



Town of Century, Florida Council Meeting Agenda

June 02, 2026 at 6:15 PM

7995 N. Century Blvd. Century, Florida 32535

(850)256-3208 | www.TownOfCenturyFlorida.com

Call Meeting to Order

1. Roll Call
2. Open Meeting with Prayer and Pledge of Allegiance
3. Consent Agenda
 - A. Approval of Minutes from 05/19/2026
 - B. Approval of Bill List
4. Public Forum #1
5. Action Items
 - A. ADU Discussion
 - B. Century Miscellaneous Wastewater Improvements (Phase II) - Change Order No. 6
 - C. Donation to help support the FFA Chapter attend Florida FFA State Convention.
 - D. Project Update (Dale Long)
6. Mayor's Report
7. Council Comments
8. Staff Comments/ Report
9. Public Forum #2
10. Adjourn

§ In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding should contact the Town Clerk no later than noon the day of the meeting to request assistance. § If HEARING impaired, please contact TDD (TDD-Telecommunications Device for the Deaf) at 1-800-955-8771. § If VOICE impaired, please contact the Florida Relay Service at 1-800-955-8770, for assistance. § If a person decides to appeal any decision with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and for that purpose, he may need to ensure that a "verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal to be based." Minutes of the Town Council meetings can be obtained from the Town Clerk's office. The cost of duplication and/or court reporter will be at the expense of the requesting party. Minutes are recorded but are not transcribed verbatim.

Town of Century Council Meeting Minutes May 19, 2026, at 6:15 PM

The data reflected in these proceedings constitute an extrapolation of information elicited from notes, observations, recording tapes, photographs, and/or videotapes. Comments reflected herein are sometimes paraphrased, condensed, and/or have been edited to reflect essential subject matter addressed during the meeting. Parties interested in receiving a verbatim account of the proceedings are responsible for coordinating with the Town Clerk and providing their own representative and equipment pursuant to Chapters 119 and 283, Florida Statutes.

Call Meeting to Order

6:15PM

1. Roll Call

PRESENT

- Mayor Ben Boutwell
- Henry Cunningham
- Shelisa Abraham
- John Bass
- Sparkie Harrison

ABSENT

- President Dynette Lewis

2. Open Meeting with Prayer and Pledge of Allegiance

- Councilmember Cunningham

3. Consent Agenda

A. Approval of Minutes from the Council Meeting on 05/05/2026 and Work Session on 05/12/2026

Motion made by Bass, Seconded by Harrison.
 Voting Yea: Cunningham, Abraham, Bass, Harrison

B. Approval of Bill List

Motion made by Cunningham, Seconded by Bass.
 Voting Yea: Cunningham, Abraham, Bass, Harrison
 Questions about modifying the budget on Clearwater, WastePro, and FPL.

Public Forum #1

Mrs. Karen Brown and Mr. Eric Bailey asked for an update on modifying the ordinance. Mrs. Brown asked if the Town was waiting on a grant or if the Town would be paying for this amount. Councilmember Abraham stated that the Town would be paying for the modification of the Ordinance. She asked that the council have the questions answered from Eric at ECRC.

4. Action Items

- A. Approval of Change of 2026-003 CDBG Grant Resolution

Motion made by Cunningham, Seconded by Harrison.

Voting Yea: Cunningham, Abraham, Bass, Harrison

5. Mayor's Report

Mayor Boutwell stated that the Town of Century supports Northview Softball and that they did great in their season.

6. Council Comments

Councilmember Bass asked to be able to read two memos. One is from Mayor Boutwell on Memorial Day and the other memo is from Senator Moody regarding Memorial Day.

Councilmember Cunningham had a question on Jefferson and it taking 10 days to repair a leak.

A. Project Update-Dale Long

It was recommended that Dale Long come to the next Council Meeting to update VIA a spreadsheet.

Dale Long stated he charges \$195.00 per hour. Its a hit or miss on if there is a charge for his services. The presentation will be charged for himself and associate.

Councilmember Bass stated he wanted to know information on the DEP court case. There is currently not a date.

7. Staff Comments/ Report

City Clerk Carrie Moore stated that utility disconnects would be on Tuesday, May 26, 2026.

It is now time to pre qualify for seats 3, 4, and 5.

8. Public Forum #2

Ms. Emma Fletcher asked about mobile homes on 29. Off of Highway 29, it is zoned a mix use area and mobile homes are allowed. She also asked if there was a plan for the Town to start to replace the towns water pipes due to the constant leaks.

Councilmember Bass asked for a map to see the Land Use and to know where mixed use was at.

Milo has been moved to Wednesday, May 27th.

9. Adjourn

Motion made by Cunningham, Seconded by Bass at 6:54pm.

Voting Yea: Cunningham, Abraham, Bass, Harrison

10. § In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding should contact the Town Clerk no later than noon the day of

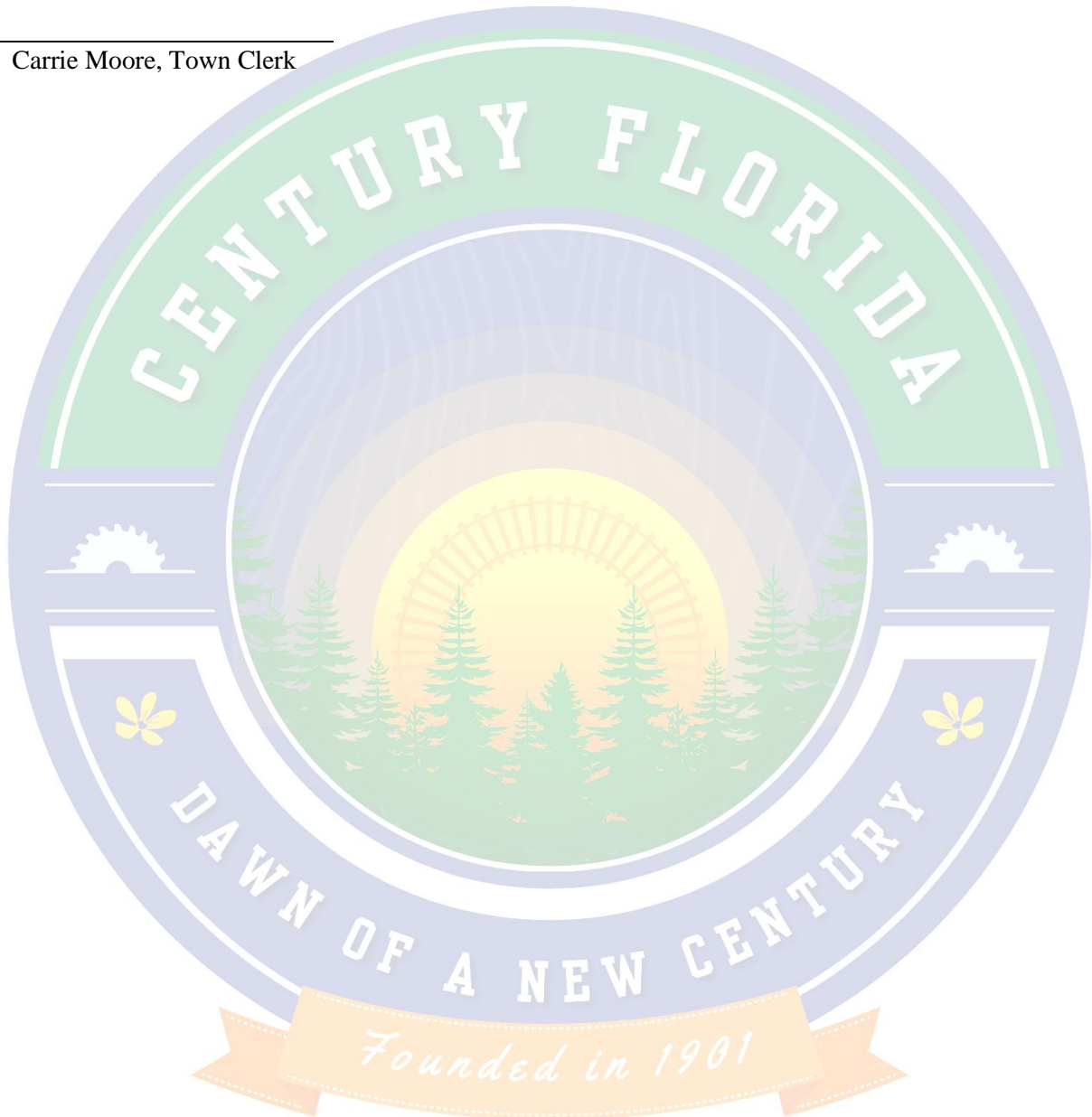
the meeting to request assistance. § If HEARING impaired, please contact TDD (TDD-Telecommunications Device for the Deaf) at 1-800-955-8771. § If VOICE impaired, please contact the Florida Relay Service at 1-800-955-8770, for assistance. § If a person decides to appeal any decision with respect to any matter considered at such meeting or hearing, he will need a record of the proceedings, and for that purpose, he may need to ensure that a "verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal to be based." Minutes of the Town Council meetings can be obtained from the Town Clerk's office. The cost of duplication and/or court reporter will be at the expense of the requesting party. Minutes are recorded but are not transcribed verbatim.

Town of Century

Attest:

Benjamin Boutwell, Mayor

Carrie Moore, Town Clerk



Town of Century
June 02, 2026
Bill List

Section 3, Item B.

| Account Number | Account Name | Fund | Payee | Amount | Inv # | Month | Date Paid | YTD Spent | Annual Budget |
|----------------|--------------------------------|--------------|--|-------------------|--------------|-------------|------------------|--------------|---------------|
| | | | Gas Fund | | | | | | |
| 401-32-5-27001 | Natural Gas Purchases | Gas Fund | BP Energy Company (monthly invoice-varies) | \$8,126.34 | 21757064 | April | | \$227,539.43 | \$125,000.00 |
| 401-32-5-20000 | Fuel Expense Gas | Gas Fund | Korner Kwik Stop (fuel) | \$131.00 | 5/18/2026 | May | | \$5,533.84 | \$8,000.00 |
| | | | Total | \$8,257.34 | | | | | |
| | | | General Fund | | | | | | |
| 100-12-4-60000 | Building Maintenance Town Hall | General Fund | Bondurant Lumber & Hardware (three single cut keys-town hall) | \$5.97 | 3816 478828 | May | | \$6,739.11 | \$27,000.00 |
| 100-41-4-65000 | Vehicle Expense Street | General Fund | JHB Auto Parts (blower motor resistor) | \$46.45 | 145431 | May | | \$6,542.61 | \$6,000.00 |
| 100-41-4-67004 | Equipment Maintenance Large | General Fund | JHB Auto Parts (hyda fluid) | \$42.99 | 145462 | May | | \$3,355.01 | \$11,000.00 |
| 100-41-4-65000 | Vehicle Expense Street | General Fund | JHB Auto Parts (oil filter, oil) | \$147.79 | 3815 145073 | May | | \$6,542.61 | \$6,000.00 |
| 100-12-8-12000 | Legal Fees | General Fund | Matt Dannheisser (Routine Legal Advice) | \$1,488.25 | 1006-002M | April | | \$9,030.50 | \$15,000.00 |
| | | | Total | \$1,731.45 | | | | | |
| | | | Water Fund | | | | | | |
| 402-36-4-68001 | Field Supplies Water | Water Fund | Bondurant Lumber & Hardware (couple flex, drain opener, clogbuster) | \$70.96 | 3818 478935 | May | | \$37,103.01 | \$55,000.00 |
| 402-36-4-68001 | Field Supplies Water | Water Fund | Bondurant Lumber & Hardware (coupling, cap slip, adapter, pipe, pvc) | \$106.51 | 3543 478983 | May | | \$37,103.01 | \$55,000.00 |
| 402-36-4-68001 | Field Supplies Water | Water Fund | Bondurant Lumber & Hardware (split ring) | \$3.18 | 478982 | May | | \$37,103.01 | \$55,000.00 |
| 402-36-4-68001 | Field Supplies Water | Water Fund | Bondurant Lumber & Hardware (pipe, plug, adapter, pvc) | \$66.87 | 3789 478940 | May | | \$37,103.01 | \$55,000.00 |
| 402-36-4-68001 | Field Supplies Water | Water Fund | Ferguson (barrel lock gold w/cap) | \$375.00 | 3805 1641487 | May | | \$37,103.01 | \$55,000.00 |
| 402-36-4-68001 | Field Supplies Water | Water Fund | Ferguson (wrap clamps) | \$985.00 | 3787 1643873 | May | | \$37,103.01 | \$55,000.00 |
| 402-36-4-68001 | Field Supplies Water | Water Fund | Ferguson (comp couplings) | \$969.08 | 1644981 | May | | \$37,103.01 | \$55,000.00 |
| 402-36-4-59000 | Lift Stations/Pump Maintenance | Water Fund | Fiveash Enterprises (One day of evaluation WWTP) | \$1,100.00 | 1265 | May | | \$98,823.98 | \$125,000.00 |
| SRF Loan | SRF Loan | Water Fund | Florida Department of Enviromental Protection (loan repayment) | \$937.53 | CW-170300 | May | 5/13/2026 | | |
| 402-36-5-38001 | Chemicals Water | Water Fund | Hawkins, Inc. (chlorine) | \$140.00 | 7424814 | May | | \$10,228.68 | \$20,000.00 |
| 402-36-8-12000 | Legal Fees | Water Fund | Matt Dannheisser (Central Water Service) | \$1,140.00 | 1006-134M | March | | \$2,839.50 | \$5,000.00 |
| 402-36-8-12000 | Legal Fees | Water Fund | Matt Dannheisser (Clearwater Solutions) | \$3,757.25 | 1006-156M | April | | \$14,582.00 | \$5,000.00 |
| 402-36-8-12000 | Legal Fees | Water Fund | Matt Dannheisser (FDEP Enforcement Action 2023) | \$2,405.25 | 1006-148M | March/April | | \$14,582.00 | \$5,000.00 |
| 402-36-8-10003 | Engineering/Surveying | Water Fund | Municipal Engineering Services (consent order) | \$2,535.00 | 260052 | May | | \$20,250.15 | \$20,000.00 |
| 402-36-5-20000 | Fuel Expense Water/Sewer | Water Fund | Southern Pit Stop (fuel) | \$83.02 | 5/13/2026 | May | | \$3,513.21 | \$12,000.00 |

Town of Century
June 02, 2026
Bill List

Section 3, Item B.

| Account Number | Account Name | Fund | Payee | Amount | Inv # | Month | Date Paid | YTD Spent | Annual Budget |
|----------------|--------------------------|------------|--------------------------|--------------------|-----------|-------|-----------|------------|---------------|
| 402-36-5-20000 | Fuel Expense Water/Sewer | Water Fund | Southern Pit Stop (fuel) | \$96.00 | 5/14/2026 | May | | \$3,513.21 | \$12,000.00 |
| | | | Total | \$14,770.65 | | | | | |
| | | | Grand Total | \$24,759.44 | | | | | |

Town of Century

June 02, 2026

Bill List

Section 3, Item B.

| Account Number | Account Name | Amount |
|----------------|--------------------------------|--------------------|
| | Gas Fund | |
| 401-32-5-27001 | Natural Gas Purchases | \$8,126.34 |
| 401-32-5-20000 | Fuel Expense Gas | \$131.00 |
| | Total | \$8,257.34 |
| | | |
| | General Fund | |
| 100-12-4-60000 | Building Maintenance Town Hall | \$5.97 |
| 100-41-4-65000 | Vehicle Expense Street | \$46.45 |
| 100-41-4-67004 | Equipment Maintenance Large | \$42.99 |
| 100-41-4-65000 | Vehicle Expense Street | \$147.79 |
| 100-12-8-12000 | Legal Fees | \$1,488.25 |
| | Total | \$1,731.45 |
| | | |
| | Water Fund | |
| 402-36-4-68001 | Field Supplies Water | \$2,576.60 |
| 402-36-4-59000 | Lift Stations/Pump Maintenance | \$1,100.00 |
| SRF Loan | SRF Loan | \$937.53 |
| 402-36-5-38001 | Chemicals Water | \$140.00 |
| 402-36-8-12000 | Legal Fees | \$7,302.50 |
| 402-36-8-10003 | Engineering/Surveying | \$2,535.00 |
| 402-36-5-20000 | Fuel Expense Water/Sewer | \$179.02 |
| | Total | \$14,770.65 |
| | | |
| | Grand Total | \$24,759.44 |

Town of Century

June 02, 2026

Bill List

Section 3, Item B.

| Payee | Amount |
|--|--------------------|
| Bondurant Lumber & Hardware | \$253.49 |
| BP Energy Company | \$8,126.34 |
| Ferguson | \$2,329.08 |
| Fiveash Enterprises | \$1,100.00 |
| Florida Department of Environmental Protection | \$937.53 |
| Hawkins, Inc. | \$140.00 |
| JHB Auto Parts | \$237.23 |
| Korner Kwik Stop | \$131.00 |
| Matt Dannheisser | \$8,790.75 |
| Municipal Engineering Services | \$2,535.00 |
| Southern Pit Stop | \$179.02 |
| | |
| Grand Total | \$24,759.44 |



Memo

To: Town of Century Town Council
From: Eric Christianson, Planner, Emerald Coast Regional Council
Cc: Dave Murzin, Town Manager
Date: May 19, 2026
Re: Accessory Dwelling Unit Policy Options

Purpose

The Town Council has directed staff to explore an ordinance revising the Town's existing Accessory Apartment Ordinance. Before ordinance language can be drafted, the Council must provide directions on each of the following twelve policy questions. Any recommendations reflect professional planning practice. Questions about legal compliance, including the comprehensive plan consistency issue discussed in question 2, should be directed to the Town Attorney.

Implications of Expanding Accessory Dwelling Unit Permissions

Before addressing the specific policy questions below, the Council should consider the implications of expanding Accessory Dwelling Unit permissions in the Town of Century. What ultimately happens will depend on how permissive or restrictive the final ordinance is. The following is intended to help the Council make an informed decision.

Potential Benefits

The most immediate benefit of an expanded ADU ordinance is the ability for families to house relatives on the same property as an existing home. ADUs are typically smaller and less expensive to rent than standalone homes, providing additional housing options at lower cost. Allowing property owners to add a legal ADU may increase the value of residential properties by expanding their potential use. For owners on fixed or limited incomes, a permitted ADU could provide meaningful additional income.

P.O. Box 11399; Pensacola, FL 32524-1399
850-332-7976 | Toll Free: 800-226-8914 | F: 850-637-1923 | TTY 711

Potential Concerns

The most significant concern is legal. Many residential parcels in Century are already developed at or near the maximum density permitted under the Comprehensive Plan. In the Low-Density Residential category, where many lots are already developed at or near the 4 dwellings per acre maximum, a significant number of property owners could immediately add a second unit, in many cases a manufactured home. Additional dwelling units also mean additional demand on already stressed water, sewer, solid waste, and road infrastructure. A permissive ADU ordinance over time could change the character of residential neighborhoods in ways that are difficult to reverse.

Balancing These Considerations

The Council is not faced with a choice between allowing and prohibiting ADUs. The specific standards the Council decides to adopt include size, attachment, setbacks, utility connections, and minimum lot size. A more restrictive ordinance will produce fewer units and will be more targeted. A more permissive ordinance will produce more units but will also carry more risks like those described above.

These are policy judgments that belong to the Council. Staff is available to help the Council think through the tradeoffs and to draft the ordinance.

Policy Questions

The following twelve questions must be answered by Council before staff can develop a draft ordinance. Where staff has a recommendation, it is noted.

1. Name and Definition

The existing ordinance uses the term "accessory apartment." Staff recommends renaming this to "Accessory Dwelling Unit" (ADU) to reduce confusion.

Staff also recommends adding a clear definition distinguishing an ADU from a prohibited second dwelling unit. This definition should also require that an ADU may only be permitted where there is a lawfully established legal dwelling already in place.

Council direction needed: Should the name be changed to Accessory Dwelling Units? Does the Council agree with the definition approach and the requirement that an existing legal dwelling be already present on the lot?

2. Comprehensive Plan Consistency

The Low Density Residential category explicitly authorizes accessory residential uses subject to Land Development Code (LDC) standards. This can be reasonably extended to the Medium Density category as well. An ADU ordinance limited to these categories is clearly consistent with the Town's Comprehensive Plan.

The Rural Residential and Mixed Use categories do not contain the same explicit language. Rural Residential describes permitted development only as single-family detached homes on individual lots. Mixed Use is worth particular attention because it makes up a significant portion of the Town's land area

including much of the Century Blvd Corridor, and many Mixed Use parcels are developed as single family homes. Residents in those areas would not be eligible for an ADU under an ordinance limited to Low and Medium Density Residential categories. Extending the ordinance to Rural Residential or Mixed Use parcels is more legally uncertain and may require a concurrent comp plan amendment.

Council direction needed: Should the ordinance apply to all residential land use categories or be limited to Low and Medium Density Residential categories where the comp plan authorization is clearest? ECRC recommends the Town Attorney weigh in before drafting proceeds.

3. Attached or Detached

The current ordinance does not explicitly address whether an ADU must be attached to the principal structure or may be a separate detached structure.

Option A — Attached only: The ADU must be contained within or structurally attached to the principal structure.

Option B — Detached permitted: A detached ADU may be permitted subject to standards including a minimum separation distance between the ADU and the principal structure. What should the minimum separation distance be?

Council direction needed: Should ADUs be limited to attached units only or should detached units also be permitted? If detached are permitted what should the minimum separation distance be?

4. Maximum Number Per Lot

The current ordinance permits one ADU per lot in addition to the primary dwelling. Staff recommends retaining this standard.

Council direction needed: Confirm one ADU per lot maximum.

5. Maximum Size

The current ordinance limits ADUs to 25% of the gross floor area of the principal structure. Staff recommends the Council consider a range of options. The average single-family home in Century is approximately 1,500 square feet and the median is approximately 1,200 square feet. The examples below use the median as a reference point, but every application would be calculated based on the actual size of the existing home.

- 25% — Current standard. Limits units to 300 square feet on a median-sized Century home.
- 50% — Doubles current maximum size. Allows 600 square feet on a median-sized home.
- 75% — Allows approximately 900 square feet on a median-sized home.
- 100% — Allows a unit equal in size to the principal dwelling.
- Alternatively, there could be a fixed allowed square footage, regardless of principal structure size.

The ADU shall not exceed the height or square footage of the principal structure. Staff recommend as a minimum standard regardless of which size option is chosen.

Council direction needed: What maximum size standard should apply?

6. Minimum Lot Size

Without a minimum lot size requirement, an ADU could be added to any residential lot regardless of size, including smaller lots in established neighborhoods already at or near maximum density. The answer will also affect legal nonconforming ("grandfathered") lots, properties that were platted before current zoning standards and are smaller than the minimum lot size now required in their district. There is a significant number of such lots in Century.

Many nonconforming lots are small enough that adding a second structure would produce density far exceeding what the Comprehensive Plan permits.

Options for Council consideration:

No minimum — Available on any residential lot, conforming or nonconforming.

Conforming lots only — ADUs permitted only on lots that meet the minimum lot size for their zoning district. Legal nonconforming ("grandfathered") lots would not qualify. This would exclude many smaller lots.

Fixed minimum — A single Town-wide minimum, for example 0.25, 0.5, or 1 acre, would exclude the smallest residential lots regardless of land use district.

Council direction needed: Should a minimum lot size apply, and if so what standard do you want to adopt: no minimum, conforming lots only, or a fixed minimum acreage?

7. Utility Connections

Shared utility connections are one mechanism for distinguishing a permitted ADU from simply developing two units on a single-family parcel. Without shared utilities, an ADU with independent connections is indistinguishable from a second dwelling unit and may be inconsistent with the Comprehensive Plan. Shared utilities also provide an enforceable distinction that staff can verify at the time of permit without ongoing monitoring.

Requiring shared utilities is a significant restriction. It limits the ADU's usefulness as an independent rental unit and may add cost or complexity to detached structures where running shared connections requires additional site work.

Council direction needed: Should shared utility connections be required?

8. Setbacks

The Town's standard residential setbacks are 5 feet from side and rear property lines and from 34 to 81 feet from the centerline of the road depending on the category of road. These standards result in structures very close to property lines.

The council may consider increased setbacks for ADUs, particularly detached units, and a requirement that ADUs be located to the rear of the principal structure. This would minimize impacts on neighbors and place limits on which lots could accommodate an ADU.

Suggested options:

Option A — Standard 5-foot setbacks for attached ADUs; 10-foot side and rear setbacks for detached ADUs.

Option B — 10-foot side and rear setbacks for all ADUs regardless of attachment

Option C — 15-foot rear and 10-foot side setbacks for detached ADUs

Council direction needed: What setback standard should apply? Should a rear-yard location requirement be included?

9. Off-Street Parking

Requiring off-street parking for ADUs is standard practice in many Florida ordinances. The parking space may be accommodated within an existing driveway if it is large enough to serve both the ADU and the primary dwelling without blocking street access.

Council direction needed: Should one off-street parking space be required for the ADU?

10. Design Standards

Staff recommends replacing the standard that the ADU "shall be located and designed so as not to interfere with the appearance of the principal structure as a one-family dwelling unit" with more objective language.

In practice most ADUs in Century are likely to be manufactured homes. Design standards may be difficult to apply fairly to manufactured homes, which are governed by federal HUD construction standards rather than local building codes. The Council should consider whether design standards are workable given the likely reality of what will be built. Size, location, and setback requirements may accomplish the same goal.

Council direction needed: Should design standards be included, and if so which ones?

11. No Variance Provision

The current ordinance prohibits variances or waivers from its requirements. Staff recommends retaining this provision. It is particularly important for a town without a Board of Adjustment and protects the Town from requests to waive standards on a case-by-case basis.

Council direction needed: Confirm retention of no variance provision.

12. Purpose Statement

The current ordinance's purpose statement references "older households" and "elderly persons." Staff recommends revising this language as it creates potential Fair Housing Act risks by suggesting the

ordinance is intended to benefit a specific demographic. A neutral purpose statement referencing availability and multigenerational living arrangements generally is recommended.

Council direction needed: Confirm revised purpose language.

A Note on Process

Any LDC amendment requires drafting, legal review, public notice, and two public hearings under state law. A concurrent comprehensive plan amendment as discussed in question two would add additional time and cost. The Town's pending CPTA grant application through FloridaCommerce would fund this work at no cost to the Town if awarded, though the Council has determined that the associated timeline does not meet its current needs.

The Emerald Coast Regional Council is available to assist the Town with any of these questions and to support the drafting process once Council direction is received on all these questions. If any further information would help the Council make these decisions please let us know.



EXCELLENCE IN ENGINEERING SERVICE

May 27, 2026
150004-014

Honorable Benjamin Boutwell, Mayor
Town of Century
7995 North Century Boulevard
Century, FL 32535

RE: Century Miscellaneous Wastewater Improvements (Phase II) - Change Order No. 6

Dear Mayor Boutwell:

Please find attached Change Order Request No. 6 from Talcon Group, LLC. This Change Order includes an additional cost to the project of \$408,952.93 to adjust the project quantities and to compensate the Contractor for required repairs to the existing Motor Control Center to enable the new equalization pumps and aerators to function.

I have attached a spreadsheet which summarizes the funding and costs incurred, in an effort help clarify what has been approved to date and to illustrate the out-of-pocket costs owed by the Town for this project.

We have reviewed the request and find it to be in order. To this end, we recommend approval by the Council to allow you to execute the Change Order.

Please review the Change Order for yourself and should you have any questions or concerns, please do not hesitate to contact me. I will be available at the next Council meeting to present this Change Order to Council and address any questions that they may have as required.

Sincerely,

MUNICIPAL ENGINEERING SERVICES, INC.

Dale E. Long, P.E., LEED AP
Senior Project Engineer

/DEL

Attachments

| TOWN OF CENTURY | |
|---|---|
| MISCELLANEOUS WASTEWATER IMPROVEMENTS Phase II | |
| Project Cost Summary | |
| May 28, 2026 | |
| SRF Construction Budget = | \$7,722,410 |
| SRF Construction Contingencies = | \$772,241 |
| Phase II Construction Dollars = | \$8,494,651 Loan/Grant Amt for construction |
| Phase II Construction Dollars (Lift Stations) = | \$3,365,175 Awarded + CO's Approved |
| Phase II Construction Dollars (WWTP) = | \$5,129,476 budget |
| | |
| Phase II Construction Dollars (WWTP) = | \$5,577,446 Awarded |
| Change Order Totals = | \$234,166.43 CO 1 through CO 6 |
| Revised Project Cost = | \$5,811,612.43 |
| Deficit = | \$682,136.43 |
| Town Pledge = | (\$200,000) |
| County Money Remaining = | (\$68,681.59) |
| | |
| Total Deficit = \$413,454.84 | |

| CONTRACT CHANGE ORDER | | | | | | | ORDER NO. 6 |
|---|------------|---|------|---|-------------|-------------------------------|-------------------------------|
| | | | | | | | DATE May 27, 2026 |
| | | | | | | | STATE Florida |
| | | | | | | | COUNTY Escambia |
| CONTRACT FOR: | | Miscellaneous Wastewater System Improvements - Phase II - (WWTP Improvements) | | | | | |
| PROJECT NO.: | | 150004-014 | | | | | |
| OWNER: | | Town of Century | | | | | |
| TO CONTRACTOR: | | Talcon Group, LLC 156 Dupont Road Havana, FL 32333 | | | | | |
| You are hereby requested to comply with the following changes from the contract plans and specifications. | | | | | | | |
| Bid Item No. | Add/Deduct | No | Unit | Description of Changes (Supplemental Plans And Specifications Attached) | Unit Price | DECREASE In Contract Price | INCREASE In Contract Price |
| BASE BID A - Miscellaneous WWTP Improvements | | | | | | | |
| 19 | Add | 5,050 | SF | Tankage Concrete Wall Repair & Coating (Interior) | \$54.47 | \$0.00 | \$275,073.50 |
| 21 | Add | 1,654 | LF | Tankage Concrete Crack Repair | \$141.43 | \$0.00 | \$233,925.22 |
| 22 | Deduct | 500 | LF | Tankage Concrete Joint Repair | \$170.50 | \$85,250.00 | \$0.00 |
| 25 | Deduct | 2 | EA | Removal of Furnish & Install Static Screen Stop Gates | \$18,000.00 | \$36,000.00 | \$0.00 |
| 28 | Deduct | 1 | LS | Repair Skimmer Wall Seal Between Clarifier 2 & Clarifier 3 | \$10,000.00 | \$10,000.00 | \$0.00 |
| 42 | Add | 1 | LS | Replacement of starters for both aerators and EQ pump, replacement of monitor relay for aerator | \$7,009.08 | \$0.00 | \$7,009.08 |
| 43 | Add | 1 | LS | Furnish DO & ORP Probes for Aeration Basins (Material Only) | \$24,195.13 | \$0.00 | \$24,195.13 |
| TOTALS | | | | | | \$131,250.00 | \$540,202.93 |
| NET CHANGE IN CONTRACT PRICE | | | | | | \$408,952.93 | |
| JUSTIFICATION: | | | | | | | |
| Adjustment of quantities to reflect measured-in-place constructed items. Addition of the electrical improvements required within the existing MCC to operate the EQ Basin Pumps and Aerators. Material cost for the DO and ORP probes for the aeration basins. | | | | | | | |
| <p>The amount of the Contract will be INCREASED By The Sum Of: Four Hundred Eight Thousand, Nine Hundred Fifty-Two Dollars, and Ninety-Three Cents \$408,952.93</p> <p>The Contract Total Including this and Previous Change Orders Will Be: Five Million, Eight Hundred Eleven Thousand, Six Hundred Twelve Dollars, and Forty-Three Cents \$5,811,612.43</p> <p>The Contract Period Completion of Project Will Be: UNCHANGED <u>0</u> DAYS The Contract Completion Date Shall Therefore Be: 8/21/2026</p> <p style="text-align: center;"><i>This document will become a supplement to the contract and all provisions will apply hereto.</i></p> <p>Requested <u>Karti Cross</u> <u>5/27/26</u> (Talcon Group, LLC) (Date)</p> <p>Recommended <u>Dan Iz</u> <u>5/27/2026</u> (Municipal Engineering Services, Inc.) (Date)</p> <p>Accepted _____ (Town of Century) (Date)</p> | | | | | | | |

West Division
8820 Grow Dr.
Pensacola, FL 32514
Phone 850-500-8820



www.TalconGroup.com

Section 5, Item B.

East Division
156 Dupont Road
Havana, FL 32333
Phone 850-574-4400 • Fax 850-574-0686

04/02/2026

Clarification of TOC WWTP Change Order #6 Inclusions

This letter is to confirm that the change order will cover the costs associated with coordinating Dunaway Electricals' services, including their labor, materials, and supervision, to make both aerators and both EQ pumps operational at the Town of Century WWTP.

The change order will include the replacement of starters for one (1) aerator and one (1) EQ pump. It will also include the replacement of a monitor relay for one (1) aerator.

Licensed in Florida

Certified General Contractor—CGC059172
Certified Underground Utilities Contractor—CUC056724
Certified Plumbing Contractor—CFC1428230
Fireline V—1869790012010

Licensed in Alabama

General Contractor—Municipal and Utility
License No: 61409

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Wednesday, April 1, 2026

Change Order #6

Replacement of starters for aerator and EQ pump, replacement of monitor relay for aerator

| Item # | Description | Qty. | Unit | Unit Price | Total |
|--------|-----------------------------|------|------|-------------------|--------------------|
| | | | | \$ | - |
| 1 | Dunaway Electrical Services | 1 | LS | \$ 3,685.00 | \$ 3,685.00 |
| 2 | Talcon Coordination | 1 | LS | \$ 1,105.50 | \$ 1,105.50 |
| | Subtotal | | | \$ | 4,790.50 |
| 3 | Talcon OH/PR | 15 % | | \$ 718.58 | \$ 718.58 |
| | | | | Total Cost | \$ 5,509.08 |

Additional Time Requested

Dale Long

From: Andy Peters <apeters@talcongroup.com>
Sent: Thursday, May 21, 2026 4:00 PM
To: Dale Long; Chloe Jerome
Cc: Kaiti Cross
Subject: Fw: TOC wwtp EQ/Aer control panel

Dale,

Please see the email from our electrician. It appears that there is another faulty starter. Please advise.



Andy Peters

Andy Peters - Project Manager
apeters@talcongroup.com

850-868-9112

| West Division | East Division |
|--------------------------------------|-----------------------------------|
| P: 850-500-8820 | P: 850-574-4400 |
| F: 850-574-0686 | F: 850-574-0686 |
| 8820 Grow Dr. Pensacola, FL 32514 | 156 Dupont Rd Havana, FL 32333 |

From: Leo Kelson <leo@dunawayelectricalservices.com>
Sent: Thursday, May 21, 2026 3:51 PM
To: Andy Peters <apeters@talcongroup.com>; Tyler Henshaw <tyler.henshaw@autoconserv.com>; Joey Dunaway <joey@dunawayelectricalservices.com>
Subject: Re: TOC wwtp EQ/Aer control panel

Good afternoon. We replaced the parts as suggested in the previous email. Unfortunately the starter for aerator #2 is not operating correctly. Similar as #1, will not deenergize in off position. The cost for replacing the starter is \$1500.00. This work can be done on the same day as start up. We will plan on being on site an hour before the start up. Just a reminder that the float switches need to be set at the proper elevation. Please call with questions.

Thanks
Leo

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From: Leo Kelson <leo@dunawayelectricalservices.com>
Sent: Monday, March 30, 2026 7:11:05 AM
To: Andy Peters <apeters@talcongroup.com>; Tyler Henshaw <tyler.henshaw@autoconserv.com>; Joey Dunaway <joey@dunawayelectricalservices.com>
Subject: Re: TOC wwtp EQ/Aer control panel

Andy , I sent this email March 13.
Thanks

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From: Leo Kelson

Sent: Friday, March 13, 2026 2:02:20 PM

To: Andy Peters <apeters@talcongroup.com>; Tyler Henshaw <tyler.henshaw@autoconserv.com>; Joey Dunaway <joey@dunawayelectricalservices.com>

Subject: TOC wwtp EQ/Aer control panel

Good afternoon. The CP is installed and equipment is connected.

Floats: connected but need to be set at proper elevation

Aerators: connected, #1 starter did hang up in the closed position while simulating. We removed the coil unjammed and it is operating . We do think something is broke in the starter. #2- connected, power monitor needs to be replaced, we can probably bypass it if needed.

EQ- we used the aux pump#2 bucket for new control panel power supply. EQ-1 connected and ready.

EQ-2 connected, starter needs to be replaced.

Please call with any questions.

Thanks Leo

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Dear Town of Century Officials,

I hope this message finds you well. I am writing on behalf of the Northview FFA Chapter to respectfully request your support as our students prepare to attend the Florida FFA State Convention. This year, we are proud to have 16 students traveling to compete in the State Parliamentary Procedure Contest, along with additional members participating in the State Discussion Meet and Market Animal Proficiency Award competitions. In addition, 9 of our students will be awarded their State FFA Degree—the highest honor at the state level—and 1 student will receive the prestigious American FFA Degree, the highest award offered at the national level. With the loss of the Ernest Ward Agriculture Teacher we will also be bringing 5 students from the Ernest Ward FFA Chapter.

Our chapter has also been recognized as one of Florida’s Finest Chapters (Top 30 in the state) and has earned the distinction of being named a Florida Premier Chapter. While at convention, our students will not only compete, but also engage in leadership development through informative sessions, keynote speakers, and career readiness workshops alongside more than 7,000 FFA members from across the state.

Attending this convention is an incredible opportunity, but it also comes with significant travel and lodging expenses. Our registration alone will be over \$1000. Any support from the Town of Century would greatly assist in ensuring that all of our students are able to participate in this life-changing experience. Your investment will directly support the growth, leadership development, and future success of students right here in our community.

Thank you for your time and consideration. We are grateful for your continued support of our students and the Northview FFA Chapter. Please feel free to contact me if you have any questions or would like additional information.

Sincerely,

Grace Oliver

Northview FFA President

**Town of Century
Grant Summary Sheet
5/6/2026**

| No. | Grant Name | Scope of Work | Primary Funding Source | Grant Amount (Budget) | Contract Amount (Awarded) | Grant Authorization Date | Expiration Date | Status of Work | Milestone Anticipated Completion Dates | | | | | Contractor | Status |
|----------------------------|--|--|---|------------------------|---------------------------|--------------------------|--------------------|--|--|----------|------------|----------|--------------|-----------------------------------|---|
| | | | | | | | | | Survey | Design | Permitting | Bidding | Construction | | |
| AWARDED FUNDING | | | | | | | | | | | | | | | |
| 1 | Miscellaneous Wastewater Improvements - Phase II (WW170301) Lift Station Rehabilitation | Prison LS (#1) Rehab Including Bar Screen and Generator, Century Woods LS (#5), Highway 4 West LS (#8), Jefferson Avenue LS (#16), Pond and Jefferson LS (#20) | FDEP - SRF (90% PF, 10% Loan) | \$3,365,175.00 | \$3,365,175.00 | August 31, 2022 | August 15, 2026 | Under Construction | Complete | Complete | Complete | Complete | 5/25/2026 | Talcon Group, LLC | Construction is nearing completion and is approximately 90% complete. The Contractor is finalizing the work on Lift Station No. 1 at the prison. All other lift stations are complete and in service. Construction may need to extend for another 30 days as the Contractor awaits FPL to install the correct power service to LS #1. |
| 2 | Miscellaneous Wastewater Improvements - Phase II (WW170301) WWTP Improvements | WWTP Improvements to Include Sludge Screw Press, Filter Repair, New Motor Control Center, Grit Removal System, Tankage Coating/Crack repairs, and other miscellaneous improvements throughout the plant. | FDEP - SRF (90% PF, 10% Loan) | \$5,500,161.00 | \$5,577,446.00 | August 31, 2022 | August 15, 2026 | Under Construction | Complete | Complete | Complete | Complete | 8/21/2026 | Talcon Group, LLC | Construction is underway and approximately 70% complete. The Contractor is complete with all work within the concrete tanks. They are finalizing the filter repairs and awaiting delivery of some electrical components to complete the remaining electrical work. The completion of the sludge press installation will extend into early 2027 and is dependent on the proposed September 2026 delivery date. |
| 3 | Well Rehabilitation (Well No. 1, 2, & 3) (LPA 0150) - Electrical Work | Replacement of the electrical system | State Legislature via FDEP | \$264,877.00 | \$264,877.00 | October 13, 2021 | September 30, 2026 | Under Construction | Complete | Complete | Complete | Complete | 6/21/2026 | Dunaway Electrical Services, Inc. | Construction is underway and approximately 70% complete. Once the new lime feed equipment is delivered and installed, the electrical can be finalized. |
| 4 | Well Rehabilitation (Well No. 1, 2, & 3) (LPA 0150) - Building and Site Renovations | Numerous site and building improvements | State Legislature via FDEP | \$203,576.00 | \$334,707.00 | October 13, 2021 | September 30, 2026 | Under Construction | Complete | Complete | Complete | Complete | 6/21/2026 | Evans Contracting, Inc. | Construction is underway and approximately 60% complete. The contractor is awaiting delivery of the lime equipment to complete the installation. |
| 5 | Well No. 2 Lime Feed System | Replace the existing Lime Feed System at Well No. 2 | FDDEP NW Florida Water Supply Pilot Grant | \$40,000.00 | N/A | July 1, 2024 | September 30, 2026 | Under Construction | N/A | N/A | N/A | N/A | 6/21/2026 | Evans Contracting, Inc. | The new lime machine was incorporated into the existing Well No. 2 project and grant. It will be completed as part of the building rehabilitation work at Well No. 2 and is tracking along the same schedule. |
| 6 | Well No. 3 Replacement and Well Building Rehab | Install a new production well and rehabilitate the existing water treatment plant at the prison (Well No. 3) | FDDEP NW Florida Water Supply Pilot Grant | \$1,360,500.00 | TBD | July 1, 2024 | June 30, 2027 | Awaiting SRF Funding Approval See Item 10 below. | Complete | Complete | Complete | TBD | TBD | TBD | This Grant will be leveraged with LPA 484 and with a future SRF Grant to fund all of the needed work at Well No. 3. |
| 7 | Well #3 Replacement (LPA 0484) | Construction of New Well at the Prison | State Legislature via FDEP | \$628,500.00 | TBD | November 30, 2023 | June 30, 2027 | Awaiting SRF Funding Approval See Item 10 below. | complete | complete | complete | Complete | TBD | TBD | This Grant will be leveraged with the FDEP Pilot Grant and with a future SRF Grant to fund all of the needed work at Well No. 3. |
| 8 | Water Meter and Service Replacement (LPA 0284) | Replacement of water service lines and meters throughout the system | State Legislature via FDEP | \$1,301,892.00 | \$1,374,451.00 | June 1, 2023 | February 28, 2027 | Under Construction | complete | complete | Complete | Complete | 6/6/2026 | L&K Contracting Company, Inc. | Construction is nearing completion. The contractor is addressing punch list items, r4elocating a few additional meters as requested by the Town staff and finalizing the training scheduling and hardware delivery. |
| 9 | Freedom Road Bridge (G2P32) | Replacement of Freedom Road Bridge | State Legislature via FDOT | \$1,297,000.00 | TBD | October 30, 2023 | October 31, 2026 | Pre-Construction | complete | complete | Complete | Complete | TBD | F&W Construction Company, Inc. | The project has been awarded and construction will begin as soon as the Town/County can get a CEI consultant hired. |
| 10 | Miscellaneous Water System Improvements | Tedder Road BPS, Water service Line Replacement, Well No.1 Rehab, Well No. 2 SCADA, Well No. 3 Replacement/Rehab, Billing Software Upgrade | FDEP SRF | \$9,100,000.00 | TBD | February 11, 2026 | TBD | Grant/Loan Agreement Preparation | complete | complete | Complete | TBD | TBD | TBD | Completing the Loan Application so that the agreement can be completed and work can be authorized and Bid. |
| TOTALS = | | | | \$23,061,681.00 | | | | | | | | | | | |
| FUNDING APPLIED FOR | | | | | | | | | | | | | | | |
| | RIF Grant through USDA | Lift Station Rehabilitation | | | | | | | | | | | | | |
| | Multiple Legislative Appropriations | Lift Station rehabilitation, New Motor control center at the WWTP, Inflow and Infiltration study of the Town's collection system | | | | | | | | | | | | | |
| | HMGP (Hurricane Helene) | Generators at City Hall and Maintenance Shop | | | | | | | | | | | | | |
| | Federal Appropriation | Sewer Improvements (LS and WWTP work) | | | | | | | | | | | | | |
| TOTALS = | | | | \$0.00 | | | | | | | | | | | |

Definitions
LPA - Legislative Appropriation
CDBG - Community Development Block Grant
DEO - Department of Economic Opportunity, aka Florida Commerce
FDEP - Florida Department of Environmental Protection
WWTP - Wastewater Treatment Plant
LS - Lift Station
FEMA - Federal Emergency Management Agency
ACOE - US Army Corp of Engineers
SRF - State Revolving Fund
NWFWM - Northwest Florida Water Management District