



**MINUTES
WORKSHOP CITY COUNCIL MEETING
IMMEDIATELY FOLLOWING THE SPECIAL MEETING
TUESDAY, NOVEMBER 29, 2022, 7:28 P.M.
NEPTUNE BEACH CITY HALL
116 FIRST STREET
NEPTUNE BEACH, FLORIDA 32266**

Pursuant to proper notice, a Workshop City Council Meeting of the City Council of the City of Neptune Beach was held on Tuesday, November 29, 2022, at 7:28 p.m., in Council Chambers, 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 Manager Stefen Wynn
City Attorney Zachary Roth
Police Chief Richard Pike
Chief Financial Officer Danielle Dyer-Tyler
Code Compliance Supervisor Piper Turner
City Clerk Catherine Ponson

**Call to
Order/Roll Call**

Mayor Brown called the workshop meeting to order at 7:28 p.m.

DEPARTMENTAL SCORE CARD / CITY MANAGER REPORT

**Dept. Score
Card/City
Manager Report**

City Manager Stefen Wynn presented the Departmental Score Card.

The Departmental Score Cards and City Manager Reports are posted on the City website at: <https://www.ci.neptune-beach.fl.us/city-manager/pages/city-manager-reportsdepartmental-score-cards>.

COMMITTEE REPORTS

**Transportation &
Infrastructure
Planning**

Mayor Brown reported that the TIP committee met on November 17, 2022, and discussed priority projects and funding. The next meeting would be December 15, 2022.

PUBLIC COMMENTS

Public Comment Mark Waddell, 617 Oak Street, Neptune Beach, spoke regarding accepting one bid and how a repayment plan would work for the Senior Center.

Shellie Thole, 124 Margaret Street, Neptune Beach, spoke regarding the Senior Center project and the selling of city-owned property.

PROPOSED ORDINANCES

Amending Section 2-28, Agenda Proposed Ordinance, An Ordinance of the City of Neptune Beach, Florida, Amending Section 2-28, Agenda, Providing for Conflicts, Providing for Severability, and Providing an Effective Date.

City Attorney Zachary Roth explained that this is an adjustment to the provision regarding what goes into the agenda for Council. It would require that any time Council is asked to spend money, financial backup would be required.

Councilor Key stated that she put this piece of legislation forward so we do not end up in a situation like the Senior Center. If we are going to bring something before Council, she wants a process and procedure that is followed. She gets frustrated when things are piecemealed and there is no final product. It is important that when things are brought forth from any department, there is a proper documentation and a plan.

Chief Financial Officer Danielle Dyer-Tyler questioned if the expense directly starts with Council, who would be responsible for explaining that information.

Mr. Roth stated that it would be whoever has that information, the expectation would be that person would provide that to the Clerk or City Manager. Councilor Key added staff could be asked to provide the information.

CONSENSUS: TO MOVE FORWARD FOR FIRST READ ON DECEMBER 5, 2022

CONTRACTS AND AGREEMENTS / NONE

ISSUE DEVELOPMENT

Right-of-Way Purchase

Discussion of Right-of-Way Purchase. Mr. Wynn stated that this "weird alley" is off of Marsh Point Road. Jean Bakkes has requested to purchase a portion of City right-of-way. Mr. Bakkes has been approved to build an office building adjacent to the alley. He added that this is being presented for consideration.

Councilor Key requested to see on a Google Earth image of where the property is to get a better idea physically where it is. She added that there has not been a recommendation to sell or not sell it but it is within Council's legal authority to do so.

Mr. Roth advised that this property was dedicated in the plat of the area before Neptune Beach was a city. The City does not own any of the surrounding lots.

Roman Otmahab, representative of Mr. Bakkes, Sky Enterprises, stated the 8,000 square-foot building that had been approved would begin construction in 2023. It will house five business and a coffee shop. The alley would become more of meeting place with tables and a seating area.

Discussion ensued including setting a precedent and leasing the property rather than selling.

Mayor Brown advised Mr. Otmahab that Council would like to see the property improved. The City would look into long-term leasing. Council requested more information and would see if it complies with the Zoning Regulations.

License
Agreement-
2050 Kings
Circle South

Discussion of Amended and Restated Revocable License Agreement – 2050 Kings Circle South. Mr. Wynn explained that Tom Monahan has a current agreement that was signed in 2018. He stated that before Council tonight is an agreement for three additional spaces so he can meet the parking requirements. A cost of \$275 per space per month has been added based on preliminary negotiations.

Councilor Key requested that language adding an automatic annual cost increase be built into any lease agreement moving forward.

Mr. Roth advised that since this is a workshop, he could add the language before the final vote.

PUBLIC COMMENT

Public Comment

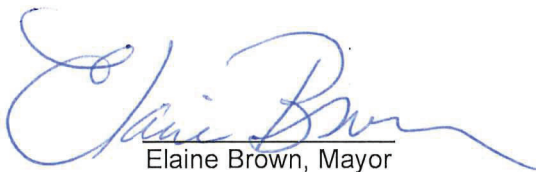
Shellie Thole, 124 Margaret Street, Neptune Beach, thanked Council for adding public comment

Nicole de Venoge, 617 Oak Street, Neptune Beach, spoke regarding permeability and density in the Marsh Point Road area.


Mark Waddell, 617 Oak Street, Neptune Beach, spoke regarding selling of City property and the current zoning of the property.

Adjournment

There being no further business, the Workshop meeting adjourned at 8:28 p.m.


Elaine Brown, Mayor

ATTEST:


Catherine Ponson, CMC
City Clerk

Approved: 1-3-2023

