



**MINUTES**  
**SPECIAL CITY COUNCIL MEETING**  
**MONDAY, SEPTEMBER 18, 2023, 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 on Monday, September 18, 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

**STAFF:**

City Manager Richard Pike  
 City Attorney Zachary Roth  
 Public Works Director Deryle Calhoun  
 Chief Financial Officer Jaime Hernandez  
 Parks and Sustainability Director Colin Moore  
 Police Chief Michael Key  
 Community Development Director Heather Whitmore  
 City Clerk Catherine Ponson

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

Mayor Brown called the Special Meeting to order at 6:00 p.m. and Councilor Messinger led the Pledge of Allegiance.

**Ord. No. 2023-  
07, Millage  
Rate**

Ordinance No. 2023-07, Adopting Final Millage Rate, Second Read And Public Hearing. An Ordinance of the City of Neptune Beach, Florida, Adopting a Final Millage Rate and Levying Ad Valorem Taxes for the Fiscal Year Beginning October 1, 2023, and ending September 30, 2024; Setting Forth Certain Information Regarding "Rolled-Back Rate"; Directing the City Manager to Adjust the Adopted Millage Rate in the Event of Changes in the Assessment Roll and Taxable Value; and Providing an Effective Date.

**TRIM Notice**

Mayor Brown read into the record the Truth in Millage (TRIM) notice.

"This is the millage public hearing for the City of Neptune Beach, Florida. The "Rolled-back" rate for the City of Neptune Beach is 3.0747 mills. The rate to be adopted reflects a 10% increase over the "Rolled-back" rate. The rate that is to be levied in this ordinance by the City Council is 3.3821."

City Attorney Zachary Roth explained that earlier in July, Council approved the maximum rate for the TRIM notices that were mailed. It was not adopting a rate or binding. The statute then governs what a municipality can and cannot do based on the vote. The rolled back rate is a percentage off of last year's rate that is calculated based on various economic factors. This year's rolled back rate is 3.0747. At the September 5, 2023, meeting, the most that the millage rate could be is 10% of that rolled back rate based on Florida Statutes requiring two-thirds vote of the governing body.

Mr. Roth pointed out the difference between the current millage rate, 3.3656, and the tentative rate, 3.3821, is 0.0165.

Vice Mayor Chin clarified the difference in the increase based on a house's net assessed value. For a \$300,000 house, it would be an increase of \$4.13. For a \$500,000 house, the increase would be \$7.42 and a \$700,000 house, the increase would be \$11.55.

Mr. Roth added that there are other taxing authorities, such as Duval County Schools, City of Jacksonville and the St. John River Water Management District. A property tax bill may go up due to those other taxing authorities.

Public Hearing Mayor Brown opened the public hearing.

Nicole De Venoge, 617 Oak Street, Neptune Beach, spoke regarding the use of taxpayer dollars and infrastructure services should take priority. She is concerned with the amount of dollars City of Jacksonville is taking.

Mark Waddell, 617 Oak Street, Neptune Beach, stated he does not feel information is easy to find out, such as what projects are being done. He added he has to fish through the website to find information.

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

Made by Chin, seconded by Livingston.

**MOTION:** **TO APPROVE ORDINANCE NO. 2023-07, ADOPTING A FINAL MILLAGE RATE OF 3.3821**

Roll Call Vote:

Ayes: 3-Livingston, Chin, and Brown

Noes: 2-Key and Messinger

City Attorney Zachary Roth advised a vote for more than the rolled back requires a two-thirds vote.

**MOTION FAILED**

Made by Messinger, seconded by Key.

**MOTION:** **TO APPROVE ORDINANCE NO. 2023-07, ADOPTING A FINAL MILLAGE RATE OF 3.3656**

Roll Call Vote:

Ayes: 4-Messinger, Key, Chin, and Brown

Noes: 1-Livingston

**MOTION CARRIED**

Ord. No. 2023-08, FY23-24 Budget Ordinance No. 2023-08, Adopting A Final Budget, Second Read And Public Hearing. An Ordinance of the City of Neptune Beach, Florida, Adopting a Final Budget and Appropriating Funds for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024; and Providing an Effective Date

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

Councilor Messinger commented that the amount of money being discussed is approximately \$20,000.00. This is the amount the budget would need to be adjusted.



Made by Key, seconded by Messinger.

**MOTION: TO APPROVE ORDINANCE NO. 2023-08, ADOPTING THE FY2023-2024 BUDGET BASED ON THE CURRENT MILLAGE RATE OF 3.3656**

Roll Call Vote:

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

Noes: 0

**MOTION CARRIED**

Ord. No. 2023-09, LDC Revisions     Ordinance No. 2023-09, Second Read and Public Hearing. An Ordinance of the City of Neptune Beach, Florida, Amending Chapter 27, Unified Land Development Regulations, Article IV, Land Use, Table 27-239; and Section 27-241; Article V, Accessory Structures and Uses, Section 27-332, and Adding Sections 27-335 and 27-336.

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

Made by Messinger, seconded by Livingston.

**MOTION: TO APPROVE ORDINANCE NO. 2023-09, AMENDING CHAPTER 27, UNIFIED LAND DEVELOPMENT REGULATIONS, ARTICLE IV, LAND USE, TABLE 27-239; AND SECTION 27-241; ARTICLE V, ACCESSORY STRUCTURES AND USES, SECTION 27-332, AND ADDING SECTIONS 27-335 AND 27-336**

Roll Call Vote:

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

Noes: 0

**MOTION CARRIED**

Res. No. 2023-11, Civil Service Board     Resolution No. 2023-11, Civil Service Board. Mayor Brown stated that this is to appoint members to the Civil Service Board that had been inactive.

Made by Messinger, seconded by Chin.


**MOTION: TO ADOPT RESOLUTION NO. 2023-11, APPOINTING MEMBERS TO THE CIVIL SERVICE BOARD**

Roll Call Vote:

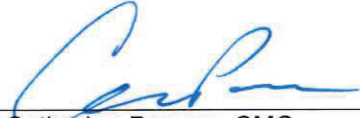
Ayes: 5- Livingston, Messinger, Key, Chin, and Brown

Noes: 0

Adjournment     There being no further business, the Special Meeting adjourned at 6:24 p.m.

  
Elaine Brown, Mayor

ATTEST:



Catherine Ponson, CMC  
City Clerk

Approved: 10-16-2023

