



**MINUTES
SPECIAL CITY COUNCIL MEETING
TUESDAY, FEBRUARY 17, 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, February 17, 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
Police Commander Gary Stucki
Public Works Director Deryle Calhoun
Senior Accountant Michael Owens
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.

CONSENT AGENDA

SCADA Project

Wastewater Pump Stations SCADA Project.

T-Mobile Amendment

Third Amendment to T-Mobile Water Tank Lease Agreement.

Made by Messinger, seconded by Horvath.

MOTION: TO APPROVE THE CONSENT AGENDA

Roll Call Vote:

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

MOTION CARRIED

RESOLUTIONS

Res. No. 2026-04, Land Transfer from NB Resolution No. 2026-04, A Resolution of the City of Neptune Beach, Duval County, Florida, Approving the Parkside Office Complex Land Agreement to Transfer Certain Portions of Land from Real Property Located at 1102 And 1112 Third Street, Neptune Beach, Florida, from the City of Neptune Beach to 1112 Third Street, LLC; Providing for Incorporation of Recitals, Required Findings, and 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 APPROVE RESOLUTION NO. 2026-04**

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

Res. No. 2026-05, Land Transfer to Neptune Beach Resolution No. 2026-05, A Resolution of the City of Neptune Beach, Duval County, Florida, Approving the Parkside Office Complex Land Agreement to Transfer Certain Portions of Land from Real Property Located at 1102 and 1112 Third Street, Neptune Beach, Florida, from 1112 Third Street, LLC, to the City of Neptune Beach; Providing for Incorporation of Recitals, Required Findings, and 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 APPROVE RESOLUTION NO. 2026-05**

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

Res. No. 2026-06, Termination of Utility Easement Resolution No. 2026-06, A Resolution of the City of Neptune Beach, Duval County, Florida, Approving the Termination of Utility Easement Located at Park Drive, Neptune Beach, Florida; Providing for Incorporation of Recitals, Required Findings, and 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 APPROVE RESOLUTION NO. 2026-06**

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 6:03 p.m.


Corrine A. Bylund, Mayor

ATTEST:


Catherine Ponson, CMC
City Clerk



Approved: 03-02-2024



**MINUTES
 WORKSHOP CITY COUNCIL MEETING
 TUESDAY, FEBRUARY 17, 2026, 6:03 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, February 17, 2026, at 6:03 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
 Public Works Director Deryle Calhoun
 Police Commander Gary Stucki
 Community Development Director Heather Whitmore
 Senior Accountant Michael Owens
 Parks and Sustainability Director Colin Moore
 Project Manager Blake West
 City Clerk Catherine Ponson

Call to Order/Roll Call

Mayor Bylund called the workshop meeting to order at 6:03 p.m.

ISSUE DEVELOPMENT

Impact Fees

Impact Fee Discussion. Community Development Director Heather Whitmore gave a presentation on development impact fees. She explained that impact fees are one-time charges on new development. The fees are paid by the developer, and they fund capital improvements needed to serve new growth. She reviewed the legal requirements (rational nexus), allowable uses, required third-party validation studies, recent 2025–2026 state changes, and sample municipal fee schedules. She emphasized that impact fees are not taxes.

Discussion included Neptune Beach's existing tools, the expired Capital Improvements Plan (CIP), sample study costs estimates and consideration of a Community Redevelopment Area (CRA). A CRA can capture incremental tax revenue year-over-year from redevelopment and direct those dollars back into the delineated district.

Mayor Bylund reminded everyone Council is not approving the dollars to be spent at this meeting. Council is instructing staff to go and find what would be the price for the studies.

Made by Livingston, seconded by Messinger.

MOTION: **TO INITIATE THE RFP FOR A CONSULTING FIRM TO CONDUCT A DEVELOPMENT IMPACT FEE STUDY AND CRA FEASIBILITY STUDY**

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

FY2026-2027
Budget
Schedule

FY2026-2027 Budget Schedule. Mayor Bylund stated that the FY2026-2027 Budget Schedule had been included in the agenda. The schedule is straightforward.

Made by Livingston, seconded by Messinger.

MOTION: **TO ADOPT THE FY2026-2027 BUDGET SCHEDULE**

Roll Call Vote:

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

Noes: 0

MOTION CARRIED

Jarboe Park
2026

Jarboe Park 2026 Construction Update. Project Manager Blake West presented a concept-level design for the next phase of Jarboe Park. This would be going to engineers for final design. The current design includes two small roundabout-style landscape islands near Beaches Chapel.

Discussion included the practicality of the roundabouts, parking, pedestrian safety, tree placement and access.

The design was presented for information purposes. Updates would be presented as they are rendered.

PUBLIC COMMENTS

Public
Comment

Joseph Hatchett, 505 McCollum Circle, Neptune Beach, and member of Scout Troop 40 in attendance tonight, stated he had been kicked out of Ish Brant Park multiple times on his bike. At no cost to the City, there are now bike ramps and jumps. The park provides outdoor activities for kids, and they are not out on the streets and sidewalks.

Mayor Bylund explained the park is a city-owned passive park and has pathways. People walk their dogs and enjoy the tree canopy. There should not be ramps built and holes dug. Bikes are allowed on the beach and the City is exploring a new pump track in Jarboe Park.

Jim Anderson, 218 Oak Street, Neptune Beach, questioned how much development is the City planning. He stated that he thinks City wants to stay small and asked how much growth is envisioned and how much will be allowed.

Mayor Bylund stated that developers and private property owners are allowed to develop under the Comprehensive Plan, which is on our website. There is not a lot the City can do to stop development that is within the Comp Plan. The City is trying to get ahead of state legislation and potentially implement impact fees.

Councilor Messinger commented that growth can mean different things and does not mean the population is increasing. You do not have to build new buildings to have additional capacity needs. There are also predefined rights that commercial property owners have already had. The City has to be able to provide for what their basic rights are as property owners. It is important to have impact fees in place sooner than later.

Adjournment There being no further business, the workshop meeting adjourned at 7:57 p.m.


Corrine A. Bylund, Mayor

ATTEST:


Catherine Ponson, CMC
City Clerk

Approved: 03-02-2024





**MINUTES
TOWN HALL MEETING
IMMEDIATELY FOLLOWING THE WORKSHOP MEETING
TUESDAY, FEBRUARY 17, 2026, 7:59 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, February 20, 2026, at 7:59 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
Police Commander Gary Stucki
Public Works Director Deryle Calhoun
Senior Accountant Michael Owens
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 7:59 p.m.

Public
Comments

Mayor Bylund asked for public comments. There were no requests to speak at the Town Hall Meeting.

Adjournment

The Town Hall Meeting adjourned at 8:00 p.m.


Corrine A. Bylund, Mayor

ATTEST:


Catherine Ponson, CMC
City Clerk

Approved: 03022026

