



MINUTES
WORKSHOP CITY COUNCIL MEETING
MONDAY, MAY 20, 2019, 6:00 P.M.
CITY HALL, 116 FIRST STREET
NEPTUNE BEACH, FLORIDA

Pursuant to proper notice a Workshop City Council Meeting of the City Council of the City of Neptune Beach was held on Monday, May 20, 2019, at 6:00 p.m., in the Council Chambers, City Hall, 116 First Street, Neptune Beach, Florida

Attendance

IN ATTENDANCE:

Mayor Elaine Brown
 Vice Mayor Fred Jones
 Councilor Kerry Chin
 Councilor Josh Messinger (via phone)
 Councilor Scott Wiley

STAFF:

City Manager Andrew Hyatt
 Deputy City Manager Amanda Askew
 Finance Director Peter Kajokas
 Commander Gary Snyder
 Director of Public Works Leon Smith
 City Clerk Catherine Ponson

**Call to
 Order/Pledge
 of Allegiance**

Mayor Brown called the workshop meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

AWARDS / PRESENTATIONS / RECOGNITION OF GUESTS

**Fletcher High
 School Model
 United Nations
 Club
 Proclamation**

Mayor Brown presented a proclamation to the Fletcher High School Model United Nations Club, Jack Rowan, Ryan Hoban, William Fulmer, Patrick McCormick, for their 10th place finish out of 50 teams at the Academic World Quest Competition in Washington, D.C.

PROPOSED ORDINANCES*

*Agenda Item 6B was moved to this part of the agenda.

**Proposed
 Ordinance No.
 2019-??,
 Finances and
 Fund
 Management**

Proposed Ordinance No. 2019-??, An Ordinance of the City of Neptune Beach, Florida, Amending Chapter 2, Administration, Article V, Employee Benefits, Division 4, Police Officers' Retirement System of the Code of Ordinances of the City of Neptune Beach; Amending Section 2-348, Finances and Fund Management; Expanding Prudent Investment Mandates; Providing For Codification; Providing for Severability of Provisions; Repealing All Ordinances in Conflict Herewith and Providing an Effective Date

Jennifer Kowkabany, Chairman of the Police Officers' Retirement Fund(PORF) Board, introduced John Thinnies, AndCo Consulting.

Mayor Brown recognized former Councilmember John Jolly who is a current member of the PORF Board.

Mr. Thinnies stated he is a fiduciary to the Board and explained that this ordinance would allow the pension board to have flexibility in equities and bonds. The Board is seeking to expand its investment options to include real estate institutional investment products as part of the Retirement System's portfolio. The change to its portfolio will hopefully provide greater return and lower risk profile through its expanded diversification. The ordinance is in compliance with state and local law.

Councilor Wiley stated that this needs to be done and he would sponsor the ordinance.

Vice Mayor Jones commented that this makes sense and questioned if the allocation would be set at the recommended allocation. Mr. Thinnies stated that the Board is already conservative but is asking for more flexibility.

Councilor Messinger stated that he had no questions and that former Councilor John Jolly on the PORF Board has one of the most astute financial individuals has met and that speaks volumes.

Councilor Chin questioned the 10% in real estate and 5% in limited partnerships. Mr. Thinnies answered that it is due to his firm's size and the minimum that is invested.

John Jolly, PORF Board member, stated that the pension board is a conservative group of people. He stated that long term this is a move in the right direction.

CONSENSUS:

MOVE FORWARD FOR FIRST READ

Audit
Presentation

Ron Whitesides, Partner with Purvis Gray & Company, presented the Financial Statements for the year ended September 30, 2018.

CITY MANAGER REPORT

City Manager
Report

City Manager Hyatt reported the following:

- A meeting was scheduled a special meeting for Wednesday, May 29, 2019 at 9:00 a.m.
- 22 applicants have been received for City Manager. This could be discussed at the special meeting on May 29.
- A free community concert would be held on Saturday, June 1, 2019, at 11 a.m. in Jarboe Park by the Jacksonville Symphony Ensemble Brass Quintet.

Police
Department
Report

Commander Gary Snyder reported that Dancin' in the Streets held on Saturday, May 18th, was successful. The Click It or Ticket Traffic Safety Campaign kicked off today and run through June 3, 2019. Hurricane preparedness has begun. There would be a table top exercise at Casa Marina for the three beach cities for that. The planning for the July 4th event has also started. There would also be pedestrian crossing enforcement beginning in June at all major intersections in the City.

COMMITTEE REPORTS

Land Use
and Parks

Committee Chairman Josh Messinger reported that the committee met on Wednesday, May 8, 2019, at noon. He stated they discussed Jarboe Park tree mitigation funding, the Jarboe Park Grant Update, Neptune Beach Tree Canopy Restoration and the Special Events Policy.

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| Strategic Planning and Visioning/Land Use and Parks Joint Meeting | Committee Chairman Fred Jones reported that there was a joint committee meeting with the Strategic Planning and Land Use and Parks on May 8, 2019. The discussion of beautification of Third Street from Atlantic Boulevard to Seagate Avenue. |
| Transportation and Public Safety | Committee Chairman Fred Jones reported that on May 8, 2019, the Transportation and Public Safety discussed a Sidewalk Plan and the Pilot Parking Program. He reported that the Neptune Beach Complete Streets Policy had been named one of the top in the nation. |
| Finance/Charter/Board Review | Committee Chairman Scott Wiley reported that his committee met on May 8, 2019, and discussed the banking services contract, the 5 th Street and Florida Boulevard update, the Jarboe Park Plan, the upcoming budget, water/sewer rate study, and the proposed mural for the Florida Boulevard/Mayport Road overpass. |

PUBLIC COMMENTS

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| Public Comments | Diana Kelly, 207 Walnut Street, Neptune Beach, thanked the City for the extra bicycle racks during Dancin' in the Streets. She spoke regarding parking and pedestrian safety. |
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PROPOSED ORDINANCES

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| Proposed Ordinance 2019-??, Controlled and Metered Parking | <u>Proposed Ordinance No. 2019-??</u> , An Ordinance of the City of Neptune Beach Amending Chapter 22, add a new Article IV, Controlled and Metered Parking, Sections 22-44—22-56. |
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Mr. Hyatt explained that in order to charge for parking and ticket for the parking program, this ordinance would need to be enacted. The City Attorney would need to review this further and make more changes.

Mayor Brown stated that this would be finalized by the City Attorney, and any questions would need to be asked of Mark Rimmer, Parking Consultant.

Councilor Chin stated he had communicated wording changes to City staff and would get any other changes answered by Mr. Rimmer.

Councilor Messinger commented that this the City is moving in the right direction. He commended Mr. Rimmer and City staff on their efforts.

Vice Mayor Jones stated that the framework is there other than a few changes. He questioned the timeline of enacting the ordinance.

Councilor Wiley questioned if the program would be in place before the ordinance is enacted. Mr. Hyatt stated that as it is a pilot program and the City Attorney would advise.

Councilor Wiley stated he still has questions regarding the agreement with Atlantic Beach, the residential creep, the employee parking and the residential rate.

Mayor Brown thanked City staff and the review by the City Attorney would be done. She advised the Council to consult with Mr. Rimmer if they had questions.

CONSENSUS: MOVE FORWARD FOR FIRST READ

CONTRACTS / AGREEMENTS**Revocable
Lease
Agreement**

Revocable Lease Agreement for Dumpster in the Right-of-Way for 301 Atlantic Boulevard. Deputy City Manager Amanda Askew explained that the current dumpster location for The Local Restaurant located at 301 Atlantic Boulevard is in the City right-of-way. There is loss of potential revenue. This lease agreement is for the use of the public right-of-way. It provides a monthly payment of \$200.00 and they have to provide an insurance policy. It was looked over by the previous attorney. It also includes that there would be a white vinyl fence on three sides with a gate.

Councilor Wiley asked if there was a previous lease for this property. Ms. Askew stated there had not been one. Councilor Wiley requested the lessee keep the dumpster gate closed.

Vice Mayor Jones requested getting more numbers for the amount of money collected based on parking projections. He also suggested another type of enclosure.

Councilor Messinger agreed with Vice Mayor Jones regarding what we project the revenue of two parking spaces would be and also the appearance of the enclosure

CONSENSUS:**MOVE FORWARD FOR APPROVAL****ISSUE DEVELOPMENT****Impact Fees
Discussion**

Impact Fee Discussion. Councilor Wiley explained that the Finance Committee had discussed impact fees. He also added that the legislature had passed a bill regarding impact fees and was waiting on the Governor to sign.

He requested to bring it before Council. Due to the legislative bill, it would need to be vetted by the City Attorney to see what the City could do.

Mayor Brown stated this would be discussed at the next workshop and review what the impact fees might be.

Vice Mayor Jones announced that at the June 17, 2019 workshop, he has a mobility fee expert scheduled to come speak regarding mobility fees and implementation and how to fund projects from those fees.

Councilor Wiley advised that this was for information gathering only and that the fees would be for new projects.

Councilor Messinger thanked Councilor Wiley for bringing this forward and looks forward to seeing recommendations.

**Resolution
No. 2019-
08, Senior
Center**

Resolution No. 2019-08, A Resolution of the City of Neptune Beach, Florida Committing Property in Lieu of Cash for the Construction of a Community Building to be Used as A Senior Center.

Senior Center Leslie Lyne explained that when looking at grants, everything has to have a match. She stated that when looking at a 5,000 square foot building, generally speaking, it would be \$500,000 to \$750,000 for that building. She stated that where she is currently located is more ideal and has surpassed the projected numbers for visitors.

Mr. Hyatt stated that the wording of the resolution would need to be reviewed thoroughly by the City Attorney. The City does not own a lot of land. The property at the former location on Forest Avenue is how the square footage was established.

Councilor Wiley stated this is what the City has been working towards and needs the City Attorney approval to determine what the City can or cannot do.

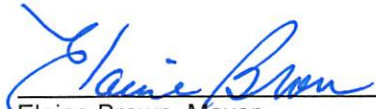
Vice Mayor Jones suggested the beach cities contributing their pro rata share should again be reviewed. He also questioned if a lease agreement in another location and not involving City property had been considered.

Councilor Messinger stated he is inclined to move it forward to support Senior Center and agreed with the need for legal review.

Councilor Chin commented that he supports the Senior Center and also regarding the legal review and would like clarification to make sure it is not a permanent giveaway.

Mayor Brown explained that is what a City Attorney review would determine and added that more importantly money needs to be raised and commended Ms. Lyne on her efforts

Adjournment There being no further business, the workshop meeting adjourned at 7:41 p.m.


Elaine Brown, Mayor

ATTEST:


Catherine Ponson, City Clerk

Approved: 6/3/19

