



**MINUTES**  
**WORKSHOP CITY COUNCIL MEETING**  
**MONDAY, AUGUST 19, 2019, 6:00 P.M.**  
**NEPTUNE BEACH 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, August 19, 2019, at 6:00 p.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 Fred Jones (via phone)  
Councilor Kerry Chin  
Councilor Josh Messinger  
Councilor Scott Wiley

**STAFF:**

Interim City Manager Leon Smith  
City Attorney Zachary Roth  
Police Chief Richard Pike  
Finance Director Peter Kajokas  
Deputy Public Works Director  
City Clerk Catherine Ponson

**Call to  
Order/Pledge  
of Allegiance**

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

**AWARDS / PRESENTATIONS / RECOGNITION OF GUESTS**

**Swearing In  
Ceremony**

Mayor Brown administered the oath to Officer Tyler Deel.

**CITY MANAGER REPORT**

**City Manager  
Report**

Interim City Manager Leon Smith reported that Dover, Kohl and Partners will be in contact regarding the negotiation and scope of work regarding the Comprehensive Plan and Land Development Code revision.

**City Attorney  
Report**

City Attorney Zachary Roth reported he had been working with the Atlantic Beach City Attorney on the Interlocal Agreement for Paid Parking. It is almost complete and it is anticipated to be on the next Council agenda.

**COMMITTEE REPORTS**

**Land Use and  
Parks**

Committee Chairman Messinger reported that his committee met on August 14, 2019, and discussed the Jarboe Park engineering, Neptune Beach Tree Canopy Restoration and Policy and the stormwater fee increase

Strategic Planning and Visioning	Committee Chairman Jones reported this committee would be used as the vehicle to implement the Comprehensive Plan and Land Development Code in the near future.
Transportation and Public Safety	Committee Chairman Jones reported that his committee met on August 14, 2019, and discussed the Complete Streets CIP, the Penman Road/Florida Boulevard roundabout and Oakhurst Drive.
Finance/Boards/Charter Review	Committee Chairman Wiley reported his committee met on August 14, 2019, and discussed the FY 2019-2020 Budget and the Senior Center.

### **PUBLIC COMMENTS**

Public Comment	<p>The following speakers spoke in favor of Resolution No. 2019-08, increasing the stormwater fee:</p> <ul style="list-style-type: none"> <li>• Michael Aston, 1523 Summer Sansa Drive, Neptune Beach</li> <li>• Ed Jones, 400 Ocean Front, Neptune Beach</li> <li>• Harriett Pruette, 217 Magnolia Street, Neptune Beach</li> <li>• Lynda Padrta, 1113 1<sup>st</sup> Street, Neptune Beach</li> <li>• Leona Shedden, 2010 Shadow Lane, Neptune Beach</li> <li>• Christopher Goodin, 220 Hopkins Street, Neptune Beach</li> </ul>
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Lauren McPhaul, 123 Cedar Street, Neptune Beach, requested the Council consider implementing a moratorium on the subdivision of lots.

### **PROPOSED ORDINANCES / NONE**

### **CONTRACTS / AGREEMENTS**

Business Personal Property Tax Audit Services	<p><u>Agreement for Use of Property Tax Collections to Fund Business Personal Property Tax Audit Services.</u> Jerry Holland, Duval County Property Appraiser, explained that they are looking auditing tangible personal property (TPP). This is property other than real property. It is for non-homesteaded and commercial property. It is everything in a business, such as tables and chairs and is self-reported by the taxpayer and is sometimes under-reported. Tax Management Associates, Inc. (TMA), performs random audits and have a 75% success ratio. They only charge if there is a lien and if money is recorded back to the tax collector. TMA receives 35% of what they recover. He added a Memorandum of Understanding is needed to proceed.</p>
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Councilor Chin questioned how this would affect people who have home offices or painters that may have studios.

Mr. Holland answered that the State of Florida has a tangible personal property exemption of \$25,000 and the audit would rarely affect small businesses.

### **CONSENSUS:**

### **TO MOVE THE MEMORANDUM OF UNDERSTANDING TO THE SEPTEMBER 3, 2019 AGENDA**

### **ISSUE DEVELOPMENT**

City Manager Search Process	<p><u>City Manager Search Process Update.</u> George Forbes, Florida City and County Managers Association Advisor reported there were 50 applications received and he and Jim Hanson have narrowed those down to the top seven and then seven recommended. The Council will submit their candidate selections and possibly conduct phone interviews or bring to Neptune Beach for interviews.</p>
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**General and  
Special Funds**

General and Special Revenue Funds Budget Discussion. Finance Director Peter Kajokas reviewed the General and Special Revenue Funds for the FY 2019-2020 Budget.

The first reading of the Millage and Budget Ordinances will be on Tuesday, September 3, 2019.

**Resolution No.  
2019-08,  
Stormwater  
Fees**

Resolution No. 2019-08, A Resolution Establishing A Stormwater Utility Rate and Providing an Effective Date. Councilor Messinger explained there is an updated version of a proposal that was presented approximately two years ago. The new proposal shows the current stormwater fees and expenses. It also shows the minimum necessary capital improvements. The Land Use and Parks committee discussed this issue on August 14, 2019, with Vice Mayor Jones and Councilor Chin attendance, and recommended the stormwater fee increase. The proposed fee increase is for residential from \$8.00 to \$18.41 per month per Equivalent Residential Unit (ERU) and for commercial from \$10.00 to \$26.59 per month per ERU.

Marcel Dulay, Parsons Engineering, explained that the updated proposal looked at expenditures with respect to operations, staff, and equipment. With the previous increase, there is still a deficit on the operational side. He reported that with the current FDOT project, this would be a good time to do stormwater projects that would have some benefit. There are about \$5 million of necessary improvements needed for every major culvert that connects to the FDOT channel. These are individual projects that benefit different streets and regions.

Mr. Dulay continued that they looked at banking rates and combined with the operational and capital improvements determined a proposed fee.

Councilor Messinger stated that there is deferred maintenance in the City, which is keeping the City from moving forward. He stated that there is pipe and infrastructure dating back to the 1930s. Mr. Dulay added that the infrastructure was not designed to today's current level.

Deputy Public Works Director Megan George stated she received numerous reports of flooding. She also added that testing that is done for the Department of Environmental Protection (DEP) and the results have revealed sewage in our stormwater.

Councilor Wiley stated that he agrees these are projects that need to be completed. He added that his concern is the timeframe that is being proposed and how to pay for it. He also pointed out that the operating expense did not reflect any interest charges. He remarked that he had concerns with the commercial charges compared to the residential charges. Councilor Wiley continued that the fee should be based on another methodology and he still has unanswered questions.

Mr. Dulay indicated that the proposed was based on what revenue was coming in and there was a formula using ERUs. He added that grants had been looked at and there was no prioritization as the projects are all parallel.

Councilor Messinger remarked that he wanted to bring this forward. City staff had reworked the correct numbers. The numbers are not arbitrary, and the commercial fees are based on impervious space. This is the right thing to do to protect Neptune Beach.

**CONSENSUS:**


**TO MOVE RESOLUTION NO. 2019-08 TO THE SEPTEMBER 3, 2019 AGENDA**

COUNCIL COMMENTS

Councilor Messinger commented that roads are finally being paved again. He added that there is no money in the proposed budget is for paving in the next two years unless there is a change in the proposed rate. Streets that need to be milled and hold water would be ignored in order to fund the Florida Boulevard project.

Adjournment

There being no further business, the workshop meeting adjourned at 7:37 p.m.

  
Elaine Brown, Mayor

ATTEST:

  
Catherine Ponson, City Clerk



Approved: \_\_\_\_\_

9/9/19