



MINUTES
WORKSHOP CITY COUNCIL MEETING
JUNE 18, 2007 AT 6:00 P.M.
CITY HALL, 116 FIRST STREET
NEPTUNE BEACH, FLORIDA

Pursuant to proper notice a Workshop Meeting of the City Council of the City of Neptune Beach was held June 18, 2007 at 6:00 p.m., in the Council Chambers, City Hall, 116 First Street, Neptune Beach, Florida.

Attendance:

IN ATTENDANCE:

STAFF:

Mayor Richard Brown
Vice Mayor Harriet Pruette
Councilor Fred Lee
Councilor Eric Pardee
Councilor John Weldon
City Attorney Chris White
City Manager Jim Jarboe
City Clerk Lisa Volpe, CMC

Community Development Director Amanda Askew
Senior Activities Center Director Leslie Lyne
Director of Finance Steve Ramsey
Director of Public Services Leon Smith
Director of Public Safety David Sembach

Call to Order/Roll Call Mayor Brown called the meeting to order at 6:00 p.m.

PRESENTATIONS / NONE

CITY MANAGER'S ACTION LIST

City Manager Jarboe reported on the following:

- The solar power project was going to be dropped due lack of funding available.
- The sewer nitrogen removal was still being studied for the possible implementation of reuse.
- The information system was being worked on this week and hopefully will be up and running soon.
- The Kings Road Bridge project was having a pre-bid meeting on Thursday.
- Staff was monitoring the legislature to see what the budget would be like next year. It is projected to cut up to \$200,000 for next year's budget. The revenue projects will not be in until after July 1st. If the constitutional amendment passes it would have a dramatic effect on the budget of Oct. 2008.
- The roof and air conditioner on City Hall has been having a problem. The air conditioning unit will probably need to be replaced. Building Official Don Ford is looking into placing the unit behind the building instead of on top of it.

PUBLIC COMMENTS

Michael Aston, 1523 Summer Sands Dr., asked the council to support Mayor Wolfson of Atlantic Beach in his quest to stop or modify the Moody Condominium Project.

PROPOSED ORDINANCES / NONE

CONTRACTS / AGREEMENTS

Waste Pro

WASTE PRO USA, INC. – REQUEST FOR CONSUMER PRICE INDEX ADJUSTMENT: City Manager Jarboe explained it was a cost of living adjustment with the CPI. The contract allows for this as long as the contractor asks sixty days prior to the anniversary of the contract. Although they have given great service, they were late in their request. Director of Finance Steve Ramsey calculated it would be 49 cent per month increase to each residential customer. There is no money in the budget for this increase, therefore the rates would have to be changed in October to pass on the increase to the customers.

Discussion ensued about the increase. Vice Mayor Pruette suggested taking off side yard service which is not utilized by all customers to make up the difference for the increase in rate. She agreed the company does a good job but did not want to pass an increase on to the citizens. Councilor Lee stated it would be a six dollar per year increase.

Howard Burnett, Waste Pro of Florida, stated there was a delay in the request due to finding out the amount of the CPI. He felt the CPI increase was a part of the contract. Staff confirmed that the contract allowed for this increase unless there is a definite reason against it.

Council agreed the company was doing a great job and it would be difficult not to agree to a cost of living increase.

Consensus: **TO SEND THE ADJUSTMENT TO THE JULY 9TH REGULAR MEETING AGENDA.**

T-Mobile

T – MOBILE SOUTH, LLC, WATER TANK LEASE AGREEMENT: City Manager Jarboe stated this would allow T-Mobile to place an antenna on the water tower and the city would collect \$20,000 per year.

Council discussed other possible locations for antennas and asked staff to make suggestions.

Consensus: **TO SEND THE LEASE AGREEMENT TO THE JULY 9TH REGULAR MEETING CONSENT AGENDA.**

ISSUE DEVELOPMENT

2020 Seagate Ave.

BUILDING PERMIT APPLICATION FOR DOCK – 2020 SEAGATE AVENUE – MR. STEVE JARRETT: City Manager Jarboe stated this was an application for a dock.

Consensus: **TO SEND THE BUILDING PERMIT APPLICATION TO THE JULY 9TH REGULAR MEETING CONSENT AGENDA.**

241 Atlantic Blvd.

DEVELOPMENT ORDER – 241 ATLANTIC BOULEVARD – SOUTHCOAST BEACH, LLC: City Manager Jarboe stated it was a 13,804 square feet building that would be built where the Neptune Mall is now. It included parking but the development order would state that there would be no restaurants allowed. He introduced Bill Ebert, architect for the project. Vice Mayor Pruette declared she had spoken with Mr. Ebert earlier in the day. Mayor Brown stated the project was delayed from last year when it decided to wait until after the Wal-Mart development.

Mr. Ebert explained some of the differences in the old plan and a slightly improved plan. The new plan was smaller building and the parking was reconfigured to add some spaces. He stated, after speaking with Vice Mayor Pruette, he added two parallel

parking spaces on Second Street. City Manager Jarboe stated two of the spaces in the lot are on city property and would not be counted as spaces toward the project.

Council discussed the flow through area between the two parking lots and whether the benefit outweighed losing four parking spaces. Also motorcycle spaces were suggested.

Councilor Pardee had concerns about the balconies over city property and the drainage off of them. Mr. Ebert stated it would only be offices. City Manager Jarboe stated the owner would have to hold the city harmless and have insurance for the city's liability. He said this would be in the development order and would have to be abided by to allow for the building. Mr. Jarboe also recommended the drainage be a part of the development order.

Councilor Lee asked if the parking lot would be open at night for area restaurants. Mr. Ebert stated he was not sure but since it was all owned by the same person, more than likely it would be open.

City Manager Jarboe stated the ratio between office and retail, if it were to intensify, would have to go through the development order process.

Councilor Weldon suggested trying to bury the dumpsters. Councilor Pardee asked if Chief Sembach had any concerns. Chief Sembach stated he will meet with Mr. Ebert and Community Development Director Askew to discuss his concerns about parking.

Consensus: **NO ACTION WAS NECESSARY. THE DEVELOPMENT ORDER NEEDED TO GO BACK TO THE PLANNING AND DEVELOPMENT REVIEW BOARD FOR THE VARIANCES.**

Retirement Plan

RESOLUTION NO. 2007-XX: A RESOLUTION OF THE CITY OF NEPTUNE BEACH, FLORIDA AMENDING THE CITY'S RETIREMENT PLAN SECTION 410 MONEY PURCHASE PLAN ICMA-RC PLAN #10 9246 AND SECTION 457 DEFERRED COMPENSATION PLAN ICMA-RC PLAN #30 3545 TO ALLOW PARTICIPANTS TO TAKE LOANS FROM THE PLAN.

City Manager Jarboe explained this would allow employees to borrow from their retirement and repay themselves with interest within five years. Payment would come directly out of their paycheck.

Consensus: **TO SEND THE RESOLUTION TO THE JULY 9TH REGULAR MEETING CONSENT AGENDA.**

Boards

DISCUSSION OF CITY BOARDS: City Clerk Lisa Volpe made recommendations to help with attendance and budget concerns. 1. To shift the board meetings to the day beginning at 3 or 4 pm. A lot of members do not work but the city would lose some current members. St John's County, St. Augustine, St. Augustine Beach and Jacksonville have day meetings. 2. To combine the Board of Appeals and the Planning and Development Review Board. This would eliminate the amount of board members needed. The boards have essentially the same function. 3. To have a magistrate instead of the Code Enforcement Board. This would cost money for the magistrate but it would eliminate the need for a board.

Councilor Weldon stated he was opposed to having meetings during the day since the public would not be able to come to meetings.

Vice Mayor Pruette commented that if people were interested they would find a way to go to meetings. She felt that with pending budget cuts saving money should be the first priority.

Mayor Brown felt the ideas should first be explored before a final decision was made.

Councilor Lee felt day meetings depended on the cost savings. He also suggested that the chairs poll their boards to see if they were interested in participating, otherwise to allow someone else the chance to be on the board. He also suggested that the chairs could evaluate the members before reappointments were made.

Councilor Pardee thanked the City Clerk for coming up with cost saving ideas. He liked the idea of starting meetings at 4 pm and giving employees flex time. City Manager Jarboe stated the union contracts would have to be changed. Councilor Pardee felt the council should take the responsibility to follow the code and be sure people attend meetings. He did not want the chairs to have the responsibility to evaluate the members.

Mayor Brown asked Finance Director to research how much overtime is spent.

Council discussed the mayor writing a letter to the board members about attendance.

Councilor Weldon did not think it was a good idea to combine the Board of Appeals and the Planning and Development Review Board. He felt the functions were different. He did suggest cutting the number of members to five instead of seven. He liked the idea of having a Code Enforcement magistrate to allow for more consistent enforcement of the ordinances.

The cost and the possibility of a pro bono attorney being a magistrate were discussed.

Council discussed the budget and how cost savings needed to be prioritized.

Mayor Brown stated the council needed more information including overtime cost and amount of times lack of quorum was an issue.

Consensus: **TO MOVE THE RESOLUTION FOR REAPPOINTMENT TO THE JULY REGULAR MEETING AND TO PLACE DISCUSSION OF BOARDS ON THE JULY WORKSHOP. FOR THE MAYOR TO WRITE A LETTER TO THE BOARD MEMBERS REGARDING THE ABSENTEE LEVEL AND OTHER IDEAS**

FL. Blvd. Landscape **FLORIDA BOULEVARD LANDSCAPING PROJECT:** City Manager Jarboe asked for this item to be deferred until the next workshop so that he could hear back from Jacksonville City Councilman Art Graham's office about the funding.

Consensus: **TO DEFER TO THE JULY WORKSHOP.**

Adjournment There being no further business, the meeting adjourned at 8:00 pm.

Richard A. Brown, Mayor

Attest:

Lisa Volpe, CMC, City Clerk

Approved: _____