**Minutes of Regular City Council Meeting**
**held Monday, August 4, 2025 at 6:00 P.M.**
**in the Council Chambers, 11 North 3rd Street,**
**Jacksonville Beach, Florida**

## OPENING CEREMONIES: INVOCATION, FOLLOWED BY SALUTE TO THE FLAG
Council Member Janson provided the invocation, followed by the Pledge of Allegiance.

## CALL TO ORDER:
Mayor Hoffman called the meeting to order at 6:00 P.M.

## ROLL CALL:

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| Mayor: | Christine Hoffman | | |
| Council Members: | Sandy Golding | Bill Horn | Dan Janson |
| | Greg Sutton | John Wagner | Bruce Wouters |

Also present were: City Manager Mike Staffopoulos, Beaches Energy Services Electrical Engineer Supervisor Don Cuevas, Chief Information Officer Joel Taylor, Property and Procurement Officer Luis Flores, Director of Planning and Development Heather Ireland, City Attorney David Migut, and City Clerk Molly Alleger.

**APPROVAL OF MINUTES:** None

## APPROVAL OF THE AGENDA
**Motion:** It was moved by Mr. Janson, seconded by Ms. Golding, to approve the agenda.

**Voice Vote:** In a voice vote, the motion passed unanimously.

## ANNOUNCEMENTS:
Council Member Golding thanked staff for organizing the Back-to-School event at the Carver Center in partnership with local organizations, noting all backpacks and supplies were distributed. She recognized the finance staff for their work on the budget and recent state records requests. She announced a Town Hall with Senator Yarborough and Representative Michael on August 7, 2025 at the Beaches Branch Library. She raised concerns about six recent sea turtle hatchling disorientations in South Jacksonville Beach due to lighting, commended several hotels and Beaches Energy for compliance, and suggested additional public education efforts.

Council Member Janson thanked staff for the recent budget workshop and noted more sessions would be held throughout the month. He announced that most council members would attend the upcoming Florida League of Cities Conference to begin the new legislative season and review proposed laws and resolutions.

Mayor Hoffman commended staff for the Back-to-School event and the budget bus tour, which allowed participants to see city projects firsthand. She announced that Florida Licensing on Wheels would be at City Hall on August 28, 2025, to provide various state services and encouraged promotion of the event. She also promoted Wednesday's Seawalk Session and Trevor Lawrence look-alike contest.

Council Member Horn thanked staff for their work on the budget process and reported the City would be reimbursed by a cable company for a $100,000 emergency drainpipe repair.

**COURTESY OF THE FLOOR TO VISITORS:**

- Kevin Brown, 1833 Kings Court, Jacksonville Beach, spoke about the light ordinance for sea turtles.

**CONSENT AGENDA:**

**Item A Approve the Eighth Revised Interlocal Agreement Among the City of Jacksonville, Florida; et al. for Conduct of the Sea & Sky Air Show**

**Motion:** It was moved by Mr. Janson, seconded by Ms. Golding, to approve the consent agenda.

**Voice Vote:** In a voice vote, the motion passed unanimously.

**MAYOR AND CITY COUNCIL:** None

**CITY CLERK:** None

**CITY MANAGER/NEW BUSINESS:**

**Item A 1. Award/Reject RFP Number 05-2425 to Heart Utilities of Jacksonville, Inc. for the Installation of Underground Infrastructure; and**

**2. Authorize the Mayor and City Manager to negotiate and execute any contract as a result of this award**

Beaches Energy Services Electrical Engineer Supervisor Don Cuevas introduced the item and provided background.

**Motion:** It was moved by Mr. Janson, seconded by Ms. Golding, to award RFP Number 05-2425 to Heart Utilities of Jacksonville, Inc. for the Installation of Underground Infrastructure.

**Discussion:** None

**Roll Call Vote:** Ayes – Golding, Horn, Janson, Sutton, Wagner, Wouters, and Mayor Hoffman

The motion passed unanimously.

**Motion:** It was moved by Mr. Janson, seconded by Ms. Golding, to authorize the Mayor and City Manager to negotiate and execute any contract as a result of this award.

**Discussion:** A discussion ensued about the option to cancel the contract.

**Roll Call Vote:** Ayes – Horn, Janson, Sutton, Wagner, Wouters, Golding, and Mayor Hoffman

The motion passed unanimously.

**Item B 1. Approve/Disapprove the purchase of a Document Management and Reporting System Upgrade from Upland Software, Inc., and declare Upland Software, Inc., a Sole Source Provider for future purchases;**

**2. Delegate the City Manager as the authorized representative to sign Upland Software, Inc., Quote No. Q-317487 and Statement of Work.**

Chief Information Officer Joel Taylor introduced the item and provided background.

**Motion:** It was moved by Mr. Janson, seconded by Ms. Golding, to approve the purchase of a Document Management and Reporting System Upgrade from Upland Software, Inc., and declare Upland Software, Inc., a Sole Source Provider for future purchases.

**Discussion:** A discussion ensued about the integration of the systems.

**Roll Call Vote:** Ayes – Horn, Janson, Sutton, Wagner, Wouters, Golding, and Mayor Hoffman

The motion passed unanimously.

**Motion:** It was moved by Mr. Janson, seconded by Ms. Golding, to delegate the City Manager as the authorized representative to sign Upland Software, Inc., Quote No. Q-317487 and Statement of Work.

**Discussion:** None

**Roll Call Vote:** Ayes – Sutton, Wagner, Wouters, Golding, Horn, Janson, and Mayor Hoffman

The motion passed unanimously.

**Item C** **1. Approve/Disapprove the Meter Building Conversion Project Utilizing the Competitively Awarded Master Agreement for Construction Management Between Auld & White Constructors and St. Johns County School Board at a Guaranteed Maximum Price of $2,348,388; and**

**2. Approve/Disapprove a Budget of $807,020 for the Remaining Meter Building Conversion Project Work which includes Integrated Life Safety and Security, Furniture and Fixtures, and a 15% Contingency; and**

**3. Authorize the Mayor and City Manager to execute any agreements that may be required within the scope of the Construction Manager at Risk Delivery Method**

Property and Procurement Officer Luis Flores introduced the item and provided background.

**Motion:** It was moved by Mr. Janson, seconded by Ms. Golding, to approve the Meter Building Conversion Project Utilizing the Competitively Awarded Master Agreement for Construction Management Between Auld & White Constructors and St. Johns County School Board at a Guaranteed Maximum Price of $2,348,388.

**Discussion:** None

**Roll Call Vote:** Ayes – Wagner, Wouters, Golding, Horn, Janson, Sutton, and Mayor Hoffman

The motion passed unanimously.

**Motion:** It was moved by Mr. Janson, seconded by Ms. Golding, to approve a Budget of $807,020 for the Remaining Meter Building Conversion Project Work which includes Integrated Life Safety and Security, Furniture and Fixtures, and a 15% Contingency.

**Discussion:** None

**Roll Call Vote:** Ayes – Wouters, Golding, Horn, Janson, Sutton, Wagner, and Mayor Hoffman

The motion passed unanimously.

**Motion:** It was moved by Mr. Janson, seconded by Ms. Golding, to authorize the Mayor and City Manager to execute any agreements that may be required within the scope of the Construction Manager at Risk Delivery Method.

**Discussion:** None

**Roll Call Vote:** Ayes – Golding, Horn, Janson, Sutton, Wagner, Wouters, and Mayor Hoffman

The motion passed unanimously.

**RESOLUTIONS:** None

**ORDINANCES:**

**Item A** **Adopt/Deny Ordinance No. 2025-8226 on the second reading for a Small Scale Future Land Use Map Amendment to change the Future Land Use Map designation of 0.91 acres from Recreation Open Space to Low Density Residential**

Director of Planning and Development Heather Ireland provided background on the item.

Mayor Hoffman requested the City Clerk read Ordinance No. 2025-8226 by title only, whereupon Ms. Alleger read the following:

> **"AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AMENDING THE 2050 COMPREHENSIVE PLAN FUTURE LAND USE MAP, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATIONS ON APPROXIMATELY 0.91 ACRES OF LAND LOCATED ON PONCE DE LEON BOULEVARD BETWEEN SECOND STREET SOUTH AND PONTE VEDRA BOULEVARD FROM RECREATION OPEN SPACE TO LOW DENSITY RESIDENTIAL; PROVIDING FOR LEGISLATIVE FINDINGS, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE."**

Mayor Hoffman read the following: "This ordinance for the amendment to the text of the 2050 Comprehensive Plan is before this Council for a public hearing and adoption on its second reading.

Under the laws of the State of Florida, an ordinance which changes the text of any Element of the City's 2050 Comprehensive Plan is a 'quasi-legislative' proceeding.

A quasi-legislative proceeding means that a governing body is acting in its rule-making capacity. It is the duty of the Council to arrive at sound decisions regarding proposed changes to the text of the adopted 2050 Comprehensive Plan. This includes receiving citizen input regarding any proposed text change.

The application has been reviewed by Staff and the Planning Commission for consistency with other portions of the Comprehensive Plan. The Council may hear from all interested parties in the legislative determination of an amendment to the text of the City's 2050 Comprehensive Plan. The Council's decision on a Comprehensive plan amendment application is based on the criteria set forth in Florida Statutes.

I will now open the public hearing on Ordinance No. 2025-8226."

The applicant did not wish to speak.

**Public Hearing:**
No one came forth to speak. Mayor Hoffman closed the public hearing.

**Motion:** It was moved by Mr. Janson, seconded by Ms. Golding, to approve Ordinance No. 2025-8226 on the second reading for a Small Scale Future Land Use Map Amendment to change the Future Land Use Map designation of 0.91 acres from Recreation Open Space to Low Density Residential.

Mayor Hoffman read the following: "Before opening the floor for discussion or questions by the Council, please be reminded that our decision will be based on the criteria set forth in Florida Statutes, Staff's report, the recommendation of the Planning Commission and the public input at all hearings."

**Discussion:** A discussion ensued about the public recreation space, trees, and passive parks.

**Roll Call Vote:** Ayes – Wagner, Golding, Horn, Janson, Sutton, and Mayor Hoffman
Nays – Wouters

The motion passed 6-1.

**ADJOURNMENT:**
**Motion:** It was moved by Mr. Janson, and seconded by Ms. Golding, to adjourn.

**Voice Vote:** In a voice vote, the motion passed unanimously.

There being no further business, the meeting adjourned at 6:39 P.M.

Submitted by: Molly Alleger
City Clerk

Approval:

Christine H. Hoffman, MAYOR

Date: 9/2/25