



## BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

August 23, 2022  
Administration Building,  
4th Floor, BCC Meeting Room,  
477 Houston Street,  
Green Cove Springs, FL 32043  
4:00 PM

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### **INVOCATION**

Commissioner Kristen Burke, District 5, gave the Invocation.

### **PLEDGE**

Retired U.S. Navy Petty Officer HM 1, Arthur Belarde, led the Pledge of Allegiance.

Chairman Betsy Condon said Petty Officer Belarde served 12 years of Active Duty in the United States Navy and retired after ten years of service in the U.S. Navy Reserves. He served as a Hospital Corpsman 1st Class achieving the rank of E-6 during his military career. Petty Officer Belarde is an Orange Park resident and works as an Orthopedic Technician.

Petty Officer Belarde said when he retired from the military, he did not really have a purpose; however, he found one and opened a Jiu-Jitsu School in Orange Park, Florida. As a result, he was able to meet people like Mr. Gene Price, and that is how he was able to be in attendance today. Petty Officer Belarde thanked the Board for allowing him to lead the Pledge.

### **CALL TO ORDER**

Chairman Betsy Condon called the meeting to order at 4:03 pm.

### **ROLL CALL**

**Present:** Commissioner District 4 Betsy Condon - Vice-Chairman  
Commissioner District 1 Mike Cella  
Commissioner District 3 James Renninger  
Commissioner District 5 Dr. Kristen T. Burke

**Absent:** Commissioner District 2 Wayne Bolla - Chairman

**Staff Present:** County Manager Howard Wanamaker

Due to the absence of Chairman Wayne Bolla, Vice-Chairman Betsy Condon will be acting Chairman for tonight's meeting.

## **PET ADOPTIONS**

Teresa Capo, Executive Assistant, presented a PowerPoint presentation of pets available for adoption - Kleo (dog) - Cleveland (dog) - Firenza (cat) - Mucho Nacho (cat). See Attachment A. If you are interested in adopting a pet, contact - clayadoptions@claycountygov.com or call (904) 269-6342. Ms. Capo stated that Clay County Animal Services also offers community rabies and microchip clinic on the first Thursday of every month from 3:00 pm to 5:00 pm. The "Kitten Crew" is always looking for fosters. If you are interested, please contact clayfosters@claycountygov.com.

## **PROCLAMATIONS/RESOLUTIONS**

### 1. Constitution Week in Clay County

Chairman Betsy Condon said President Eisenhower signed a joint resolution designating September 17th through the 23rd of each year as Constitution Week. The annual celebration of the United States Constitution came about after the Daughters of the American Revolution petitioned Congress to set aside this week to commemorate the first signatures on the Constitution on September 17, 1787.

Members of the Sophia Fleming Chapter of the NSDAR (National Society of the Daughters of the American Revolution) are here to accept the Proclamation:

- Terri Dobbs - Chairperson for the Constitution Week Committee
- Barbara Voi - Regent
- Carol Westermann - 2nd Vice-Regent
- Betty Price - Member of the Constitution Committee

Commissioner Mike Cella read the Proclamation for Constitution Week in Clay County.

Commissioner James Renninger made a motion for approval of the Proclamation, seconded by Chairman Betsy Condon, which carried 4-0.

Ms. Terri Dobbs said they appreciate the Proclamation, a very important part of DAR. They focus on the programs that are historical, preservation, patriotism, and education. During September, they will extend information about Constitution Week to schools and libraries in Clay County.

## **PRESENTATIONS**

### Veterans' Services Presentation

An overview of this year's VSO numbers and a presentation from the Clay County Veteran's Council to provide updated information about the organization and the goals for the upcoming years.

Victoria Hapner, Community Service Manager, presented a PowerPoint presentation to the Board regarding Veteran's Service. See Attachment B. Ms. Hapner gave an overview of some of the services provided.

- Disability Compensation Claims and Increases
- Appeals and Denied Claims
- Burial Claims
- Dependency and Indemnity Compensation
- Additional Monetary Stipend for In-Home and Nursing Care
- Non-Service Connected Claims

The most common service provided is disability compensation claims and increases. When the VSOs make their claims, this is the funding brought back into the county through the veterans' claims. Ms. Hapner referred to the presentation that shows the funding and noted that in 2021 when VSOs came from the outside counties, they brought Clay County residents that were serving in outside counties. So they have done an impressive amount of work bringing in funding and helping our local veterans. Ms. Hapner said some things for the future for the veteran's services; they have 1.5 and will ask to move the .5 from part-time to full-time, to have two full-time VSOs for:

- Easier access to scheduling and a more timely response time - There are quite a few veterans in clay County and only having one full-time VSO is a lot of work with hundreds of calls coming in trying to make appointments, so having another officer full-time will help
- More community outreach - Reach out to the areas that may not have access to come to us
- Build partnerships with non-profits and provide basic funding (less than \$3,000.00) for veteran-centered events and also partner with the Veterans Council

Following Ms. Hapner's presentation, Ms. Jessica A. Polvikoski, Secretary/Treasurer of Clay County Veteran's Council, presented a PowerPoint presentation to the Board of an overview of what CC Veteran's Council provides for veterans. See Attachment C. Ms. Polvikoski said that she is presenting today on behalf of

- **VCCCF OFFICERS:**
  - Ansil Lewis - President
  - Gary Newman - Vice-President
  - John Ruark - Secretary

Veterans and families represent 34% of Clay County's population. They want Clay

County to be known as the county that takes care of its veterans. To support this effort, they have rebranded the council with a new name in line with the other Northeast Florida Veteran Councils. The vision is to care for veterans, and the mission unifies one voice on their behalf. Ms. Polvikoski referenced the list of member organizations in the presentation. The list has grown substantially since rebranding, and they will continue their efforts to expand membership. The members inform the council of their organization's needs, priorities, and events. The council can then bring those to the county with one voice. Ms. Polvikoski said their strategy includes four concurrent goals.

- Conduct fundraising Activities
- Increase Communications and Veteran Knowledge
- Cultivate Partnerships
- Champion a Veterans Community Center

Today's focus is community center fundraising and the need for more VSOs. Clay County needs a Veterans Community Center, so everyone understands who to contact if they have unmet needs. If it is to be with others with similar experiences or if they are resource providers that have something to give to veterans. As veterans, sometimes we do not know what we need because we do not know what resources are available, called "The Unknown Unknowns." At the center, trained advisors can look them in the eyes, listen closely, identify the needs that need to be met, and make an action plan. Nothing replaces human interaction in improving the quality of life. Veterans do not look for handouts but will take a hand up. They want to provide those opportunities for veterans to regain their independence and build new relationships. Community Center efforts have begun, and they will reach out to their partners for advice and assistance to identify an effective pathway. Ms. Polvikoski said they do not plan to process claims at the center now and support the need for more VSOs in the county. Veterans and their families submit claims because something has gone wrong, whether it be with their health, financial, or other reasons. The center and the VSOs office can educate and encourage veterans and their families to achieve successful claim outcomes. The council intends to provide one voice to support the events and priorities of our member organizations and recognize that our partners have greater experience in fundraising, especially in the grant request.

Commissioner James Renninger said that Congress passed the PACT ACT recently and asked if Ms. Polvikoski was conversant enough to speak to that issue. Not everyone qualifies for that, and there are certain qualification standards. Ms. Polvikoski said it does not go into effect until October 1, 2022, and the VSOs are fielding those calls. The council itself has not received that many calls. They are working closely with Mr. Keith Brandon, Veterans Service Officer, to ensure they are in lockstep and the veterans are getting the necessary information. Commissioner Renninger noted for the public that PACT ACT deals with pit burns for deployed forces that were not covered under VA illnesses previously but will be October 1, 2022, and Keith Brandon can field those calls if there are any questions. Ms. Hapner said that Mr. Brandon and Ms. Stewart have been planning to host community meetings and town halls to discuss this Act to ensure veterans understand what it is and who qualifies.

Keith Brandon, Veterans Service Officer, said they are trying to schedule meetings in Keystone Heights, Middleburg, Green Cove Springs, and possibly at the Elks Lodge. Mr. Brandon said they had received hundreds of calls because what was put on TV was

not what the actual PACT ACT said. There are dos and don'ts, so they are answering those questions. The second VSO would be a tremendous help.

Commissioner Kristen Burke said in one presentation that there is a request for two VSOs, and the other is a request for three. Ms. Hapner said that would be for the future. Commissioner Burke asked if the part-time VSO wanted to go full-time. Ms. Hapner answered yes. Ms. Polvikoski said the request would be for at least 2.5 for the PACT ACT, and they are not finished with the Blue Navy. There are a lot of Vietnam Veterans that are having a lot of issues.

Commissioner Mike Cella said it has only been a short time since the VSO moved to College Drive, and has there been an increase in visibility. Ms. Hapner said she believes it has definitely helped.

## **APPROVAL OF MINUTES**

2. Board of County Commissioners Workshop Meeting Minutes, July 26, 2022.
3. Board of County Commissioners Meeting Minutes August 9, 2022.
4. Finance and Audit Meeting Minutes, August 16, 2022.

Commissioner James Renninger made a motion for approval of the July 26, 2022, BCC Workshop meeting minutes - August 9, 2022, BCC meeting minutes, and August 16, 2022, Finance and Audit meeting minutes, seconded by Commissioner Mike Cella, which carried 4-0.

## **PUBLIC COMMENTS**

Chairman Betsy Condon opened the floor for public comment at 4:24 pm.

Pat Lee, 319 Oak Drive South, Fleming Island, addressed the Board regarding his disapproval of the development at Haller Airpark. Mr. Lee asked why people in this building would totally ignore the obvious safety concerns for people living at the end of a runway. The rezoning notification process was abysmal. In 2020, the property owners submitted an application to SJRWM to enlarge the borrow pit, and when asked about the airport on the adjacent property, it was clearly identified. When the same question was asked one year later on the rezoning application, there was no mention of the airpark. Mr. Lee spoke about the approval from the Planning Commission and referenced minutes from the September 2021 meeting where the RV resort/park was authorized. Mr. Lee asked that the item be placed on the BCC agenda for discussion.

Paul Barreto, 2172 Autumn Circle, Fleming Island, said Captain Dennis Gillespie asked him to read a letter to the Board. Mr. Barreto then read the letter regarding Mr. Gillespie's concern about the development at Haller Airpark, and the county's primary mission

should be the citizens' safety and security.

William Whitman, 866 Warner Road, Green Cove Springs, spoke to the Board regarding muni code 15.5, disturbing the peace. He also gave the Board a map of how far his home is from the establishment of Boogerville Hideout on Highway 17 with a copy of the ordinance. See Attachment D. Mr. Whitman said he has previously discussed this issue with Commissioner Cella. Saturday night is what brought him before the Board. The shortest point from his house to Boogerville Hideout is approximately 2,678 feet, half a mile. At 9:30 pm, he went to his back porch and could hear blatant profanity from the singer. Out of respect, Mr. Whitman chose not to use the words he heard. He was 2,600 feet from there and could hear it clearly. Mr. Whitman played a record from his cell phone of the noise that could be heard from his porch.

Shandra Ellis, Manager of Family Services at Episcopal Children's Services, gave an overview of what services they are providing in Clay County. They have three head start programs and administer the VPK in school readiness programs. In the school readiness program, families that work or go to school that need help to pay for childcare receive a voucher to offset the cost of childcare. Traditionally, the county helps through a grant to help meet the federally matching requirement. In school readiness, they serve working parents who make up to 150% of Florida's poverty level or less. For example, the maximum they can make is \$41,625.00 upon entry for a family of four. On average, they serve over 875 school readiness children monthly in Clay County. Of those, 723 were working and became eligible as for economically disadvantaged. Parents need dependable childcare to work, but lower-income families can not always afford the full cost of childcare. Childcare is expensive and can cost more than the family food budget on a monthly basis for just one infant in the home. 86% of Clay County residents receiving school readiness services have been continually employed for one year compared to only 57% of those waiting for services. 85% feel that school readiness gives them the stability they need to be successful and 78% feel having the services gives them the opportunity to build experience and skills to get a better job. They currently receive a \$108,000.00 grant from Clay County that is used to help meet federal matching requirements for subsidized care for working economically disadvantaged families. The match brings in \$1,790,000.00 in federal funding; on top of that, the Division of Early Learning further matches your grant dollar for dollar, increasing the impact. This means they can serve seventy-five additional Clay County children with the matching funds. This grant pays for childcare subsidies for Clay County residents, and none is used for administrative or other expenses. Ms. Ellis thanked the Board for considering them in the upcoming budget.

Dr. Bob Cowie, Board Chair of Mercy Support Services, requested that there be no action taken today on the non-profit funding policies and procedures. To the best of his knowledge, there has been no request for input from the public or any Clay County non-profit before the presentation set for today. He knows for certain that Mercy has not been asked to provide input. Ideally, public input may be beneficial in developing a policy that will be in place for a long time to come.

Hearing no other comments, Chairman Betsy Condon closed public comment at 4:42 pm.

Chairman Betsy Condon asked Howard Wanamaker, County Manager if someone could

talk with Mr. Whitman and possibly help with the noise issue. Howard Wanamaker, County Manager, answered yes, ma'am, and said a staff member would meet him in the back.

Commissioner Kristen Burke asked what the status is regarding the Haller Airpark. Howard Wanamaker, County Manager, said Commissioner Renninger and himself met with FDOT, FAA, and AOPA. Staff is looking at our LDC to update that as we move forward to protect those that are around private and public airports and airfields. Commissioner Burke asked if the development is at a standstill or if it is being developed. County Manager Wanamaker said he does not have an update on the development.

Commissioner James Renninger said they have met weekly with local and national organizations to identify the safety precautions for private and public airports. They are researching all the FAA regulations, which apply to public airports but not private ones. So they are trying to embed the public safety part into private, it isn't easy, but they are getting there.

Commissioner Kristen Burke said that she could hear a lot of anger from the gentlemen, and rightfully so, but do not think the Board does not hear them or think they are not doing anything. Commissioner Burke stated that they care; that is their job, and commended Commissioner Renninger for his work on the issue.

## **CONSENT AGENDA**

5. Consent Agenda Items from the August 16, 2022 Finance & Audit Committee Meeting

6. Finance Business

The Finance Department business is submitted to request approval and ratification by the Board for various warrants and disbursements in order to meet the requirements of Ch. 136.06 (1) FL Statute. Acceptance and disposal of various Board property and various documents are submitted for the Board's information. At times, approval is requested for various finance related issues.

Commissioner James Renninger made a motion for approval of the Consent agenda, seconded by Commissioner Kristen Burke, which carried 4-0.

## **DISCUSSION/UPDATES**

7. Presentation of 6/30/2022 Investment Report(T.Green/A.Bramlitt)  
6/30/2022 Investment Report.

Amy Bramlitt, Finance Officer, presented a PowerPoint presentation attached to the

agenda regarding the Investment Report. Ms. Bramlitt noted that this is the quarterly update required by the investment policy. There has been no change to the Committee board members, and the purpose is to provide overall strategy and direction. The strategy has not been changed; we will hold a committee meeting before the next quarterly report because there will be decisions about where to move some excess funds. We have received some ARPA funds and will start getting Ad Valorem funds shortly after the new year. Next, Ms. Bramlitt moved into the market update. The federal reserve continued to raise the target interest rate. The FED funds rate was raised in July by 75 basis points, and the targeted range is 2.25% to 2.50%, which is the rate that other banks have to pay to get money into their bank. That rate was 2.33% as of Friday, so we have seen that increase .2% in March. They did this to curb inflation that is still running high; the good news is that July's rate was basically flat; however, the year-to-date rate is around 8.5%. There is an expectation that the FED will raise interest rates again later in the year; what does that mean to us, we know we are in a volatile interest rate market, so we are continuing to look at what we have and invest prudently to improve yields. Ms. Bramlitt said the cash and investments are very similar to last month's total. The year-to-date interest is right under \$1M. In the presentation for cash and investment, you can see the next to last column we had for this past quarter, \$640,317.00 in interest. So you see the increase in those interest rates as a lot of our portfolios are very liquid. You can also see how it has gone up from Q1, Q2, and Q3, so we see improved returns on our funds. The summary cash and investment is a required communication to the Board and the public, and we are in compliance in all categories. The percentages are green in all investments, and we are meeting the investment policy's needs with returns and how we have distributed the money. In Florida Safe, some funds were pulled out because the returns were extremely low. We have gotten some good daily returns and estimates, so we will look over the next quarter at possibly moving some funds into that account. Ms. Bramlitt referenced the Net Earnings by Investment FY 2021/2022 and said this is a high summary, and you can see the volatility. Most of our money is in Florida Prime; it has gone up from a high of 1.047%, but the low was less than .1% with an average of .352%, so you see all those items change. Wells Fargo is a new static that was in and that is our operating cash which is not an investment, we do earn 25 basis points, but we pay our bank fees out of that fund. That is one of the areas we will be working with Wells on to see if we can go into a sweep product that would enhance that but not give any risk in our principal.

Commissioner Mike Cella said in terms of Wells Fargo, knowing it is an operating account, so you usually get less because money is moving in and out of there on a regular basis; there was a discussion last year with the committee about opportunities that might exist to put out an RFP or look at other options that could be possibly more and give us better service. Is that something the Committee could address in the next meeting. Ms. Bramlitt said that the Committee could look into that and move excess cash out of Wells Fargo into another institution. She highly recommends delaying it mainly due to the recent implementation of Workday. There were a lot of automatic connections with our treasury management system, and to do that now on top of going into year-end for the first time and having brand new auditors is a risk just for the treasury management services. However, that does not mean we should not look at any excess cash that is not needed on a daily basis. Ms. Bramlitt explained the options for moving forward and discussed ideas for the next committee meeting. Commissioner Cella said that the risk was discussed early on, and at that time, the recommendation was not to do anything, so when would it be the right time and suggested that the committee take a hard look into



the advantages and disadvantages of why we should stay or move ahead. Ms. Bramlitt said we could definitely do that.

Commissioner James Renninger said Wells Fargo is simply giving us a good deal because we have \$86M with them at a .041% average. That is nothing; that is free money to them. We are losing so much money through them. Wells Fargo does not have a great history of service.

Tara S. Green, Clerk of Court and Comptroller, said that this could be discussed with the Investment Committee regarding the strategy, and we do not disagree that we may need to go out with an RFP. There will be quite a bit of cash coming into the bank account soon, and we have quite a bit now because of ARPA funds. So to Ms. Bramlitt's point, maybe the happy medium, so that we can get ourselves through a year and close all the nuisances that we do not yet know about through Workday, is to look at the excess cash and maybe consider an RFP or an RFQ for that, and that buys us some time to get through year-end close. Leaving enough cash as an Investment Committee policy set for the operating account. Commissioner Renninger said if you're saying we will look at it for the next twelve months, okay, but not year two. Clerk and Comptroller Green said they would make sure it is a topic of discussion at the next meeting and develop a good strategy to get us where we want to be with the excess cash.

## 8. Non-Profit Funding Plan

An overview of the new non-profit funding process, including application requirements and reporting needs.

Victoria Hapner, Manager of Community and Social Services, presented a PowerPoint presentation to the Board regarding the Non-Profit Funding Plan. See Attachment J.

### **Start the process:**

- Creation of the non-profit funding committee (NPFC)
  - representatives from the following departments:
    - Community Services
    - Library Services
    - Communications Department
    - Grants Division

Ms. Hapner said these are individuals from departments that already work with our non-profits. So, therefore, they have those relationships, see how they work, and will be able to promote the benefits the non-profits will receive.

- Optional: BCC votes to establish a focus for each year. This could be education, health, children, homelessness, etc.
- The non-profit funding committee (NPFC) will be responsible for updating the application and scoring matrix each year, along with the creation of reporting requirements linked to the funding
- Each year the BCC will adopt a budget, determining the amount of funding to be distributed
- A NPFC member will be responsible for reviewing all application submittals: this

establishes that the applicant meets all required criteria established

- NPFC will review each reviewed application and score the organizations based on the current scoring matrix

**Commissioner Kristen Burke left the meeting at 6:54 pm and returned at 6:56 pm.**

**Timeline:**

- BCC determines funding levels and focus (July-September)
- Applications for funding are released: October 1
- Application submission deadline: October 31
- Initial approval of applications: First two weeks of November
- NPFC meeting and final score applications: Third week of November
- BCC selection and announcement: Final week of November
- Contracts/Agreements signed and submitted: December
- Reporting due to committee: TDB, at least quarterly
- Final reports and presentations due to the BCC: June

**Initial Application Requirements:**

- Non-profit (NP) main office/headquarters must be located within Clay County, Florida (local preference)
- NP must provide support services to Clay County residents
- Must be a registered 501c3
- Must be established for a minimum of 1 year (requirements for different tiers may differ on number of operating years)
- The NP has a minimum of 3 Board of Directors
- Submits a full and complete application

**Scoring Matrix:**

- Meet all initial application requirements
- Organizational Capacity (includes residents serviced, staffing levels, number of years established)
- Scope and design of project (includes timeline, goal number to be served, overall impact)
- Justification
- Sustainability
- Operational budget vs project budget (25%)

**Funding Tiers:**

- Tier 1: \$10,000\*
  - Open to all non-profits 1-2 years in operation
- Tier 2: \$15,000\*
  - Open to all non-profits 3+ years in operation
- Tier 3: \$35,000\*
  - Open to all non-profits 5+ years in operation

\*or no more than 25% of annual operating budget

## **ARPA Funds:**

- Initial Application Requirements and Scoring Matrix will remain the same
- Additional requirements will include a risk assessment and required reporting
- Maximum funds for 2 levels-
  - \$35,000 for level 1 applications
  - \$200,000 for level 2 applications (this application level is for capital improvement projects)
- Risk Assessment- The county will evaluate an organization's ability to administer federal funds in accordance with program guidelines and federal requirements. Following the risk assessment results awardees will either proceed with contracting, be requested to provide additional information/documentation, or denied for funding.
- Allowable expenditures include:
  - Personnel - full-time and/or part-time paid staff of the organization (i.e. W-2 employees)
  - Rent/mortgage
  - Utilities
  - Supplies/equipment
  - Capital - Specific to acquiring or maintaining fixed assets, such as land, buildings, technology, etc.
- Reporting requirements: Every awardee will be required to submit activity reports in compliance with the U.S. Department of Treasury's American Rescue Plan Act guidelines. There will be at least three reporting windows:
  - Initial activity report and invoice to receive up to 50% of approved contract amount
  - Activity report and invoice to receive remainder of funding
  - Final activity report and invoice to close out contract
    - non-submittal of a final activity report shall constitute a breach of the agreements as to which the county may require the return of distributed funds and/or prohibition of future funding to awardee from the county

Commissioner Mike Cella asked for clarity regarding the ARPA funds. Ms. Hapner said with the regular general non-profit funding, they have until the end of the fiscal year to use those funds, and with the ARPA funding, they have until 2024. ARPA funds give them some flexibility. Commissioner Cella asked if we have reached out to non-profits. Ms. Hapner noted that was brought up in the public comment and said it is something they can send to the non-profit group, which Leann Coll, Senior Community Liaison, runs. Something can be sent out through the group newsletter and Clay SafetyNet Alliance for input before any final decisions are made. Ms. Hapner noted flexibility was put into the plan, which will allow changes each year. This is a new process. Therefore, as things change or need to change, there is flexibility to consider requirements and applications. There is the built-in flexibility.

Commissioner James Renninger said outreach is important and encouraged Ms. Hapner to reach out to non-profits. He asked about ECS, which provides childcare for working moms, and how they fit into this matrix. Ms. Hapner, said a lot of the legacy funds fit into these parameters. We could make some tweaks to consider how to fund ECS specifically because they receive a larger sum from us. Ms. Hapner suggested

researching how the funds are used for a match, what is denied if the funding is cut, etc. She said she needed to do a little more research. Commissioner Renninger suggested creating a Tier 4 for "others."

Ms. Hapner noted some non-profits must receive funds because of the statute—for example, Quigley House. Those have been separated and will not come to the Board but will continue to be funded separately. Troy Nagle, Assistant County Manager, asked for direction from the Board regarding the budget. Commissioner James Renninger expressed concern for unintended consequences of creating and implementing a process. He wants to ensure people receive the funding they depend on, especially Episcopal Children's Services. Ms. Hapner said she would do some more research. Commissioner Cella recommended allowing Ms. Hapner time to get input from stakeholders, research, and allow some modeling before the Board votes.

Mr. Nagle proposed two options to approach moving forward with the budget. One is to fund everybody through the same process as last year. The second way, which is the suggested way, is a hybrid approach. This means if there are specific non-profits the Board would like to fund, then take them separately, and the rest will go through this new process. Commissioner Cella said the idea would be to keep a pool of money to fund those specific non-profits that must receive funding because of statute. Howard Wanamaker, County Manager, said we needed a way to vet different non-profits looking for ARPA funds to apply because of ARPA. He suggested waiting for one month to allow for the research and input, which will make the final determination in December. He asked for the Board's direction regarding the budget and the target number to fund critical care non-profits. The hope is to capture new groups in the next year. He suggested still requiring an application for statute required critical care organizations. Mr. Nagle said staff is looking for directions tonight, not a vote.

Shandra Ellis, VPK Coordinator at Episcopal Children's Services, addressed the Board regarding funding for ECS. Ms. Ellis said ECS currently receives a \$108K grant that helps meet the 6% federal matching fund. This match brings \$1,790,000.00 in federal funding, and the Division of Early Learning matches the Clay County grant dollar for dollar.

Chairman Betsy Condon said that is \$108K well spent. Commissioner James Renninger suggested considering the hybrid approach. Chairman Condon said she likes the proposed process. She said she likes the application, scoring process, and accountability. Chairman Condon expressed her concern about ensuring organizations that depend on the county funding do not lose it—providing services for our residents because, ultimately, that is the intention for the tax dollars. It is not about preference but who can provide resources for residents. Commissioner Cella suggested adding ECS to the legacy non-profits and keeping the budget in the \$270K to \$300K range for the other non-profits to apply. It would allow the county to take care of the legacy organizations and then allow for the application process for the ARPA for different projects. Mr. Nagle stated for clarity that staff would add ECS to the legacy non-profits, set aside that \$270K money, and establish the application and implementation process. Staff will come back with a plan, hopefully in the first week of September.

## 9. Discussion regarding Northeast Florida Multipurpose Youth Sports Complex

Howard Wanamaker, County Manager, presented a PowerPoint presentation to the Board regarding the Northeast Florida Multipurpose Youth Sports Complex. See Attachment E. County Manager Wanamaker noted that there are guests present from Venture II and Sixteen 21, Nate Day, Matt Carlton, Bill Crane, Charles Garrison with Carlton Construction, and Rick Welch with Connelly and Wicker and a Dasher Hurst representative if the Board would have any questions following the presentation. County Manager Wanamaker said this was a public/private venture. We received a \$3M matching grant from DEO. The grant dictated a multi-purpose field with restrooms, parking, and leisure activities, including a trail system. The property was purchased in late November, and then NTP was issued in December. Work has been done on the design, wetlands delineation, and soil borings. We went out with a bid in June, and to no surprise, the bid came back pretty high based on numerous factors.

County Manager Wanamaker noted the map in the presentation showing the location of the complex and satellite aerial view. There is a concept/master plan shown that was received, and take note that SR 21 is to the lower portion, and as you enter the complex, the multi-purpose fields are to the left, and the future phases are listed. The next slide shows the concept that has been reached to this point. It has eight fields with ponds outlined in red, with the parking lot in the center and the restroom facility just north. Separating five fields to the left and three to the right. The area for the trail would go along a spine of sidewalk that crosses through the middle and runs from SR 21 from the west to the east and go to the north along SR 21 around the pond back and intersect with the sidewalk. Staff is working to develop better designs as we move forward. The biggest challenge has been the wetlands delineation. An area east of the parking could have playground equipment and food trucks. There has also been discussion about shade structures near the restrooms and the east and west of the fields. There is an architectural design in the presentation showing the restroom facility and the entry sign that would be on SR 21. County Manager Wanamaker noted some constraints as they have moved through the project.

- Inflation/Economy
  - Increased Labor - Material - Fuel Costs
- Wetlands and Soil Conditions
  - Wetlands Delineation and Permitting
  - Soil Type/Conditions - Usability
- Permitting Timeline
- Grant Timeline for Completion

When putting out an RFP like this, the closer you start the project within your project timeline, you do not have too many bidders, and the price goes up. So if we can get an extension and relief, it would be helpful. The current grant says it needs to be completed by December. The Summary and Way Ahead:

- Request Extension - Staff is looking for consensus from the Board to request an extension. They have talked to the representatives in Tallahassee, and they will be engaged with DEO to request an extension on our behalf. We will generate the documents and letter to be sent out.
- Update Site Plans - To mitigate stormwater - Both Stormwater and site grading

- have caused a significant increase in costs
- Rebid with Updated Site Plan (Eight Fields with an alternate of three)
- Budget Analysis
- Additional Funding - Requested from Tallahassee \$500,000.00 based upon the constraints - ARPA funds would be appropriate to use for this

Following the discussion regarding constraints and extension time requested, the Board gave consensus to request more time.

**Commissioner James Renninger left the meeting at 4:57 pm and returned at 4:59 pm.**

## **NEW BUSINESS**

10. Request for Prospective Buyer Lien Reduction for Julissa Lopez (C. Stewart)

Property Address: 3206 Bear Run Boulevard, Orange Park, FL 32065

Chereese Stewart, Assistant County Manager, addressed the Board regarding a prospective buyer's request for lien reduction. Ms. Stewart said the property is located at 3206 Bear Run Boulevard, Orange Park, and the prospective buyer is Julissa Lopez. Commissioner James Renninger asked if this property is homesteaded. Ms. Stewart said no. It is one of the properties on the foreclosure list.

Vadim Lichmanov, the Buyer's Agent, addressed the Board regarding his client's request for a lien reduction. Mr. Lichmanov said his client has been trying to purchase this property. This property has been abandoned for a long time. Contractors are waiting to begin work to replace the roof, siding, and fence. The goal is to make it beautiful for the community. Commissioner Renninger asked if there was a contingent agreement to purchase the property. Mr. Lichmanov said there is a non-contingent agreement. They are hoping to close on it after this meeting. Chairman Betsy Condon asked what staff costs are. Ms. Stewart said \$4,000.00. There were two different cases. The first one of \$1,740.00, and the second one was \$2,260.00.

James Knecht, the seller's Agent, addressed the Board regarding the lien. Mr. Knecht said the owners are in a tough place financially. They are experiencing significant marital trouble. They both live in California, and neither has means to attend to the needs of this property. There are code violations dating back to 2015 and 2018. One of the two violations was overgrown grass, and the other was a fallen fence. It got out of hand quickly due to the owners being absent. The property is an eye sore. Mr. Lichmanov's clients want to fix it for the community. Unfortunately, the owners cannot make the repairs. The fines were compounding by the day or week for years. The sellers may break even but most likely will be in the negative because they have a mortgage with a lien against it.

Commissioner Mike Cella asked what the buyer plans to do with the property. Mr. Lichmanov said they intend to flip it. However, the whole house will have to be renovated

to be able to sell it. Commissioner James Renninger asked where Mr. Lichmanov's firm was located. Mr. Lichmanov said it is in St. Augustine.

Commissioner Mike Cella made a motion for approval, seconded by Commissioner James Renninger, which carried 4-0.

11. Approval of Agreement with James Moore & Co., P.L. regarding Professional Auditing Services (H. Boucher)

Approval of Agreement with James Moore & Co., P.L. regarding Professional Auditing Services for an initial term of three (3) years for fiscal years (FY) ending September 30, 2022-2024. Negotiated fees: \$295,000 for FY ending September 30, 2022, \$270,000 for FY ending September 30, 2023, \$270,000 for FY ending September 30, 2024. Funding Source: FD1000-CC1116 Commission Auditor-532000 Accounting and Auditing

Heather Boucher, Commission Auditor, addressed the Board regarding the request for approval of the agreement with James Moore and Company for professional auditing services for an initial term of three years for fiscal years ending September 30, 2022-2024. The normal purchasing policy is two renewals for one year. There was a discussion of the pros and cons of having auditors for extended periods vs. having a rotation of auditors. That is being addressed in the agreement. There will be a partner rotation every five years. The negotiated fees are:

- \$295,000.00 for FY ending September 30, 2022
- \$270,000.00 for FY ending September 30, 2023
- \$270,000.00 for FY ending September 30, 2024

Chairman Betsy Condon asked for clarity regarding the discount in later years. Ms. Boucher said the initial year the fees are higher because they will have extra work to get on board and get familiar with the county and accounts. There are also additional fees because of the transition to Workday.

Commissioner James Renninger made a motion for approval, seconded by Commissioner Mike Cella, which carried 4-0.

12. Request to use alternative procedure to notice public hearings for the consideration of potential purchase and sale agreements for the purchase of identified real property for the Bonded Transportation Program (C. Grimm/E. Dendor)

Courtney Grimm, County Attorney, addressed the Board regarding the request to use the alternative procedure to notice public hearings for the consideration of potential purchase and sale agreements for the purchase of real property in connection with the

Bonded Transportation Program necessary for stormwater retention facilities and/or ROW. Staff would like to move forward with this alternative procedure to move forward with negotiation. As required by the alternative procedure, staff will bring the purchase and sale agreements to the Board after notice of a public hearing.

**Properties:**

- 46-05-26-010330-000-00 (Cartwright Johnson) (ROW) (Project # 3 CR 209)
- 22-05-25-010109-012-99 (Rolling Hills CDD) (ROW) (Project #4 Sandridge)
- 22-05-25-010109-002-56 (Hunt) (ROW) (Project #4 Sandridge)
- 22-05-25-010109-002-01 (Cantrell) (ROW) (Project #4 Sandridge)
- 33-05-26-014471-002-00 (Wall) (Pond) (Project #6A CR 315)
- 39-05-26-015162-000-00 (BFMS LLC) (Pond) (Project #6A CR 315)
- 30-05-26-015113-006-00 (Florida Tel-Con Inc.) (Pond) (Project #6A CR 315)

Commissioner Kristen Burke made a motion for approval, seconded by Commissioner James Renninger, which carried 4-0.

13. Approval of Wetland Mitigation Credit Reservations for the Bonded Transportation Program, Cathedral Oak Parkway Project, and approval of advance payment for required deposits. Funding Source: Workday Project # = PRJ100203, Fund # = 320, Fund Code = BOND, IF, Cost Center # = 6105 (C. Grimm/E. Dendor)

Courtney Grimm, County Attorney, addressed the Board regarding the request for approval of the wetland mitigation credit reservations for the BTP - Cathedral Oak Parkway project and approval of advance payment for required deposits. There are four separate agreements, which are mitigation credit agreements. This was originally known as the First Coast Connector. County Attorney Grimm referenced four agreements and a summary that were given to the Board prior to the meeting. The agreement indicates the number of credits from each bank and the total amount due. In addition, each of the agreements requires an advance deposit of 10%. Staff is asking for approval of the advance deposit because the mitigations banks have very limited credit, which means we need to be able to have the advance deposit to secure our reservation.

Commissioner James Renninger made a motion for approval which includes the advance payment, seconded by Commissioner Mike Cella, which carried 4-0.

14. Presentation of Annual Assessment Rate Resolution establishing the rate of assessment for graded road maintenance of properties within the Hidden Waters MSBU for FY 2022-23 (C. Grimm/T. Gardner)



Courtney Grimm, County Attorney, addressed the Board regarding the Annual Assessment Rate Resolution. This is the annual assessment of the graded roads-- the Hidden Waters. It is the same as previous years of \$140.00. Commissioner James Renninger asked if this was the 24th year. County Attorney Grimm said it had been around for quite some time since 1997.

Commissioner James Renninger made a motion for approval, seconded by Kristen Burke, which carried 4-0.

15. Presentation of Annual Assessment Rate Resolution establishing the rate of assessment for graded road maintenance of properties within the Oak Forest MSBU for FY 2022-23 (C. Grimm/T. Gardner)

Courtney Grimm, County Attorney, addressed the Board regarding the Annual Assessment Rate Resolution. This is an annual rate assessment for one of the graded roads. This one has been around from 1993 to 1994 timeframe. The assessment rate will be the same at \$229.00.

Commissioner Mike Cella made a motion for approval, seconded by Commissioner Kristen Burke, which carried 4-0.

16. Presentation of Annual Assessment Rate Resolution establishing the rate of assessment for graded road maintenance of properties within the Blue Jay Drive Roads MSBU for FY 2022-23 (C. Grimm/T. Gardner)

Courtney Grimm, County Attorney, addressed the Board regarding the Annual Assessment Rate Resolution. This is another graded road assessment. The annual assessment amount would be \$125.00, which is consistent with what it was last year.

Commissioner Kristen Burke made a motion for approval, seconded by Commissioner Mike Cella, which carried 4-0.

17. Presentation of Certificate to 2022 Non-Ad Valorem Assessment Roll for Black Creek Hills Water System MSBU (C. Grimm)

Courtney Grimm, County Attorney, addressed the Board regarding the proposed Certificate to 2022 Non-Ad Valorem Assessment Roll for Black Creek Hills Water System MSBU. This is for a utility system hooked up for this community with CCUA. Each parcel is assessed at \$210.44 until the loan for CCUA is satisfied and remains the same each year.

Commissioner Mike Cella made a motion for approval, seconded by Commissioner James Renninger, which carried 4-0.

18. Presentation of Annual Assessment Rate Resolution establishing rates of assessments for certain subdivision properties previously included within the Subdivision Roads Maintenance MSBU for FY 2022-23 (C.

Grimm/T. Gardner/R. Smith)

Courtney Grimm, County Attorney, addressed the Board regarding the Annual Assessment Rate Resolution. This is the third category of the subdivision road maintenance MSBU. These are for subdivisions that have previously been included. The rates are increasing but not above the maximum amount originally set. County Attorney Grimm referenced a list of neighborhoods attached to the agenda. The amount reflected for Eagle Rock and Eagle Landing was a mistake. It should reference \$193.95 per parcel. The amount, however, that is included in the resolution, the tax certificate, and the worksheet are all correct with the \$193.95 per parcel.

Commissioner James Renninger made a motion for approval, seconded by Commissioner Kristen Burke, which carried 4-0.

19. Resolution of the Board of County Commissioners of Clay County, Florida, ordering the Clay County Value Adjustment Board to certify the assessment rolls of Clay County, Florida, pursuant to Section 197.323, Florida Statutes (C. Grimm/J. Horan)

Courtney Grimm, County Attorney, addressed the Board regarding the request by the Clay County Tax Collector for the extension of the 2021 tax roll before the completion of the Value Adjustment Board hearings. The Tax Collector has requested that the Board, by resolution, require the VAB to move forward and certify the assessment roll before completing all of the VAB hearings. The VAB does not usually conclude those hearings until after November 1st. County Attorney Grimm referenced a resolution attached to the agenda, which would order the VAB to move forward and adopt the roll before that time. If any changes result from the VAB hearings, then the Tax Collector goes back and uses her corrective procedure to handle those.

Commissioner James Renninger made a motion for approval, seconded by Commissioner Mike Cella, which carried 4-0.

20. Resolution of the Board of County Commissioners adding Radar Road, Town Center Boulevard, and Tynes Boulevard/Royal Pines Drive to the County Roadway System for which level of service standards shall be maintained, identified on the existing transportation map in the data, inventory and analysis for the transportation element of the 2040 Comprehensive Plan; and providing an effective date (C. Grimm/E. Lehman)

Courtney Grimm, County Attorney, addressed the Board regarding the Resolution of the Board of County Commissioners adding Radar Road, Town Center Boulevard, and Tynes Boulevard/Royal Pines Drive to the County Roadway System. County Attorney Grimm said to utilize impact fees to make the improvement the ordinance requires them to be a part of the county roadway system. Radar Road connects with SR 17 and Town

Center Boulevard. It was realized that Town Center Boulevard is not listed as part of the county roadway system. Therefore, it is also added to make that connection for Radar Road. Lastly, Tynes Boulevard and Royal Pine Drive are added to the county roadway system. It should have been when it was completed back when the agreement was done with Armstrong Properties.

Commissioner James Renninger asked how Town Center Boulevard was not included in the county roadway system. County Attorney Grimm said it probably did not need to be because it was not part of the impact fee study or was not using impact fees.

Commissioner Mike Cella made a motion for approval, seconded by Commissioner Kristen Burke, which carried 4-0.

## **CONSTITUTIONAL OFFICERS**

No comments were made by Constitutional Officers.

## **COMMISSION AUDITOR**

Heather Boucher, Commission Auditor, had no comments.

## **COUNTY ATTORNEY**

Courtney Grimm, County Attorney, had no comments.

## **COUNTY MANAGER**

Howard Wanamaker, County Manager, said he had two items for an update. First, JTA is actively working on Clay County's transportation study. It should be complete and ready to report in Spring 2023. They are updating marketing and engagement to increase ridership on our flex lines, which are red, blue, magenta, and green. They propose that October be a free ride month for those flex routes. It fits within our budget. JTA will burden the cost of advertising with a mailer to approximately 35,000 homes. They will also work with the communications department to get the word out. People will get a break on the gas tax and also a break on flex lines. The flyer will have a service map, booking directions, and contact information. County Manager Wanamaker invited the Board to come and ride a route with him individually. Commissioner Mike Cella asked how the mailing list was generated. Troy Nagle, Assistant County Manager, said the mailing list are the homes that qualify for the flex line, which are three-quarters of a mile around the route. Secondly, there is a Workshop on September 6, 2022, at 4:30 pm in the BCC meeting room. Finally, WGI will hold an LDC workshop in conjunction with the Planning Commission Meeting. County Manager Wanamaker said, per tradition, he drove around to different polling locations with Chris Chambless, Supervisor of Elections. He said the staff and volunteers are fantastic and worked long hours.

## **TIME CERTAINS**

21. 5:00 p.m. or as soon thereafter as can be heard - Ordinance and Resolution to Amend the Capital Improvement Plan (R. Kantor/T. Nagle)
- A) Public Hearing to consider approval of Ordinance amending the Capital Improvement Element (CIE) portion of the Clay County Capital Improvement Plan.
  
  - B) Approval of Resolution amending the Non-CIE portion of the Clay County Capital Improvement Plan.
  
  - C) Approval of operating budget adjustments.

Funding Sources: Various

Reginald Kantor, Budget Manager, addressed the Board regarding the public hearing for the Ordinance and Resolution to amend the Capital Improvement Plan. Mr. Kantor said there are three projects funded with impact fees related to the County's Comprehensive Plan. District three impact fees fund the construction of Radar Road and improvements to CR 315 Willow Springs, and improvements to CR 218 west of Cosmos are funded from district two impact fees. These are shown in Exhibit B on table 2 on page five of the handout attached to the agenda. The purpose of the public hearing is because there was a move made on the Comprehensive Plan to show the impact of fee projects.

Commissioner Mike Cella noted the districts of these impact fees do not match up with BCC districts.

Chairman Betsy Condon opened the floor for the public hearing at 5:11 pm.

Hearing no comments, Chairman Betsy Condon closed the public hearing at 5:11 pm.

Commissioner Mike Cella made a motion for approval items A, B, and C as listed, seconded by Commissioner Kristen Burke, which carried 4-0.

22. 5:00 p.m. or as soon thereafter as can be heard - Public Hearing for the purpose of considering the entry into five Purchase and Sale Agreements in connection with the County's Community Development Block Grant- Disaster Recovery (CDBG-DR) Voluntary Home Buyout Program along with approval of associated documents and requests related to closing (J. Ward)
- A) Public Hearing to consider approval of entry into five Purchase and Sale Agreements for the purchase by the County of five certain parcels of real property being particularly described as follows:

1. Tax Parcel ID: 13-05-24-006270-000-00 (3781 Forest Drive, Middleburg, FL 32068)
2. Tax Parcel ID: 11-05-24-006051-000-00 (4265 Lazy Acres Road, Middleburg, FL 32068)
3. Tax Parcel ID: 13-05-24-006265-000-00 (3795 Forest Drive, Middleburg, FL 32068)
4. Tax Parcel ID: 14-05-24-006394-004-00 (2309 Halperns Way, Middleburg, FL 32068)
5. Tax Parcel ID: 11-05-24-006146-001-00 (4043 Scenic Drive, Middleburg, FL 32068)

B) Approval of associated Warranty Deed accepting the Deed Restrictions attached as Exhibit B thereto for the future use of the properties

C) Approval of authorization to proceed with closing on these five properties with Landmark Title being designated as the closing agent and for County Manager to execute all documents necessary to close the acquisition

John Ward, Director of Emergency Management, addressed the Board regarding the public hearing to consider entering into five purchase and sale agreements in connection with the County's Community Development Block Grant - Disaster Recovery Voluntary Home Buyout Program and approval of associated documents and requests related to closing. Mr. Ward said five properties are now being brought to the Board and, with approval, will begin closing this Friday, three next week, and three more in the next four to six weeks. The five properties are \$787,000.00 with \$3.7M in the program. Once the properties are purchased and closed, they will be evaluated to see if they need to be bulldozed and then returned to green space.

Commissioner James Renninger asked if any residents required relocation funds. Mr. Ward said there was one rental, but they moved out before the program's execution. He noted that the purchasing guidelines changed in 2017, which now requires fair market value offers. Commissioner Renninger said there are a lot of opportunities with this land and asked what is being done with this land. Mr. Ward said it is still in the early stages. Parks and Recreation will be involved in the process to consider kayak launches, park benches, and structures, considering all the green space restrictions. Chairman Betsy Condon suggested overflow parking on the two properties on Forest Drive for the Middleburg Boat Ramp. Mr. Ward said there would be discussions with the community as part of the process. Chairman Condon said she is not looking to cause problems for the neighbors. She was trying to find a solution to parking on the street. Commissioner Mike Cella asked the cost of demolition. Mr. Ward said the state looked at the estimate of the total project cost and awarded \$3.7M. The purchase costs are \$787,000.00. Staff is working on updating an RFP for the contractors to demo the homes. This is enough to cover all of these costs.

Chairman Betsy Condon opened the floor for the public hearing at 5:17 pm.

Hearing no comments, Chairman Betsy Condon closed the public hearing at 5:17 pm.

Commissioner James Renninger made a motion for approval of A, B, and C, as presented, seconded by Commissioner Mike Cella, which carried 4-0.

23. 5:00 p.m. or as soon thereafter as can be heard - Public Hearing regarding Annual Rate Resolution for Solid Waste Disposal Assessments for FY 2022-23 (C. Grimm/T. Jolley)

Courtney Grimm, County Attorney, addressed the Board regarding the public hearing for the Annual Rate Resolution for Solid Waste Disposal Assessment for FY 2022/2023. County Attorney Grimm said the Board had requested to keep the same amount previously, \$72.00.

Chairman Betsy Condon opened the floor for the public hearing at 5:19 pm.

Hearing no comments, Chairman Betsy Condon closed the public hearing at 5:19 pm.

Commissioner Kristen Burke made a motion for approval, seconded by Commissioner James Renninger, which carried 4-0.

24. 5:00 p.m. or as soon thereafter as can be heard - Public Hearing regarding Annual Rate Resolution for Solid Waste and Recovered Materials Collection Services Assessments for FY 2022-23 (C. Grimm/T. Jolley)

Courtney Grimm, County Attorney, addressed the Board regarding the public hearing for the Annual Rate Resolution for Solid Waste and Recovered Materials Collection Services for FY 2022/2023. County Attorney Grimm said the setting of the rate was previously discussed. The maximum rate of assessment has been set at \$161.00, and the Board's direction was to revise the rate for the next FY.

Chairman Betsy Condon opened the floor for the public hearing at 5:21 pm.

Hearing no comments, Chairman Betsy Condon closed the public hearing at 5:21 pm.

Commissioner James Renninger made a motion for approval to establish the collection amount be \$161.00, seconded by Commissioner Mike Cella, which carried 3-1, with Chairman Betsy Condon in opposition.

25. 5:00 p.m. or as soon thereafter as can be heard - Public Hearing to consider adoption of Final Assessment Resolution for the addition of subdivision properties to the Subdivision Roads Maintenance Municipal Service Benefit Unit and to impose non-ad valorem special assessments

for the provision of subdivision roads maintenance services therein (C. Grimm/R. Smith)

Courtney Grimm, County Attorney, addressed the Board regarding the public hearing to consider the adoption of the Final Assessment Resolution for the addition of subdivision properties to the Subdivision Roads Maintenance Municipal Service Benefit Unit and to impose non-ad valorem special assessments for the provision of subdivision roads maintenance services. County Attorney Grimm said there would be three items before you tonight regarding the subdivision roads maintenance benefit unit. The two for public hearing are item 25, which is the addition of the new subdivisions, and the next item will be for resetting rates in some existing subdivisions, and in new business, there is one for other existing subdivisions. County Attorney Grimm said this item is a final assessment resolution to impose assessments on three new subdivisions that have been accepted by the County since May 2021.

- Grove Pointe at Oakleaf - Phase I and II
- Village Park - Unit 1C
- Willow Springs - Phase II

Those rates have been calculated through the engineering department and outlined in the final assessment resolution.

Chairman Betsy Condon opened the floor for the public hearing at 5:23 pm.

Hearing no comments, Chairman Betsy Condon closed the public hearing at 5:23 pm.

Commissioner Mike Cella made a motion for approval of the recommended fee, seconded by Commissioner James Renninger, which carried 4-0.

26. 5:00 p.m. or as soon thereafter as can be heard - Public Hearing to consider adoption of Annual Assessment Rate Resolution resetting rates of assessment for certain subdivision properties previously included within the Subdivision Roads Maintenance MSBU for FY 2022-23 (C. Grimm/R. Smith)

Courtney Grimm, County Attorney, addressed the Board regarding the public hearing to consider the adoption of the Final Assessment Resolution resetting assessment rates for certain subdivision properties previously included with the subdivision road maintenance MSBU for FY 2022/2023. The five subdivisions were brought to the Board on June 28, 2022, and notice has been provided to all the owners in those subdivisions. The purpose is to fully reset the rates in connection with calculations performed by the Engineering Department to fund the needs of the resurfacing and maintenance. These exceed the maximum amount previously set, which is why it is before the Board tonight, and notices were provided to all of them. The rates for the five subdivisions, the proposed new rate, and the proposed maximum are all resolutions attached to the agenda.

Commissioner Kristen Burke asked for clarity regarding the maximum. County Attorney Grimm said item 25 set them for a brand-new subdivision, which means they had never been imposed before. This one is resetting them because it is over the maximum. The item under new business will be set at a rate under the maximum.

Chairman Betsy Condon opened the floor for the public hearing at 5:25 pm.

Danny Pernas, 4274 Caribbean Pine Court, addressed the Board regarding questions about the roads in his subdivision. Mr. Pernas said he is a resident at Pine Ridge West. He did receive the notice and wanted more information regarding what it entails. It is a brand-new neighborhood, and the roads have not been completed yet. Therefore, he would like more information.

Richard Smith, Director of Engineering, said the MSBU stands for municipal service benefit unit, which sets aside any new constructions that support new homes. The developers build the roads and a special assessment is made on each one as people move in. The final topping cannot be put on the road until 90% of the homes have been finished. This begins the collection to maintain the roads for potholes and resurfacing in twenty years. The neighborhood is only paying for their roads out of their tax bill. If the development fails to complete the road, the county will pay for the cost through bonds. Chairman Betsy Condon said the county is making sure the roads are complete, which in the past has not always been the case, but we are also planning for the future.

Hearing no other comments, Chairman Betsy Condon closed the public hearing at 5:29 pm.

Commissioner Mike Cella asked if the fees have increased because of inflation. Mr. Smith said asphalt is based on the price of oil. Troy Nagle, Assistant County Manager, explained the process staff went through to calculate the rate. If the rate had not been recalculated, there would have been enough money to resurface but not enough for maintenance. Commissioner Cella asked if the number of homes affects the rate. Mr. Nagle said it is the number of homes, road length, and infrastructure. Commissioner Cella expressed his concern that we are making the same mistake. Mr. Nagle said the staff is confident the new calculations are correct. One of the issues was a very high aggressive interest rate, which was unachievable. Chairman Condon asked if she were a resident and if she should expect another large jump in my assessment in future years. The staff is confident that the model's interest rate, inflation factor, and construction costs will hold. Therefore, staff will reevaluate in five years.

Commissioner James Renninger made a motion for approval for Silver Oak Estates, Pine Ridge West, Azalea Ridge, Cameron Oaks, and Somerset, seconded by Commissioner Mike Cella, which carried 4-0.

27. 5:00 p.m. or as soon thereafter as can be heard - Final Public Hearing to consider LDC-2022-12. (D. Selig)

The Planning Commission has continued this item to the September 6, 2022 meeting.



Chairman Betsy Condon noted that the Planning Commission had continued this item until September 6, 2022. Dodie Selig, Senior Planner, said LDC-2022-12 is a text amendment applied only in the Lake Asbury area. PC continued it so the Citizen's Advisory Board could hear more information. It is for an RV and boat storage in the rural community zoning district.

Chairman Betsy Condon opened the floor for the public hearing at 5:29 pm.

Hearing no comments, Chairman Betsy Condon closed the public hearing at 5:29 pm.

There is no action required by the Board.

28. 5:00 p.m. or as soon thereafter as can be heard. Second Public Hearing to consider LDC 2022-13 Planning Commission voted 6-0 to Recommend Approval (M.Brown)

An Amendment to Article III Sec. 3-33A. of the Land Development Code to allow for manufactured dwelling units as a use by right in the Branan Field Rural Suburbs (BF RS) land use.

Mike Brown, Zoning Chief, presented a PowerPoint presentation to the Board regarding the second public hearing to consider LDC-2022-13, an amendment to Article III Section 3-33A of the land development code to allow for manufactured dwelling units as a use by right in the Branan Field Rural Suburbs (BF RS) land use outside of recorded subdivisions. See Attachment F. Mr. Brown noted that this was heard previously by the Board. The properties that would be affected by this are west of Branan Field road. BF RS was previously designated AG/AG residential before the adoption of the master plan, and at that time, manufactured units were allowed by right in those zoning districts. As a result, there is a mix of those uses in the area. There are just over 1,000 acres presently designated BF RS that are not within existing subdivisions, and of those 1,000 acres, roughly 157 are vacant. The rural suburbs land use category is intended to maintain the area's rural character. Development is characterized by larger lots, five acres or larger, and served by well and septic tanks. In the LDC, single-family dwelling is not to be construed to include mobile homes, travel trailers, housing mounted on motor vehicles, tents, houseboats, or other forms of temporary portable housing as the pricing of housing goes up; this an attempt to provide some relief in those areas which rural nature to allow manufactured units to be utilized. To limit conflict with existing development within existing subdivisions, the proposed code change would continue to prohibit manufactured dwelling units in subdivisions within the BF RS land use. Mr. Brown referenced the proposed text wording in red in the presentation. Staff recommends approval of the proposed change.

Chairman Betsy Condon opened the floor for the public hearing at 5:44 pm.

Jessica Fields, 1062 Granger Drive, Jacksonville, Florida, said they purchased land that happens to fall in the BF master plan with intentions to put a manufactured home on the property. She thought this was a good viable option for their family to have their home

and possibly the only option. It was devastating to find out they could not proceed with their plans. Currently, they have land they can not do anything with, and amending this zoning and allowing manufactured homes in the rural suburbs would greatly help her family and other families.

Hearing no other comments, Chairman Betsy Condon closed the public hearing at 5:46 pm.

Commissioner Mike Cella made a motion for approval, seconded by Commissioner Kristen Burke.

Commissioner Mike Cella asked if other areas in the county should be looked to offer the same change. Mr. Brown said staff is working on other areas with the same issue.

Commissioner James Renninger commented that there had been a lot of discussion about affordable housing and its availability continuum, from apartments to riverfront property. This meets one of those needs but does not come close to what we need regarding affordable housing in the county.

Following the discussion regarding the increase in the cost of homes, the motion carried 4-0.

29. 5:00 p.m. or as soon thereafter as can be heard. Final Public Hearing to consider Z 2022-18. Rezoning from IS to IB. (District 4, Comm. Condon) Planning Commission voted 6-0 to recommend approval. (M.Brown)

Application to rezone 94.87 acres from Industrial Select (IS) to Industrial Heavy (IB).

Mike Brown, Zoning Chief, presented a PowerPoint presentation to the Board regarding the final public hearing to consider Z 2022-18. Rezoning application to rezone 94.87 acres from Industrial Select (IS) to Industrial Heavy (IB). See Attachment G. Mr. Brown said the applicant is Frank Spencer Limited, and the agent is Frank Miller. The property is located in the northeast quadrant of CR 218, East of Highway 301, and the CSX railway. The request contains a portion of three vacant parcels, and the future land use is industrial. Therefore, the requested IB zoning is allowable in the Industrial future land use. The purpose of the rezoning is to facilitate the development of a manufacturing facility. There is a zoning and an aerial map in the presentation. You can see IS zoning in the yellow is surrounded by IB. Therefore, the proposed IB zoning is consistent with the future land use category of Industrial. Mr. Brown said staff has reviewed the application and determined that the request is compatible with the surrounding area and recommends approval.

Commissioner Mike Cella asked if there was a specific reason to move this from IS to IB. Mr. Brown said the manufacturer that wants to locate it there could not fit under IS.

Chairman Betsy Condon opened the floor for the public hearing at 5:52 pm.

Frank Miller, 1 Independent Drive, said he was available for questions if necessary.

Hearing no other comments, Chairman Betsy Condon closed the public hearing at 5:52 pm.

Commissioner James Renninger made a motion for approval, seconded by Commissioner Mike Cella.

Commissioner James Renninger asked if the zoning change was critical for the intended use. Mr. Miller answered yes.

Following the discussion about the visibility of the structure and where manufacturing would take place, the motion carried 4-0.

30. 5:00 p.m. or as soon thereafter as can be heard - Final Public Hearing to consider Adoption of CPA-2022-07. (District 1, Comm. Cella) Planning Commission voted 6-0 to recommend approval. (D. Selig)  
A Comprehensive Plan Amendment to change the Future Land Use of a single parcel from Commercial to Urban Core-10.

Dodie Selig, Senior Planner, said that the applicant has requested to continue CPA-2022-07 until the September 27, 2022, BCC meeting. Ms. Selig noted that items 30 and 31 are related, and due to publication, a public hearing would need to be held.

Chairman Betsy Condon opened the floor for the public hearing for items 30 and 31 at 5:56 pm.

Frank Miller, 1 Independent Drive, explained that at the PC meeting, there were questions about the height and location of some buildings. So the developer has gone back to the drawing to revise the plans.

Hearing no comments, Chairman Betsy Condon closed the public hearing at 5:56 pm.

Commissioner Mike Cella made a motion for approval to continue items 30 and 31 until September 27, 2022, BCC meeting, seconded by Commissioner Kristen Burke, which carried 4-0.

31. 5:00 p.m. or as soon thereafter as can be heard - Final Public Hearing to consider PUD-2022-07. (District 1, Comm. Cella) Planning Commission voted 4-2 to recommend approval with a condition. (D. Selig)  
A Rezoning application to change the zoning of a single parcel from BB (Intermediate Business) to PUD (Planned Unit Development).

The discussion, hearing, and vote were covered in item 30.

Commissioner Mike Cella made a motion for approval to continue items 30 and 31 until September 27, 2022, BCC meeting, seconded by Commissioner Kristen Burke, which carried 4-0.

32. 5:00 p.m. or as soon thereafter as can be heard - First Public Hearing to consider transmittal of CPA-2022-08 to change approximately 1263 acres from Commercial and Agriculture to Mixed Use and Urban Fringe (PC voted 6-0 to recommend approval of transmittal) (E. Lehman)/B, Carson)

The applicant is proposing to amend the Future Land Use Map to change 1263 acres south of SR 16 from Commercial and Agriculture to Mixed Use and Urban Fringe. This public hearing is to consider transmittal of that proposed amendment to the State and reviewing agencies for State Coordinated Review.

Beth Carson, Chief Planner, presented a PowerPoint presentation to the Board regarding the public hearing to consider the transmittal of CPA-2022-08 to change approximately 1263 acres from Commercial and Agriculture to Mixed Use and Urban Fringe. See Attachment H. Ms. Carson said this is a large-scale land use amendment that includes FLUM and a New Policy. Because it is DRI-sized, it will go through State Coordinated Review (SCR), not Expedited State Review (ESR). The applicant is G Bar Ranch, and the agent is Ray Spofford of England, Thims, and Miller. There is a site map in the presentation of the proposed development. The location is just south of Highway 16 and north of the Governors park DRI. The project is located within the urban service area, Spring Bank Road, to the west. Ms. Carson said the current land use is agriculture/commercial, with the proposed land use urban fringe, mixed-use, and conservation. There are site maps of the existing land use in the presentation. Mixed-use requires there be a combination of residential and commercial. There is a formula for the amount of commercial required for residential.

**Effect on Level of Service:**

- Located within the Urban Service Area
- Solid Waste: Capacity is available
- Traffic: Bisected by GCS Bypass, located on one mile east of SR 16 interchange and two miles west of bypass interchange
- Stormwater Management: Development will require stormwater management facilities
- Schools - deficient
- Recreation: will meet County LOS standards in PUD

- County has contracted with Willdan Financial Services which is currently doing an impact fee study that addresses public safety, recreation, etc.

**Proposed Policy Amendment:**

- New FLU Policy 1.10.7: proposed policy would cap the amount of development to 3,000 single family dwelling units, 1,000 multi-family dwelling units, and 400,000 square feet of commercial
- Mixed use land use already required PUD. Because the remaining portion is straight zoning, staff believes policy should require entire site to be PUD

**Proposed Policy Amendment:**

- New FLU Policy 1.10.7
  - The property located between Governors Park and State Road 16 known as G Bar Ranch shall be limited to a maximum of 3,000 single family residential homes, 1,000 multi-family residential homes and 4000,000 square feet of commercial space. County review and acceptance of site and architectural plans through the Planned Unit Development process shall be required for any development on the site.

**Recommendations:**

- Proposed land use must be approved by Board with Planned Unit Development (PUD) zoning
- Staff recommends approval of the transmittal of the proposed FLUM and new Policy 1.10.7
- Planning Commission voted 6-0 to recommend approval of transmittal

Commissioner James Renninger asked for clarity regarding transportation capacity. Ms. Carson said one of the agencies reviews this if it is transmitted to FDOT, and highway 16 is one of their facilities. Therefore, they would likely comment on the capacity in relation to this project. Chairman Betsy Condon asked if CR 315 is a county road, it will fall on the county to expand the road with no funding. Ms. Carson said yes, the county would need to consider the impacts on that road.

T.R. Hainline, Attorney/Rogers Towers presented a PowerPoint presentation to the Board for consideration of the transmittal of CPA-2022-08. See Attachment I. Mr. Hainline noted he is filling in for Ray Spofford, Planner and Agent, and introduced Chris Pilinko, Director of The PARC Group.

**Proposed Amendment:**

- Change the future land use map designation for approximately 1,263 acres from Agriculture and Commercial to Mixed Use, Urban Fringe and Conservation
- Add a new Future Land Use Element Policy to limit the amount of type of development to 3,000 single family homes, 1,000 multi-family homes, and 400,000 square feet of commercial space
- Property is located within the existing Urban Service Area boundary

Mr. Hainline highlighted that transmittal is just the start of the process. This will have to come before the Board again after transmittal. One of the conditions of the limitations upon the number of units. Another required condition is agricultural uses will continue to be permitted on the property, which the seller required.

#### **Review Process:**

- This is transmittal phase of a large-scale comprehensive plan amendment subject to the state coordinated review process
- If approved for transmittal, then a rezoning to Planned Unit Development (PUD) will be submitted and considered for adoption at the same time as the large-scale comprehensive plan amendment

Mr. Hainline displayed maps in the presentation of the land use, wetlands, location, aerial photo, and proposed future land use. He pointed out the Green Cove Springs Bypass and said it is part of the Governors Park DRI, right to the south. The north link of that bypass is a required part of the DRI already owned by an entity of the Parc Group. There is no doubt about that being built. The Parc Group already owns the right-of-way. Allowing units to come in here will accelerate the construction of that bypass because of the money generated by the development of this area.

#### **Mixed Use Land Use Standards:**

- A mix of at least two uses, one must be residential and one non-residential
- Sites of 75 acres or less
- Located along an arterial or collector roadway
- Non-residential uses must provide a minimum of 100 square feet and a maximum of 750 square feet per home
- Application of the locational criteria in FLU policy 1.4.5. produces 100 points. The site score 130 points.

#### **Summary:**

- Located in the Urban Service Area boundary that is designated for urban growth to discourage urban sprawl
- Infill development that is a logical extension of the surrounding development pattern
- Facilitates construction of the Northern Bypass Segment sooner than would occur with just the Governors Park DRI
- The property is suitable for the proposed land uses. Conservation land use will better protect a major wetland and creek system
- No listed species observed except for gopher tortoises. A complete gopher tortoise survey will be conducted prior to development and mitigated as required by FFWCC
- Exceeds the locational criteria to qualify for the Mixed Use Land use
- Provides for a mix of the most intensive uses near the intersection of SR 16 and the Bypass with a step down in residential density proceeding outward
- Roadway segments will operate at an acceptable level of service at buildout except for a segment of SR 16 that is projected to operate below the level of service without the proposed development

Mr. Hainline said as part of the transmittal analysis there was a study of the roadways. The roadway segments will operate at an acceptable level of service at buildout, except for a segment of SR 16 that is projected to operate below the level of service whether this development moves forward or not. The development is not causing that. It is scheduled there. There is a mobility system in place that would provide funding for roadway improvements in the area. There are systems set up for transportation and school impacts, which are an impact fee and proportionate share systems. Mr. Hainline pointed out that the development is not scheduled to receive utility services until early 2025, which means no new units will be coming online in this area until 2025 at the earliest. This is a long project with a 25-year expected timeline.

Commissioner Kristen Burke asked why there is a need to change it now if there is no immediate need. Mr. Hainline said part of the arrangement with the sellers is purchasing property on a planned schedule. It is part of those obligations. There is also a need to prepare for future development. It takes a long lead-up for development to be in place by 2025. It needs to start now for it to be ready. All of it is in conjunction with ongoing work at Governors Park, such as the interchange design and those other road links. It makes sense to start this process well in advance.

Chris Pilinko, Parc Group, addressed the Board regarding the transmittal request. Mr. Pilinko said the Parc Group owns the Governors Park DRI to the south of this area. Over the next several months, this is an opportunity to get this Comprehensive Plan and zoning in place and provide for the Governors Park DRI and these 1,200 acres to be developed in a cohesive fashion over a long time. The Governors Park DRI transportation commitments run right through the middle of this land. They are currently working with CCUA. CCUA has plans for major improvements to the Peter's Creek Wastewater Treatment facility north of SR 16. Their plan is also to connect a plant site that the Parc Group donated to them within the Governors Park DRI to that Peter's Creek facility, which requires pipeline improvements from Governor's Park DRI south of the expressway through this land north of SR 16 to this plant. They are working with them to accommodate that well in advance when they are in a position to build a road. The Parc Group wants to make that happen because it meets the master plan for the county. The certainty of getting this done and knowing what will be there over time helps get the correct improvements in place and help CCUA make those improvements, which benefits the county. The Green Cove Spring Bypass has been a transportation concept that has been a planned improvement for the county for a long time. Ultimately this road will cover multiple different land ownership and come together in segments, but it will provide a connection from SR 17 north of historic Green Cove Springs, bows to the west across SR 16 back into SR 17 south of Green Cove Springs within Governors Park just east. That road is important because of the existing transportation issues. This improvement will take a lot of traffic around the city and open up capacity on SR 16 and 17 through the community. The traffic modeling shows the road plan handles the proposed units, but it also provides a benefit to the existing transportation capacity in the county, i.e., providing an outlet for a lot of traffic.

Commissioner Mike Cella thanked both Mr. Hainline and Mr. Pilinko. He said both men are veterans of these developments and understand what it takes to get FDOT to put something in their work program. Although SR 16 will become deficient, it will become deficient sooner if the proposed development goes in because even if the county gets

approval today for some widening of CR 16. It will be a five-year deal before it can be in the FDOT work program. It will be 2027, and you are talking about getting started in 2025. Therefore, the county will not only be deficient, but it will also be super deficient. Commissioner Cella expressed concern for schools, firehouses, parks, and EV charging stations. He would like to hear some answers to the issues before a PUD is accepted. Mr. Pilinko said they have planned for EV charging stations in the public areas and amenity centers. Packaging the Governors Park DRI and this together would allow the park group to allow for long term planning and create places with necessary improvements as the infrastructure gets built. Specific to the transportation network, the circulation in this area will change drastically once the First Coast Expressway opens in the next few years. The pipeline improvements with CCUA would not allow for utilities until early 2025. This request for transmittal is to start the process. This is the early phase of a 25-year project, and once these big pieces are in place, they will begin pragmatically going through the development. It will start around the Governors Park interchange and grow from there. Commissioner Cella noted Parc Group is committed to spending tens of millions of dollars building the interchange and the bypass. Commissioner Cella said he thinks their group is good and builds solid neighborhoods, but the county has some real needs that need to be discussed before moving forward.

Commissioner James Renninger expressed concern regarding traffic in Orange Park due to the bypass. Orange Park is saturated now. So this will cause 80,000 cars per day to be 90,000 or 200,000 or whatever it is. So he is very concerned about this development.

Commissioner Kristen Burke asked how many homes were planned. Chairman Betsy Condon said approximately 7,000. Commissioner Burke said we are already in trouble, and those are already planned. Mr. Hainline noted that they could not start the analysis of all the concerns until they get through this transmittal process because transmittal only begins the process for them. Traffic, schools, services, etc. are all a part of what they will be doing between now and when it comes back from the state agency. The state-coordinated review allows them to do that work and return to the Board with conditions and commitments. Commissioner Burke asked what would happen if the Board denied the request. Mr. Hainline said it would slow the north bypass construction down, make a state of uncertainty, and slow traffic analysis and other processes. It will slow things down in terms of planning, anticipation, and analysis of these impacts. It will not slow down development. Mr. Hainline suggested not waiting so the group can return ahead of schedule and demonstrate they are addressing those issues long before development. Mr. Pilinko said there is an opportunity now. While this land is undeveloped, they can make long-range planning decisions and set forth the infrastructure to be put in the right process to support all the development. If this does not happen and these two properties get disconnected, there will be more piece meal developments, which will cause the county to have to react to how to address those impacts. This is an opportunity to combine two big pieces with shared transportation infrastructure and utilities. This will make a cohesive long-term plan. Commissioner Burke expressed her concern regarding the impacts of all of the development in this area and emphasized the overcrowding in schools. She also asked for clarity regarding a DRI. Ms. Carson said it is a DRI scale, and Governors Park is a DRI. Commissioner Cella asked for clarity regarding the agricultural component. Mr. Pilinko said from now until development happens, the current agricultural uses will continue. He also said he appreciates Commissioner Burke's concerns and said that having one land owner and developer responsible for such a



large piece of land will hopefully stop 200 to 300 home developments from popping up on each other with inconsistent road connections. This is an opportunity to prevent some of those headaches and timing issues. Commissioner Burke asked that if this is not approved tonight, Mr. Pilinko's opportunity will not happen. Mr. Pilinko said they have an opportunity to purchase the property to make it happen, and it is greatly complicated if it is not approved. They would lose the ability to control that decision. Mr. Hainline emphasized that a transmittal in no way obligates the Board to approve adoptions. It is an agreement to transmit to the state agency for their comments. It will then come back before the Board for a vote. This starts the process with the state agencies for their comment. Commissioner Cella asked how the property would continue to be used for agriculture if the zoning and use were changed. Ms. Carson said that is something to be addressed in the PUD.

Chairman Betsy Condon opened the floor for the public hearing at 6:35 pm.

Jodie Weber, a Green Cove Springs resident, addressed the Board regarding her concerns about the request approval. Ms. Weber referenced a map in the presentation. The piece of property in question was a property Ms. Weber tried to purchase six years ago for her business. However, staff would not allow the purchase because there was a moratorium to change the use of that. Therefore, she had to lose out on putting her business there. Ms. Weber lives on Eaton Road. The community that sits there has been there since birth. They already have to deal with a lot of problems and traffic issues. Ms. Weber said she was in a major wreck because it was a two-lane road when she was 16 years old. Adding in more homes and developments will add to the traffic issues. She does not believe they are delineating the wetlands that are there. Ms. Weber encouraged the Board to put this off.

Chairman Condon noted that the wastewater treatment plant would be connected through a pipeline.

Lance Addison, CC School Board District, addressed the Board regarding the school population. Mr. Addison said the School Board appreciates the Commissioners comments. The school district wants to remain fiscally responsible and is trying to keep up with development.

Commissioner Kristen Burke asked what happens if these developments pay the fee, but there is still not enough room for them. Mr. Addison, if there is no concurrency, they have to go to a contiguous zone. However, that does not necessarily mean those students go to the contiguous zone. A rezone is required, which takes Board approval. As those students go in, they go to the school they are zoned. Oak Leaf was almost over capacity, but they had to rezone. Toco Creek High School cost \$80M to build pre-COVID, and the estimates to build a new school now are \$140M. The School District wants to remain fiscally responsible. They must put students in their seats before the impact fees come in. Commissioner Burke asked if they would be sent to Keystone Heights if it is rezoned. Mr. Addison said he would have to do some analysis. Commissioner Burke asked if Clay High was full. Mr. Addison said it is not full, but it is quickly filling.

David Motes, Acting Fire Chief addressed the Board regarding public safety concerns. Chief Motes said response times are about 25% of what they should be. This

development is a continuation of Governors Creek. We cannot support it. Several fire stations would have to be built to support this area. Station 15 does not even have a piece of property to begin building yet. There is no plan in place to keep up with the growth. Public safety is not against growth or planned urban development. However, they can be much better for the county to plan than urban sprawl.

Hearing no other comments, Chairman Betsy Condon closed the public hearing at 6:45 pm.

Mr. Hainline said this developer worked with the school system and fire and emergency in Governors Park and agreed on donations of land for schools and fire. That was worked out during the filing of the DRI approval. This is the start of that process. This is the same thing. Our job is to address these questions during this process and return to the Board with these agreements. It would be difficult to address them before the transmittal process, but they are open to discussing these issues with the school board and fire department before the transmittal vote. Then, they can come back with an update to the Board.

Following Chairman Betsy Condon and Commissioner Mike Cella reiterating their concerns regarding the development, Commissioner Mike Cella made a motion for approval to continue item 32 until October 11, 2022, BCC meeting, seconded by Commissioner James Renninger, which carried 3-1, with Commissioner Kristen Burke in opposition.

## **LETTERS FOR ACTION**

### **33. Acceptance of Resignation from the Tourist Development Council** Gary Patel has submitted his resignation from the TDC.

Chairman Betsy Condon opened the floor for discussion to accept Gary Patel's resignation from the Tourist Development Council.

Commissioner Mike Cella said that Mr. Patel became too busy operating two different hotels and could not serve on the TDC anymore. The position will be posted on the website, but noted it is a Hotelier/Overnight Accommodations seat. Mr. Patel recommended someone from his staff who will apply along with anyone interested.

Commissioner Mike Cella made a motion to accept Gary Patel's resignation, seconded by Commissioner James Renninger, which carries 4-0.

### **34. Discussion of Appointment to the Tourist Development Council** Neil Porter submitted an application for consideration to fill the Hotelier/Overnight Accommodations seat that was previously filled by Susan Hill.

Chairman Betsy Condon opened the floor for discussion to appoint Neil Porter to the Tourist Development Council to fill the Hotelier/Overnight Accommodations seat that Susan Hill previously filled. Chairman Condon said she spoke with Kimberly Morgan, Director of Tourism and Parks and Recreation, who said Mr. Porter brings his experience with vacation rentals, which is new to the county. She noted she is unsure what company he rents through, but it is like an Airbnb type. Commissioner Mike Cella said it would allow the county to delve into that area of the overnight accommodation. It is an area that will be growing. We do not collect all that we need regarding the 5% bed tax from the people involved in Overnight Accommodation. Mr. Porter will help get the county's feet on the ground. Again, it is a growing segment of the travel marketplace.

Commissioner Mike Cella motioned for approval, seconded by Commissioner Kristen Burke, which carried 4-0.

## **LETTERS OF DOCUMENTATION**

### 35. Bid Opening Tabulations

Bid Opening Tabulations for August 5, 2022:

A. RFQ No. 21/22-66, Design Services for Clay County Building/Economic Development Services Facility

Bid Opening Tabulations for August 9, 2022:

A. Bid No. 21/22-65, Household Hazardous Waste (HHW) Management Services

### 36. Minutes from TDC Meeting March 21, 2022

TDC Meeting Minutes from March 21, 2022.

Approved by TDC 6-0

### 37. Minutes from TDC Meeting May 9, 2022

TDC Meeting Minutes from May 9, 2022.

Approved by TDC 6-0

Chairman Betsy Condon acknowledged the Letters of Documentation.

## **PUBLIC COMMENTS**

Chairman Betsy Condon opened the floor for public comment at 7:56 pm.

Matt Hansknecht, 1749 Oak Grove Drive South, Green Cove Springs, Florida 32043, addressed the Board regarding his concern about conflicting county meetings. Mr. Hansknecht said he received his TRIM notice. He noted there are seven taxing authorities. Two will meet on September 8, 2022, at the Fleming Island High School. The remaining five are scheduled for September 13 at 5:00 pm except for the St. Johns

River Water Management District in Palatka, Florida. Mr. Hansknecht said he does not like paying taxes and would like a say in where his taxes go. Therefore, he does not understand why that meeting is scheduled at the same time as ours. He spoke with Brad Purcell, Chief of Staff at the St. John's River Water Management, in which Mr. Purcell explained the process dictated by statute. They must put out a primary and alternate date for a public hearing in November last year. Mr. Hansknecht said he would like to be able to go to that meeting as a taxpayer. He noted the Board could not attend because they are running the BCC meetings. He encouraged the Board to consider the meeting schedule in the future.

Hearing no other comments, Chairman Betsy Condon closed public comment at 7:59 pm.

## **COMMISSIONERS' COMMENTS**

Commissioner Kristen Burke had no comment.

Commissioner Mike Cella noted, in response to public comment, that the BCC meetings are every second and fourth Tuesday of the month and have been for years. The St. Johns Water Management District covers 18 different counties. Other counties probably have meetings during that time as well. They schedule a day with the hope of getting the largest attendance. Commissioner Cella highlighted that it was primary voting day and congratulated Chairman Betsy Condon for being re-elected unofficially because the votes were still being tabulated. However, it appears Chairman Condon won.

Commissioner James Renninger noted that the election went very well. Commissioner Renninger gave an update on a cat issue brought to the Board's attention during the August 9, 2022, BCC meeting. Commissioner Renninger and Howard Wanamaker, County Manager, surveyed the problem property. They decided to send out Animal Control, but they are still waiting on their report. Commissioner Renninger said he wanted to comment on a traffic incident on Wells Road. It was a significant accident. Gavin Conroy, a 23-year-old man, was rear-ended, which resulted in him being burned over 93% of his body. He spent four months in Shands Burn Center in Gainesville, Florida. His grandmother asked Commissioner Renninger to look into it. Commissioner Renninger has spoken to Michelle Cook, Sheriff of Clay County, States Attorney's Office, Florida Highway Patrol, and the DMV. The individual, who caused the accident, is a resident of Clay County and worked for a business in Middleburg. He had 100 violations in the last eight years, including drugs, driving without a license, driving without a seatbelt, running red lights, driving without insurance, etc. He hit this young man while not having a license and then was able to recover his license from the DMV four months later. To which he got caught running a red light. Commissioner Renninger has sought council on the way forward with this. Mr. Conroy was in the burn center for four months and passed away during the last Board meeting. There may be a benefit going on this weekend. Commissioner Renninger wants to advocate for the family and asked everyone to keep them in their prayers.

Chairman Betsy Condon said some accusations were made tonight that the Board does not care about public safety. A group has been coming to public comment to speak for

quite a while. There are ordinances, codes, and laws the Board is bound by, which is why there are two public hearings on land development code changes. Chairman Condon gave an example of finding out a neighborhood did not heed the DOT warning of safety and built a development anyway. Chairman Condon says she feels attacked when someone makes a claim the Board does not care about public safety because they do. The land the group is concerned about was for sale, which means they could have purchased the land themselves. She appreciates Howard Wanamaker, County Manager, and Commissioner James Renninger's work. Chairman Condon said she supports anything that is found to need change. She noted she lives very close to the Keystone Heights Airport. The Board does care about public safety. Placing an item on the agenda because someone or a group does not like the outcome is not how the codes and ordinances work in the state of Florida or Clay County. Chairman Condon noted that the Board conducts the county's business in the sunshine, but that does not mean banter with citizens during the meeting. Public comment is the time for citizens to have their voices heard. It is the etiquette an elected Board is supposed to serve.

Hearing no other business, Chairman Betsy Condon adjourned the meeting at 8:07 pm.

Attest:

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Tara S. Green  
Clay County Clerk of Court and Comptroller  
Ex Officio Clerk of the Board

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Chairman or Vice-Chairman

## **Acronym Definitions**

AOPA – Aircraft Owners and Pilots Association  
ARPA – American Rescue Plan Act  
BCC – Board of County Commissioners  
CC – Clay County  
CCUA – Clay County Utility Authority  
DEO – Department of Economic Opportunity  
DMV – Department of Motor Vehicles  
DRI – Development of Regional Impact  
ECS – Episcopal Children Services  
EV – Electronic Vehicle  
FAA – Federal Aviation Administration  
FDOT – Florida Department of Transportation  
FED – Federal  
FFWC – Florida Fish and Wildlife Conservation Committee  
FY – Fiscal Year  
HM 1 – Hospital Corpsman First Class  
LDC – Land Development Code  
MSBU – Municipal Service Benefit Unit  
NP – Non-Profit  
NPFC – Non-Profit Funding Committee  
NSDAR – National Society of the Daughters of the American Revolution  
RFP – Request for Proposal  
RFQ – Request for Qualifications  
SJRWM – Saint Johns River Water Management  
TDC – Tourist Development Council  
TRIM – Truth in Millage  
VSO – Veterans Service Officer/Office