



**MINUTES  
SPECIAL CITY COUNCIL MEETING  
TUESDAY, JANUARY 20, 2026, 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 Tuesday, January 20, 2026, 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
- Parks and Sustainability Director Colin Moore
- Community Development Director Heather Whitmore
- Project Manager Blake West
- 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.

**PUBLIC COMMENTS**

Public Comment

Pat Hazouri, 207 Florida Boulevard, Neptune Beach, Florida, stated she has concerns regarding public safety and the roundabout. She also commented that no one has answered her emails or responded to questions about the project.

**PRESENTATIONS**

Penman Road Project Update

Penman Road Project Update. Dow Peters, P.E., Peters and Yaffee (LJA Engineering), introduced Ben Combs, P.E., Russell Yaffee, P.E. and Lauren Folk, E.I. Mr. Peters gave an update on the Penman Road Project. The updates included removal of raised medians and comments received. He stated they had updated traffic counts. The roundabout is still in the plan. There is no new right-of-way. The design phase will be at 60% in March 2026 with construction beginning late 2027. Mr. Combs, Mr. Yaffee and Ms. Folk walked through the latest design for Penman Road. Michael Derbaum, P.E., with City of Jacksonville, was also present.

All of the information for the project can be found at <https://penmanroadproject.com/>.

FY2023-2024 Audit Presentation

FY2023-2024 Audit Presentation. Ron Whitesides, Partner, Purvis Gray, presented the FY2023-2024 Audit for the fiscal year ending September 30, 2024. Mr. Whitesides stated

the audit has an unmodified (clean) opinion. The City is back on schedule with the required financial reporting.

**ORDINANCES / RESOLUTIONS**

Ord. No. 2026-01, Finance Committee      Ordinance No. 2026-01, First Read and Public Hearing. An Ordinance of the City of Neptune Beach, Florida, Amending Chapter 2, Administration, Article VII, Boards, Commissions, and Committees, Division 4, Finance and Auditor Selection Committee; 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.

Discussion included keeping the committee in place for beyond what the state requires, how valuable the committee has been, and expanding the membership.

City Manager Richard Pike and Chief Financial Officer Jaime Hernandez both agreed that the Finance Committee should remain.

Made by Livingston, seconded by Messinger.

**MOTION:**                      **TO APPROVE ORDINANCE NO. 2026-01 AT FIRST READING, WITH THE AMENDMENT TO ADD UP TO FIVE MEMBERS DEPENDING ON QUALIFICATIONS OF APPLICANTS**

Roll Call Vote:

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

Noes: 0

**MOTION CARRIED**

Ord. No. 2026-02, Historical Review Board      Ordinance No. 2026-02, First Read and Public Hearing. An Ordinance of the City of Neptune Beach, Florida, Amending Chapter 2. Administration, Article VII, Boards, Commissions, and Committees, By Amending Division 5, Historical Review Board; Section 2-499.2; 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.

Mayor Bylund explained this ordinance extends the sunset provision from 18 months from the adoption of the enacting ordinance to 18 months after the date of the first meeting of the board.

Made by Messinger, seconded by Livingston.

**MOTION:**                      **TO APPROVE ORDINANCE NO. 2026-02 AT FIRST READING**

Roll Call Vote:

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

Noes: 0

**MOTION CARRIED**

Res. No. 2026-01, Riparian Easement      Resolution No. 2026-01. A Resolution of the City of Neptune Beach, Duval County, Florida, Approving a Riparian Easement Agreement Over Real Property Previously Dedicated to the Public; Providing for Incorporation of Recitals, Required Findings, Directions to the City Clerk 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.

Community Development Director Heather Whitmore explained that a resident at 1848 Nightfall Drive, desires to construct, install, use, maintain, and repair a private dock extending waterward from the Upland Property and encroaching upon or over the City Property. The City is willing to grant a riparian easement for such purpose, subject to the terms, conditions, and limitations of the Riparian Easement Agreement. This is the first time this has been done with the requirements by FDEP.

Ms. Whitmore requested a fee be put in place for this type of application as there was a great amount of staff time spent on this item.

Made by Messinger, seconded by Horvath.

**MOTION:                      TO APPROVE RESOLUTION NO. 2026-01**

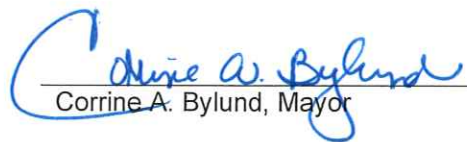
Roll Call Vote:

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

Noes: 0

**MOTION CARRIED**

Adjournment      There being no further business, the Special Meeting adjourned at 7:44 p.m.

  
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 Corrine A. Bylund, Mayor



ATTEST:



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 Catherine Ponson, CMC  
 City Clerk

Approved: 02-02-2026



**MINUTES**  
**WORKSHOP CITY COUNCIL MEETING**  
**TUESDAY, JANUARY 20, 2026, 7:44 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 Tuesday, January 20, 2026, at 7:44 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  
 Parks and Sustainability Director Colin Moore  
 Community Development Director Heather Whitmore  
 Project Manager Blake West  
 City Clerk Catherine Ponson

Call to Order/Roll Call

Mayor Bylund called the workshop meeting to order at 7:44 p.m.

**PUBLIC COMMENT**

Public Comment Dustin Kaloostian, 985 Charles Lindbergh Drive, Jacksonville, Florida 32225, stated he is at the meeting on behalf of the Beaches Town Center Merchants Association. He has been working on focusing on solutions for parking. He has been working with Josh McPherson with TriBridge for spaces at the Kmart parking lot. A lease has been secured for 35 spots and will grow to 50 by month one and then 100 by month two. These will be aggregated as the Merchants Association indicate they want to purchase a certain number of spots. It is an extensive contract, with a plan to have a revolving shuttle and signage.

**ISSUE DEVELOPMENT**

Finance Committee Report

Finance Committee Report. Councilor Rogers reported that the FY23-24 audit was discussed at the January 16, 2026, meeting. The City has not done a good job of keeping up with the sanitation rates and water and sewer rates. He added that the

sanitation fund needs to break even as well as the water and sewer funds. There may be a painful process to bring the City's rates current. He also stated there is no actionable Capital Improvement Plan. He is recommending the City Manager and the Community Development Director work on that. He also would like a process in place to possibly annually review the rates.

Mr. Rogers also stated that the FY26 1<sup>st</sup> Quarter Financial Report was reviewed. He stated that the City needs to meet reporting obligations internally and with Atlantic Beach for the parking.

Mr. Rogers expressed concerns that the City has not done their due diligence before paying a third party to conduct study.

Mr. Pike explained that the City cannot borrow money to complete a project in a Capital Improvement Plan, unless an independent study is done to show that money can be paid back.

Made by Messinger, seconded by Livingston.

**MOTION:**                    **TO DIRECT THE CITY MANAGER TO DIRECT THE CFO TO MOVE FORWARD WITH WATER AND SEWER RATE STUDY**

Roll Call Vote:

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

Noes: 0

**MOTION CARRIED**

Mr. Waters advised that an ordinance could be drafted to create a process to review fees.

Made by Messinger, seconded by Horvath.

**MOTION:**                    **TO DIRECT CITY MANAGER TO DIRECT STAFF TO PRESENT OPTIONS AND PROCEDURES FOR CREATING A SPECIAL TAXING DISTRICT OR COMMUNITY REDEVELOPMENT AGENCY (CRA) OR OTHER ECONOMIC DEVELOPMENT ENGINE THAT PRODUCES CONSISTENT REVENUE YEAR OVER YEAR**

Roll Call Vote:

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

Noes: 0

**MOTION CARRIED**

Made by Livingston, seconded by Messinger.

**MOTION:**                    **TO DIRECT THE CITY MANAGER TO DIRECT COMMUNITY DEVELOPMENT DIRECTOR TO MOVE FORWARD WITH THE DEVELOPMENT OF A PROPER CAPITAL IMPROVEMENT PLAN (CIP)**

Roll Call Vote:

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

Noes: 0

**MOTION CARRIED**

COJ  
Interlocal  
Agreement

Mayor Bylund stated that the City of Atlantic Beach is conducting a study regarding the Interlocal Agreement with the City of Jacksonville. There was no method written in the agreement for renegotiation.

Mayor Bylund requested the City Manager have a discussion with the Atlantic Beach Interim City Manager regarding their position on the Interlocal Agreement.

Jarboe Park  
2026

Jarboe Park 2026 Construction Update. Project Manager Blake West gave an update on the next phase of Jarboe Park. The design includes the field with an irrigation system. There will be a multi-use path around the field. Palm trees will be requested from COJ. He will be refining the plan and it will be forwarded for approval.

**COUNCIL COMMENTS**

Council  
Comments

Councilor Messinger corrected an earlier speaker who gave inaccurate facts that there was no communication regarding the Penman Road Project. He stated that the consultants, the City Manager and Chief of Police have been responsive in great detail in emails and in public meetings. There have been plenty of public comments where they have spoken about public safety.

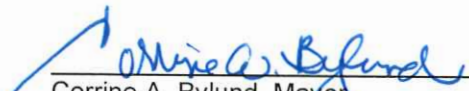
Vice Mayor Livingston commented that she has been in communication Mr. Garcia of First Christian Church of the Beaches stormwater fees. She discovered that the way Neptune Beach calculates the fee is different than Atlantic Beach and Jacksonville. She added maybe this is something worth looking into to be consistent with then other cities.

Mayor Bylund commented she had also talked with Mr. Garcia and if we make an exception for him we would have to give everyone an exception.

Councilor Messinger suggested looking at incentives for permeability as we are looking at our water and sewer rates.

Mayor Bylund announced she recently attended a luncheon for the Northeast Florida Regional Council. They are looking for two communities to participate in a community visioning study at low or no cost. She would like to try and be part of that study.

Adjournment      There being no further business, the workshop meeting adjourned at 8:56 p.m.

  
Corrine A. Bylund, Mayor

ATTEST:

  
Catherine Ponson, CMC  
City Clerk

Approved: 02-02-2024





**MINUTES  
TOWN HALL MEETING  
IMMEDIATELY FOLLOWING THE WORKSHOP MEETING  
TUESDAY, JANUARY 20, 2026, 9:01 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 Tuesday, January 20, 2026, at 9:01 p.m., at Neptune Beach City Hall, 116 First Street, Neptune Beach, Florida 32266.

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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  
Parks and Sustainability Director Colin Moore  
Community Development Director Heather Whitmore  
Project Manager Blake West  
City Clerk Catherine Ponson

Call to  
Order/Roll  
Call/Pledge

Mayor Bylund called the Town Hall Meeting to order at 9:01 p.m.

Public  
Comments

Mayor Bylund opened public comments.

Dustin Kaloostian, 985 Charles Lindbergh Drive, Jacksonville, Florida 32225, stated he wanted to add to his earlier comments at the workshop. He has met with Mayor Bylund and staff and received input. He had a call with Chief Key who made himself available to introduce staff who works directly with the parking vendor. He has ideas for opportunities when the QR code is scanned. He suggested there could be link for employees and adding Apple Pay.

Vice Mayor Livingston stated he had received the minutes from the Merchants Association meeting and requested being notified when they meet.

City Attorney Paul Waters advised Councilmembers could attend a meeting but could not speak with each other about items they are going to vote on. He did say to proceed with caution. He added that any emails should be sent to [clerk@nbfl.us](mailto:clerk@nbfl.us).

Mr. Kaloostian answered Councilor Rogers' inquiry that he owns Beach Buggies.

Adjournment

The Town Hall Meeting adjourned at 9:11 p.m.

  
Corrine A. Bylund, Mayor

ATTEST:

  
Catherine Ponson, CMC  
City Clerk

Approved: 02-02-2026

