

**Minutes of Regular City Council Meeting
held Monday, November 7, 2016, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida.**



OPENING CEREMONIES:

Council Member Vogelsang gave the invocation, followed by the salute to the flag.

CALL TO ORDER:

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

ROLL CALL:

Mayor: William C. Latham

Council Members: Lee Buck(*absent*) 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 City Council Meeting held on October 17, 2016

ANNOUNCEMENTS:

COURTESY OF THE FLOOR TO VISITORS:

Speakers:

- Jim Overby, 21 Burling Way, Jacksonville Beach, spoke regarding traffic control on Osceola Avenue and the construction of a post for a stop sign at the northwest corner of Sanctuary Way and South Beach Parkway instead of a traffic island.
- Charles Sampson, 4200 Ponte Vedra Boulevard, Jacksonville Beach, stated there was a fire in his yard and commented on the progress of the police report regarding the incident.
- Rick Knight, 827 8th Avenue North, Jacksonville Beach, commented that the City is unique in that there is one district and added that we live in a great City.

MAYOR AND CITY COUNCIL

CITY CLERK:

CITY MANAGER:

- (a) **Item #16-498, Approve the Attached Final Plat Documents for Parts of Lot 1 and 2, Block 172, Ocean Villa Replat Subdivision, Supporting a Four Townhouses Residential Subdivision (104, 106, 108, and 112 17th Avenue North) (John Atkins, Applicant).**

Motion: It was moved by Ms. Wilson and seconded by Ms. Hoffman, to approve the attached final plat documents for Parts of Lot 1 and 2, Block 172, Ocean Villa Replat Subdivision.

Mr. Forbes explained the owner of the property divided this property into four lots. City approval is needed for the owner to sell the townhouses built on each lot.

Jon McGowan, 5 North 17th Avenue, # 401, stated he was not against this particular item, however, he added he was disturbed by the number of variances being approved by the Board of Adjustment. He commented that if these variances that do not meet the Codes keep getting approved, then the City needs to address the ordinance to make this the standard.

Mr. Forbes stated that he, the Planning and Development Director, and the City Attorney will be working on guidelines for the Board of Adjustment to follow when considering variances.

Mr. Vogelsang stated those guidelines should encourage builders to still build good quality single-family homes as opposed to townhouses and keep the small town feel of our City.

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

- (b) **Item #16-499, Authorize the City Manager to Provide Written Notice to Cancel the 1982 Contract for Backup Interconnection and Electric Services with JEA.**

Motion: It was moved by Ms. Wilson and seconded by Ms. Hoffman, to authorize the City Manager to provide notice of termination of the 1982 Contract for Backup Interconnection and Electric Services.

Mr. Forbes explained that in 1982, the City built a new transmission line to the Sampson Substation located near Highway 295 and I-95. This enabled Beaches Energy to receive energy from the Florida Grid. If there were a fault in that transmission, that part of the electric system north of the fault would be without power. For this reason, the City negotiated a contract for backup interconnection and electric services with Jacksonville Electric Authority (JEA).

Mr. Forbes stated in 1999; a second contract was signed with JEA so power could flow from two directions creating a looped transmission system. This gave the City more reliability and reduced line loss. The 1982 contract is no longer needed or applicable as the City is unable to buy power from JEA due to the City's agreement with Florida Municipal Power Agency (FMPA) among other regulatory changes.

Mr. Forbes also stated the City has to give three years' advance notification to terminate the contract, but the City is requesting a shorter termination period. He added that he does not believe JEA will attempt to cancel the 1999 contract when the City cancels the 1982 contract. However, should JEA attempt to cancel the 1999 contract, the City will oppose it and appeal to FERC since it would hinder the reliability of the electric grid.

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

(c) Item #16-500, Approve an Amendment to Reduce the Lease Rate for the Commercial Lease Agreement with Four Brothers of Jacksonville, Inc.

Motion: It was moved by Ms. Wilson and seconded by Ms. Hoffman, to approve an amendment to reduce the lease rate for the commercial lease agreement with Four Brothers of Jacksonville, Inc. to \$1,000 per month from October through February and to \$1,500 per month from March through May. Thereafter the lease rate will be adjusted based on projected course activity.

Mr. Forbes explained Four Brothers of Jacksonville, Inc. is the restaurant tenant at the golf course. Due to the decrease in play at the golf course, it is recommended to reduce the lease rate through May 2017, then bring it back to the City Council and base the rate on the amount of activity.

Ms. Wilson asked if this price reduction was just for the current year. Mr. Forbes confirmed it was and then it would come back to the City Council with a new price schedule to be approved.

Ms. Wilson stated she had concerns as the proposed amount is a large reduction in the rent.

Jason Phitides, Property and Procurement Officer, explained the rate was determined by looking at the amount of play and the breakeven point for the restaurant.

Mr. Doherty commented this is an appropriate move as the tenants will not be able to pay the current rent due to lack of play. The City should reduce the rent or it will lose the tenant. He supports giving the tenant some relief while the condition of the course improves.

Mr. Thomason asked Mr. Phitides what the restaurant's gross monthly receipts have been since signing the lease in June 2016. Mr. Phitides said the restaurant pays a flat rate and does not disclose that information, but the City did some analysis based on the number of golfers that frequent the restaurant.

Mayor Latham agreed with Ms. Wilson's concerns but added he supports the reduction as it is a fair way to keep the tenant until the City sees if course improvement has an impact on play and revenue.

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

(d) Item #16-501, Authorize the Performance Contract - Part 1 with Johnson Controls, Inc., to Install New Water Meters, Gas Meters, and Automated Reading to the City's Utility Metering Systems within the City Limits of Jacksonville Beach.

Motion: It was moved by Ms. Wilson and seconded by Ms. Hoffman, to authorize the Mayor and City Manager to execute the Phase C, Performance Contract – Part 1 with Johnson Controls, Incorporated, to install selected water and sewer, natural gas and electric utilities' Improvement Measures within the city limits of Jacksonville Beach, as explained in the memorandum from the Public Works and Beaches Energy Services Directors dated October 25, 2016.

Mr. Forbes explained The Performance Contract – Part 1 implements within the city limits selected Improvement Measures that accomplish the following objectives:

- Replaces all water meters with new solid-state meters (no moving parts) that communicate water usage wirelessly;
- Upgrades natural gas meters to communicate the gas usage wirelessly;
- Installs new Automated Metering Infrastructure (AMI) System allowing real-time wireless communication with water, gas and electric meters. (Note: The AMI System can be expanded to incorporate all new electric meters deployed with wireless communication in the future.)

Mr. Forbes added that the new meters would read accurately and they do not have any moving parts. The meters do have batteries that last about twenty years. Johnson Controls is guaranteeing that the meters will pay for themselves within 14 years and will pay the City the difference if that does not occur.

Justin Newbern, the engineer with Johnson Controls, reviewed the implementation of Phase C of the project.

Ms. Wilson asked how the City is funding this project. Mr. Forbes answered the City has the monies available from the Utility Fund and the City would be getting that back through the project's cost savings. The City also must put money into the Utility Fund every year so funds would be available in 20 years to replace the meters.

Ms. Wilson stated her concerns regarding the longevity of the meters and replacing them. Mr. Forbes answered this meter is the best product and has been analyzed by Public Works and Johnson Controls.

Mr. Doherty asked if there were any infrastructure leaks on City property found during the process. Mr. Newbern answered there were no major problems found during the full evaluation that was performed.

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

- (e) Item #16-502, Approve the City of Jacksonville Beach's Participation in a Contract for GIS Services Between the City of Tallahassee and Power Engineers, Inc., Using ERP Capital Improvement Funds**

Motion: It was moved by Ms. Wilson and seconded by Ms. Hoffman, to approve the City of Jacksonville Beach's participation in a contract for GIS services between the City of Tallahassee and Power Engineers, Inc., using ERP Capital Improvement funds.

Mr. Forbes explained the City is purchasing a new Enterprise Resource Planning (ERP) system. The new computer system is GIS (Geographic Information System) based. This request is to allow the City to work with a company that will help convert the current GIS system from an ArcFM system to a more user-friendly Esri system.

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

- (f) Item # 16-503, Approve the Expenditure of \$716,005 for the Replacement of Three Main Components of our Public Safety Radio System; (3) Dispatch Consoles, (1) Astro Site Repeater 5-Channel Repeater, and (1) L1 Controller**

Motion: It was moved by Ms. Wilson and seconded by Ms. Hoffman, to approve the purchase of a Public Safety Radio System as outlined in a memo from Fire Chief Whitmill dated October 26, 2016.

Mr. Forbes stated the City has been saving for the purchase of a new radio system. This needs to be purchased before the current system malfunctions as the manufacturer can no longer guarantee parts and serviceability. The three main components that need to be purchased are three dispatch consoles, one 5-channel repeater, and one controller.

Ms. Wilson asked about the life expectancy of the system. Fire Chief David Whitmill answered the life expectancy is about ten to 15 years. He stated the existing system is nearing 15 years.

Ms. Wilson inquired if this was replacing certain component parts. Mr. Forbes answered the new system replaces everything but the radios which will be replaced over time.

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

RESOLUTIONS:

Item # 16-504 RESOLUTION NO. 1967-2016

Mayor Latham requested that the City Clerk read Resolution No. 1967-2016, by title only, whereupon Ms. Scott read the following:

“A RESOLUTION PROVIDING FOR THE SALE OF SURPLUS PROPERTY ONLINE.”

Motion: It was moved by Ms. Wilson and seconded by Ms. Hoffman, to adopt Resolution No. 1967-2016 authorizing the sale of surplus property.

Mr. Forbes explained that twice a year, the City sells surplus property authorized by City Council. A list has been compiled which includes equipment that is no longer needed or has become obsolete.

Motion: It was moved by Mr. Thomason, seconded by Ms. Wilson, and passed unanimously, to amend Section 2 of the Resolution to read as follows: “All items shall be sold in as is condition and without warranty, and must be picked up by the purchaser onsite.”

Ms. Wilson asked where the money from the sales will be distributed. Mr. Forbes answered the money will go into the General Fund unless it is seizure property.

Original motion roll call vote: Ayes – Hoffman, Thomason, Vogelsang, Wilson, Doherty, and Mayor Latham. The motion carried unanimously.

ORDINANCES:

There being no further business, the meeting adjourned at 8:03 P.M.

Submitted by: Laurie Scott
City Clerk

Approval:



William C. Latham, MAYOR

Date: 11/21/16