



MINUTES
SPECIAL CITY COUNCIL MEETING
MONDAY, MARCH 17, 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 Monday, March 17, 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
Code Compliance Supervisor Piper Turner
Parks and Sustainability Director Colin Moore
City Clerk Catherine Ponson

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

Mayor Bylund called the Special Meeting to order at 6:00 p.m. and Councilor Horvath led the Pledge of Allegiance.

Mayor Bylund announced the Town Hall meeting would be held after the Special Meeting.

PUBLIC COMMENTS

**Public
Comments**

Patricia Sena, 1113 Hamlet Lane N., Neptune Beach, spoke in favor of the Senior Center and how much it has been missed. She commented that Council is concerned that the building is not used enough and won't give. She stated that 20% of the population of Neptune Beach is over 65. She commented there was only one small park attached to Neptune Beach Elementary School. She added that Council does not really care. The Senior Center should not be negated because of things that were beyond their control or overlooked.

Mayor Bylund responded that she has not heard any Council members say that the Senior Center is not used enough. They have not said they would not give; they have just been asking questions regarding the finances. The meetings have reflected that the finances are there to move forward with repairing the Senior Center, there have just been questions about where the funding would come from. There are many parks in Neptune Beach. No one takes demolition of the Senior Center lightly. That happened last decade. She does not want to hear the same misinformation.

Ray Len, 316 1st Street, Neptune Beach, stated he is the newest member of the Police Pension Board and thanked Council for their service. He requested Council consider putting something in place like the Department of Governmental Efficiency. He added that the perpetual cost-of-living adjustment increase put in place last year for the police pension

plan is not sustainable based on current projections. He also stated that certain trials are ahead unless wasteful spending is adjusted.

Julie Anderson, 1637 Arrowhead Trail, Neptune Beach, spoke in support of the Senior Center. She invited Council to come to the Senior Center to see all the activity that is going on.

Jerry Redfield, 366 Seminole Road, Atlantic Beach, stated he has been a member of the Senior Center for over ten years. He asked if the building is beyond repair, what is the plan.

Mayor Bylund reminded everyone that there would be an update on the Senior Center later in the meeting.

Pat Hazouri, 207 Florida Boulevard, Neptune Beach, commented that there have been volumes of money spent on the Senior Center. She has been speaking about this for years. She also asked about the money given to Jones Edmunds for flooding issues. She also would like to see more meetings regarding the roundabout.

Kathleen Cobb, 125 Yucca Place, Neptune Beach, thanked Council for the use of the Neptune House.

John B. Frank, 245 Sandcastle Way, Neptune Beach, spoke regarding chem trails in the sky from high-flying jets. He was told to come to the Council meeting and would like to know how to deal with this.

Mayor Bylund stated this is not the Town Hall but wanted to address this issue. She expressed that Council and municipal governments have no control over the airplanes as they are regulated by the Federal Aviation Administration (FAA). She suggested he contact people who can help him such as his congressman or senator.

DEPARTMENTAL ITEMS

Police
Departments
Hurricane
Shutters

Police Department Hurricane Shutters. Mayor Bylund announced this item would be continued.

Lining of
Sanitary Sewer
Laterals on
Penman Road

Lining of Sanitary Sewer Laterals on Penman Road. Mr. Calhoun explained this request is to line the six laterals associated with the 600 feet of pipeline on Penman Road. 70,000 gallons per day of groundwater was being discharged into the system. This project would line the city's portion of sewer lateral, sealing joints and connection points at the main pipe and at the customer's lateral. Lining avoids costly excavation for traditional open cut construction.

Made by Messinger, seconded by Horvath.

MOTION: TO APPROVE THE AWARD TO BLD SERVICES IN THE AMOUNT OF \$30,750.00

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

Corrected
Second
Amended
Consent Order
(ODG 20-0773)

Corrected Settlement of the Florida Department of Environmental Protection Second Amended Consent Order 20-0773. Mr. Calhoun explained there was a math error in the previous approval from March 3, 2025.

Made by Messinger, seconded by Livingston.

MOTION: TO APPROVE UP TO \$35,250.00 TOWARDS SETTLEMENT OF SECOND AMENDED CONSENT ORDER

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

Senior Center

Piggyback Agreement between City of Neptune Beach and ACON Construction for Senior Center Exterior Repair. Mr. Pike requested Chief Financial Officer Jamie Hernandez to present a five-year financial history of the expenditures of the Senior Center, as requested.

Mr. Hernandez presented income statements and balance sheets for the Senior Center for the last five fiscal years. He stated that the money spent on the Senior Center came from the General Fund.

Mr. Hernandez confirmed Mayor Bylund's statement that the Senior Center is listed on an asset sheet at almost \$1.3 million and that is the amount that the building is insured at. This is an asset on our balance sheet and increases the City's ability to function. He also confirmed that none of the options presented for the repair were over \$300,000. The money is in that fund to do the repairs.

Council discussion included the reimbursement of donations to the general fund, if the City actually has the money that is indicated and the status of the 501(c)(3).

Mayor Bylund commented that everyone agrees that this is a bad situation. We now have to think about how to move forward and fix this situation. A contract could be put together that includes forming a board that would have oversight and charge rent. If terms are defined, the City could carry on with an operational Senior Center.

City Attorney Paul Waters advised that in order to give a solid legal opinion, he would need to know the entire history and facts including what was voted on.

Frank Anderson, ACON Construction, stated there were negotiations about how to go forward presenting a proposal based on the Senior Center's current conditions. He added that he is at the point where they have presented a proposal that allows them to come up with the actual details to work the building so that the building components can be used. He would be able to get a 20-year, no-dollar limit warranty based on the building roof structure. The walls and interior need more inspection. He gave an overview of what would be involved in providing a detailed investigation of the structural conditions.

Councilor Messinger commented that as we are doing this, we should look at including the interior work as ACON would be mobilized to do everything else.

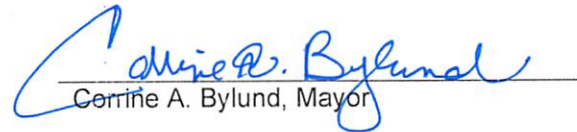
By consensus, it was decided for the City Clerk and City Attorney to research the discussions regarding the payback and present the financial situation at the next meeting.

Mr. Waters was directed to draft a letter to the original contractor regarding the condition and deterioration of the building.

ORDINANCES

Ord. No. 2025-04, Finance Committee Ord. No. 2025-04, Finance Committee. Mayor Bylund announces the continuation the discussion of this item due to proposed legislation that could affect our ordinance.

Adjournment There being no further business, the Special Meeting adjourned at 7:38 p.m.


Corrine A. Bylund, Mayor

ATTEST:


Catherine Ponson, CMC
City Clerk



Approved: 04-07-2025

**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
TOWN HALL MEETING
IMMEDIATELY FOLLOWING THE SPECIAL MEETING
MONDAY, MARCH 17, 2025, 7:39 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 Monday, March 17, 2025, at 7:39 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
Code Compliance Supervisor Piper Turner
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 7:39 p.m.

**Public
Comments –
Code
Enforcement**

Mayor Bylund announced the first public comments would be regarding Code Enforcement. There were no speakers for this item.

**Public
Comments –
Open Topics**

Pat Hazouri, 207 Florida Boulevard, Neptune Beach, spoke regarding accountability for the senior center. She stated she had requested information on the contractor and inspector. She added that the citizens are owed the information no matter who is on Council.

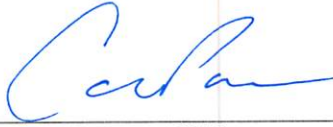
Mayor Bylund responded that she previously stated the rules were established and we moved forward. That is taking responsibility.

Adjournment

The Town Hall Meeting adjourned at 7:43 p.m.


Corrine A. Bylund, Mayor

ATTEST:



Catherine Ponson, CMC
City Clerk



Approved: 04-07-2025

**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
MONDAY, MARCH 17, 2025, 7:43 P.M.
IMMEDIATELY FOLLOWING THE TOWN HALL
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 Monday, March 17, 2025, at 7:43 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
Code Compliance Supervisor Piper Turner
Parks and Sustainability Director Colin Moore
City Clerk Catherine Ponson

**Call to
Order/Roll Call**

Mayor Bylund called the workshop meeting to order at 7:43 p.m.

**Presentation
of Certificates**

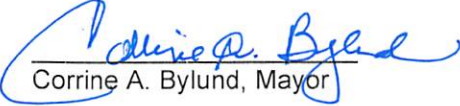
Councilor Messinger presented Mayor Bylund and Councilor Horvath with Certificates of Completion of the Institute for Elected Municipal Officials I. This was held in Gainesville, Florida in January. The Institute for Elected Municipal Officials I is specifically designed for newly elected officials and those with less than one term in office. Workshops include an overview of Florida municipal government and intergovernmental relations, strategies and best practices for effective councils, budgeting and accounting, taxes and other revenue sources, and parliamentary procedures.

Mayor Bylund expressed that this training is optional and highly recommended. She stated it was informative on different structures of cities in Florida. What she found the most helpful about going was meeting with people from other municipalities and talking with them about the issues they are facing. She pointed out that she and Councilor Horvath are registered for the IEMO II to complete the training.

Councilor Horvath commented that it is good to see what other cities are doing. It gives perspective in regards to what each city is dealing with.

Adjournment

There being no further business, the workshop meeting adjourned at 7:47 p.m.


Corrine A. Bylund, Mayor

ATTEST:


Catherine Ponson, CMC
City Clerk



Approved: 04-07-2025