper cure. Cool temperatures/low humidity may slow curing.

Safety and Handling:

For specific information regarding safe handling of this material, please refer to the Safety Data Sheet (SDS).

Clean Up:

Use VM&P naphtha or virgin mineral spirits to thoroughly flush equipment. Leave solvent in the lines and equipment until next use. Do not leave product in the pump or hoses.

Visit **gaf.com**

For additional information, contact GAF Design Services at **1-877-423-7663** or **designservices@gaf.com**

We protect what matters most™

GAF High Solids
Silicone Roof Coating

Physical Properties — (ASTM D6694)

Liquid Physical Property Requirements

Type	ASTM Test Method	ASTM Minimum Values	Test Values*
Volume Solids	ASTM D2697	57% min.	96.60%
Weight Solids	ASTM D1644	As listed by manufacturer	96.57%

Film Physical Property Requirements

Type	ASTM Test Method	ASTM Minimum Values	Test Values*
Initial Percent Elongation	ASTM D2370	Min. 100%	261%
Initial Tensile Strength	ASTM D2370	Min. 150 psi	299 psi
Permanence	ASTM E96/E96M	Min. 2.5 perms	6.19 perms
Accelerated Weathering (5,000 h)	ASTM D4798	No cracking/checking	Pass
Adhesion to SPF	ASTM D903	Min. 2.0 pli wet	Pass
Tear Resistance	ASTM D624	Min. 20 lbf/in	30 lbf/in
Low Temperature Flexibility	ASTM D522	Min. Pass 0.5" mandrel -15°F	Pass

Additional Physical Properties

Type	ASTM Test Method	Test Values*
VOC	ASTM D3960	< 50.0 g/L
Standard Colors	—	White, Light Gray, Dark Gray, Tan

Sustainability Ratings/Certifications

Cool Roof Rating Council (CRRC)

Rated Product ID #	Type	Solar Reflectance (ASTM C1549)	Thermal Emittance (ASTM C1371)	Solar Reflective Index (SRI) (ASTM E1980)
White (Smooth) 0676-0160	Initial	0.88	0.90	112
	Aged	0.69†	0.90†	85†
White (Rough) 0676-0160	Initial	0.81	0.91	102
	Aged	0.64†	0.90†	78†

Applicable Standards/Approvals

	UL Listed ANSI/UL 790 Class A. Refer to UL Product iQ for actual assemblies.	CRRC Rated - Can be used to comply with the 2022, Title 24, Part 6, Cool Roof Requirements of the California Code of Regulations (white only).
	FM Approved Refer to RoofNav for actual assemblies.	Meets or Exceeds the requirements of ASTM D6694
	Miami-Dade County Product Control Approved	**State of Florida Approved**
	For information/requirements, refer to: www.nsf.org	

* Values are approximate and subject to normal manufacturing variations. These values are not guaranteed and are provided solely as a guide.
† CRRC Rapid Ratings: Interim laboratory aged values that simulate naturally-aged value and will be replaced by the measured three-year aged values upon completion of the weathering process.

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Grants Updated- 10/6/26

Title	Amount	Status	Construction Completion Percentage
DEM 399-162-R	Grant $771,481.50 City Match $257,160.50	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. Under Construction.	100%
EMA	1.4M	Clifford Sims Park Repairs due to Hurricane Michael. Approved 4/21/23. The project is complete and we have requested reimbursement.	100%
istoric Resources/Hurricane lichael	$497,495	Centennial Bldg. Rehab. Grant awarded. The project is complete and we have requested reimbursement.	100%
DBG-DR 10023	$9,996,000	Sewer Rehab- City Wide. Approved 5/21. Under Construction.	70%
istoric Resources/Hurricane lichael	$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. The project is complete and we have requested reimbursement.	
DEP Water Protection Funds /G063	$965,000	System Wide Septic to Sewer for 175 connections. Grant Application approved 11/10/21. Accepting Applications for service.	99%
DEP Water Protection Funds /G043	$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.	99%
DEP/SRF W230160	$1,506,338 Loan/$655,456 Grant	Downtown Water line Replacement Phase II. Approved, Application submitted on 11/2/23. The project is complete and we have requested reimbursement.	100%
l Commerce S2507	$300,000	Core Park Restrooms. The grants were approved effective 7/1/25.	
DBG 6DB-C01	$1,780,790	MLK Blvd. Revitalization- Approved 8/25. Dewberry is working on the Design.	5%
ept. of Financial Services #1 M918	$500,000	Fire/Police Public Safety Facility. Approved. Dewberry is working the Engineering & MLD is Working on the Design.	
ept. of Financial Services #2	$1,900,000	Fire/Police Public Safety Facility. Approved	

DEP/SRF /W23019	$19,166,503	Wastewater Plant Improvements. Approved 11/12/25 50% Loan/50% Grant	
l. Commerce DBG-DR 1S028	$25M $2M Match	Wastewater Plant Improvements. Approved 1/7/26	
DLE AG Residual Funding	$65,000	Patrol Vehicle. Approved 10/17/25	
l. Commerce 0157	2,250,709.00	Workforce House Road. Approved March 2026.	0%
egislative Request 026	$650,000	Fire/Police Public Safety Bldg. (Reduced to $1,000,000) Senate Bill	
DOT SCOP	$578,666.15	Clifford Sims, Bay, & Royal Street Paving. Application submitted 3/26. Was not approved.	
uke Energy Infrastructure	$25,000	Benny Roberts Sports Park Crosswalk Improvements. Approved.	0%
ept. of Commerce IF Grant	$3,500,000	Wastewater Solids Dewatering Facility. An application was submitted 7/13/26.	
RIC Grant	$325,000	Buck Griffin Weir, NOI filed 8/14/26	0%
RIC Grant	$295,000	Downtown Stormwater Improvements, NOI Filed 8/14/26	0%
esiliency Grant DEP	$50,000,000	Wastewater Treatment Plant Improvements. Submitted 8/31/26.	

Legend

Approved Grants

Work Completed – Waiting for Reimbursement

Grant Applications Submitted

Grants not Approved