



AGENDA
Budget Workshop
Monday, August 4, 2025, 4:00 PM
Council Chambers, 116 First Street, Neptune Beach, Florida

A. CALL TO ORDER / ROLL CALL

B. DEPARTMENTS:

1. Public Works
2. City Manager
3. Parks & Sustainability
4. Finance

C. ADJOURN

No public comments are taken at the Budget Workshop.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statute, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at least 48 hours prior to the meeting

Residents attending public meetings can use the code **DD14** to validate their parking session at no cost. Up to 30 minutes before the meeting starts, follow these steps:

- Make sure you are parked in a North Beaches public parking space – we can't validate valet parking or parking in private lots.
- To use a kiosk: Using a nearby kiosk, press the Start button and then select 2 to enter your plate and the validation code.
- To use the Flowbird app: Tap the nearest yellow balloon and tap "Park here." From the payment screen, select "Redeem a code" at the top. Confirm your information and tap "Purchase" – the price will show "Free."

City of Neptune Beach Public Works FY26 Capital Budget Requests

August 4, 2025

Approved FY 25 Capital Projects – Status Report

Streets, General and Stormwater Funds

Fund	Project	Approved FY25	Expected or Actual FY25	Comments	Total Fund Approved FY25	Total Fund Expected or Actual FY25
Streets	Mill and overlay various roads	\$150,000	\$229,000	Project is complete	\$150,000	\$229,000
General	Public Works roof replacements and related	\$600,000	\$531,000	Recommended bidder \$531k metal and \$247k shingles		
General	Beach walkovers	\$200,000	\$0	Pursuing federal funding		
General	Public Works roof replacements and related - engineering support	\$85,600	\$85,600	Bid and limited construction services		
General	Aluminum frame pole barn at PW	\$60,000	\$0	Carryover to FY26; possibly build pole barn in-house instead	\$945,600	\$616,600
Stormwater	Crossing of Davis Creek at Bay and Davis Streets	\$883,000	\$0	Total project est. of \$2.5M; project was vetoed in state budget		
Stormwater	Myra, Margaret and South Streets installation of inlets	\$757,000	\$524,000	Total contract is \$1.5M; reduced FY25 spend due to slow start to project	\$1,640,000	\$524,000

Approved FY 25 Capital Projects – Status Report

Water and Sewer Fund - Grid

Fund	Project	Approved FY25	Expected or Actual FY25	Comments	Total Fund Approved FY25	Total Fund Expected or Actual FY25
Water/Sewer - Grid	Florida Blvd and Forest Ave forcemain extension	\$1,070,000	\$0	Slow start to project; permits aquired, bid package is ready; reduced project estimate to \$750k		
Water/Sewer - Grid	Redundant wastewater crossing of 3rd Street	\$901,000	\$818,000	Contractor forecasts \$818k in FY25 and \$140 in FY26		
Water/Sewer - Grid	Replace three mercury-containing pump station panels	\$200,000	\$62,000	Budget was inaccurate		
Water/Sewer - Grid	Sanitary sewer pipe lining	\$120,000	\$31,000	Penman Rd sewer laterals		
Water/Sewer - Grid	Replace Lighty Lane and 1st Street pump station panels	\$75,000	\$21,400	First Street only; Lighty Lane included in mercury panel budget line item		
Water/Sewer - Grid	Replace electrical automatic transfer switch at Florida Blvd pump station	\$70,000	\$31,000	Due to delivery schedule will install in FY26		
Water/Sewer - Grid	Sanitary sewer manhole lining	\$40,000	\$0	No emergencies identified		
Water/Sewer - Grid	Bal Harbor pump station replace pumps	\$20,000	\$0	Related to Florida/Forest forcemain project	\$2,496,000	\$963,400

Approved FY 25 Capital Projects – Status Report

Water and Sewer Fund – Wastewater Plant

Fund	Project	Approved FY25	Expected or Actual FY25	Comments	Total Fund Approved FY25	Total Fund Expected or Actual FY25
Water/Sewer - Wastewater Plant	Belt press load-out replacement	\$75,000	\$0	Carryover to FY26		
Water/Sewer - Wastewater Plant	Various process sensors for Plant 1	\$60,000	\$0	Plants are performing below permit limits without these sensors; consider at time of plant rebuild		
Water/Sewer - Wastewater Plant	Upgrade/Replace internal reuse water system at Plant	\$50,000	\$0	After further investigation, not needed		
Water/Sewer - Wastewater Plant	Replace air header for Plant 2	\$50,000	\$20,000	Total of POs and estimated for trips to local sources		
Water/Sewer - Wastewater Plant	Annual PA for Gruhn-May	\$50,000	\$0	No work at the wastewater plant to date in FY25		
Water/Sewer - Wastewater Plant	New variable frequency drives for Lone Star process blowers	\$40,000	\$32,000	Total project cost		
Water/Sewer - Wastewater Plant	Belt filter press rebuild, phase 2	\$25,000	\$43,000	Materials scheduled for delivery July 31		
Water/Sewer - Wastewater Plant	Replace VFDs in intermediate effluent pumps	\$24,000	\$4,650	Project is complete		
Water/Sewer - Wastewater Plant	Diesel powered utility cart	\$20,000	\$0	Request is cancelled		
Water/Sewer - Wastewater Plant	Generator repair/upgrade muffler wrap and panel	\$15,000	\$23,655	Ring Power quote	\$409,000	\$123,305

Approved FY 25 Capital Projects – Status Report

Water and Sewer Fund – Water Plant

Fund	Project	Approved FY25	Expected or Actual FY25	Comments	Total Fund Approved FY25	Total Fund Expected or Actual FY25
Water/Sewer - Water Plant	Construction of Well 5 and related infrastructure	\$1,450,000	\$900,000	Complete and on-line in FY25		
Water/Sewer - Water Plant	Renovate ground storage reservoirs	\$233,000	\$0	Carryover to FY26		
Water/Sewer - Water Plant	Abandon Wells 1 and 2	\$136,500	\$57,000	Approved by Council; will complete in FY25		
Water/Sewer - Water Plant	Engineering contractor for consumptive use permit; Well 5 construction; Wells 1 and 2 abandonment	\$85,000	\$85,000	All work will complete in FY25		
Water/Sewer - Water Plant	Motor operated valves to isolate reservoirs	\$10,000	\$17,160	Quote from vendor		
Water/Sewer - Water Plant	Rehab generator fuel tank	<u>\$5,000</u>	<u>\$5,320</u>	Project completed	\$1,919,500	\$1,064,480
Total All Funds		\$7,560,100	\$3,520,785			

- Gap in Approved and Expected/Actual is a combination of inaccurate budget, inaccurate schedule, change of direction and staff availability

Approved FY 25 Capital Projects – Status Report

	Approved FY25	Expected or Actual FY25
Total All Funds	\$7,560,100	\$3,520,785
Projects Less Than Budgeted	-\$986,450	
Projects More Than Budgeted	\$113,135	
Projects Cancelled	<u>-\$420,000</u>	
56% Spend Rate	\$6,266,785	\$3,520,785
Projects Delayed	\$1,288,000	
Projects Not Started	<u>\$1,458,000</u>	
	\$2,746,000	

FY26 Proposed – Streets \$1.345M

Lemon Street - mill and pave from 1st to Midway

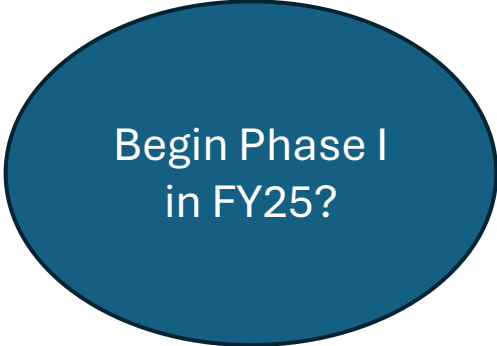
- Complete the sidewalk on the south side of the right of way
- Convert to one-way to the east
- Add signage and thermoplastic pavement markings
- Project budget - \$35k



FY26 Proposed – Streets \$1.345M

Design and construct a road on unpaved Poinciana, Bay and Kings

- Heavily traveled for dog park and other commercial properties
- High-level cost estimate of \$1.31M does not include unsuitable soils which may be present
- Concept includes parking, limited curb and sidewalks, and landscape. Input from Council and community will define the scope.
- Plenty of ROW to work with – 70 ft on Kings, 60 ft for Poinciana and Bay
- Public Works added stormwater pump station to alleviate flooding in Summer Sand backyards
- Eisman and Russo – Phase I proposal (\$80k) to complete the preliminary design process including data collection and development of conceptual plans and estimate:
 - Survey / Real Estate and Geotechnical
 - Concepts for consideration
 - Coordinate with utility owners
 - Investigate SJRWMD permitting exemption



Begin Phase I
in FY25?

FY26 Proposed – Streets \$1.345M

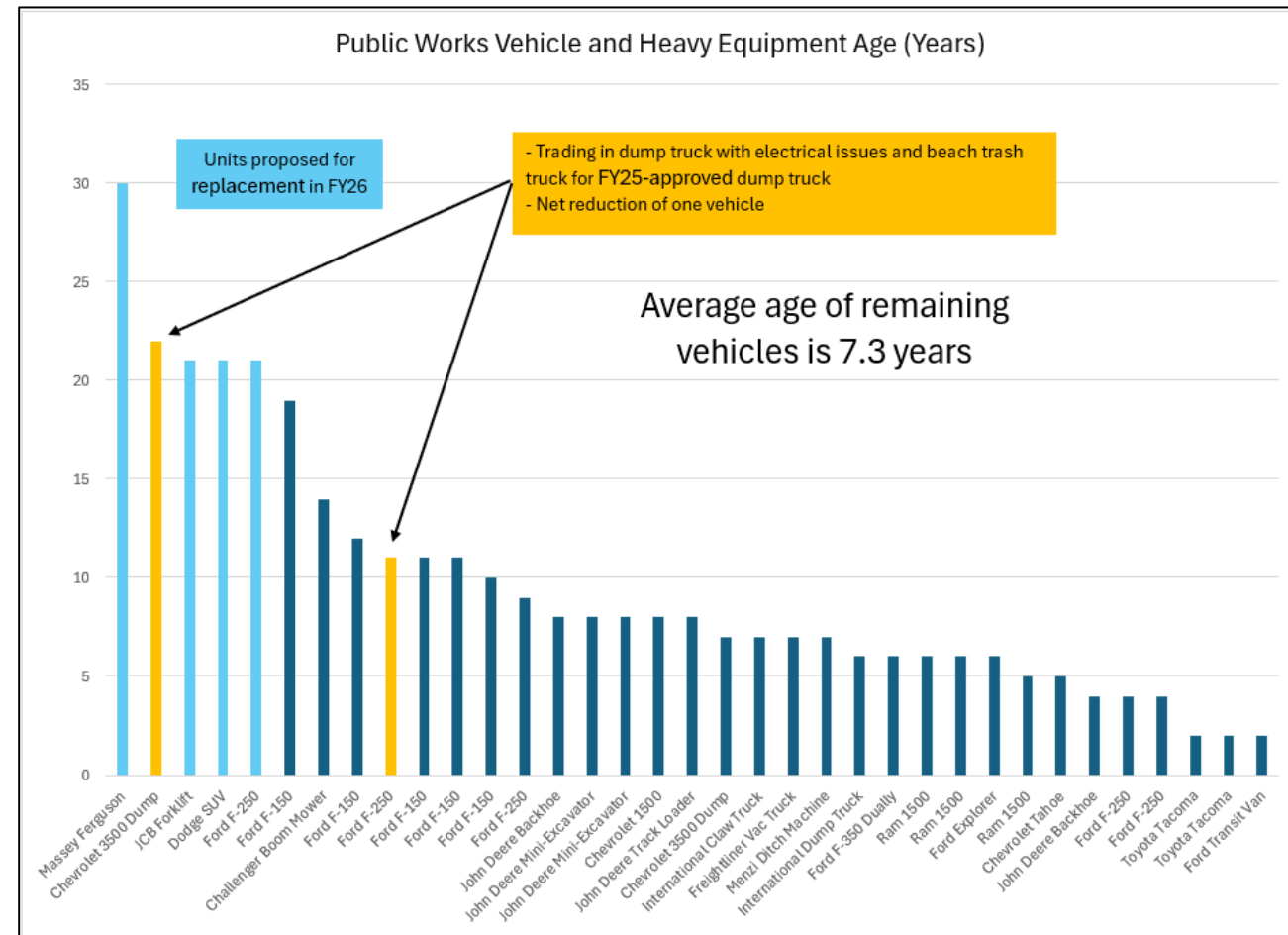
- Poinciana, Bay and Kings project budgeted items total \$1.31M
 - Roadway-related - \$539k
 - Drainage - \$153k
 - MOT - \$69k
 - Erosion Control - \$21k
 - Mobilization - \$78k
 - Design, Phase I and Final - \$150k
 - Phase 1 - \$80k
 - CEI - \$86k
 - Contingency (25%) - \$215k

FY26 Proposed – Streets \$1.345M

- Prioritized
 - Improvements to Lemon St - 1st St to Midway - \$35k
 - Paving of Kings, Poinciana and Bay - \$1.31M
 - Award Phase I design in FY25 to Eisman and Russo?
- Available funding
 - Fund 107 Local Option Gas Tax - \$800k
 - Fund 109 Better Jax ½ Cent Tax - \$390k
 - Fund 441 Stormwater - \$155k

FY26 Proposed – General Fund \$328k

- 2004 forklift (6,000 lb. capacity) - \$110k
- Aluminum frame “pole barn” at PW yard - \$60k
- 3rd Street landscape islands - \$50k
- 2004 SUV – Replace with pick-up truck - \$45k
- Storm shutters at PD and maintenance - \$33k
- Lifeguard Station project definition - \$30k



FY26 Proposed – General Fund \$328k

- Prioritized
 - 3rd Street Island landscape renovation - \$50k
 - 2004 SUV – Replace with pick-up truck - \$45k
 - Aluminum frame “pole barn” at PW yard - \$60k (carry-over funds from FY25)
 - 2004 forklift (6,000 lb. capacity) - \$110k
 - Storm shutters at PD - \$33k
 - Lifeguard Station project definition - \$30k
- Available Funding
 - 3rd Street landscape – Fund 109-Better Jax ½ Cent Tax
 - Storm shutters at PD – Fund 109-Better Jax ½ Tax Cent Tax
 - Lifeguard Station - Fund 109-Better Jax ½ Cent Tax
 - Pick-up truck - ARPA funds, if Council approves
 - Forklift - ARPA funds, if Council approves

FY26 Proposed – Stormwater Fund \$1.8M

- Myra, Margaret and South Streets stormwater improvements - \$987k
 - Contractor forecasting \$524k in FY25
- Town Center pump station force main extension - \$500k
- Design of Bay and Davis stormwater culverts - \$239k
- Replacement of 1995 Massey Ferguson tractor - \$35k
- SOX erosion control install on Davis Creek - \$36k



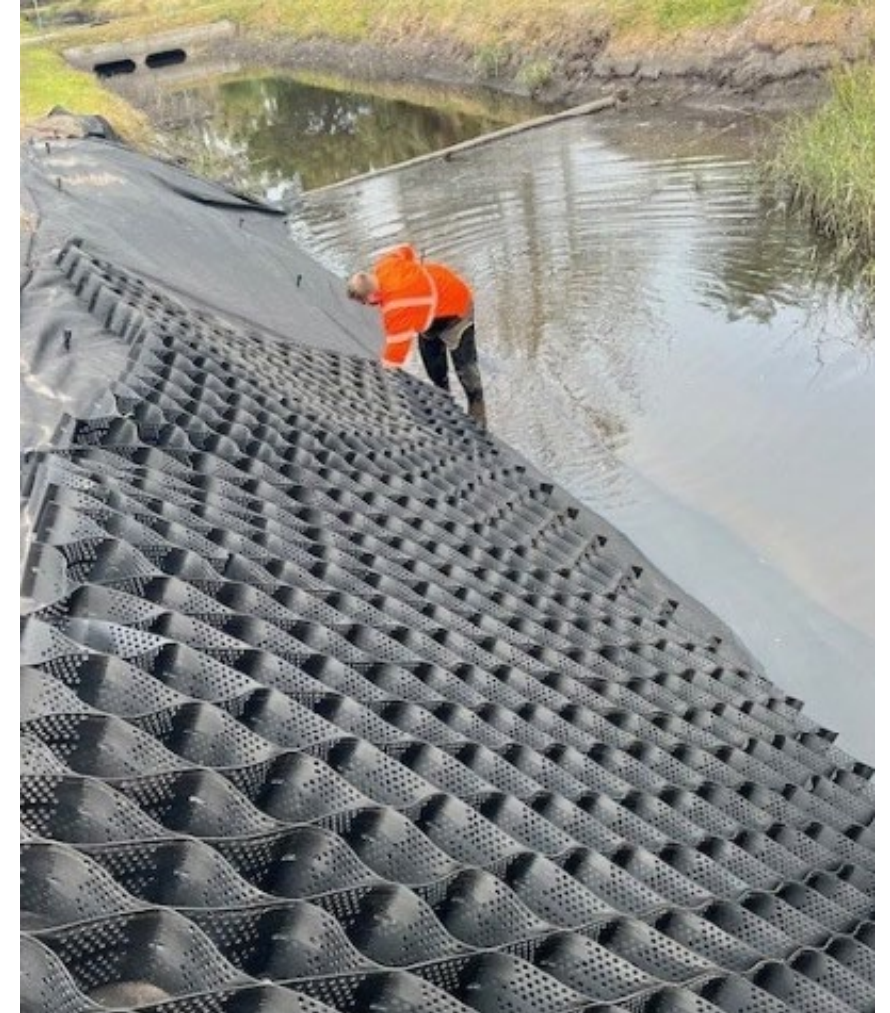
Example undermining of ditch bank at Basil Park

FY26 Proposed – Stormwater Fund \$1.8M

- Public Works experimenting with honeycomb product for bank stabilization
- Planting salt tolerant plants
- Throughout our network, less frequent mowing and taller cuts



- Salt tolerant plants in tidal zone
- Wildflowers establishing as well



FY26 Proposed – Stormwater Fund \$1.8M

- Prioritized
 - Myra, Margaret and South Streets stormwater improvements - \$987k
 - Town Center pump station force main extension - \$500k
 - Design of Bay and Davis stormwater culverts - \$239k
 - Replacement of 1995 Massey Ferguson tractor - \$35k
 - SOX erosion control install on Davis Creek - \$36k
- Funding Available
 - Stormwater Fund - CIB is forecast at \$3,526,296 on 9/30/2025
 - Restricted cash - \$1,436,373 (mostly FY25 encumbrances)
 - Unrestricted cash - \$2,090,296
 - Forecast Net Income for FY26 estimated at \$559,750 (with no rate increases)

Water and Sewer Utility

- Wastewater Grid

- Vitrified Clay (VC) pipe is a considerable percentage of the system (33%)
- CONB has a high groundwater table; VC is subject to infiltration
- Good news - Large percentage total of PVC, HDPE and CIPP (67%)
- 3rd Street gravity sewer project
- Force main extension to Forest Avenue

- Water Plant and Grid

- AC pipe is a considerable percentage of the system (31%)
- Tuberculation can be an issue
- Undersized in some cases – JEA suggested a 12” city-wide loop
- Upgrades in conjunction with eliminating the water tower and constructing a hurricane-rated plant

- Good news for both grids – pipe breaks are infrequent

- Florida Statute 403.9301 Wastewater Services Projections

- 20-year needs analysis, updated every five years. Include remaining life of assets, projected costs and revenues, and plan to close funding gaps
- FDEP Rule 62-600.705, FAC – Plan must address I&I, FOG, SSOs, sea-level rise, etc. with a minimum of 25 percent of the collection system evaluated over the five-year planning horizon.

Wastewater Grid

	Feet	Miles	Percentage
PVC =	68,597	13	41%
VC =	55,918	11	33%
HDPE =	27,676	5	17%
CIPP =	14,816	3	9%
DI =	<u>251</u>	<u>0</u>	0%
	167,258	32	

Water Grid

	Feet	Miles	Percentage
PVC =	111,156	21	54%
AC =	63,781	12	31%
HDPE =	15,754	3	8%
DI =	14,643	3	7%
Blank =	520	0	0%
CI =	<u>152</u>	0	0%
	206,006	39	

Water and Sewer Utility

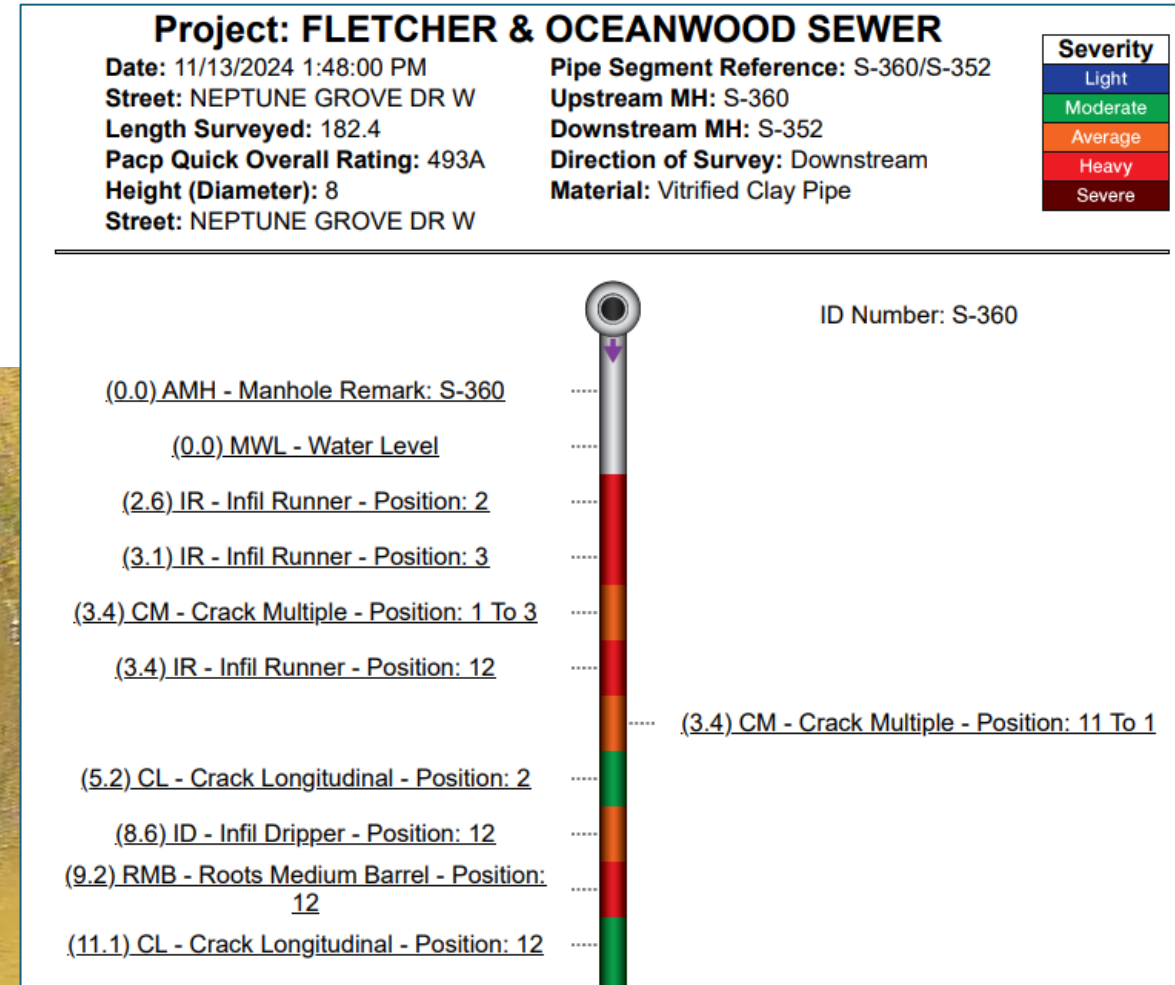
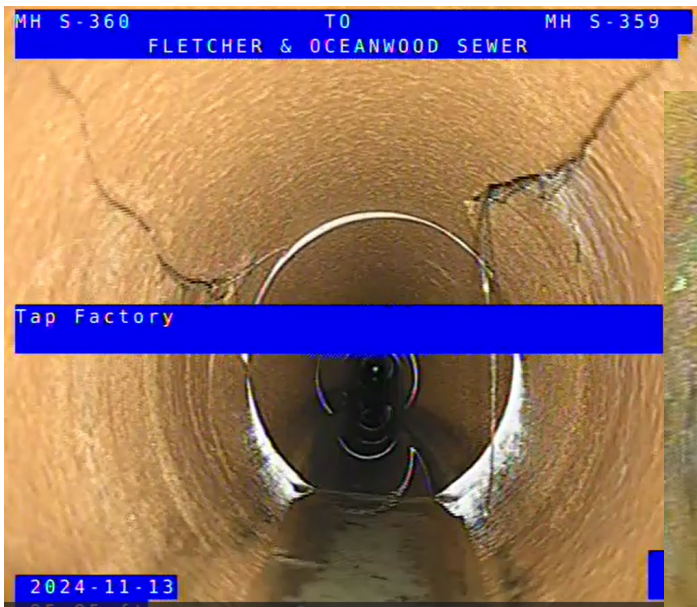
- Wastewater Treatment Facility – Regulation Drivers
 - Nitrogen and Phosphorus discharges to water bodies is regulatory driver
 - Senate Bill 64 - Florida Statute 403.064, Reuse of Reclaimed Water
 - Elimination of surface water discharges by January 2032
 - \$14M for deep injection well, pumping and piping to off-site location
 - Potential to partner with COAB on wetland beneficial use and/or deep injection wells
 - Florida Statute 403.086, Sewage Disposal Facilities; Advanced and Secondary Waste Treatment
 - Requires advanced waste treatment by January 2033
 - FDEP Basin Management Action Plan (BMAP) - 2020 Clean Waterways Act SB 712 amended 403.067 TMDL
 - Lower St. Johns River basin Nitrogen impairment – BMAP rule covers septic tanks (and plants)
 - Septic tank phase-out – 2011 consultant study identified three options (STEP, grinder and gravity) for Nightfall Drive area (45 properties); cost range in 2023 dollars of \$566k to \$1.2M. Shadow Lane has approximately ten properties (not studied).
 - FDEP published new BMAP in July 2025 as required by Statute

FY26 Proposed – W&S Fund (Wastewater) \$2.7M

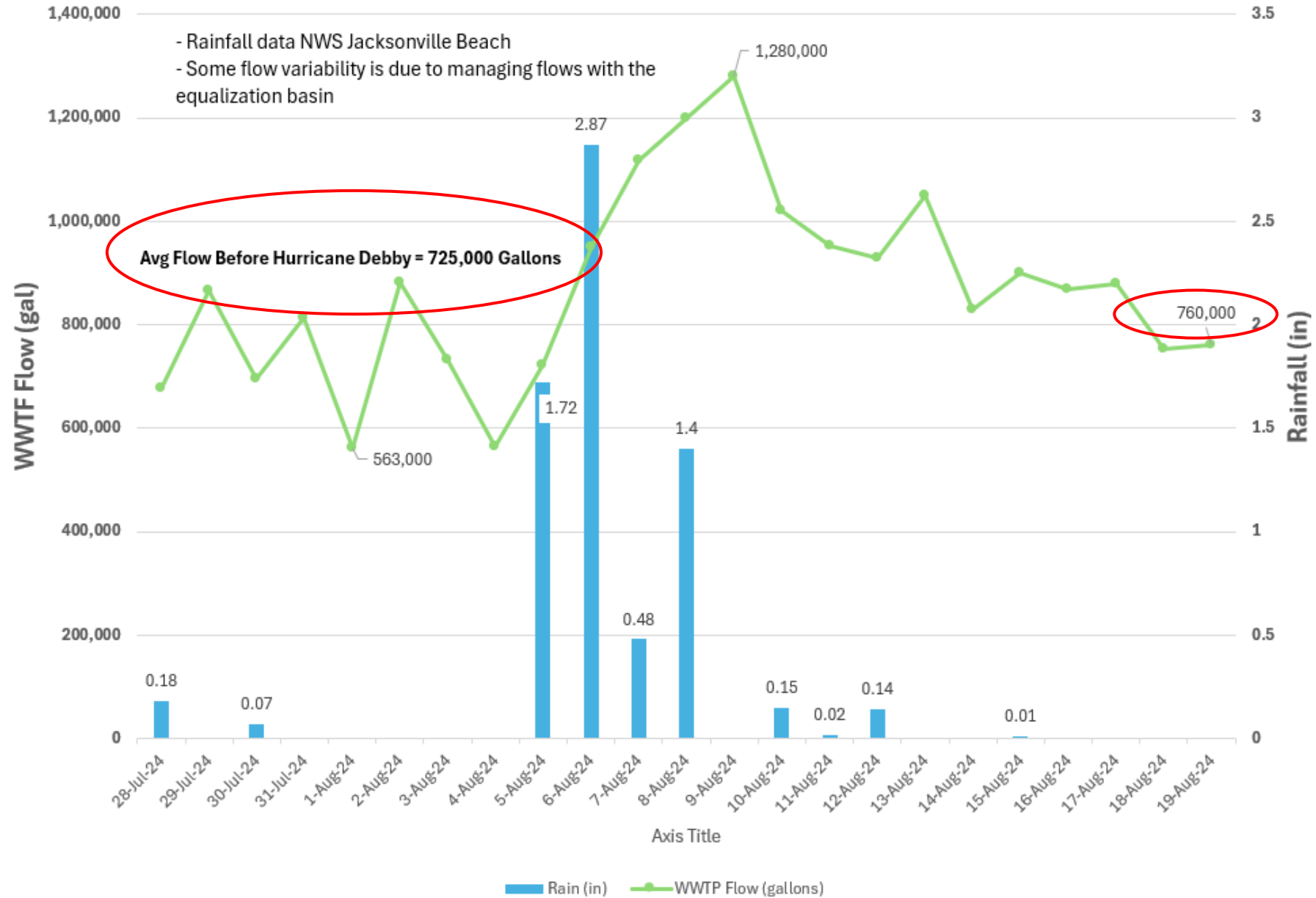
- CIPP lining of sanitary sewer pipes - \$1.1M
- Florida Blvd force main extension and related improvements - \$825k
- Multi-purpose valve operation and crane truck - \$200k
- Sludge belt filter press load-out replacement - \$150k
- Redundant wastewater pipe crossing of 3rd St - \$140k (\$818k forecast in FY25)
- Redundant 3rd St pipe crossing inspection services and project management - \$14k (\$83k in FY25)
- Replace trailer-mounted sewer jet unit (20 years old) - \$70k
- New addition of sewer CCTV unit (FDEP consent order settlement) - \$65k
- Manhole rehabilitation following pipe lining (if needed) - \$50k
- SCADA for pump station monitoring and control - \$39k

FY26 Proposed – W&S Fund (Wastewater) \$2.7M

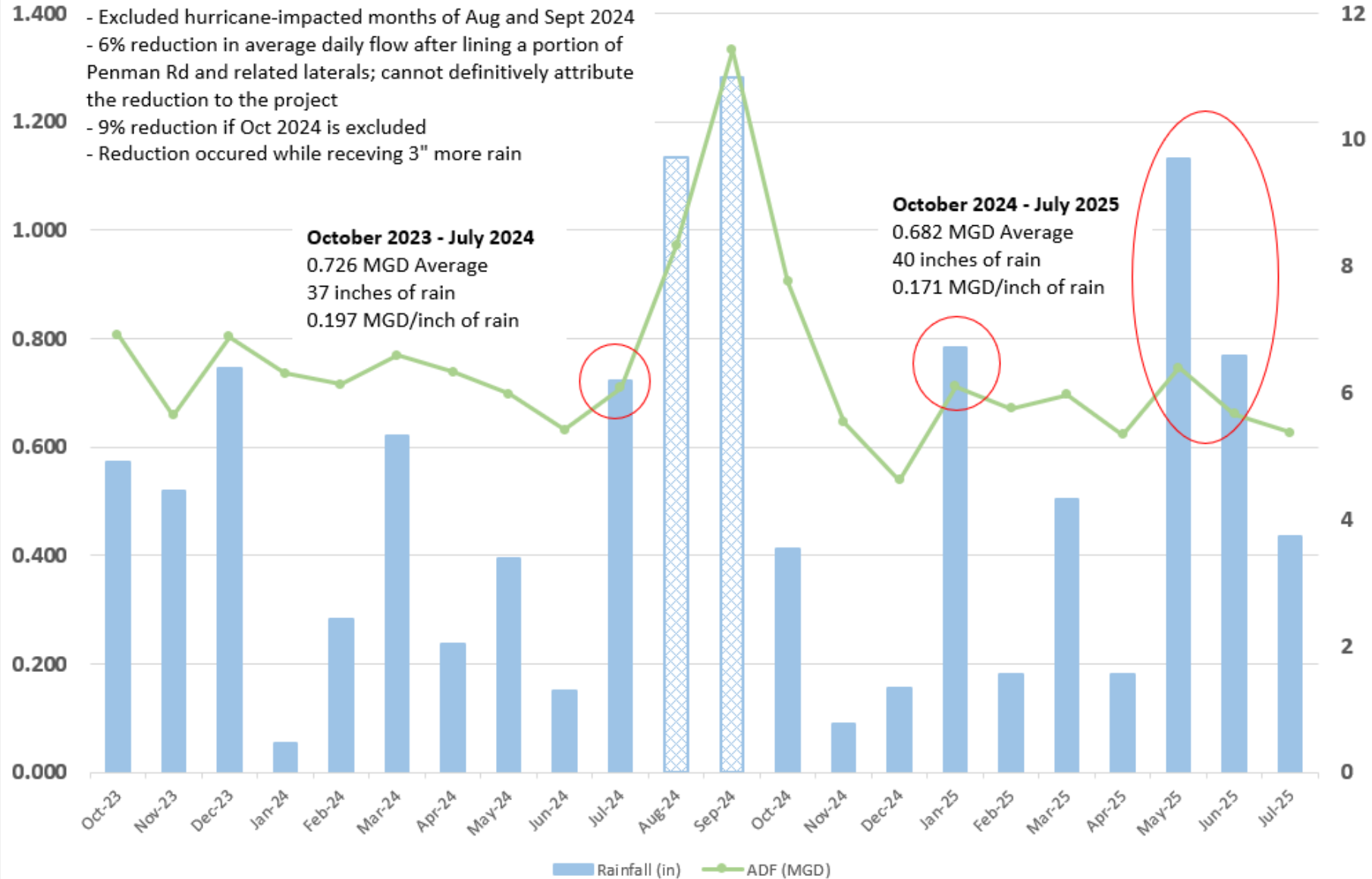
- Approximately 14,000 feet of main Clay pipe was cleaned and televised; about 90 laterals were televised in Indian Woods subdivision
- CONB has about nine miles of Clay pipe
- Staff reviewed video and graded pipe on a 1 – 5 basis (5 is worse)



WWTF Flow (gal) and Hurricane Debby Rains (in)



WWTF Flow (MGD) versus Rainfall (inches) October 1, 2023 - July 28, 2025



FY26 Proposed – W&S Fund (Wastewater) \$2.7M

- Pipe-lining bid package being developed
- Options (most to least conservative)
 - Line all pipes, grades 1-5, and laterals - \$2.3M
 - Line pipes graded 4 and 5, and all associated laterals - \$764k
 - Line pipes graded 4 and 5, only line laterals that indicate significant infiltration
 - Line pipes graded 4 and 5, monitor flows to gauge remaining impact from laterals - \$335k
- Recommend lining easement pipes Grade 1-3 regardless (2,400 ft) - \$120k without laterals

Proposing to Fund 10,000 ft of main pipe lining:	\$1.1M
• Grades 4 and 5 with laterals	\$764k
• Grades 1 – 3 in easements	\$120k
• Grades 1 – 3 easement laterals (30 at \$4,800)	\$144k
• Additional pipe runs to reach 10,000 ft	\$61k

	Mains (ft)					Lateral				
	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5	Grade 1	Grade 2	Grade 3	Grade 4	Grade 5
Indian Woods	1,593	1,828	621	1,407	1,120	96	35	11	15	12
Fletcher	1,201	333	285	145	1,513	16	3	0	0	21
Oceanwood	542	951	116	1,496	697	7	23	2	21	5
	3,336	3,112	1,022	3,048	3,330	119	61	13	36	38

	Mains		Laterals		Mains and Laterals		
	Grade 4 and 5	Grade 1 - 3	Laterals 4 and 5	Laterals 1 - 3	Total 1 - 5	Total 4 and 5	
Vendor 1	\$312,910	\$403,700	\$600,000	\$2,316,000	\$3,920,610	\$1,200,910	Did not count in avg; outlier pricing
Vendor 2, mains-only contract	\$306,453	\$396,573	N/A	N/A			
Vendor 2, mains and lateral contract	\$216,852	\$253,980	\$368,150	\$960,175	\$1,799,157	\$585,002	
Vendor 3, laterals-only contract	N/A	N/A	\$347,800	\$907,100			
Average:	\$278,738	\$351,418	\$357,975	\$933,638			
	\$2,306,122	Using Average, Grade 1-5 with laterals, 20% added for mob, etc.					
	\$764,056	Using Average, Grade 4 and 5 with laterals, 20% added for mob, etc.					

FY26 Proposed – W&S Fund (Wastewater) \$2.7M

- Prioritized
 - Redundant wastewater pipe crossing of 3rd St \$140k (\$818k in FY25)
 - Redundant 3rd St pipe crossing inspection services and project management - \$97k
 - Sludge belt filter press load-out replacement - \$150k
 - New addition of sewer CCTV unit (FDEP consent order settlement) - \$65k
 - CIPP lining of sanitary sewer pipes - \$1.1M
 - SCADA for pump station monitoring and control - \$39k
 - Florida Blvd force main extension and related pump replacements - \$825k
 - Replace trailer-mounted sewer jet unit (20 years old) - \$70k
 - Manhole rehabilitation following pipe lining (if needed) - \$50k
 - Multi-purpose valve operation and crane truck - \$200k
- Funding Available - Fund 401 Water and Sewer unrestricted cash in bank; Water & Sewer Fund currently breaking even with no rate adjustments since 2019

FY26 Proposed – W&S Fund (Water) \$1.02M

- Prioritized
 - New 100 HP pump (wet end) as spare and rebuild existing pumps - \$60k
 - Video inspect and log Wells 3 and 4 and engineering support - \$100k
 - Renovate water plant ground storage reservoirs - \$325k
 - Motor operated valve to isolate water tower from grid - \$25k
 - Replace 2003 Ford F250 with smaller pickup such as Ford Ranger - \$30k
 - Development of hydraulic model and identification of looping and upsizing - \$100k
 - Replacement of water pipes or looping additions - \$350k
 - Upsize of water main on Florida Blvd in conjunction with COJ drainage improvements - TBD
- Funding Available - Fund 001 - General Fund ARPA funds, if Council approves