



MINUTES
REGULAR CITY COUNCIL MEETING
MONDAY, MAY 1, 2023, 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, May 1, 2023, at 6:00 p.m., at Neptune Beach City Hall, 116 First Street, Neptune Beach, Florida 32266.

Attendance:**IN ATTENDANCE:**

Mayor Elaine Brown
 Vice Mayor Kerry Chin
 Councilor Lauren Key
 Councilor Nia Livingston
 Councilor Josh Messinger(via CMT)

STAFF:

City Attorney Zachary Roth
 Interim City Manager Richard Pike
 Interim Police Chief Michael Key
 Community Development Director Heather Whitmore
 Senior Center Director Leslie Lyne
 Public Works Director Deryle Calhoun
 Deputy Public Works Director Colin Moore
 Project Manager Jason Lupson
 City Clerk Catherine Ponson

**Call to Order/Roll
 Call/Pledge**

Mayor Brown 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 Key.

MOTION: TO APPROVE THE FOLLOWING:

April 3, 2023, Regular City Council Meeting

April 17, 2023, Special City Council Meeting

April 17, 2023, Workshop City Council Meeting

Roll Call Vote:

Ayes: 5-Key, Livingston, Messinger, Chin, and Brown

Noes: 0

MOTION CARRIED

PUBLIC COMMENTS

Public Comment

Larry Schrecengost, 921 Third Street, Neptune Beach, requested the Senior Center be finished because it will produce positive results for the Community.

Miriam Cinotti, 1031 Marvone Lane, Neptune Beach, expressed her concerns regarding the Senior Center. She does not think there needs to be any more money into building the trailer. She also has concerns about what the City pays the Coordinator when that could be done from a volunteer standpoint. She suggested keeping the Center at the Neptune House.

Councilor Key called a point of order. She stated that it is distracting when individuals are coming up to speak and there is conversation, laughter, and clapping. She understands everyone is passionate and cares deeply but it is very distracting for the speaker and Council to listen.

Mayor Brown recognized the point of order and asked everyone to hold their applause and be courteous.

Marilyn Brown, 13810 Sutton Park Drive, Jacksonville, asked Council to complete the Senior Center at Forest Avenue. She stated that the porch and the ramps could be completed first. The new center could be open while the rest is completed. The Neptune House is not acceptable as a long-term function as a Senior Center.

Katherine McCuigan, 13364 Beach Boulevard, Unit 119, Jacksonville, stated she is a member of the Jacksonville Beach Woman's Club that meets at the Neptune House. The Woman's Club also supports the Senior Center. The club donated to the Senior Center. This money was given to furnish the inside. If this does not happen, she would like the money back.

Leslee Burch, 157 Belvedere Street, Atlantic Beach, spoke as President of the Coastal Quilters of Northeast Florida. The guild of over 80 members started meeting at the Senior Center in 2002. Since the Senior Center closed, they have lost half of their members.. She asked to complete work on the Senior Center that her guild and other members have financially supported.

Kathy Lahr-David, 2035 Cherokee Drive, Neptune Beach, remarked that prior to COVID-18, there were 1,400 members of the Senior Center. No volunteer could do what the Director does. She hopes the Council can see fit to open the Senior Center on Forest Avenue.

Virginia Benoit, 914 2nd Street, Neptune Beach, spoke on behalf of the Coastal Quilters and herself. The Center is used from all over Duval, St. Johns and Nassau Counties. She added that the trips and shows are important things to keep seniors engaged and in contact with other people.

Jerry Redfield, 366 Seminole Road, Atlantic Beach, commented that he and his wife have been long-time users of the Center and financial contributors to this effort. A simple ADA ramp could be built to complete the project.

Joe Cox, 1842 Nightfall Drive, Neptune Beach, has been a resident of Neptune Beach for 32 years and added that he would take his mother to the Senior Center. She would also take the trips. Now he attends the Senior Center. He expressed that it is more than a Senior Center, it is a Community Center. He asked what is the minimum that could be done to get the Senior Center open and then phase it in.

Susie Miller, 106 Myra Street, Neptune Beach, stated her support of the Senior Center. She added she was here to talk about bicycle and golf cart safety. She recounted a recent incident. She thinks we need to enforce bicycle and golf cart safety.

Christine Burke, 113 Walnut Street, Neptune Beach, commented that over the years, the City has lost its way in the prioritization of spending money. The City has not spent money on Seniors. She stated there are alternatives to the Senior Center. The money the City

needs to spend is on infrastructure.

Pat Sena, 1113 Hamlet Lane, Neptune Beach, stated that the City is responsible for Senior Citizens to live in a community that cares, that has sense of purpose, and believes in the mental and physical health of all citizens.

Shellie Thole, 122 Margaret Street, Neptune Beach, remarked that the City needs \$100 million for infrastructure. Construction costs have skyrocketed. She added that anything can be retrofitted. There needs to be a compromise on the Senior Center and the City cannot move on with the original plan.

COMMUNICATIONS / CORRESPONDENCE / REPORTS

City Manager Report Interim City Manager Richard Pike introduced new Chief Financial Officer Jaime Hernandez. Mr. Hernandez stated he is happy to be with City and he wants to make sure we face all of the challenges ahead.

Police Chief Report Interim Police Chief Michael Key presented the April 2023 Monthly report, which includes noteworthy incidents.

VARIANCES / SPECIAL EXCEPTIONS / DEVELOPMENT ORDERS

SE 23-01, First Christian Church of the Beaches SE 23-01, Application for Special Exception as outlined in Chapter 27, Article III, Division 9, of the Unified Land Development Code of Neptune Beach for First Christian Church of the Beaches for the property known as 2125 First Street (RE# 173695-0000). The request is to build a permanent stage structure on the grassy area east of the Sanctuary between Midway and the ocean. This stage will be used for Sunday Morning outdoor services.

City Attorney Zachary Roth swore in anyone who intended to speak on the application

Staff Presentation Community Development Director, Heather Whitmore, explained that this is an application for a Special Exception submitted on March 10, 2023, by First Christian Church of the Beaches at 2125 Ocean Front, Neptune Beach. The application is to build a permanent stage on the grass lawn. The church is located in a Residential District (R-4), which requires a special exception for places of worship. This includes any type of expansion or change to as a place of worship. The purpose of this request is specifically to add a permanent outdoor stage to the east lawn of the existing church.

Ms. Whitmore continued that the church has been conducting outdoor services since April 2020, on the east lawn since the onset of COVID. They are currently using a platform with 4x8 sheets of plywood. This request is to build something more permanent to replace the wooden platform they are currently using. The proposed platform would be 30 feet wide by 18 feet deep and 21 inches in height with an 18 inch knee wall. The platform would be located in the large east lawn, to the east of Oceanfront Strand Street. The stage would be located 20 feet from the northern property line abutting Hopkins Street, and 43 feet from the western property line abutting Oceanfront Strand Street. The stage would not have power, a roof, or lights, and is proposed to be a simple paver platform.

Council Questions Mr. Roth clarified, upon Councilor Messinger's inquiry, that this does not have to do with the use for outdoor worship. This question is to allow the applicant to construct the platform to continue the outdoor worship already taking place. He also advised that conditions can be placed on the Special Exception.

Councilor Key questioned why is the special exception required to put down pavers on a property?

Mr. Roth explained that it is an expansion of a use that requires a special exception for the zoning district in which it is located.

Mr. Roth confirmed Councilor Key's statement that the applicant can worship outside whether the stage exists or not.

Councilor Livingston asked if there was anything in place for the outdoor worship or did that need to be approved?

Mr. Roth stated that the use was a continuation of a prior use. Since this has brought it down to ground level and built it back, it is an exacerbation of the use that doesn't currently exist.

Ms. Whitmore answered Mayor Brown's question that the stage is 39 inches in height, which consists of three steps of seven inches with an 18-inch knee wall around the perimeter. The applicant wants to make the current structure being used more secure. Based on the application, outside worship would be on Sundays only.

Applicant

Reverend Nathan Loewen, lead pastor of First Christian Church of the Beaches, stated he has served at the church since January 1, 2016. He reported the church has owned the property since 1963 and beginning in 1964, upon the completion of the sanctuary, began holding outdoor worship services on the east lawn on Easter. For 57 years, there has been outdoor worship services on that space. A second outdoor service was added in 2016, at Christmas time. During COVID-19, they began gathering outside. The current plywood platform can be moved around the property. During the consecutive weekly use of the outdoor worship, there have not been any complaints regarding outdoor services. It is his understanding that there are neighbors concerned with the level of sound that is occurring.

Reverend Loewen reported that hearing those concerns, they have begun looking at adding into the plan for the platform, some sound deadening that would occur around the back. This could include some sort of shrubbery that would help deaden the sound that would travel toward the south. They would also be working to be putting in distributed sound. The goal of this platform is merely to use it for worship service. He introduced Greg Nelson, the contractor for the project.

Public Hearing

Mayor Brown opened the public hearing.

Shellie Thole, 122 Margaret Street, Neptune Beach, spoke against the special exception. She mentioned that the Community Development Board declined the approval after careful consideration. She stated that the approval would create a permanent outdoor venue in the middle of a residential neighborhood. She commented that church services should go back inside. Approving this is not only wrong for this applicant, but for all the applicants that are sure to follow that must be approved if this one is.

Mark Mantarro, 2112 First Street, Neptune Beach, stated this is about putting an outdoor stage in the middle of a residential area. This is not a historical pattern. There are no outdoor stages in the R-4 district. This would be the first one. It would be creating a permanent venue. The noise impact is happening. He added that the notice that was sent references a section regarding buffers that does not exist. He asks that Council deny the special exception.

There being no further comments from the public, the public hearing was closed.

Discussion

Mayor Brown requested the City Attorney reiterate what is being considered with this special exception application.

Mr. Roth explained that the consideration is that there are eight requirements for a special exception. The question for this application is does the construction of the permanent stage comply with or violate those eight requirements. If it complies with all eight requirements, then it could be approved. If it does not comply with one, two or any more of the requirements, then there would be vote of no. It is not about whether the existing use is in

violation or creates an issue. It is not about hypothetical uses that could come after this.

Vice Mayor Chin asked the applicant since he is now aware of the objections to the noise that residents may have, would he be willing to accept the condition that there not be amplified devices?

Rev. Loewen answered by asking would the City would be willing to put in place for all outside events and residents within Neptune Beach to eliminate the amplification of all sound?

Vice Mayor Chin stated that City is supposed to regulate sound in the Commercial District. There are Codes that state there is to be no amplified music outside, except for specific events, such as Dancin' in the Street.

Rev. Loewen added that the conditions discussed at the April 12, 2023, Community Development Board (CDB) meeting regarding the hours would be broaching dangerous grounds in terms of religious liberty and the ability to have a freedom of worship.

Councilor Messinger pointed out that there was a lot of conversation around how the CBD was going to vote and the denial came from a procedural item. A motion was made to amend the motion and when that failed, the Board was no longer able to hear the application in its entirety.

Made by Key, seconded by Messinger.

MOTION: **TO APPROVE SPECIAL EXCEPTION APPLICATION 23-01**

Councilor Livingston expressed that she had looked at the findings and she could not say yes to all of them. She added that there is a caveat that no matter what Council does, they will still be worshipping outside as they have the right to do.

Councilor Messinger agreed with Councilor Livingston and added that the churches have the right to bring the temporary structure every Sunday and continue to worship as they are. There would be nothing in the Code and nothing regulatory to stop that. He questioned what is aesthetically best for the quality of life for the neighborhood? He lives near there and has never heard a complaint. They are gracious neighbors. He asked Rev. Loewen in regards to the condition, if this is approved a sound system be installed in conjunction so noise concern is alleviated?

Rev. Loewen answered absolutely and they already looking into getting that installed whether construction happens or not.

Made by Messinger, seconded by Key.

AMENDED MOTION: **TO AMEND THE MOTION ON THE FLOOR TO ADD A
CONDITION TO THE APPROVAL THAT SOUND
DISTRIBUTION BE INSTALLED AS A COMPONENT OF
CONSTRUCTION FOR SOUND ABATEMENT**

Councilor Key remarked that this is a good compromise for everyone. She expressed that her support for this goes to property rights and religious freedom. If there are sound issues, they will be dealt with as they come along, but denying the opportunity is wrong.

Amended Motion Roll Call Vote:

Ayes: 5-Livingston, Messinger, Key, Chin, and Brown

Noes: 0

AMENDED MOTION CARRIED

Original Motion as Amended Roll Call Vote:
Ayes: 4-Messinger, Key, Chin, and Brown
Noes: 1-Livingston

MOTION CARRIED

Break

Mayor Brown called a for a break at 7:07 p.m.

Mayor Brown reconvened the meeting at 7:15 p.m.

ORDINANCES

Ord. No. 2023-02, Tree Trimming and Removal Ordinance No. 2023-02, First Read and Public Hearing. An Ordinance Creating Section 14-12, Chapter 14 (Offenses); Governing Waste from Tree Trimming and Removal; Providing for Severability; Providing an Effective Date.

Public Hearing Mayor Brown opened the public hearing. There being no comments from the public, the public hearing was closed.

Made by Chin, seconded by Key.

MOTION: **TO APPROVE ORDINANCE NO. 2023-02, CREATING SECTION 14-12, GOVERNING WASTE FROM TREE TRIMMING AND REMOVAL ON FIRST READ**

Roll Call Vote:
Ayes: 5-Key, Livingston, Messinger, Chin, and Brown
Noes: 0

MOTION CARRIED

Ord. No. 2023-03, Smoking in Public Parks and Beaches Ordinance No. 2023-03, First Read and Public Hearing. An Ordinance of the City of Neptune Beach, Florida, Creating Sections 18-10 through 18-13, Article II, Smoking, Chapter 18, Streets, Sidewalks and Other Places; Prohibiting Smoking and Vaping in Public Parks and Beaches within the City; Providing for Conflicts; Providing for Severability; and Providing an Effective Date.

Public Hearing Mayor Brown opened the public hearing.

Alexi Gonzales, 12566 Brookchase Lane, Jacksonville, spoke on behalf of SWAT (Students Working Against Tobacco). She thanked Council for considering the adoption of the ordinance prohibiting tobacco in city parks and beaches and to help make the parks and beaches more enjoyable for everyone.

There being no further comments from the public, the public hearing was closed.

Councilor Livingston pointed out a typographical error on page 5. She also questioned the penalties. She asked what Section 1-12 looks like for penalties.

Mr. Roth advised that Section 1-12, General Penalties, states that the fine cannot be more than \$250.00 for the first time and \$500.00 for a repeat.

Made by Key, seconded by Livingston.

MOTION: **TO APPROVE ORDINANCE NO. 2023-03, CREATING SECTIONS 18-10 THROUGH 18-13, PROHIBITING SMOKING AND VAPING IN PUBLIC PARKS AND BEACHES WITHIN THE CITY**

Roll Call Vote:

Ayes: 5-Livingston, Messinger, Key, Chin, and Brown

Noes: 0

MOTION CARRIED

Ord. No. 2023-04, LDC Updates Ordinance No. 2023-04, First Read and Public Hearing. An Ordinance of the City of Neptune Beach, Florida, Amending and Revising Chapter 27, Unified Land Development Regulations, Revising the Following Articles: Article IV, Land Use; Article V, Accessory Structures and Uses, Providing Severability; Providing for Repeal of Laws in Conflict; and Providing for an Effective Date.

Public Hearing Mayor Brown opened the public hearing. There being no comments from the public, the public hearing was closed

Mr. Roth reported that there may be changes to the language regarding the commercial vehicle section before the next reading.

Made by Chin, seconded by Livingston.

MOTION: **TO APPROVE ORDINANCE NO. 2023-04, AMENDING AND REVISING CHAPTER 27, UNIFIED LAND DEVELOPMENT REGULATIONS, REVISING THE FOLLOWING ARTICLES: ARTICLE IV, LAND USE; ARTICLE V, ACCESSORY STRUCTURES AND USES,**

Roll Call Vote:

Ayes: 5-Messinger, Key, Livingston, Chin, and Brown

Noes: 0

MOTION CARRIED

OLD BUSINESS

Senior Center Neptune Beach Senior Activity Center Update and Discussion. Public Works Director Deryle Calhoun reported at Council's request as detailed accounting of the Senior Center, including the value of the building, donations, what else needs to be spent and the source of the funds for the remaining improvements. He advised that the fire marshal has determined there is not sufficient flow to meet the needs for fire protection with an estimated cost of \$35,000. He pointed out that the contractor's bid that has been received for \$463,306, is valid through May 28, 2023, which is 60 days after the bid opening.

Chief Financial Officer Jaime Hernandez explained that the estimated cost for completion, which includes the bid and sprinkler system is \$498,306.00. There is \$173,000 from previous donations, plus \$75,000 from COJ. The additional funding needed for completion will be \$249,630. There is \$100,000 from potential donation pledged from the Eckstein Charitable Trust. The total amount needed for the completion is \$149,630.00.

Mr. Calhoun confirmed Vice Mayor Chin's inquiry that the \$35,000 for the sprinkler system was the largest amount it could be.

Mr. Hernandez answered Vice Mayor Chin's question that the funding options for the sprinkler system would come from water and sewer funds as the sprinkler system involves water works and running pipes.

Councilor Key commented that the vibe has been that Council does not care about seniors. That is an unfair statement. Council can care about seniors and also care about being responsible for taxpayer dollars. She donated over \$1,000.00 and made the ask to COJ for the \$75,000.00. She cares greatly for the Senior Center.

Councilor Key stated that it is obvious the Neptune House is not working out. She requested Council consider, in a compromise, the Senior Center 501(c)(3) to be stand alone. It would fund itself and pay for itself, so the City does not carry the burden. Part of that could be that the City's donation be the land and the building that would be leased back. It would give the Senior Center an opportunity to be independent which seems to matter to taxpayers.

Councilor Livingston stated Councilor Key's point is interesting. She is open to hearing all of the options. She added that there should be a compromise of scaling back some of the ideas to complete the Senior Center.

Councilor Messinger commented that there had been a previous vote as a process of moving this forward that the Senior Center Foundation and the entity, pay back the Capital Improvement Fund allocated to it over a fixed period. He would put that back to a vote if needed.

Councilor Messinger continued that the conversation has always been around that the Senior Center would be self-sufficient and pay back what the City lent to the Senior Center. He agrees to potentially transitioning the Senior Center to more of an independent body. He added that the City does not have a good track record of completing projects over time and doing a quality job. He would be concerned at piecemealing this over time to the detriment of the neighborhood. There are proper plans for parking, sidewalks, and ramps. He supports allocating the \$149,000 to complete this project as designed with the caveat that every cent that has been paid for capital improvements is paid back over a fixed period. He also remarked that over the next 12 months, look at transitioning the Senior Center into a viable entity.

Mayor Brown stated she is open to future discussions on how to make the Senior Center more independent

Vice Mayor Chin clarified that the Senior Center Director's salary is paid through fundraising and from the Community Development Block Grant. The City acts as a pass through for that money. He also agrees to discussing a new way of operating for the Senior Center. For this issue, and to have an aesthetically pleasing building for that area, he is willing to move forward with the \$149,630.00 amount.

Councilor Key pointed out that on the City budget sheet there is a \$7,000 deficit. The money is not neutral. She also expressed that the Senior Center 501(c)(3) becoming independent should be discussed now. The building could remain on the land that is retained and owned by the City and leased to the Senior Center

Mayor Brown expressed she would be willing to schedule a workshop strictly to discuss the Senior Center 501(c)(3)

Councilor Messinger asked for clarification on the payback period on the Capital Improvement dollars the City has invested to date. He would like to include that in the motion at this meeting.

Councilor Key stated that Ms. Lyne made a pledge had been made to pay back the \$100,000 Better Jax Half-Cent Sales when the building was purchased. She asked if that payment had been made?

Senior Center Director Leslie Lyne reported that the money that was raised was going towards building the Senior Center. The \$100,000 payment has not been paid back and she does intend to do that. She stated that at the December 5, 2022, Council meeting she would fundraise to pay back the deficit. She did not realize how astronomical this would be or that construction costs would be that high.

Councilor Messenger stated that for the record there is a plan and commitment to pay back the capital allocations.

Ms. Lyne remarked that she would commit to paying back \$100,000.00 of the original \$406,000.00 for the building, plus the remaining \$149,630.00.

Councilor Key reiterated that if the Senior Center becomes an independent 501(c)(3) over the next 12 months, it could lease the building and the City would retain ownership. The City could contribute to that, with the first donation being the lease of the building and land for \$1 per year. Every dollar, after that initial investment by the City, would be the responsibility of the Senior Center 501(c)(3).

Mr. Roth advised that Council is awarding the bid as part of moving forward. It needs to be clear that the motion awards that bid. He suggested handling the other issues separately.

Councilor Messenger expressed that he has no doubt that Ms. Lyne will continue to raise significant dollars for the ultimate payback. He added that as long as we are on the same page that we are committing to each other is good enough for him. He also agrees on the follow up workshop to discuss the 501(c)(3) moving forward.

Made by Messenger, seconded by Chin.

MOTION: **TO AWARD THE LOW BID CONTRACT, WITH AN ADDITIONAL NOT TO EXCEED AMOUNT OF \$35,000 FOR THE FIRE SUPPRESSION SYSTEM, IN ADDITION TO A FUTURE WORKSHOP TO DISCUSS THE SENIOR CENTER BECOMING INDEPENDENT FROM THE CITY OF NEPTUNE BEACH**

Roll Call Vote:

Ayes: 4- Livingston, Messenger, Chin, and Brown

Noes: 1-Key

MOTION CARRIED

City Hall Roof
Update

City Hall Roof Update. Mr. Calhoun reported that there were no bids received for CONB 2023-02, City Hall Roof Repair. The bids were due on April 14, 2023. Three roofing contractors reached out and suggested dropping the General Contractor License requirement, include a generic specification to accommodate other roofing systems and complete a simpler roof coating instead of a full replacement.

Mr. Calhoun also reported that the company who manufactured the solar panels on the roof is still in business and one of the largest there is. There is a 25-year warranty on the solar panels. The energy data would be reviewed to discern how productive they are. The rebid would include a line item specific to the reinstallation of the panels. He is recommending is to get more data on the solar panels and possibly replacing just the roof and reinstall the solar panels after storm season.

Councilor Key wanted to bring up that there are leaks over the areas is where the servers, records, and mechanical equipment are located. Mr. Calhoun stated he would look into that issue.

Mayor Brown questioned if we could go ahead and get the roof done as quickly as possible and then put the solar panels back on?

Mr. Calhoun requested to get with the consulting engineer and come back with information for completing just the roof.

Res. No. 2023-07, PORF Board

Resolution No. 2023-07, A Resolution of the City of Neptune Beach, Florida Appointing Members to the Police Officers' Retirement Fund Board.

Made by Key, seconded by Messinger.

MOTION: TO APPROVE RESOLUTION NO. 2023-07, REAPPOINTING JOHN JOLLY AND APPOINTING MICHAEL PHILLIPS TO THE PORF BOARD

Roll Call Vote:

Ayes: 5-Livingston, Messinger, Key, Chin, and Brown

Noes: 0

MOTION CARRIED

Waste Pro

Discussion of Waste Pro Contract. Mr. Roth reported that at last month's meeting, Council exercised the right in the contract to request a one-year extension. This then provides Waste Pro 30 days to respond to that request. He advised that additional time is needed. Waste Pro has provided figures for a long-term or short-term extension. He is recommending Council make a formal ask to hold open the negotiating period until the next regular council meeting on June 5th, 2023.

Made by Messinger, seconded by Chin.

MOTION: TO EXTEND THE REQUEST TO WASTE PRO FOR AN EXTENSION UNTIL JUNE 5TH, 2023

Roll Call Vote:

Ayes: 5-Messinger, Key, Livingston, Chin, and Brown

Noes: 0

MOTION CARRIED

NEW BUSINESS

CFO Placement Fee

Approval of CFO Placement Fee. Interim City Manager Richard Pike explained that CFO Jaime Hernandez was hired through a staffing agency, Ascendo. The City's contract with Ascendo stipulates there will be a fee charged if a permanent hire is made based on the salary. Mr. Hernandez's signed offer letter included that he will pay back the fee if he leaves within 12 months.

Made by Key, seconded by Messinger.

MOTION: TO APPROVE THE PLACEMENT FEE OF \$22,000 TO ASCENDO FOR THE PERMANENT CFO POSITION APPOINTMENT

Roll Call Vote

Ayes: 5-Key, Livingston, Messinger, Chin, and Brown

Noes: 0

MOTION CARRIED

Dancin' in the Street

Dancin' in the Street Event

Made by Key, seconded by Chin.

MOTION: TO APPROVE THE DANCIN' IN THE STREET EVENT ON SATURDAY, MAY 20TH, 2023

Roll Call Vote:

Ayes: 5-Livingston, Messinger, Key, Chin, and Brown

Noes: 0

MOTION CARRIED

Water Tower
Renovation

Elevated Water Tower Renovation and Cellular Antenna Retrofit. Mr. Calhoun explained since 1997, the City has an annual contract with Suez for inspection and maintenance activities for the elevated water tower. Staff found a purchase authorization for this work signed by CONB officials in May 2022 but no evidence of submission to Council for approval. The work was not performed in FY22 and is now scheduled to begin early June 2023.

The scope of work with respect to costs includes exterior coating system, interior renovation, repair/replace various components, any other steel repairs as needed. It also includes antenna-related demo and rebuild.

Made by Messinger, seconded by Chin.

MOTION: TO APPROVE THE PURCHASE ORDER FOR \$157,670.00 FOR THE WATER TANK RENOVATION AND RETROFIT

Roll Call Vote:

Ayes: 5-Messinger, Key, Livingston, Chin, and Brown

Noes: 0

MOTION CARRIED

Grit Removal
System

Wastewater Reclamation Facility Grit Removal System. Mr. Calhoun explained that CONB began exploring options to repair the existing grit removal system with the manufacturer, Smith and Loveless in November, 2021. The manufacturer's representative, Environmental Equipment Services (EES) attended a site visit on 12/08/21. Following the initial site visit, EES has scheduled and attended eight additional visits and reviewed every avenue in repairing the Neptune Beach grit system with like for like equipment offered from Smith and Loveless.

Mr. Calhoun reported that the Florida Department of Environmental Protection (FDEP) requires removal of sand and other settleable grit contained in wastewater. The current system was installed in 1987 and is no longer repairable and not effectively performing. This project includes the complete removal of the existing grit drive unit, mixer, vacuum system, pump, motor, control panel, piping, valve, structural improvement, and start up from the sole source vendor, Smith and Loveless.

Made by Chin, seconded by Messinger.

MOTION: TO APPROVE THE GRIT REMOVAL SYSTEM REPLACEMENT IN THE AMOUNT OF \$179,094.00

Roll Call Vote:

Ayes: 5-Key, Livingston, Messinger, Chin, and Brown

Noes: 0

MOTION CARRIED

Hazen and
Sawyer

Hazen and Sawyer Continuing Services Contract. Mr. Calhoun reported that there is an active consent order the City has with FDEP for violation of its water reclamation facility permit with respect to Total Nitrogen and Total Phosphorus. Design is underway for Plant

2 construction improvements and is currently off-line. Plant 1 has been treating all flow while struggling to perform and will be required to contribute to permit limits even after Plant 2 improvements are complete. Staff has identified for adoption an existing continuing services contract with Pinellas County as provided by Hazen and Sawyer.

Made by Livingston, seconded by Key.

MOTION: **TO APPROVE THE CONTINUING SERVICES CONTRACT WITH HAZEN AND SAWYER**

Roll Call Vote:

Ayes: 5-Livingston, Messinger, Key, Chin, and Brown

Noes: 0

MOTION CARRIED

Hazen and
Sawyer-Task #1

Hazen and Sawyer – Task #1. Mr. Calhoun advised that the scope of Task #1 with Hazen and Sawyer is the Wastewater Reclamation Facility Evaluation and Optimization and includes project management, data review and analysis, BioWin modeling, evaluation of IFAS performance, clarifier / RAS hydraulic analysis, BNR optimization / recommendations and on call assistance.

Made by Key, seconded by Messinger.

MOTION: **TO APPROVE TASK #1 WITH HAZEN AND SAWYER IN AN AMOUNT NOT TO EXCEED \$32,480.00**

Roll Call Vote:

Ayes: 5-Messinger, Key, Livingston, Chin, and Brown

Noes: 0

MOTION CARRIED

Saltus
Engineering

Saltus Engineering Continuing Services Contract. Mr. Calhoun stated that the City has an active consent order with FDEP for significant sanitary sewer overflows which occurred in 2021 and for which improvements have been completed. The consent order requires the City to complete and submit to FDEP an initial Capacity, Management, Operations and Maintenance (CMOM) and Asset Management Program (AM) evaluation of the sanitary sewer system. Staff has identified for adoption an existing continuing services contract with the Town of Welaka as provided by Saltus Engineering to provide support for these activities

Made by Key, seconded by Livingston.

MOTION: **TO APPROVE THE CONTINUING SERVICES CONTRACT WITH SALTUS ENGINEERING**

Roll Call Vote:

Ayes: 5-Key, Livingston, Messinger, Chin, and Brown

Noes: 0

MOTION CARRIED

Saltus
Engineering-Task
#1

Saltus Engineering – Task #1. Mr. Calhoun indicated that Task #1 with Saltus Engineering would include Sewer Overflow Response Plan (SORP), monitoring data review and Sewer System Capacity Analysis Report, management and financial analysis, and prepare CMOM and AM Program assessment and summary report.

Made by Chin, seconded by Key.

MOTION: **TO APPROVE TASK #1 WITH SALTUS ENGINEERING IN AN AMOUNT NOT TO EXCEED \$23,500.00**

Roll Call Vote:

Ayes: 5-Livingston, Messinger, Key, Chin, and Brown

Noes: 0

MOTION CARRIED

Effluent Pumps
Variable
Frequency Drives

Effluent Pumps Variable Frequency Drives. Mr. Calhoun reported that treated wastewater effluent is pumped by two, 150 HP pumps with pumping capacity controlled by variable frequency drives (VFDs). The existing VFDs are tripping frequently; both Siemens and an electrical contractor were utilized in an attempt to troubleshoot and repair. The existing VFDs are over 10 years old and require air conditioning whereas the new models do not. This sole source of Siemens will allow the programming contractor to easily add these units to the existing plant computer operating system.

Made by Livingston, seconded by Chin.

MOTION: **TO APPROVE PURCHASE OF VARIABLE FREQUENCY DRIVES AND PROGRAMMING SERVICES FROM AWC IN THE AMOUNT OF \$17,959.46**

Roll Call Vote:

Ayes: 5-Messinger, Key, Livingston, Chin, and Brown

Noes: 0

MOTION CARRIED

COUNCIL COMMENTS

Vice Mayor Chin thanked Public Works staff for work on the Neptune Beach sign. He also announced Tuesday, May 2, 2023 is National Teacher Appreciation Day and requested everyone thank a teacher for what they do.

Adjournment

There being no further business, the meeting adjourned at 8:55 p.m.


Elaine Brown, Mayor

ATTEST:


Catherine Ponson, CMC
City Clerk



Approved: 06-05-2023