

**Minutes of Regular City Council Meeting  
held Monday, November 16, 2015, at 7:00 P.M.  
in the Council Chambers, 11 North 3<sup>rd</sup> Street,  
Jacksonville Beach, Florida.**



**CALL TO ORDER:**

Mayor Latham called the meeting to order at 7:00 P.M.

**OPENING CEREMONIES:**

Mr. Buck delivered a prayer for the people of Paris following the terrorist attacks over the weekend, followed by the Salute to the Flag.

**ROLL CALL:**

Mayor: William C. Latham

Council Members: Lee Buck                      Keith Doherty                      Christine Hoffman  
                                 Bruce Thomason                      Phil Vogelsang                      Jeanell Wilson

Also present were City Manager George Forbes, and City Clerk Laurie Scott.

**APPROVAL OF MINUTES**

It was moved by Ms. Wilson, seconded by Ms. Hoffman, and passed unanimously, to approve the following minutes as presented:

- Regular Council Meeting held on November 2, 2015

**ANNOUNCEMENTS**

Mr. Doherty congratulated Mr. Vogelsang on becoming a father and welcomed Mr. Vogelsang's father to the meeting.

Mr. Doherty also thanked Mayor Latham for attending the Celtic Festival this past weekend and commented that the entertainment, vendors and Kid's Zone went over very well.

Mayor Latham thanked the VFW and the American Legion Post for coordinating a great Veteran's Day Service at the Beaches Veteran's Memorial Park last week. There was a great turnout for the service and the Mayor thanked Mr. Buck for attending the event.

Mayor Latham congratulated Mayor Mitch Reeves and Commissioners John Stinson and Blythe Waters on their elections to the Atlantic Beach City Council.

Mayor Latham announced that he attended the grand opening of the North Florida Regional Transportation Management Center (RTMC) last Thursday which is the new home for the Transportation Planning Organization, the Florida Highway Patrol (FHP) and District 2 of the Florida Department of Transportation (FDOT).

Mayor Latham congratulated the Celtic/Lanadoo Festival organizers for a successful event with a family-friendly environment and also congratulated Mr. Vogelsang on the birth of his first child.

**COURTESY OF THE FLOOR TO VISITORS:**

**MAYOR AND CITY COUNCIL**

**CITY CLERK:**

**CITY MANAGER:**

**(a) Accept the Monthly Financial Reports for the Month of October 2015.**

**Motion:** It was moved by Ms. Wilson and seconded by Ms. Hoffman to accept the monthly financial reports for the month of October 2015, as submitted by the Chief Financial Officer.

**Roll call vote:** Ayes – Buck, Doherty, Hoffman, Thomason, Vogelsang, Wilson, and Mayor Latham. The motion carried unanimously.

**(b) Award Bid #1415-13 Plumbing, Painting, Electrical and HVAC Services to the Lowest Qualified Bidders by Trade**

**Motion:** It was moved by Ms. Wilson and seconded by Ms. Hoffman to award Bid #1415-13 Plumbing, Painting, Electrical and HVAC Services to the two lowest qualified bidders by trade, as described in the memorandum from the Property & Procurement Officer dated November 9, 2015 for a period of three (3) years with the option to renew for three (3) additional one-year periods, upon approval by the City Manager.

Mr. Forbes stated that every three to five years the City puts out a bid for plumbing, painting, electrical and HVAC services. The City selects more than one company for these services based on cost per hour for services. In most cases, the City asks for two different contractors in case one is not available; this has worked well and the City's been doing this for more than 10 years.

Mr. Thomason commented that the Jacksonville Beach Police Department and City Hall were both built around 1998 and do not show their age, which is a testament to their upkeep. Mr. Thomason thanked Mr. Forbes for these efforts.

Ms. Wilson commented that she was glad to see local Jacksonville Beach vendors bidding and thanked the contractors for supplying additional materials with no cost mark-up.

**Roll call vote:** Ayes – Doherty, Hoffman, Thomason, Vogelsang, Wilson, Buck, and Mayor Latham. The motion carried unanimously.

**(c) Award RFQ 05-1415, Performance Contract for Guaranteed Energy, Water and Wastewater Cost Savings, to Johnson Controls, Inc.**

**Motion:** It was moved by Ms. Wilson and seconded by Ms. Hoffman to award Request for Qualifications Number 05-1415, titled Performance Contract for Guaranteed Energy, Water and Wastewater Cost Savings to Johnson Controls, Incorporated.

Mr. Forbes commented that during the Budget Tour this year the desire for performance contracting was discussed. The City's water meters have some wear and tear and tend to under-record water usage. The City needs to have a program to replace water meters in Jacksonville Beach; this will involve researching what type of meters to buy and implementing some sort of automated meter-reading system.

Mr. Forbes added that there will be three phases to this project; selecting a Performance Savings Contractor, having that contractor develop an Investment Grade Audit Report, and then selecting City-selected savings initiatives for the contractor to implement.

Mr. Forbes then introduced Justin Newbern, an engineer with Johnson Controls. Mr. Newbern, 2891 St. Maarten Court, gave a presentation regarding this project, stating that we need to be accountable for the water our residents use and this will be a coordinated turn-key solution. This system will allow the City to quantify efficiency gains and identify where water is being lost.

Ms. Wilson asked if Johnson Controls would be working with the Public Works Director, Ty Edwards, and it was confirmed that they would be. Ms. Wilson then inquired about timeframe and cost of this project. Mr. Edwards commented that the financial lifecycle of this project would be about 10-15 years, but not more

than 20 years, per State statute. Mr. Forbes added that a big decision on the time-frame will be financing with an anticipated two to four year relationship with Johnson Controls, but the Council will know more when a Scope of Services is provided.

Mr. Newbern added that at Phase Two, an investment grade audit will be provided to the City. Ms. Wilson then inquired about the cost of that audit and it was confirmed that the audit fees could range from \$125,000 to \$250,000.

Ms. Wilson then inquired about different types of meters that will help save the City money and Mr. Newbern stated that many different options will be provided to the City.

Mr. Doherty asked about the technology aspect of the digital meters versus mechanical meters; Mr. Newbern replied that they have years of data on the mechanical meters and the shift is toward digital meters with proven technology. Mr. Doherty asked if different areas might use different meters and Mr. Newbern indicated that most residential meters will be the same, but commercial meters may differ depending on usage.

Mr. Vogelsang inquired about the upgrade versus replacement projects done in other cities and if that would be considered for the City based on cost. Mr. Newbern replied that it would be considered and information will be provided to the City once the meters are examined. Mr. Vogelsang added that it looks like a better return on investment with replacement versus upgrade and Mr. Newbern stated that they will know more once the audit is conducted. Mr. Vogelsang added that he appreciates the work being done to save the City money.

Mr. Thomason then inquired about the wording of the second motion being presented to the Council regarding this project. Mr. Forbes replied that once a Scope of Services is developed, it will be presented to the Council and most likely a Workshop will be held to discuss the next phase. It was decided that the wording of the motion would not be changed.

Mr. Buck inquired about the new meters in Ponte Vedra and the cost-efficiency of replacing those meters. Mr. Forbes added that brand-new subdivisions would not necessarily have their meters replaced, but Johnson Controls will be looking into that and trying to maximize cost efficiency.

Mayor Latham stated that the motions are in good order and requested a roll call.

**Roll call vote:** Ayes – Hoffman, Thomason, Vogelsang, Wilson, Buck, Doherty and Mayor Latham. The motion carried unanimously.

**Motion:** It was moved by Ms. Wilson and seconded by Ms. Hoffman to authorize development and implementation of a Project Development Agreement with Johnson Controls, Incorporated, to perform an investment grade savings audit to develop a list of potential savings initiatives for the City to consider for implementation and authorize the Mayor and City Manager to review the agreement.

**Roll call vote:** Ayes – Thomason, Vogelsang, Wilson, Buck, Doherty, Hoffman and Mayor Latham. The motion carried unanimously.

**RESOLUTIONS:**

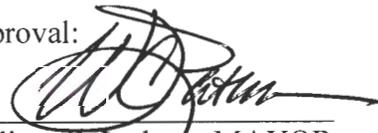
**ORDINANCES:**

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 7:44 P.M.

Submitted by: Laurie Scott  
City Clerk

Approval:



William C. Latham, MAYOR

Date: December 7, 2015