



MINUTES
SPECIAL CITY COUNCIL MEETING
TUESDAY, FEBRUARY 18, 2025, 6:00 P.M.
NEPTUNE BEACH CITY HALL
116 FIRST STREET
NEPTUNE BEACH, FLORIDA 32266

Pursuant to proper notice, a Special City Council Meeting of the City Council of the City of Neptune Beach was held on Tuesday, February 18, 2025, at 6:00 p.m., at Neptune Beach City Hall, 116 First Street, Neptune Beach, Florida 32266.

Attendance:	IN ATTENDANCE: Mayor Cori Bylund Vice Mayor Nia Livingston Councilor Tim Horvath Councilor Josh Messinger Councilor Brent Rogers	STAFF: City Manager Richard Pike City Attorney Paul Waters Chief of Police Michael Key. Chief Financial Officer Jaime Hernandez Public Works Director Deryle Calhoun Community Development Director Heather Whitmore Parks and Sustainability Director Colin Moore City Clerk Catherine Ponson
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Call to Order/Roll Call/Pledge	Mayor Bylund called the Special Meeting to order at 6:00 p.m. and Vice Mayor Livingston led the Pledge of Allegiance.
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Public Comments	Pat Hazouri, 207 Florida Boulevard, Neptune Beach, stated that a town meeting should be held at a place like the library for everyone to be involved.
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PUBLIC WORKS

Belt Filter Press, Phase 2	<u>Water Reclamation Facility Belt Filter Press Rehabilitation -Phase 2.</u> Public Works Director Deryle Calhoun first advised Council that the sanitary sewer pipe on 3 rd Street has failed. A contractor is lined up to begin work. This is a very complicated right-of-way that is about 11 feet deep.
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Mr. Calhoun explained that the water reclamation facility treats over 650,000 gallons per day of wastewater. Biosolids produced from the treatment process of approximately 200,000 gallons per month must be dewatered in the belt filter press prior to disposal. Improvements in belt filter press performance results in drier biosolids and therefore reduced landfill costs. The press was originally installed in 1997 and prior to Phase 1 work in 2023, only marginal rehabilitation was performed. This second phase of work will result in essentially a rebuilt machine.

Alfa Laval, Inc. technicians visited the site in January 2025 and developed a quote of \$43,430.19 for Phase 2 work, which includes three days of technician on-site and two travel days, allowance of \$1,000 for airfare if needed, and required parts. Due to the technical nature of this equipment, sole source purchase of parts and labor through the manufacturer Alfa-Laval, Inc. is suggested. Code of Ordinances, Article VI, Finance, Section 2-377 (b)(5) addresses sole source.

Made by Livingston, seconded by Messinger.

MOTION: TO APPROVE THE AWARD TO ALFA LAVAL, INC. IN THE AMOUNT OF \$43,430.19 FOR BELT FILTER PRESS REHABILITATION PHASE 2

Roll Call Vote:

Ayes: 5 - Horvath, Messinger, Rogers, Livingston and Bylund.

Noes: 0

MOTION CARRIED

Stormwater
Replacement
Dump Truck

Stormwater Replacement Dump Truck. Mr. Calhoun reported the Public Works Chevrolet 3500 HD Dump Truck and the 2014 Ford F250 4X4 are experiencing issues beyond repair. Staff received a quote from Duval Ford of \$68,460.00 for a 2025 Ford F350 4x4 with dump body. This quote includes \$6,900.00 of trade-in credit for the 2003 and 2014 units discussed above. Pricing is based upon the Florida Sheriffs Association Light Vehicle Contract FSA 24-VEL32 as noted in the quote.

Made by Horvath, seconded by Messinger.

MOTION: TO AWARD TO DUVAL FORD THE PURCHASE A 2025 FORD F350 4X4 WITH DUMP BODY IN THE AMOUNT OF \$68,460.00

Roll Call Vote:

Ayes: 5 - Messinger, Rogers, Horvath, Livingston and Bylund

Noes: 0

MOTION CARRIED

Potable Well #5
Change Order

Change Order to Potable Well #5 Contract – Abandonment of Potable Wells 1 and 2. Mr. Calhoun reminded everyone that the City is currently constructing potable Well 5 to replace Wells 1 and 2 which were constructed in 1938 and 1944, respectively. Well 2 was taken out of service in 2020 due to reduced production and Well 1 was removed from service in summer of 2024 due to observed operating conditions. Abandonment of Wells 1 and 2 is required by condition of St. Johns River Water Management District (WMD) permit. Abandonment includes filling the wells with cement slurry. Wells are 852 feet and 615 feet deep.

Partridge Well Drilling Co., Inc. was awarded construction of Well 5 following a bid process. Partridge has provided a quote for abandonment of Wells 1 and 2 while mobilized in the amount of \$56,885.00. It is possible additional costs will be incurred due to obstructions requiring removal and unforeseen voids in the wells.

Made by Messinger, seconded by Livingston.

MOTION: TO AWARD CHANGE ORDER TO PARTRIDGE WELL DRILLING, INC. IN THE AMOUNT OF \$56,885.00. ANY COSTS OVERRUNS DUE TO SITE CONDITIONS ENCOUNTERED WILL BE BROUGHT TO COUNCIL PRIOR TO WORK, IF POSSIBLE

Roll Call Vote:

Ayes: 5 - Rogers, Horvath, Messinger, Livingston and Bylund

Noes: 0

MOTION CARRIED

Oceanwood Sidewalks Oceanwood Subdivision Sidewalk Improvements. Mr. Calhoun remarked that this request is to replace about 16% of the Oceanwood Subdivision sidewalks and to add six handicapped accessible ramps and adjust curbing accordingly. Staff identified an existing City of Jacksonville contract with Jax Utilities Management, Inc. and has successfully used their services. The City Attorney has approved use of this contract.

Made by Messinger, seconded by Horvath.

MOTION: **TO APPROVE THE AWARD TO JAX UTILITIES MANAGEMENT, INC. FOR OCEANWOOD SUBDIVISION SIDEWALK IMPROVEMENTS IN THE AMOUNT OF \$41,471.61**

MOTION CARRIED

SENIOR CENTER

Senior Center Water Intrusion Report Senior Center Intrusion Damage Report. Mr. Calhoun gave brief overview of the water intrusion issue at the Senior Center. He reported on the findings of the water intrusion inspection. He also presented repair options and costs. Mr. Calhoun expressed he is seeking direction from Council to move forward. There are still leaks and he would prefer some ope3r at this meeting.

Chief Financial Officer Jaime Hernandez confirmed there are funds for repairs and Mayor Bylund clarified that these funds have already been set aside.

Council Discussion Council engaged in discussion concerning the Senior Center. Issues brought up were contributions from surrounding cities who utilize the facility, longevity and extent of repairs, and possible tarping of the building to prevent further damage.

Councilor Rogers proposed, before moving forward, utilizing the services of a design professional/architect to look at the elevation due to the deck being added. This would ensure there are good details to show that transition.

Mr. Calhoun agreed a design professional would provide a more complete package to bid from. He stated he would reach out to Acon Construction who built the Neptune House.

Made by Horvath, seconded by Rogers.

MOTION: **TO DEFER THE SENIOR CENTER ITEM TO THE MARCH 3, 2025, REGULAR COUNCIL MEETING**

Made by Messinger, seconded by Rogers

AMENDED MOTION: **TO AUTHORIZE THE PUBLIC WORKS DIRECTOR AND CITY MANAGER TO GET ARCHITECTURAL QUOTES ON THE BUILDING. IF THE QUOTES ARE WITHIN THE PRICING AUTHORITY OF THE CITY MANAGER, FOR THEM TO PROCEED AND TO TARP THE BUILDING APPROPRIATELY TO PREVENT ANY FURTHER DAMAGE, IF SAID DOLLAR AMOUNT IS WITHIN THE CITY MANAGER'S PURVIEW AND TO BRING BACK QUOTES AND OPTIONS BASED ON COUNCIL FEEDBACK FOR FURTHER DISCUSSION AT THE MARCH MEETING**

Roll Call Vote:

Ayes: 5 - Messinger, Rogers, Horvath, Livingston and Bylund

Noes: 0

MOTION CARRIED

Ord. No. 2025-03, FY24-25 Budget Amendment Ordinance No. 2025-03, First Read and Public Hearing. An Ordinance Amending the Operating Budget for Fiscal Year 2025, Beginning October 1, 2024, and ending September 30, 2025.

Public Hearing Mayor Bylund opened the public hearing. There being no comments from the public, the public hearing was closed.

Made by Livingston, seconded by Messinger.

MOTION: **TO APPROVE ORDINANCE NO. 2025-03, AMENDING THE OPERATING BUDGET FOR FY24-25 AT FIRST READ**

Roll Call Vote:

Ayes: 5 - Rogers, Horvath, Messinger, Livingston and Bylund

Noes: 0

MOTION CARRIED

Res. No. 2025-06, Speed Camera Contract Resolution No. 2025-06, Public Hearing. A Resolution of the City of Neptune Beach, Florida, Approving Photo Enforcement Services Agreement, Providing for Severability, and Providing an Effective Date.

Public Hearing Pursuant to Florida Statutes Section 317.0776(3)(c)1., Mayor Bylund opened the public hearing.

Rick Sauls, 126 Cedar Street, Neptune Beach, spoke against the speed cameras operating during the entire day.

There being no further comments from the public, Mayor Bylund closed the public hearing.

Council Discussion Vice Mayor Livingston remarked, and confirmed by Chief of Police Michael Key, that citations are issued by a Neptune Beach Police Officer. It is important to note that there is a system in place for checks and balances.

Councilor Horvath stated there is no fee to maintain or install the cameras, they operate during school hours and not in the summer, a ticket is issued for going 11 miles over the speed limit and the contract can be cancelled with no penalties.

Chief Key expressed that the program is 100% violator funded, citations are \$100 and there are no points against a driver license. He pointed out that studies have shown that the slower a vehicle is traveling, the more survivable a vehicle crash is with a pedestrian versus a vehicle. He reported that Sam Crawley, with Altumint, Inc, was present to answer any more questions.

Councilor Rogers commented that this contract has already been executed. He requested more data regarding the number of violations that occurred throughout the entire day. He added this should not be rushed. This is a significant change to outsource part of the City's policing. There has not been adequate information provided.

Mr. Crawley commented he could provide the requested data.

Vice Mayor Livingston stated that she lived in a school zone. She sees all times of the day that people are speeding. She expressed that it is not costing the City anything, so why not try it and see if it is keeping people safe.

Councilor Messenger advised that our school board representative, April Carney, has spoken in favor of this. We are not replacing our policing. This is another tool for our police force. The goal is not to make revenue for the City, but to create safety in the school zones.

Mayor Bylund expressed that her analysis of this issue today is different than it would have been when this was initially discussed. She questioned what is the public harm from leaving the cameras up for a time specified to see what kind of benefit we could have as a community. She said if people do not want a ticket, then do not speed.

Public
Comment

Tracey Parsons, 731 Camellia Terrace Ct. S., Neptune Beach, stated that 11 miles over the speed limit is not safe and the business model is concerning.

Made by Livingston, seconded by Messenger.

MOTION: **ADOPT RESOLUTION NO. 2025-06, APPROVING THE PHOTO ENFORCEMENT SERVICES AGREEMENT**

Roll Call Vote:

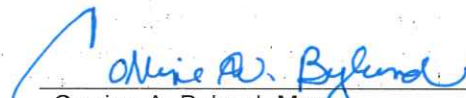
Ayes: 4-Horvath, Messenger, Livingston and Bylund

Noes: 1-Rogers

MOTION CARRIED

Adjournment

There being no further business, the Special Meeting adjourned at 7:30 p.m.


Corrine A. Bylund, Mayor

ATTEST:



Catherine Ponson, CMC
City Clerk



Approved: 03-03-2025

**These minutes reflect the actions taken and portions of the discussion during the meeting. To review the entire discussion concerning any agenda item, go to: <https://www.nbfl.gov/minutes-and-agendas>, and click on the video for the meeting in question.*



MINUTES
WORKSHOP CITY COUNCIL MEETING
TUESDAY, FEBRUARY 18, 2025, 7:30 P.M.
IMMEDIATELY FOLLOWING THE SPECIAL MEETING
NEPTUNE BEACH CITY HALL
116 FIRST STREET
NEPTUNE BEACH, FLORIDA 32266

Pursuant to proper notice, a Workshop City Council Meeting of the City Council of the City of Neptune Beach was held on Tuesday, February 18, 2025, at 7:30 p.m., in Council Chambers, City Hall, 116 First Street, Neptune Beach, Florida, 32266

Attendance

IN ATTENDANCE:

Mayor Cori Bylund
 Vice Mayor Nia Livingston
 Councilor Tim Horvath
 Councilor Josh Messinger
 Councilor Brent Rogers

STAFF:

City Manager Richard Pike
 City Attorney Paul Waters
 Chief of Police Michael Key
 Chief Financial Officer Jaime Hernandez
 Public Works Director Deryle Calhoun
 Community Development Director Heather Whitmore
 Parks and Sustainability Director Colin Moore
 City Clerk Catherine Ponson

**Call to
Order/Roll Call**

Mayor Bylund called the workshop meeting to order at 7: 30 p.m.

PUBLIC COMMENTS

Public Comments The following speakers spoke regarding the Penman Road project:

Dorri Kraus, 1515 Emma Lane, Neptune Beach
 Pat Hazouri, 207 Florida Boulevard, Neptune Beach
 Tracy Parsons, 731 Camellia Terrace Court S., Neptune Beach
 Ginny Thurson, 1200 7th Street, Neptune Beach
 Cora Cooper, 1527 Hopkins Creek Lane, Neptune Beach
 Mickey Willioughby, 1923 Secluded Woods Lane, Neptune Beach
 Sara Costello, 1715 Lighty Lane, Neptune Beach,

ISSUE DEVELOPMENT

**FY 25-26
Millage Rate
Discussion**

FY 25-26 Millage Rate Discussion. Chief Financial Officer Jaime Hernandez reported this is for informational purposes only.

Mayor Bylund pointed out to everyone that Council would not be voting at this meeting.

Mr. Hernandez gave an overview of possible millage rates based on an estimated property taxable value. He presented the amounts that would be determined if the millage rate stayed

the same and if it was to increase. He confirmed that Neptune Beach has not raised its millage rate since 2011. He did point out that what increases is property value determined by Duval County.

City Manager Richard Pike advised that he asked Mr. Hernandez to present different scenarios. This was not requested by Council or anyone on City staff. We do have to give scenarios of what it would look like if it was decreased, increased or kept the same. We will be discussing this in the future.

Mayor Bylund announced the millage rate discussion is starting several months in advance to give the public plenty of notice. This is February and the millage rate is voted on in September. A Finance Committee and legislative audit committee will be appointed and that will be coming before Council in March. Budget workshop meetings will begin in May. Summer is budget season due to the statutory deadlines.

Penman Road
Project
Presentation

Penman Road Complete Streets Improvement Project Presentation. Dow Peters, Russell Yaffee, Ben Combs, and Austin Chapman with Peters and Yaffee, presented an update of the Penman Road Complete Streets Project.

Mr. Peters reported that changes were made based on public meetings and submitted comments. He added that this is a complete streets project where they focused on all modes of traffic. The proposed roundabout at the five-way intersection of Penman Road, Florida Boulevard and Forest Avenue was discussed.

Council
Discussion

Council discussion included effects of the roundabout on other neighborhoods and other options.

Mayor Bylund concluded the presentation by reminding everyone that this was still in the design phase and it would be more than a year before groundbreaking.

Recess

Mayor Bylund called for a recess at 8:51 p.m.

Reconvene

Mayor Bylund reconvened the meeting at 8:57 p.m.

COUNCIL COMMENTS

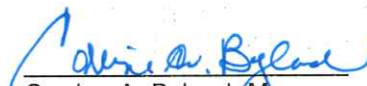
Council
Comments

Mayor Bylund congratulated the Fletcher High School Basketball Team on their district title win over Oakleaf, 33-30. She recognized Ryan Bailey, of Fletcher High School on being selected Player of the Year through the Florida Athletic Coaches Association.

Mayor Bylund announced the Neptune Beach Elementary 5K Beach Run would be held Saturday, February 22, at 9:00 a.m. She also announced a Here Tomorrow concert event, Together for Tomorrow, on Saturday, February 22, at 5:00 p.m. at Atlantic Theatre, 751 Atlantic Boulevard. Mission House is holding "Paddles for a Purpose" pickleball event at TPC Sawgrass on April 26, 2025, at 11:00 a.m.

Adjournment

There being no further business, the workshop meeting adjourned at 8:59 p.m.


Corrine A. Bylund, Mayor

ATTEST:


Catherine Ponson, CMC
City Clerk



Approved: 03-03-2025



**MINUTES
TOWN HALL MEETING
IMMEDIATELY FOLLOWING WORKSHOP MEETING
TUESDAY, FEBRUARY 18, 2025, 8:59 P.M.
NEPTUNE BEACH CITY HALL
116 FIRST STREET
NEPTUNE BEACH, FLORIDA 32266**

Pursuant to proper notice, a Town Hall Meeting of the City Council of the City of Neptune Beach was held on Tuesday, February 18, 2025, at 8:59 p.m., at Neptune Beach City Hall, 116 First Street, Neptune Beach, Florida 32266.

Attendance:**IN ATTENDANCE:**

Mayor Cori Bylund
Vice Mayor Nia Livingston
Councilor Tim Horvath
Councilor Josh Messinger
Councilor Brent Rogers

STAFF:

City Manager Richard Pike
City Attorney Paul Waters
Chief of Police Michael Key
Chief Financial Officer Jaime Hernandez
Public Works Director Deryle Calhoun
Community Development Director Heather Whitmore
Parks and Sustainability Director Colin Moore
City Clerk Catherine Ponson

**Call to
Order/Roll
Call/Pledge**

Mayor Bylund called the Town Hall Meeting to order at 8:59 p.m.

Mayor Bylund announced the first public comments would be regarding the Penman Road project. She also added that the time would be limited to three minutes.

**Public
Comments-
Penman Road**

The following speakers provided comments regarding the Penman Road project:

Howard McMinn, 1116 Cedar Street, Neptune Beach
Miriam Cinotti, 1031 Marvone Lane, Neptune Beach
Gina Kline, 220 Myra Street, Neptune Beach

Items addressed included maintenance of Penman Road and future Town Hall Meetings. Mayor Bylund announced Town Hall Meetings will continue each month focusing on issues such as Code Enforcement, Budget and Millage Rate, Blue Zones, Safe Streets and Clean Water.

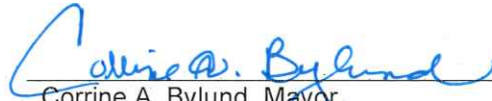
**Public
Comments –
Open Topics**

Miriam Cinotti, 1031 Marvone Lane, Neptune Beach, spoke regarding the mismanagement of the Senior Center, records of donations made to the Senior Center and whether it was a nonprofit or 501(c)(3) organization.

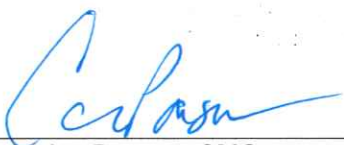
Mayor Bylund addressed Ms. Cinotti's comments and stated it is a 501(c)(3) now and donations go to that. Donations are generated by attendees of the Senior Center. There was also a major contribution by Joe Eckstein and there was a fundraiser through Patronicity.

Councilor Messinger pointed out that the City provided, to the IRS and to the state, documentation showing that the 501(c)(3) was established on August 15, 2005.

Adjournment The Town Hall Meeting adjourned at 9:26 p.m.


Corrine A. Bylund, Mayor

ATTEST:


Catherine Ponson, CMC
City Clerk



Approved: 03-03-2025

**These minutes reflect the actions taken and portions of the discussion during the meeting. To review the entire discussion concerning any agenda item, go to: <https://neptunebeachfl.portal.civicclerk.com/> and click on the video for the meeting in question.*