



MINUTES
REGULAR CITY COUNCIL MEETING
MONDAY, AUGUST 4, 2025, 6:00 P.M.
NEPTUNE BEACH CITY HALL
116 FIRST STREET
NEPTUNE BEACH, FLORIDA 32266

Pursuant to proper notice, a Regular City Council Meeting of the City Council of the City of Neptune Beach was held on Monday, August 4, 2025, at 6:00 p.m. at Neptune Beach City Hall, 116 First Street, Neptune Beach, Florida 32266.

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 Financial Officer Jaime Hernandez
Commander Liam Tcal
Senior Center Director Leslie Lyne
Public Works Director Deryle Caihoun
Parks and Sustainability Director Colin Moore
City Clerk Catherine Ponson

Call to Order/Roll
Call/Pledge

Mayor Bylund called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

APPROVAL OF MINUTES

Minutes

Made by Messinger, seconded by Livingston.

MOTION: TO APPROVE THE FOLLOWING, AS AMENDED:

July 7, 2025, Regular City Council Meeting
July 21, 2025, Budget Workshop Meeting
July 21, 2025, Special City Council Meeting
July 21, 2025, Workshop City Council Meeting
July 21, 2025, Town Hall Council Meeting

Roll Call Vote:

Ayes: 5 – Horvath, Messinger, Rogers, Livingston and Bylund
Noes: 0

MOTION CARRIED

PUBLIC COMMENTS

Public Comments

Shellie Thole, 310 Cleander Street, Neptune Beach, thanked the Building Department for the smooth process she experienced in obtaining a permit for a construction project. She also spoke regarding the Senior Center and the COLA increase for police retirees.

CITY MANAGER**City Manager
Report**

City Manager Richard Pike reported all departments are actively engaged with a full workload, managing ongoing projects and daily operations.

City Manager reports can be located on the City of Neptune Beach website at: <https://www.nbfl.gov/city-manager/pages/city-manager-reports>.

FY26 Millage Rate

Mayor Bylund explained Chief Financial Officer would be presenting numbers to show what it would look like if the millage rate was "rolled-back." This is for discussion only. This is the dollar amount the City would have to do without if the millage rate was rolled back and did not leave it the same.

Councilor Messinger stated that maintaining the millage rate at 3.3656 is the prudent thing to do as we dig out from a lot of deferred maintenance. Staff has done an excellent job with a lean budget.

Mayor Bylund recognized the hard work of all the departments. She commented lowering the millage rate could be the difference between a critical infrastructure project being completed. No one has mentioned raising the millage rate.

CONSENT AGENDA

Consent Agenda – Approval of Renewal and Amendment of Professional Services Agreements.
Continuing
Services
Contracts

Made by Messinger, seconded by Horvath.

MOTION:

Roll Call Vote:

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

Noes: 0

MOTION CARRIED**VARIANCES / SPECIAL EXCEPTIONS / DEVELOPMENT ORDERS****1112 Third Street,
LLC**

Second of Two Public Hearings - Development Agreement between the City of Neptune Beach and 1112 Third Street, LLC, for the property located at 1102 and 1112 Third Street, Neptune Beach, Florida (RE # 172851-0000 and 172850-0000).

**Ex Parte
Communications**

There were no ex parte communications disclosed.

Public Hearing

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

Made by Messinger, seconded by Livingston.

MOTION:

**TO APPROVE THE DEVELOPMENT AGREEMENT CONDITIONAL UPON
APPROVAL OF TRANSACTIONS CONTEMPLATED IN THE
AGREEMENT**

Roll Call Vote:

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

Noes: 0

MOTION CARRIED**ORDINANCES**

Ord. No. 2025-11, Amending FY25 Budget Ordinance No. 2025-11, First Read and Public Hearing. An Ordinance of the City of Neptune Beach, Florida, Amending the Operating Budget for the City of Neptune Beach, Florida for Fiscal Year 2025, Beginning October 1, 2024, and Ending September 30, 2025 (Senior Center Water Intrusion Repairs)

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

Made by Messinger, seconded by Livingston.

MOTION: TO APPROVE ORDINANCE NO. 2025-11 AT FIRST READING

Roll Call Vote:

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

Noes: 0

MOTION CARRIED**OLD BUSINESS**

Police Officers' Retiree COLA Discussion Police Officers' Retirement System COLA Discussion. Mayor Bylund expressed that this is for discussion and information only. There is no ordinance attached.

Sergeant Dustin Kamppi, Chairman, Neptune Beach Police Officers' Retirement Fund Board. He stated that he is there to answer any questions and to provide accuracy for the data that had been previously discussed. He confirmed that the Pension Board is made up of two active members of the Retirement System, two residents of the City of Neptune Beach, and a fifth member chosen by the other four trustees.

Pedro Herrera, Pension Board Attorney, Sugarman Susskind Braswell & Herrera, answered Mayor Bylund's inquiry that each of the trustees and service providers have a fiduciary responsibility to the pension fund itself and not the City. The pension fund is a separate legal entity that can be sued and can sue all on its own.

Douglas Lozen, Actuary, Foster and Foster, Pension Plan Administrator, stated they have been the actuary for the Pension Board since the 1990s. They are also the plan administrators. He is familiar with the COLA increase history. He added that the projection analysis presented tonight and in 2024 is based on 3% out of the gate. This is closest to what passed, which is 1% at first graduating to 3%.

Discussion included using the \$735,000 prepaid contribution by the City, the one-time adjustment for retirees who retired prior to October 1, 2020, and the projection analysis table from 2024.

Mayor Bylund requested a table that shows the cost of living raise that was actually awarded.

Mr. Lozen confirmed Mayor Bylund's statement that based on her calculations that she ran over the next 15 years, the increase will cost the City \$6,640,673.00. He also commented that the COLA is always under discussion for all of their clients at an increasing rate.

Mark Leone, Labor Representative, Fraternal Order of Police, stated it his position that this is a subject to be bargained for and not to be imposed.

Councilor Messinger reminded everyone that Police Officers increased their contributions from 8% to 9%. He stated that the COLA increase has been discussed for years. Being a police officer is a hard job and the starting salary is not the greatest. One of the benefits is some stability in retirement and he does not want that to get lost in the conversations.

NEW BUSINESS

Auditor Selection

Independent Financial Auditor Selection. Councilor Rogers explained that at the July 28, 2025, the Committee reviewed the responses to the Auditing Services RFP. Two responses were received, Mauldin & Jenkins and James Moore. The recommendation is to select James Moore.

Made by Livingston, seconded by Rogers.

MOTION: TO ENTER INTO A CONTRACT WITH JAMES MOORE TO PROVIDE AUDITING SERVICES FOR A PERIOD OF THREE YEARS STARTING WITH THE FISCAL YEAR ENDING SEPTEMBER 30, 2025

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

Public Works Roof Project

Public Works Roof and Related Replacement Project. Public Works Director Deryle Calhoun explained the original award was rescinded by Council after learning the roof material specified would not meet the 20-year warranty requirement. Roof specifications were corrected, and an asphalt shingle alternate was included prior to readvertising. Four bids were received and reviewed. They are listed below:

- Alpha House - \$509,000.00 (did not include Buyer's Contingency); 0.04-inch all eight buildings; bid package was not submitted
- Frazier Contracting LLC - \$209,652.30 (includes Buyer's Contingency of \$50,000); significant bid package items were not submitted
- Inland Construction and Engineering - \$884,918.00 (did not include Buyer's Contingency); Alt 4 deduct of \$334,423.00 results in \$550,495.00; significant bid package items were not submitted
- K&G Construction Co., Inc. - \$530,856.00 for Alt 2 and \$247,472.00 for Alt 4, including Buyer's Contingency of \$50,000; bid package submittals are complete.

Made by Messinger, seconded by Horvath.

MOTION: TO DEFER TO THE NEXT MEETING TO ALLOW STAFF TO GET GREATER CLARITY ON SHINGLES FOR THE OUTBUILDING AND THE ALPHA HOUSE BID BEING NOT TO EXCEED

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

United Rental
Sourcewell
Contract

United Rental Sourcewell Contract – Piggyback.

Made by Messinger, seconded by Livingston.

MOTION: **TO APPROVE THE USE OF UNITED RENTAL SOURCEWELL CONTRACT**

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

Equipment Load
Mat Rental

Potable Well 5 Construction -Equipment Load Mat Rental

Made by Messinger, second by Rogers.

MOTION: **TO APPROVE PAYMENTS TO UNITED RENTALS IN THE AMOUNT \$30,135.00**

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

3rd Street Gravity
Sanitary Sewer
Reconstruction

3rd Street Gravity Sanitary Sewer Reconstruction. Mr. Calhoun explained Jax Utilities Management, Inc. (JUM) was recently awarded a contract to construct a second pipeline crossing of 3rd Street. During Council discussion of options to ensure a reliable second crossing, reconstruction of the existing pipeline was presented as an option if a Beaches Energy utility pole could be relocated. Staff, JUM and Beaches Energy met on-site and agreed on a reconstruction path forward, including relocation of the utility pole. JUM has provided an estimate of \$360,000 for the reconstruction. This cost and effort of construction compare favorably to the alternate route bid of \$790,869.07.

Made by Messinger, seconded by Livingston.

MOTION: **TO AWARD TO JAX UTILITIES MANAGEMENT, INC. IN THE AMOUNT OF \$360,000.00**

Roll Call Vote:

Ayes: 4- Horvath, Messinger, Livingston and Bylund

Noes: 1- Rogers

MOTION CARRIED

COUNCIL COMMENTS

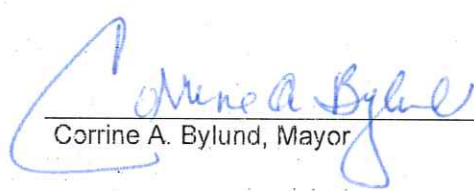
Councilor Rogers suggested that with issues like the Beaches Energy utility pole, we should get answers up front.

Mayor Bylund announced a community workshop at Atlantic Beach City Hall on Wednesday, August 6, 2025, at 6:00 p.m. The purpose is to discuss the City of Neptune Beach request for fire suppression service for 500 and 572 Atlantic Boulevard.

Mayor Bylund thanked everyone who participated in the Fletcher High School Swimming Pool Clean Up on Saturday, August 2, 2025.

Adjournment

There being no further business, Mayor Bylund adjourned the meeting at 7:46 p.m.


Corrine A. Bylund, Mayor

ATTEST:


Catherine Ponson, CMC
City Clerk



Approved: 09-03-2025

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