



MINUTES
REGULAR CITY COUNCIL MEETING
MONDAY, DECEMBER 1, 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, December 1, 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 of Police Michael Key
Public Works Director Deryle Calhoun
Community Development Director Heather Whitmore
Parks and Sustainability Director Colin Moore
Project Manager Blake West
City Clerk Catherine Ponson

Call to Order/Roll
Call

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

APPROVAL OF MINUTES

Minutes

Made by Livingston, seconded by Messinger.

MOTION: TO APPROVE THE FOLLOWING, AS AMENDED:

November 3, 2025, Regular City Council Meeting
November 17, 2025, Special City Council Meeting
November 17, 2025, Workshop City Council Meeting
November 17, 2025, Town Hall Council Meeting

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

PUBLIC COMMENTS

Public Comments

Katie Freier, 63 W 8th Street, Atlantic Beach, manager of Homespun Kitchen, commented that increased parking fees will negatively impact businesses. She also addressed the lack of employee parking options. She requested Council prioritize a permanent solution for Town Center employee parking.

Jack Sminkey, 59 Oak Knoll Court, St. Augustine, spoke regarding alleged police misconduct involving Chief of Police Michael Key and Gary Stucki during an internal affairs investigation. He also referenced training records requests that appear to be fabricated to show officers receiving more than 24 hours of training in one day.

Gary Stucki, Neptune Beach Police Commander, stated he oversees the Services Division which includes investigations and internal affairs. He reported that the case Mr. Sminkey referenced was unfounded and closed out. He also stated that the hours on the records are credited training hours.

Deanne Dunlop, 2033 Marye Brant Loop N., Neptune Beach, stated she is currently the voluntary Beaches Town Center Merchants Association President. She is also on the Beaches Town Center Agency Board. She thanked Neptune Beach for partnering with the BTC for events. She requested a workshop between Neptune Beach, Atlantic Beach and the merchants. There are issues with the parking situation, and it has not been looked at as a three-part process.

Robin Spence, 216 First Street, Neptune Beach, commented that no amount of paid parking will solve the current challenges. There is a capacity deficit. She also requested Council consider holding a workshop.

CITY MANAGER REPORT

City Manager Richard Pike reported that at an upcoming workshop, each department head will be giving a presentation on projects and accomplishments. At the February 2026 Finance Committee meeting, discussion of the FY26-27 millage rate for Council's consideration will begin.

Mr. Pike announced that at the Tuesday, January 20, 2026, Council Workshop, representatives from the City of Jacksonville will be giving an update on the Penman Road Complete Streets Improvements Project, which will include the status of the five-way intersection. The meeting is being held on Tuesday due to the Martin Luther King, Jr. holiday being observed on Monday, January 19, 2026.

Mr. Pike stated he would be seeking approval from Council to move forward with a water and sewer rate study. This should be done by an outside vendor when requesting funds.

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

CONSENT AGENDA

Res. No. 2025-22,
FMIvT

Resolution No. 2025-22, A Resolution of the City of Neptune Beach, Florida, Authorizing to Join with Other Local Governmental Units as a Participant in the Florida Municipal Investment Trust (FMIvT) for the Purpose of Purchasing Shares of Beneficial Interest in the Trust

Res. No. 2025-27,
Property Tax
Exemption

Resolution No. 2025-27, A Resolution of the City of Neptune Beach, Duval County, Florida, Pursuant to Section 196.1978(3)(O), Fla. Stat., Electing to Not Exempt Property From Ad Valorem Property Tax Under Section 196.1978(3)(d)1.a., Fla. Stat., Commonly Known as the "Live Local Act Property Tax Exemption"; Providing for Incorporation of Recitals, Required Findings, Direction to the Mayor, Direction to the City Manager, Applicability, Severability, and a Conditional Effective Date

Vertex
Companies, LLC
Contract

The Vertex Companies, LLC, Contract for City of Neptune Beach Life Safety and Fire Protection 3rd Party Plan Reviews and Inspections

Made by Messinger, seconded by Livingston.

MOTION: **TO APPROVE THE CONSENT AGENDA**

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

ORDINANCES

Ord. No. 2025-18,
Sec. 27-133(d)

Ordinance No. 2025-18, Second Read and Public Hearing. An Ordinance of the City of Neptune Beach, Florida, Amending the Code Of Ordinances, Division 7 – Review of Administrative, Legislative and Quasi-Judicial Decisions, Article III – Administrative and Enforcement Procedures, To Amend Section 27-133, Titled “Review of Administrative Decisions”; Removing Requirement that the Initiation of an Administrative Appeal Will Stay All Actions Required by or Relating to the Decision Being Appealed; Providing for Repeal of Conflicting Ordinances and Resolutions; Providing for 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 Horvath.

MOTION: **TO ADOPT ORDINANCE NO. 2025-18 AT SECOND READING**

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

Ord. No. 2025-19,
BES Agreement

Ordinance No. 2025-19, First Read and Public Hearing. An Ordinance Granting to the City of Jacksonville Beach, Florida, Doing Business as Beaches Energy Services, Its Successors and Assigns, the Right and Franchise to Operate an Electric Transmission and Distribution System in the City of Neptune Beach and to Construct, Maintain, Operate and Extend Electric Transmission and Distribution Lines in the Public Rights-of-Way of said City; Providing the Terms and Conditions of Such Franchise; Providing Terms and Conditions for the Undergrounding of Electric Facilities Within the City of Neptune Beach; Providing for Monthly Franchise Fee Payments to the City of Neptune Beach; Providing for Either Party's Right to Terminate the Franchise Agreement Created Hereby under Specified Circumstances; Providing for Repeal of Inconsistent Provisions in Other City Ordinances; 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.

Presentation/
Discussion

Mr. Pike explained that the agreement between Beaches Energy Services (BES) and Neptune Beach had expired. He was previously granted permission by Council in 2024 to move forward with negotiating the agreement from 2002. He thanked Public Works Director Deryle Calhoun, Councilor Rogers, Jacksonville Beach City Manager Mike Staffopolous, and Jacksonville Beach Public Works Director Allen Putnam for their assistance.

Mr. Pike introduced Attorney Robert "Schef" Wright, with Gardner Bist King & Wood Law Firm. Mr. Wright specializes in representing local governments during this type of negotiation.

Mr. Wright stated he had been working in utilities and energy in Florida since December 1980. He gave an overview of the new 2025 Franchise Agreement compared to the 2002 Electric Service Agreement. He pointed out that the 2002 Agreement was for electric service only. The new 2025 Franchise Agreement allows BES to provide other utility-type services, except where Neptune Beach is already providing such service. The existing agreement had a term of ten years. The new 2025 Franchise has a 30-year term that continues year-to-year.

Discussion included the payment in lieu of taxes, undergrounding provisions, and median-placed streetlights.

Councilor Messenger questioned Section 9 of the new agreement, *Streetlight Facilities Installation and Maintenance*. He expressed concern is the lighting spectrum of the LED technology conversion referenced in that section. He requested a guard rail be put in place so a lighting spectrum is mutually agreed upon by both cities before installation.

Made by Messenger, seconded by Livingston.

MOTION: **TO APPROVE ORDINANCE NO. 2025-19 AT FIRST READING**

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

Ord. No. 2025-20,
Certified Recovery
Residences

Ordinance No. 2025-20, First Reading and Public Hearing. An Ordinance of the City of Neptune Beach, Florida, Amending the Code of Ordinances, Division 8 – Variances, Article III– Administrative and Enforcement Procedures, to Enact Section 27-145.1, titled "Certified Recovery Residences"; Providing for Repeal of Conflicting Ordinances and Resolutions; Providing for Severability; and Providing an Effective Date.

Public Comment

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

Discussion

City Attorney Paul Waters explained this is mandated by state law. It takes away the local municipality's ability to deny a residential treatment facility from occupying properties.

Mr. Waters answered Councilor Messenger's inquiry that this cannot be grandfathered in as the City's existing ordinances do not address this. These are multifamily residential treatment facilities. This creates new provisions mandated by the Florida Legislature.

Vice Mayor Livingston pointed out that there are parameters in place that must be met, such as required state licensure.

Made by Livingston, seconded by Rogers.

MOTION:**TO APPROVE ORDINANCE NO. 2025-20 AT FIRST READ**

Roll Call Vote:

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

Noes: 0

MOTION CARRIED**OLD BUSINESS**

Parking Program
Update

Parking Program Update. Mayor Bylund explained this is on the agenda due to all of the feedback received. Three groups of people need to be addressed, which include the residents, merchants and employees and non-residents. She reported the timeline for discussing the increase goes back to the May 19, 2025, Council Meeting. There were early, frequent and robust finance and budget meetings. She pointed out that there were no public comments made at those meetings. On September 3, 2025, the City Manager asked City Council for directions to move forward with the proposed rate. She informed everyone that Council is there to listen and, if necessary, corrective action would be taken.

Mayor Bylund stated that residents now have four hours of free parking. Residents can register up to five vehicles. The impact on the merchants and employees is not yet fully known. She did receive data that showed in the last ten days, since the rate has been in effect, parking usage is up. She is more concerned with January, February and March. She also knows that there is parking available for employees by private lots. The nonresidents have enjoyed low rates. Rates are going up everywhere.

Councilor Messinger pointed out that the first 30 minutes are still free. He also pointed out that the program was put in place to create turnover. He agrees more should be done to partner with the merchants. He would support a workshop to generate ideas. He stated that the rate is in line with other beach communities.

Vice Mayor Livingston stated there are limited options and agreed the City could do better in meeting with all parties.

Councilor Rogers commented it would be helpful to have a map showing all of the parking options to use as a discussion. He added that regardless of the rate, there is not enough parking.

Public Comment

Robin Spence, 216 First Street, Neptune Beach, stated that there are not enough spaces and we need to come up with ways to get more spaces. Negotiations need to be made with the church and private lots. This will not expect this issue to fix itself. She also added that Atlantic Beach officials stated they had no knowledge of any increase.

Discussion

Mayor Bylund commented that the government is not the answer to everyone's problems all of the time. Sometimes deals should be brokered between private individuals and private business owners to make the solutions for the employees.

Councilor Horvath questioned if the City could turn businesses away.

Mr. Waters explained that if the proposed business is an allowable use in the LDC, by right, the business can be approved. He added that part of the review process is if there is the required number of parking spots. In the Central Business District, the required parking spots has been reduced by 50% in the LDC.

Public Comments Sandra Hanania, Joseph's Pizza, commented that \$5.00 per hour during the weekdays is expensive. She also stated that four hours for residents is too long. This does not move the parking for nonresidents to have places to park.

Jim Anderson, 218 Oak Street, Neptune Beach, suggested tiered parking, where parking in front of stores could be at a higher rate.

Deanne Dunlop, 2033 Marye Brant Loop N., Neptune Beach, commented she is a volunteer for the merchants and there is no vehicle for solving the problem. She has spoken with private lot owners and looked at other possible options for employee parking. It requires working together.

Mayor Mayor Bylund thanked everyone for coming. She stated this would not be the last of the discussions.

Chief of Police Chief of Police Michael Key expressed that communication is important, and it works both ways. He pointed out that two things have changed about the parking system. They are the rate and the enforcement. He stated that in May 2025, he informed Council that \$800,000 was outstanding in revenue in hourly rates and citations. There was no mechanism in place to enforce or collect \$800,000 from the failed parking program software. The parking program was working as it related to turnover of parking spaces. The software and the management are what need refreshing. What has changed is that tickets that are issued must now be paid. He plans to issue a Public Service Announcement with key points addressing concerns. He begged everyone to stop believing social media.

Mr. Pike requested Chief Key gather all of the documentation regarding previous meetings with Atlantic Beach officials regarding Town Center parking.

NEW BUSINESS

Res. No. 2025-26, Investment Plan Resolution No. 2025-26, A Resolution of the City of Neptune Beach, Florida, Authorizing the Establishment of An Investment Plan for the Management of City Funds.

Made by Rogers, seconded by Livingston.

MOTION: TO APPROVE RESOLUTION NO. 2025-26

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

Florida League of Cities Conference Florida League of Cities Legislative Conference. Mayor Bylund explained the Florida League of Cities will be holding a legislative conference later this week in Orlando. Vice Mayor Livingston and Councilor Horvath would be attending.

Councilor Horvath is on the Development, Code Compliance, and Redevelopment Committee, which will be meeting at the conference. The committee consist of representatives from all over the state. He explained this committee meets three times each year and develops the needs of our cities. The third meeting of the committee, being held in conjunction with the conference, will finalize what they will move forward with at the upcoming legislative session.

Vice Mayor Livingston commented that there is so much happening in Tallahassee. Attending the conference is a good way to highlight the big topics. It is also better to have more voices than one.

Relocation of City Hall

Relocation of City Hall. Mayor Bylund stated she wanted to start the conversation of relocating City Hall. This is not a new idea and has been discussed by previous mayors. She stated that some of the working conditions are less than ideal. There are offices with no windows, originally meant as a closet or for storage. We need to take a look at what we can do to find a new location and funding sources to build something that will work for the City for the next 50 years.

Councilor Messinger expressed that he is opposed to moving the entire municipal presence from the Town Center. He stated that there are so many interactions experienced by coming to City Hall. He is not opposed to selling one of the buildings or doing a land lease. He reminded everyone of the Charter provision stating no park space can be utilized.

Vice Mayor Livingston commented she is open to conversation and also what is the financially responsible thing to do.

Councilor Rogers stated he does not have a problem exploring this. He agrees the location is not a great functional space. There would be a financial commitment to seriously look at this using a professional to provide what the needs are. He would be curious regarding the public safety aspect and what calls originate from the Town Center where there are bars. It would be good to explore options.

Councilor Horvath added he is open to the dialogue. He is also curious to see the economic and financial aspects.

Mayor Bylund stated that the acquisition of real estate is something to start thinking about. She would like to continue to talk about this and see if it can get off the ground by lobbying to other levels of government to help offset the costs.

COUNCIL COMMENTS

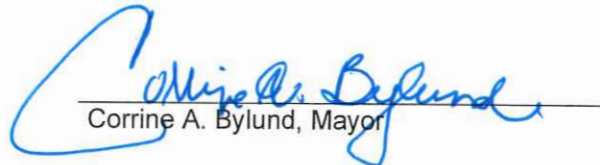
Mayor Bylund announced that the First Street Golf Cart Christmas Parade would be held on Friday, December 5, 2025. Staging would begin at 4:30 p.m. at First Christian Church of the Beaches located at 1215 Ocean Front. The parade route will end at Jarboe Park where Christmas in the Park would take place.

On Saturday, December 6, 2025, the Christmas Tree lighting in Beaches Town Center would be held with festivities beginning at 3:00 p.m.

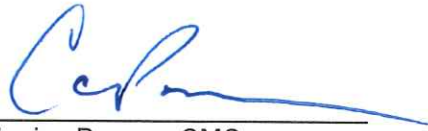
The next City Council meeting will be held on Monday, January 5, 2026.

Adjournment

There being no further business, Mayor Bylund adjourned the meeting at 8:16 p.m.


Corrine A. Bylund, Mayor

ATTEST:



Catherine Ponson, CMC
City Clerk



Approved: 01/05/2026

****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.***