



**MINUTES  
SPECIAL CITY COUNCIL MEETING  
MONDAY, APRIL 26, 2018, AT 9:00 A.M.  
CITY HALL, 116 FIRST STREET  
NEPTUNE BEACH, FLORIDA**

Pursuant to proper notice a Special City Council Meeting of the City Council of the City of Neptune Beach was held on Thursday, April 26, 2018, at 9:00 a.m., in the Council Chambers, City Hall, 116 First Street, Neptune Beach, Florida.

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**Attendance:****IN ATTENDANCE:**

Mayor Elaine Brown  
Vice Mayor Scott Wiley  
Councilor Richard Arthur  
Councilor Rory Diamond  
Councilor Fred Jones

**STAFF:**

City Manager Andrew Hyatt  
City Attorney Patrick Krechowski  
Deputy City Manager Amanda Askew  
Deputy Public Works Director Megan George  
City Clerk Catherine Ponson

**Call to  
Order/Pledge**

Mayor Brown called the special meeting to order at 9:00 a.m. and led the Pledge of Allegiance.

**Approval of  
Neptune Beach  
Community  
Building**

Approval of the Neptune Beach Community Building. Mayor Brown explained that the Council would discuss and move forward by approval the Neptune Beach Community Building.

Councilor Jones stated that this was a better version and could be the basis for the design guidelines for the new district for parks. He questioned the siding material.

Deputy City Manager Amanda Askew stated that then siding is Hardi board siding.

Councilor Diamond stated he was surprised at the price, but it is worth the investment.

Frank Anderson, Acon Construction, confirmed that the siding is Hardi board lap siding with staggered seams.

Vice Mayor Wiley questioned the turnaround time for the building.

Mr. Anderson stated it would be 60 days for the design to be completed and 180 days for the completion of the building. He added he would only need the footprint of the building and a laydown area.

Mr. Anderson answered Vice Mayor Wiley's inquiry regarding elevation by stating that the slab would be at least four feet above the elevation. He commented that the slab would be the highest point in that area.

Councilor Arthur stated the windows looked underscaled. Mr. Anderson stated that there is still room to change items such as that.

Councilor Arthur questioned if the orientation of the slab fits in with the Jarboe Park Master Plan. Mr. Anderson remarked that the first design was the same footprint as the original building. When the design was made larger, it still remained in the same area.

Councilor Arthur continued that he wants to ensure the building is oriented correctly, he would support nicer finishes, and the windows appear to be underscaled.

Mr. Anderson answered the windows could be made larger.

Councilor Arthur stated there should be landscaping included when the building is complete.

Mayor Brown commented she would like larger windows. She asked about the sturdiness of the building.

Mr. Anderson stated that Acon Construction has the best structural engineers. He added they meet the wind codes and the roof has a 30-year warranty. He also stated that the structural integrity of the building would not be a problem and that the structural engineers would be onsite during various stages of the construction.

Councilor Jones commented that he agreed regarding increasing the size of the windows to increase natural lighting.

Mr. Anderson stated he would present another sketch that would include larger windows that fit within the scheme of things.

City Manager Hyatt added that the bathroom doors would be moved to keep them off of the porch.

Vice Mayor Wiley questioned if the time table for the building would interfere with the grant money for the trails. City Manager Hyatt stated he would contact the DEP (Department of Environmental Protection) regarding an extension.

City Manager Hyatt summarized that the original grant was for \$200,000. The State provides \$160,000, and the City matches \$40,000. The City has spent \$49,934.25 on the trail that was part of the grant. The trail bridge, information kiosk, and restrooms are still left to build.

Mayor Brown asked if this price was close to the actual cost once the project begins. City Manager Hyatt answered that it is close and there are a few items such as making smaller that could bring the price down. He reminded everyone that this is General Fund money but Better Jax money that is specifically designated for this type of project.

Mayor Brown commented she liked the size of the building because it gives versatility. Events that are inclusive of the building and having that capability is something she supports.

Mayor Brown stated she does not know the cost of construction but she realizes that the cost of materials is increasing. She is fully satisfied that the City will get a quality building that is the desired size and is ready to move forward.

City Manager Hyatt stated that building will make the City better today and for those coming after.

Vice Mayor Wiley asked what could be done to extend the grant. City Manager Hyatt answered he would contact DEP.

Made by Diamond, seconded by Wiley.

**MOTION:**            **TO APPROVE THE NEW NEPTUNE BEACH COMMUNITY BUILDING**

Roll Call Vote:

Ayes:            5 – Arthur, Diamond, Jones, Wiley, and Brown.

Noes:            0

**MOTION CARRIED**

**PUBLIC COMMENT**

Charlie Miller, 512 South Street, Neptune Beach, stated he had concerns regarding the costs of the building as the costs were not mentioned and who would be the contact person for the project.


Mayor Brown concluded that City Manager Hyatt would be the contact person for the project.

Adjournment

There being no further business, the special meeting adjourned at 9:33 a.m.

  
Elaine Brown, Mayor

Attest:

  
Catherine Ponson, City Clerk

Approved:

5/7/2018

