



**MINUTES
SPECIAL CITY COUNCIL MEETING
MONDAY, SEPTEMBER 15, 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, September 15, 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
Senior Center Director Leslie Lyne
City Clerk Catherine Ponson

Call to Order/Roll Call/Pledge

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

Ord. No. 2025-12, FY26 Millage Rate

Ordinance No. 2025-12, Final Millage Rate, Second Read and Public Hearing. An Ordinance of the City of Neptune Beach, Florida, Adopting a Final Millage Rate and Levying Ad Valorem Taxes for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026; Setting Forth Certain Information Regarding "Rolled-Back Rate"; Directing the City Manager to Adjust the Adopted Millage Rate in the Event of Changes in the Assessment Roll and Taxable Value; Providing an Effective Date.

TRIM Notice

Mayor Bylund read into the record the Truth in Millage (TRIM) Notice.

Public Hearing

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

Made by Livingston, seconded by Messinger.

MOTION: TO ADOPT ORDINANCE NO. 2025-12, ADOPTING A FINAL MILLAGE RATE ON SECOND READ

Roll Call Vote:

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

MOTION CARRIED

Ord. No. 2025-13, FY26 Budget Ordinance No. 2025-13, Adopting a Final Budget, Second Read and Public Hearing. An Ordinance of the City of Neptune Beach, Florida, Adopting a Final Budget and Appropriating Funds for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026; Providing an Effective Date.

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 Horvath.

MOTION: **TO ADOPT ORDINANCE NO. 2025-13, ADOPTING THE FINAL FY2025-2026 BUDGET**

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

Ord. No. 2025-15, Municipal Non-Profits Ordinance No. 2025-15, Second Read and Public Hearing. An Ordinance of the City of Neptune Beach, Florida, Amending Chapter 2, Administration By Enacting Section 2-256, by Allowing for Creation of Non-Profit Business Entities; Providing Codification, Conflicts, Severability, and Providing an Effective Date.

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 ADOPT ORDINANCE NO. 2025-15 ALLOWING FOR THE CREATION OF MUNICIPAL NON-PROFIT BUSINESS ENTITIES AT SECOND READ**

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

Ord. No. 2025-16, Payment In-Lieu of Parking Ordinance No. 2025-16, First Read and Public Hearing. An Ordinance of the City of Neptune Beach, Florida, Amending And Revising Chapter 27; By Revising Article XIII, Parking And Loading, Section 27-541, Payment In-Lieu of Providing Off-Street Parking in the Central Business District; and by Creating Section 27-481, Establishing Procedures For Entering Into Leases with Businesses for Utilizing City Parking Spaces for Dumpsters and Other Uses; Providing Severability; Providing for Repeal of Laws In Conflict; and Providing for an Effective Date.

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

Community Development Director Heather Whitmore stated Section 27-541, Payment in-lieu of providing off-street parking in the Central Business District, provides an opportunity for the owner of a property to request a waiver for a portion or all of the required non-ADA off-street parking spaces through payment of a fee-in-lieu of providing required parking pursuant to Section 27-540.

The purpose of this ordinance, sponsored Councilor Messinger is to incentivize payment of the payment in lieu by offering a 20% discount for one-time payments. The Ordinance also establishes a revised payment plan which allows a 20% initial payment (instead of a 50% initial payment) and annual payments (instead of monthly payments) thereafter until the balance is paid in full. The amendment eliminates interest payments except upon default of the payment agreement, at which time the remaining balance shall "accelerate" and become due in full plus interest.

The ordinance also creates Section 27-481 which establishes criteria for lease agreements between the City and business owners in the Central Business District that encumber the City's parking spaces by the placement of dumpsters or other uses.

Discussion included fairness among businesses, impact on existing businesses, the discount for payment in full, putting up a security deposit, and the need for a restoration component in lease agreements.

Made by Horvath, seconded by Livingston.

MOTION: **TO APPROVE ORDINANCE NO. 2025-16, AS AMENDED, REDUCING FROM A 20% TO A 10% DISCOUNT, CHANGING THE CLASSIFICATION FROM A HARD-SIDED ENCLOSURE TO MASONRY ENCLOSURE AND ADDING A PROVISION WITH A FINANCIAL MECHANISM OF SECURITY AS HIGHLIGHTED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND CITY ATTORNEY**

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

Res. No. 2025-17, Payment In-Lieu Fee

Resolution No. 2025-17, A Resolution of the City Council of the City of Neptune Beach, Florida, Establishing Payment In-Lieu of Providing Off-Street Parking in the Central Business District and Providing an Effective Date.

Made by Messinger, seconded by Livingston.

MOTION: **TO ADOPT RESOLUTION NO. 2025-17 WITH AN AMENDMENT ON THE REDUCTION FROM 20% TO 10% TO REMAIN CONSISTENT WITH THE PREVIOUS ORDINANCE AND TO CHANGE LANGUAGE TO READ "THE RATE SHALL BE BASED UPON THE SECURED OVERNIGHT FINANCING RATE AS PUBLISHED BY THE WALL STREET JOURNAL"**

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

DEPARTMENTAL ITEMS

FOP Agreement

Agreement Between The Florida State Lodge, Fraternal Order of Police, Inc. and the City of Neptune Beach.

Mr. Pike explained benefits and wages are renegotiated each year. This year, the negotiations focused on providing all employees with a 3.5% cost-of-living adjustment, implementing a career tracks program for the nonsworn personnel, and providing an incremental sliding scale for FY27 and FY28 for the Officer in Charge (OIC) and Night Shift Differential) pay.

Discussion included tabling the agenda item, paying for training and continuing education, keeping officers well-trained and competent, the gradual increases in police compensation and the COLA increase for retirees.

Mr. Waters pointed out that the members of the union had already voted and approved the contract and it would have to go back to collective bargaining again, which would need to be a publicly noticed meeting.

Labor Representative Mark Leone suggested review of a letter presented at the last noticed labor negotiation meeting.

Mayor Bylund stated that this item would be deferred until later in the meeting when Mr. Pike, HR Generalist Jillian McCann and Labor Representative Marc Leone could provide more information.

Lifeguard Station Refresh

Lifeguard Station Refresh. Public Works Director Deryle Calhoun explained the Neptune Beach Lifeguard Station was in need of improvements to ensure the structure remains functional while options for replacement are investigated. Council previously awarded through a piggyback contract for this work in the amount of \$38,584. The contractor requested to be released from the purchase order. As a result, staff solicited quotes:

ACON – No formal quote submitted; budget range of \$70 - \$80k given
Foresight Construction Group, Inc. – \$77,041.80
Home Services by McCue - \$32,430.00
Tremco – Not interested in bidding

Mr. Calhoun is requesting is requesting to award to Home Services by McCue and waive the bid procedure of greater than \$25,000 required to be formally bid.

Made by Messinger, seconded by Horvath.

MOTION: **TO AWARD TO HOME SERVICES BY MCCUE IN THE AMOUNT OF \$32,430.00 WITH STAFF AUTHORIZATION FOR CHANGE ORDERS OF \$5,000, IF NEEDED**

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

3rd Street at Florida Blvd Repair

3rd Street at Florida Boulevard Gravity Sanitary Sewer Pipe Failure Repair. Mr. Calhoun stated that a pipe failure in 3rd Street at the intersection with Florida Boulevard on an existing ten-inch diameter sanitary sewer was confirmed during video inspection. The failure occurred on a portion of the pipeline that was spliced in. Public Works has no records regarding the splice. Due to the extent of failure lining as a means of repair is not an option.

A second, less severe failure point was identified on the same pipeline. Staff is consulting with a lining contractor as to whether this portion could be successfully lined in lieu of

excavation. As there may be other pipe joints that could fail in the future, the preference is to structurally line the entire pipeline following repair of the failure in the intersection.

Jax Utilities Management, Inc., already mobilized and awarded additional work at the intersection, has provided a change order:

- Intersection failure (Part A) - \$116,016.00
- Secondary failure, if required (Part B) - \$114,276.00

If lining is confirmed as a rehabilitation method, the proposal will be presented for Council's consideration.

Made by Livingston, seconded by Messinger.

MOTION: **TO AWARD TO JAX UTILITIES MANAGEMENT, INC. IN THE AMOUNT OF \$116,016.00 FOR THE INTERSECTION FAILURE REPAIR AND AUTHORIZE STAFF TO PROCEED WITH THE SECONDARY FAILURE IN THE AMOUNT OF \$112,276.00 IF LINING IS NOT AN OPTION**

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

FOP Contract

Mr. Waters advised there were two options. Council could approve the contract or deny the contract. If the contract is denied, then the City Manager and HR Generalist would go back to the collective bargaining table. He is recommending denying the contract and give specific feedback instructions for renegotiations. He stated it seemed there were too many open issues.

Made by Rogers, seconded by Bylund.

MOTION: **TO DENY THE CONTRACT BETWEEN THE CITY OF NEPTUNE BEACH AND FRATERNAL ORDER OF POLICE**

Roll Call Vote:

Ayes: 2 - Rogers and Bylund

Noes: 3 -Messinger, Horvath and Livingston

MOTION FAILED

Made by Livingston, seconded by Messinger.

MOTION: **TO APPROVE THE CONTRACT BETWEEN THE CITY OF NEPTUNE BEACH AND FRATERNAL ORDER OF POLICE**

Roll Call Vote:

Ayes: 3 - Horvath, Messinger and Livingston

Noes: 2 - Rogers and Bylund

MOTION CARRIED

Adjournment

There being no further business, the Special Meeting adjourned at 8:17 p.m.


Corrine A. Bylund, Mayor

ATTEST:


Catherine Ponson, CMC
City Clerk

Approved: 10-06-2025





MINUTES
WORKSHOP CITY COUNCIL MEETING
MONDAY, SEPTEMBER 15, 2025, 8:17 P.M.
IMMEDIATELY FOLLOWING 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 Monday, September 15, 2025, at 8:17 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 Financial Officer Jaime Hernandez
 Chief of Police Michael Key
 Public Works Director Deryle Calhoun
 Parks and Sustainability Director Colin Moore
 Senior Center Director Leslie Lyne
 HR Coordinator Jillian McCann
 City Clerk Catherine Ponson

**Call to
Order/Roll Call**

Mayor Bylund called the workshop meeting to order at 8:17 p.m.

**Police
Officers'
Retirement COLA**

Police Officers' Retirement System COLA Discussion. Council discussion included the actuary's assumptions in the latest analysis not aligning with the recently approved contract, financial implications being greater than anticipated and the cost-of-living adjustment significantly impacting the City's budget over the next 15 years. Discussion emphasized the need for clarity on the financial responsibilities and potential revenue streams to support these adjustments.

**Hurricane
Preparedness/
SB 180**

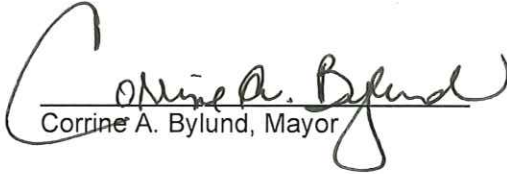
Hurricane Preparedness/SB 180. Community Development Director Heather Whitmore outlined Senate Bill 180, effective on July 1, 2025, retroactive to August 1, 2024. Key provisions include the establishment of mutual aid agreements, online permitting, and the necessity for municipalities to have operational plans in case of facility damage. The bill emphasizes the importance of having staff available to issue permits promptly.

COUNCIL COMMENTS

**Council
Comments**

Vice Mayor Livingston voiced concerns about the confusion stemming from the meeting's information flow. She requested earlier discussions on contracts to facilitate better understanding. She commended the effectiveness of the budget workshops and suggested similar proactive communications could alleviate future misunderstandings.

Adjournment There being no further business, the workshop meeting adjourned at 8:39 p.m.


Corrine A. Bylund, Mayor

ATTEST:


Catherine Ponson, CMC
City Clerk



Approved: 12-06-2025



**MINUTES
TOWN HALL MEETING
IMMEDIATELY FOLLOWING THE WORKSHOP MEETING
MONDAY, SEPTEMBER 15, 2025, 8:39 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, September 15, 2025, at 8:39 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 Financial Officer Jaime Hernandez
Chief of Police Michael Key
Public Works Director Deryle Calhoun
Parks and Sustainability Director Colin Moore
Senior Center Director Leslie Lyne
HR Generalist Jillian McCann
City Clerk Catherine Ponson

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

Mayor Bylund called the Town Hall Meeting to order at 8:39 p.m.

**Public
Comments –
Open Topics**

Mayor Bylund opened public comments on open topics. There were no requests to speak at the Town Hall meeting.

Adjournment

The Town Hall Meeting adjourned at 8:39 p.m.


Corrine A. Bylund, Mayor

ATTEST:


Catherine Ponson, CMC
City Clerk

Approved:

10-06-2025