



# City of Mexico Beach

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## Weekly Report August 15, 2025



### **National No Sponge Bob Day Edition** (Everyone is a target in this modern society)

#### **City Administrator Mell Smigielski**

#### Meetings Next Week

Friday	August 22	9:00 am	Special Mtg – Vacuum Truck Lease
		9:05 am	Sanitation Workshop

#### Vacuum Truck

We received the lease agreement for the vacuum truck. The purchase price is \$564,988.23. A 3-year lease would set the annual payments at \$212,882.62 and a 5-year lease would set the annual payments at \$134,169.99. The only payment we would have to make up front is \$500.00 to initiate the lease. If you take the time to figure out the interest rate, it is around 4% on an annual basis. The first payment would take place in August of 2026. Luckily our proposed budget of \$300,000 will cover either payment. We thought a short special meeting before the sanitation workshop would be prudent so we can get the truck delivered in case there are any more leaks.

#### Boat ramp

Progress set of the civil and structural drawings were sent out on 8/12; Anchor working on finalizing drawing set and coordinating with the structural engineer.

### 15<sup>th</sup> Street Pedestrian Bridge

H.G. Harders sent a pay application that is being reviewed by Gortemoller Engineering.

Bridge Brothers sent signed and sealed drawings and calculations for review. Anchor's structural engineer has reviewed and provided comments back to Bridge Brothers.

### Dune Walkovers

Anchor checked in with survey team on 8/13. Awaiting update on status of survey; once received, Anchor will begin conceptual layout. We did let Anchor know that there is a tight window for MBCDC funding, so they need to expedite their work.

### Access Mats

We were waiting to install the mats after the Canal Parkway cul-de-sac was further along. We decided to go ahead and install them asap. They can always be moved if necessary.

### Amphitheater

Anchor is reviewing the drawings from RPC Structures. BGN's design team is finalizing their structural (foundation) and electrical drawings.

### Nanook and 14<sup>th</sup> Street Lift Stations

Work is underway on the 14<sup>th</sup> Street site. Anchor is reviewing the materials invoice received for 14<sup>th</sup> Street.

### Street Assessment

Anchor is working on a proposal to perform a street and sidewalk assessment for CASUNA and Ocean Plantation.

### Cul-de-sac at Canal Parkway

Discussed at 8/12 Council Meeting and tabled for 30 days. The Mayor will be reaching out to the St. Joe Company regarding their future development plans.

### Water Tank Aeration System

Anchor met William with Cyber Electric on site Tuesday. He needed to see where the existing electrical panel was on site before he could finish his proposal. He will be finalizing and sending his proposal.

### Occupational Permit

During all the budget talks, we look for ways to recoup costs to the city. It was suggested to raise the business occupation license on rentals up from \$4.00 to a more realistic figure. The Florida Statutes call it a business tax receipt and here are the regulations: A municipality may increase the rates every other year. The increase is limited to a maximum of 5%. An increase must be approved by a vote of at least a majority plus one. The municipality must establish an "equity study commission" composed of representatives from the local business community.

The commission recommends a classification system and rate structure for business taxes to the local government.

If you look at our code, the ordinance was passed in 1987, and the classifications are wonky (a new technical term) at best. Even if the financial benefit does not make sense, the classification section really needs to be updated. But there may be a roadblock because there is a provision allowing a reclassification for ordinances passed after October 1, 1995. Ours was in 1987. We will check on that for clarification. If that is allowed, we can't increase more than 10% of the total receipts for the previous year.

#### Bay County Chamber CEO Resigns

Patrick Chapin has resigned his position as CEO effective September 26, 2025. He has accepted the position of CEO at Camp Boggy Creek, a year-round residential camp founded by Paul Newman and General Norman Schwarzkopf that serves children with serious illnesses and their families.

#### Fire/Police Facility

FEMA agreed to the forced relocation from 14<sup>th</sup> Street to our proposed location behind the public works building which is a huge accomplishment. The only wrinkle is the entrance road and a portion of the civic center is in the floodplain, so a plan revision would take care of that.

#### HWY 98 and 4<sup>th</sup> Street

Bid date for the project is August 29 at 2:00 pm. Addendum 1 has been posted to the City's website.

#### Nickle Creek

When the Mayor and I met with the Nickle Creek folks a couple of weeks ago, they mentioned they planned to get their utilities from Port St. Joe. Quite a surprise to us. Turns out the City of Port St. Joe spent money with an engineering firm to study what upgrade needed to be installed to accommodate Nickle Creek. I had a nice conversation with my counterpart in PSJ. We discussed the Mexico Beach sewer capacity and that we did have the intent of servicing the new development when they get their plans completed. We did talk about the small sliver of the development in Gulf County and how to service that area, but that is on the developer to figure out. We will have to issue a task order with Anchor to determine what upgrades we might have to accomplish servicing Nickle Creek.

#### Pier

We were notified FEMA has shaved off 3 weeks from their timeline.

## **PUBLIC WORKS**

### Beach Projects

- Routine beach raking operations are ongoing.
  - Public Works continues to collaborate with the Turtle Research Team to support the "Leave No Trace" initiative.
  - Bird nesting still remains active on the west and east sides of the canal.
  - Turtle nesting is active along the beach with approximately three to four confirmed nesting sites.
  - Daily inspections and cleaning of the beach are being conducted by the department.
  - Maintenance and monitoring of the 8th Street Canal are ongoing.
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### Traffic and Safety Improvements

- We continued to work with FDOT regarding U.S. Highway 98 improvements, with progress expected in the coming weeks. These are the projects pending:
    - Two crosswalks are undergoing necessary repairs:
      - One crosswalk button is being relocated to the appropriate side to meet ADA compliance.
      - A second button is being retrofitted with an extender due to its excessive distance from the sidewalk and gaining ADA compliance.
    - Signal issues at a separate crosswalk are being addressed, including a faulty radio connection on the northbound side.
    - Shoulder repair efforts are underway, including permit review for additional improvements along the south side of the highway.
    - FDOT is monitoring grass growth along the shoulders; if it fails, the contractor is responsible for replacement.
  - We continue to put up new speed limit and "No Outlet" signs throughout the city streets.
  - Public Works is scheduling the continued repairs at the end other streets are being scheduled, including updated signage, sand removal, and asphalt resurfacing.
  - Bridge repairs are underway and being assessed for the next steps.
  - Repaving decisions are underway and being scheduled.
  - The end of S. 42<sup>nd</sup> Street has been upgraded to reduce flooding, and similar upgrades will be completed on S. 39<sup>th</sup> Street.
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### Stormwater Management

- Stormwater canals are under inspection to ensure proper flow and functionality.
- The department is still actively looking into solutions for the stormwater improvements at Highway 98 and 15th Street, with plans to initiate the project in the next fiscal year.

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## Parks and Recreation

- All City restrooms will be locked at 10:00 pm and reopened at 7:00 am.
- Additional staffing is in place at the fish cooler and restrooms during weekends; coolers are checked nightly.
- Routine maintenance and updates are ongoing across all park facilities.
- Landscape updates are underway at Sunset Park.
- The packing of the parking areas for the boat ramp, captain's lot, and pickleball courts are still underway and being completed.
- The City Lot on 37<sup>th</sup> Street is being prepared as a secondary parking area for visitors.
- The edge of the old boat ramp has been repaired.

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## Routine Operations and Maintenance

- Restrooms at all public facilities are being cleaned and maintained regularly.
- Roadway and landscape maintenance activities, including mowing and weeding, are ongoing.
- Fleet maintenance and preventive servicing continue.
  - Several vehicles are being serviced.
  - The CAT front end loader is being serviced.
  - The dump truck is being serviced.
- Working on the removal of the northeast footer from the old water tower are moving along. The first footer has been successfully removed.
- Work at the Public Works compound is still underway and in progress.

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## Sanitation

- Weekend sanitation service remains active for commercial dumpsters and beach receptacles throughout the season.
- Truck # 008 is experiencing issues with the rear locking mechanism and down for repairs.

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## Administrative

- Budget and CIP evaluations are nearly complete for the upcoming fiscal year.
  - Employee evaluations are underway and will be presented for the department head and administrator review.
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## **FIRE DEPARTMENT**

- Now that we have our new training software in place we are moving forward with its implementation.
- Department evaluations have been done and goals set for next year for each member to improve the service given by the department.
- We will be pressure testing some of the hydrants in the coming weeks as we have new ones in place in some of the developments to our west. This should have no issues for users in the area.
- Beach patrol is continuing daily with numbers on the beach lower as school is back in session.
- Usual daily tasks and maintenance continue on all aspects of the department and its assets.

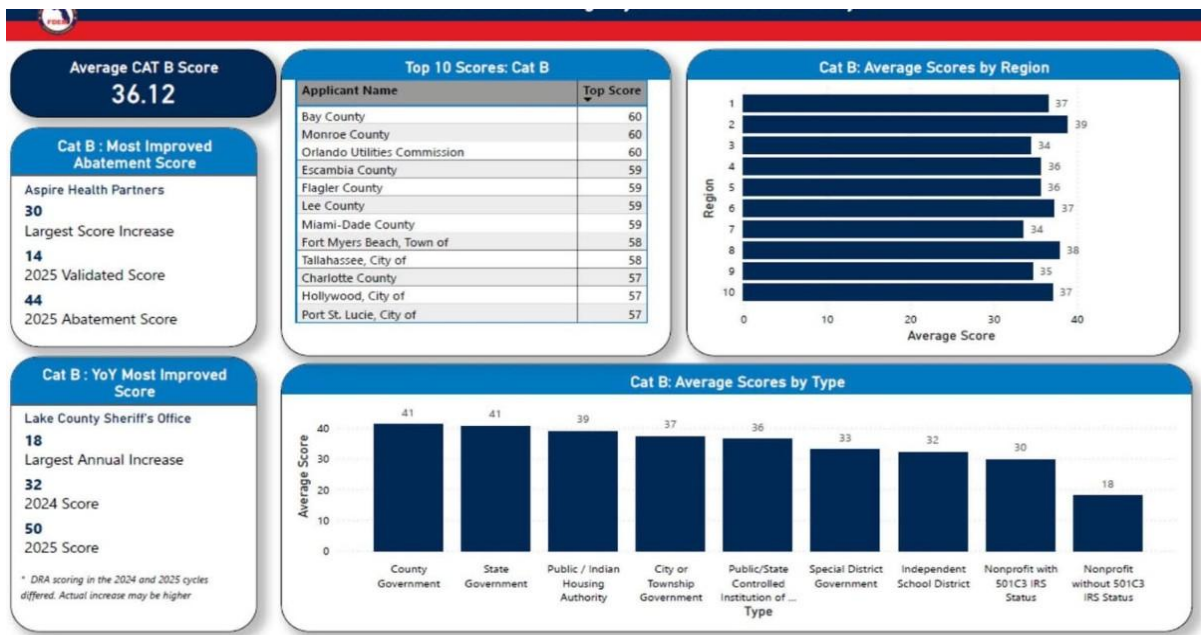
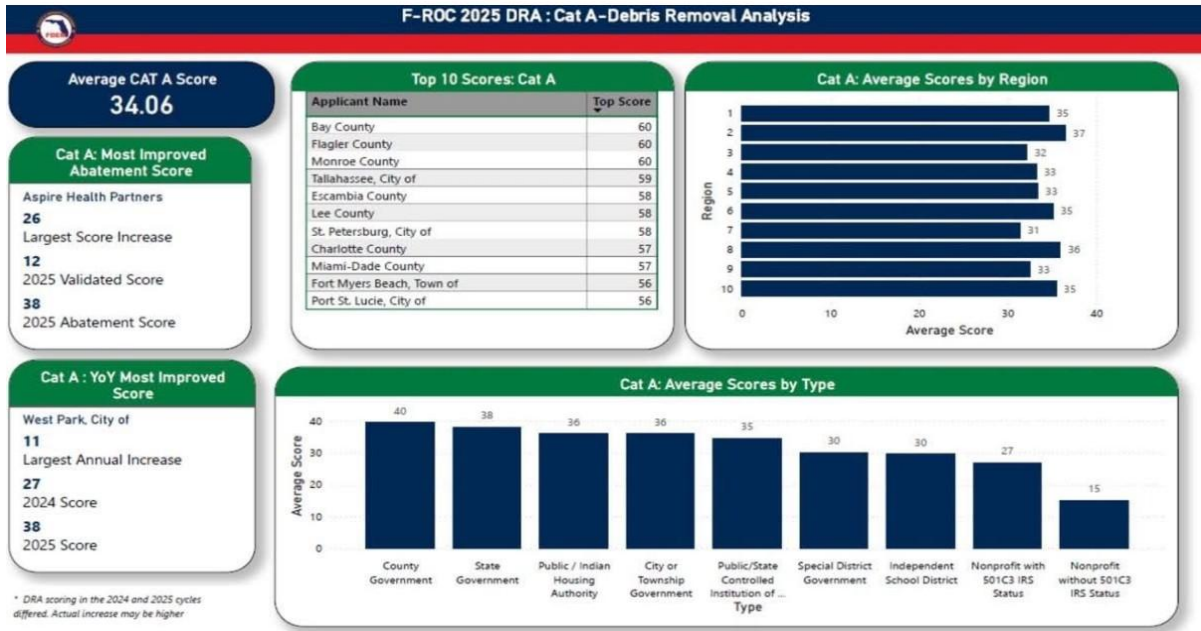
## **HARBOR MASTER**

We have had the latest boat lift installed at slip 48. We have another lift ready to go in at slip 30 and are in talks with a boat owner to possibly put a lift at slip 38. We have had another boat owner book a slip for a full year, which brings the total to 17 year-round slip rentals. This leaves another 34 for use by vacationers throughout the season. Bookings are still coming in for the remainder of the year, keeping us on track to have another good year. The weather and school opening has played its part in slowing use at the boat ramp. Public works have done a great job on improving the parking area with more shells in places that hold water post large rain events.

## **EMERGENCY MANAGMENT**

Below you will see the average scores for all of Florida in the F-ROC program. We are in region 1 where the average is 35 for Cat A and 37 for Cat B. Our score for both is 50 for 2025. We have already opted in for 2026 and are working with FDEM to see where we can improve that score for the coming year.

The score means that we can get 50% of the funds for both Cat A (Storm debris removal) and Cat B (Emergency protective measures) cost post storm before we have to pay the vendors. This will lighten the load on city funds in the case an impact from any type of disaster in the coming years. It is a yearly exercise in keeping up with all of the needed policies and policy updates and making sure all contracts are in place for things like debris removal and consultants.



**CODE ENFORCEMENT**

1. Citation written at Boat Launch
2. Shed on vacant lot has been removed
3. Hand delivered violation letter to 205 Alabama to remove lean to on back of shed.
4. Fence permit approved for 26<sup>th</sup> St
5. Fence on Azalea not in compliance, no fence permit, across back yard side of fence is approximately 8' high need to cut down to 6', pretty side on inside need to make outside pretty side, need pool approved gates installed A.S.A.P.
6. Notice of Violation sent on 2 lots that need cutting.

7. Wedding on 8/22/25, bride wanted to know the noise ordinance times, having DJ for reception that will be outside.

## BUILDING DEPARTMENT

Permit Issued Date: 08/08/2025 - 08/15/2025

Permit Issued Date	Property Address	Permit Number	Contractor	Category	Valuation	Subdivision
Permit Type			Electric Permit			
Permit Status			In Progress			
08/12/2025	107 26TH ST, Mexico Beach	25MB-E0072	Apgar Electric, Inc	One Stop	\$60,032.00	MEXICO BEACH UNIT 4 235C2
08/13/2025	114 CANAL PKWY, Mexico Beach	25MB-E0073	Current Solutions - EC13007319	One Stop	\$925,000.00	MEXICO BEACH UNIT #7 213D1
<b>Count: 2</b>			<b>Total: \$985,032.00</b>			
<b>Count: 2</b>			<b>Total: \$985,032.00</b>			
Permit Type			Gas Permit			
Permit Status			In Progress			
08/13/2025	134 OCEAN PLANTATION CIR, Mexico Beach	25MB-G0010	Hometown Gas Services, LLC	One Stop	\$520,000.00	OCEAN PLANTATION
<b>Count: 1</b>			<b>Total: \$520,000.00</b>			
<b>Count: 1</b>			<b>Total: \$520,000.00</b>			
Permit Type			Mechanical Permit			
Permit Status			In Progress			
08/12/2025	102 23RD ST S, Mexico Beach	25MB-M0043	Miller Heating & Air - CAC1817359	One Stop	\$1,058,850.00	MEXICO BEACH U-3 MAP 235C
<b>Count: 1</b>			<b>Total: \$1,058,850.00</b>			
<b>Count: 1</b>			<b>Total: \$1,058,850.00</b>			
Permit Type			Residential New Roof			
Permit Status			In Progress			
08/12/2025	227 SALT CREEK LN Lot 105, Mexico Beach	25MB-RR0053	Quality Roofing Solutions LLC	One Stop	\$143,194.00	SALT CREEK AT MEXICO BEACH PH2
08/12/2025	231 SALT CREEK LN Lot 105, Mexico Beach	25MB-RR0054	Quality Roofing Solutions LLC	One Stop	\$143,194.00	SALT CREEK AT MEXICO BEACH PH2
08/12/2025	239 SALT CREEK LN Lot 105, Mexico Beach	25MB-RR0055	Quality Roofing Solutions LLC	One Stop	\$143,194.00	SALT CREEK AT MEXICO BEACH PH2
08/12/2025	243 SALT CREEK LN Lot 105, Mexico Beach	25MB-RR0056	Quality Roofing Solutions LLC	One Stop	\$143,194.00	SALT CREEK AT MEXICO BEACH PH2
08/12/2025	247 SALT CREEK LN Lot 105, Mexico Beach	25MB-RR0057	Quality Roofing Solutions LLC	One Stop	\$143,194.00	SALT CREEK AT MEXICO BEACH PH2
08/12/2025	251 SALT CREEK LN, Mexico Beach	25MB-RR0058	Quality Roofing Solutions LLC	One Stop	\$143,194.00	SALT CREEK AT MEXICO BEACH PH2
08/13/2025	200 HWY 98, Mexico Beach	25MB-RR0059	SOUTHEAST CONTRACTORS OF NORTH FLORIDA INC	One Stop	\$900,000.00	MEXICO BEACH UNIT #1
<b>Count: 7</b>			<b>Total: \$1,759,164.00</b>			
<b>Count: 7</b>			<b>Total: \$1,759,164.00</b>			
Permit Type			Retaining Wall - Residential			
Permit Status			In Progress			
08/13/2025	200 WATER DR, Mexico Beach	25MB-RW0003	Makaira Construction Group, LLC CGC1529170	Residential Alteration	\$74,800.00	MEXICO BEACH UNIT 8
<b>Count: 1</b>			<b>Total: \$74,800.00</b>			
<b>Count: 1</b>			<b>Total: \$74,800.00</b>			
Permit Type			Siding			
Permit Status			In Progress			
08/14/2025	57 1ST ST, Mexico Beach	25MB-SID0002	G6 Development Company LLC CBC1264453	One Stop	\$23,525.00	MEXICO BEACH UNIT #9
<b>Count: 1</b>			<b>Total: \$23,525.00</b>			
<b>Count: 1</b>			<b>Total: \$23,525.00</b>			
<b>Total Permits: 13</b>			<b>Valuation Total: \$4,421,371.00</b>			