



BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

January 10, 2023
Administration Building,
4th Floor, BCC Meeting Room,
477 Houston Street,
Green Cove Springs, FL 32043
4:00 PM

INVOCATION

Commissioner Alexandra Compere, District 2, gave the Invocation.

PLEDGE

Retired US Army, SFC Jimmy Arthur Jr., led the Pledge of Allegiance.

Chairman Betsy Condon said Sergeant First Class Jimmy Arthur retired in 2017 after 20 years of honorable service in the US Army as a Mortuary Affairs Senior Non-Commissioned Officer. He completed six combat tours of duty in support of Operation Enduring Freedom in Afghanistan, Operation Iraqi Freedom, and Operation New Dawn in Kuwait. Sergeant Arthur served in the Historic Second Infantry Division, Third Infantry Division, 82nd Airborne Division, and First-Class Calvary Division. Sergeant Arthur received numerous awards and decorations during his service, including three bronze stars, a meritorious service medal, and six army commendation medals, among many others. He is a resident of Green Cove Springs and volunteers with Wreaths Across America Clay County, the coordinator for the Wreaths Across America campaign, and is a member of the VFW Post 1055 and the 82nd Airborne Association.

CALL TO ORDER

Chairman Betsy Condon called the meeting to order at 4:00 pm.

ROLL CALL

Present: Commissioner District 4 Betsy Condon, Chairman
Commissioner District 3 James Renninger, Vice-Chairman
Commissioner District 1 Mike Cella
Commissioner District 2 Alexandra Compere
Commissioner District 5 Dr. Kristen T. Burke

Absent: None

Staff Present: County Manager Howard Wanamaker
County Attorney Courtney K. Grimm

PET ADOPTIONS

Teresa Capo, Executive Assistant, presented a PowerPoint presentation of pets available for adoption - Joy (dog) - Big Mac (dog) - Pancake (cat) - Fozzy Bear (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.

SPECIAL STAFF RECOGNITION

First Responder Service Recognition

This presentation can be seen at www.claycountygov.com/government/claycounty-tv-and-video-archive/BCC Agenda - January 10, 2023, beginning at 7:00 and ending at 28:00. Below is a summary of the discussion of this agenda item.

Chairman Betsy Condon introduced John Ward and Sheriff Michelle Cook to address the Commission to recognize some outstanding members of our Public Safety Team. Members from the following teams were recognized for their efforts during Hurricane Ian.

- CCFR
- CCSO
- BCC Emergency Management
- BCC Facilities Staff

Chairman Condon said members from these teams put their lives on hold and left their loved ones here in Clay County so that they could help with the emergency response efforts in Southwest Florida after the devastating impacts of Hurricane Ian.

John Ward, Director of Emergency Management, presented a PowerPoint presentation to the Board while giving details about Hurricane Ian, the impacts, and the support from staff members. See Attachment B.

Following the presentation, Mr. Ward asked CCSO leadership to come up and be recognized and presented them with a plaque for their hard work during Hurricane Ian. Sheriff Michelle Cook introduced the team leaders from CCSO:

- Lieutenant Glenn Wood
- Sergeant Christopher Faircloth
- UCR Supervisor Mandy Calley

- Chief Jeff Johnson

Mr. Ward invited CCFR leadership to be recognized and presented them with a plaque. Chief David Motes introduced the leaders from CCFR and thanked the Commission for their support.

- Battalion Chief James Vigue
- Captain Billy Futch
- Deputy Chief Jason Boree

Mr. Ward said historically, the incident management team has always been first responder based, whether from EMS, law enforcement, fire rescue, or dispatch; whatever it may be, they are attached to that first responder realm. As some of us made multiple trips and knowing what we were going back into, especially when the state asked us to go down and take over operations in Fort Myers Beach, Mr. Ward requested to bring extra individuals because he wanted to bring someone facilities based. So, as they were going into the destroyed areas and rebuilding camps and temporary facilities, he wanted someone with that knowledge. So, he asked facilities management if someone would be interested in deploying in a 24-hour turnaround. Mr. Ward recognized the Region Three Management Team - Lieutenant Joe Hutchins (CCFR), Lieutenant Shawn Hall (JFRD), and Mr. Nestor Griego (BCC Facilities) for their hard work.

PROCLAMATIONS/RESOLUTIONS

1. MLK Day-n-Clay (Jan 16, 2022)

Chairman Betsy Condon said that Martin Luther King Jr. Day is observed annually on the third Monday in January to commemorate the life and work of prominent American civil rights leader Dr. Martin Luther King Jr.

Present to accept the Proclamation:

- Connie Butler - Green Cove Springs Council Member and Vice-President

Commissioner Kristen Burke read the Proclamation for Martin Luther King Day in Clay County.

Chairman Betsy Condon made a motion for approval of the Proclamation, seconded by Vice-Chairman James Renninger, which carried 5-0.

Ms. Butler thanked the Commission for the Proclamation and said there would be an MLK Day Ceremony at the Vera Francis Hall Park at 1400 MLK Boulevard on January 16, 2023, at 11:00 am, and everyone is invited to attend. The theme this year is "Together We Can Be the Dream.

2. Pop Warner Football (J.Pierce)

Chairman Betsy Condon said they have special recognition and do not often get to do these in Clay County. They will recognize a National Championship team the day after the National Champions, the Georgia Bulldogs. Chairman Condon said this team has played without a home park. The county commission got a call requesting a place to practice, and for the Fox Meadow residents, this is your team. They have practice at a park in the back of a neighborhood. Chairman Condon commended them for making do with the park they had to play at; it does not stop you all, clearly. It goes to show you that it is not the facility you have; it is the people you work with.

Chairman Betsy Condon invited Justin Pierce, Director of Parks and Recreation, and Head Coach Carlos Lowe to introduce the team before reading the Proclamation.

Carlos Lowe, Head Coach of the Oakleaf Renegades, thanked the Commission for their support and recognition on behalf of Oakleaf Youth Sports and the Oakleaf Renegades. Coach Lowe said the goal is to recognize the team as young men and athletes and teach them how to become better men and upright citizens within our community to make it a better overall community with Clay County. Coach Lowe said during the national championship, they were asked where they were from and asked if Duval, and they would say, "OAKLEAF," we are from Clay County, not Duval. Next, Coach Lowe introduced the Oakleaf Renegade Team:

Players:

-

- Calvin Ferguson - Captain - Offense - Offense MVP
- Elijah Goldwire - Captain - Defense
- Andric Rasher
- Antonio Hamilton
- Brody Williams
- Daylen Meadows
- Elijah Baker
- Erik Aguilar
- Jaquavion Valentine
- Jayden Legrande
- Jordan Smith
- Keonte Ayers
- Rashad King
- Robbie Nelson
- Stephen Lewis Jr
- Victor Hernandez Jr
- Elijah Santiago-Epps
- Jeremiah Santiago-Epps
- Malachi Taylor
- Michael Bulls

Coach Lowe said these players exemplify the true ability of Clay County, the fight, and the drive to win and demonstrate that we have a winning mentality and produce winners throughout this county. As a coach, he cannot take all the credit as he has a coaching staff.

Coaches:

- James Richards - OC
- Keith Taylor - DC
- Stephen Lewis - OL
- Jarvis Smith - DB
- Joseph Reese - DL
- Theresa Santiago-Epps - Team Mom

Coach Lowe also recognized the organization that followed and supported them at every game and all the way to the National Championship.

- Kris Kennedy - Director
- Mike Langtry- Vice-President
- Ronel Bishop - Equipment Manager

Coach Lowe said as you know, it takes a village. But, as you look around, these 23 young men proved they could overcome any obstacles whether it be feelings, attitudes, or making the grades. Within this organization of these athletes, eight are scholar-athletes, so they emphasize not only on the field but off the field. Seeing a lot of law enforcement in this room, he tells these kids that it is their job to make this a better community going forward and work hard. not only on the field but off, and these officers exemplify that every day, day in and day out.

Commissioner Alexandra Compere read the Proclamation for Pop Warner Football.

Vice-Chairman James Renninger made a motion for approval of the Proclamation, seconded by Commissioner Mike Cella, which carried 5-0.

PRESENTATIONS

TPO Priority Project Presentations by Municipalities (B. Carson)

These TPO Priority Projects by Municipalities presentations can be seen at [www.claycountygov.com/government/claycounty-tv-and-video-archive/BCC Agenda - January 10, 2023](http://www.claycountygov.com/government/claycounty-tv-and-video-archive/BCC%20Agenda%20-%20January%2010,%202023), beginning at 47:07 and ending at 1:06:27. Below is a summary of the discussion for this agenda item.

Sarah Campbell, City Manager of the Town of Orange Park, presented a PowerPoint

presentation to the Board regarding the TPO priority project. Ms. Campbell said she would discuss a couple of multi-use bicycle/pedestrian trails in the Town of Orange Park. See Attachment C. Ms. Campbell gave the status of existing trails. Each trail plan is discussed in the presentation, and some options and recommendations are presented. Following the presentation, Ms. Campbell said that they ask today that the Board supports both projects in concept. That support would come through adding to the TPO project list for a feasibility study or project funding. That you would add these trail segments to the county trail master plan, and you would support any future grant applications that they may apply for or even support through direct funding. Ms. Campbell said for the Town, the Milwaukee segment is their priority because they have no sidewalk there right now, there are pedestrians coming out into the roadway to cross the creek there, and because they already have that designed and partially funded.

Vice-Chairman James Renninger asked if anyone had looked beyond NAS Jax to connect to their trail system. Ms. Campbell said one of our residents had done some conceptual studies beyond the county line, but she does not have those with her today. But he does have a rough map, and he is the citizen appointed to the Citizens Advisory Committee. If you could get it to NAS Jax, then you could get it to Tillie Fowler. It is the Collins Road to NAS Jax piece that is the trickiest. Their goal is to get it to the Duval County line and let them take it from there.

Mike Null, Public Works Director of the City of Green Cove Springs, presented a PowerPoint presentation to the Board regarding the GCS Trail Projects request to be included in the TPO priority list. See Attachment D. Mr. Null said they have two projects they would like to include SR 16 East Trail and SR16/US 17 Trail from Reynolds Park to Spring Park. Mr. Null gave details and recommendations for the request.

Commissioner Mike Cella asked for clarification of the location where the Reynolds Park to Spring Park project ends and goes away from Reynolds Park. Mr. Null said that is right before MOBRO. Commissioner Cella said we are keeping a portion of the old Shands Bridge to become a fishing pier, and there would be a parking lot and bathrooms. If there were a way to get from where this ends to that location, it would get you on the bridge with the pedestrian walkway, go over St. Johns, and hook up with their facilities. Commissioner Cella said he would think that would be something they would want to add to the future plan because that could be a way for somebody to go from Spring Park over the new Shands bridge to St. Johns County. Mr. Null said that would be ideal.

Vice-Chairman James Renninger asked if Reynolds had given permission to cross their private land. Mr. Null said Reynold does have easements proposed in future developments. Those locations have not been spelled out yet, but they are expected to give easements for trails as part of their future development.

Lynn Rutkowski, City Manager of the City of Keystone Heights, addressed the Board regarding the TPO Priority list for Keystone Heights and stated she was representing the City of Keystone Heights and the Keystone Heights Airport. Ms. Rutkowski said the airport is partly in Clay County and half in Bradford County. In 2020 the TPO conducted a study on Airport Road, the only airport entrance in both counties. The study showed that resurfacing the road was necessary; however, the road falls into both counties. They have had opportunities to partner with Bradford County to fund this through TPO and

other organizations. Ms. Rutkowski said her request is for this not to be added to the list but to stay on the list. As they move forward working with Bradford County and different agencies that could be involved, they look forward to the opportunity of potential funding that could be asked for from our TPO, so we do not want to take this off that list in the case it comes to be the understanding that a portion must be a collaboration with Bradford County.

Following the presentations and discussion Chairman Betsy Condon said the Board would not be taking action on these items tonight.

Clay County Fire Rescue Recruitment Video (D. Motes / L. Christmas)

This presentation can be seen at www.claycountygov.com/government/claycounty-tv-and-video-archive/BCC Agenda - January 10, 2023, beginning at 1:10:28 and ending at 1:16:52. Below is a brief summary of the discussion on this agenda item.

Laura Christmas, Director of Communications, and Chief David Motes, Assistant County Manager, presented a video to the Board for Clay County's Fire Rescue recruitment. There is a link provided in the backup for the video. In addition, there was a discussion about the intent of the video. Ms. Christmas also commended Eric Gutierrez, Digital Media Specialist, for all his hard work.

Following the video, Chief Motes said a few years ago they came to the Board and spoke about the deficits in public safety, and they were tasked to hire employees to put in these stations and protect the citizens of Clay County. The "pool," as he told the Board during the recent workshop, is very difficult. So, they intend to target a specific group of people and want down-home Clay County people to come to work for CCFR. Not that we do not have employees that live in other places, but we find out that those employees live, work, and have grown up in Clay County. So, they were tasked with this video and stepped up to the plate. They will be launching some exciting things soon in the community, and they will be out there showing this, and it will be front line, and hopefully, they can get more public safety employees.

Commissioner Mike Cella said he saw this video a couple of weeks ago, and after he saw it, his thoughts were to share it with the rest of the Board and the rest of the county. So this is a good place to unveil the video even though they may have used it. He commended Ms. Christmas and her department for their work not only on the video but in working with Mr. Gutierrez regarding graphics they use in slides and social media, which takes us to the next level in helping with communications. It makes a lot of sense to use video to recruit the kind of people we want because that is where everybody is, whether it is on Facebook, Instagram, etc.

Commissioner Alexandra Compere said she is curious to know how they measure the engagement with the video; how do you know it is reaching the intended audience. Ms. Christmas said on social media; they have the ability to look at analytics from age groups, where you are watching, gender, likes, dislikes, where areas in the county are watching, how long they are watching, how many shares, and how many people we have

reached. So, as we launch this campaign and others similar to it, we will be able to look at those demographics and gear future videos toward that capacity. Chief Motes said that they had seen quite an increase now that they have a live Twitter feed that shows all of the calls as they are actively happening, and people can avoid and shows when it is cleared. There is also PulsePoint, which they want everyone to get; it will notify you if someone has a cardiac arrest close by, plus anything else that you pick on the list. The biggest measurement from this video will be the applicants coming in.

SBA FEMA Awards Update (Brian Beard, SBA)

Brian Beard, Public Affairs Specialist with SBA, addressed the Board regarding the SBA/FEMA award update and shared information about what they offer to people that may have been affected by the hurricanes. Mr. Beard said even though Clay County was not affected directly as far as being declared as part of the disaster, for any business owners or non-profits that might have been indirectly impacted and had an economic impact from the disasters, they offer low-interest long-term loans to non-profits and businesses that have experienced a drop in income as a result of the disasters. That does include small businesses, agricultural corporative, farms, and non-profits in adjoining counties such as Clay County. The economic injury disaster loan is a working capital loan that provides money for a business to cover its operating costs, such as salaries, utilities, etc., to keep it going until it can recover. These loans are available even if the business did not suffer any physical damage. The SBA can provide up to \$2M in working capital and cover normal expenses with interest rates as low as 3.04% for Ian and 3.3% for Nicole. The loan term is up to thirty years, depending on the ability to pay, and there is no interest or payments for the first year and no cost to apply. The deadline to apply for the loan, because businesses do not know how long it will be until they are back up to speed or know whether or not it had an effect, is nine months from the date of the disaster. So, for Hurricane Ian, it is September 23, 2023, and for Nicole, it is November 7, 2023. Another factor is if there is anyone in the county that has rental property in one of the 26 counties declared by Ian or one of the six counties declared by Nicole, even though the SBA home damage loans are only for those primary residents if someone had a rental property in those counties that had damage and were making a rental income and paying taxes on the rental income, and operating like a normal business they could apply for an SBA business physical damage loan to pay for the cost that is not covered by insurance or by assistance by another source. Mr. Beard said the deadline for the physical damage loans is approaching quickly for Ian, it is January 12, 2023, and for Nicole, it is February 13, 2023. He will email each of them a copy of the Ian and Nicole fact sheet that gives more details about those loans and flyers that show what is needed to apply and what the process would be. People can also apply online at: <https://disasterloanassistance.sba.gov/ela/s/> under SBA declaration number 17644. There is also a disaster recovery center at the Putnam County Fairgrounds. Mr. Beard said if they know anyone interested in applying or who has applied and been turned down, they will be holding a workshop at the Jacksonville Main Library on February 16, 2023, from 2:00 to 4:00 pm to assist with the application or an appeal if they were denied.

APPROVAL OF MINUTES

3. Board of County Commissioners Meeting Minutes December 13, 2022.
4. Board of County Commissioners JTA Bus Tour Minutes, November 14, 2022

Vice-Chairman James Renninger made a motion for approval of the December 13, 2022, BCC meeting minutes and the November 14, 2022, JTA Bus Tour minutes, seconded by Commissioner Mike Cella, which carried 5-0.

PUBLIC COMMENTS

Chairman Betsy Condon opened the floor for public comment at 5:08 pm.

Beth Lynch, a Fleming Island resident, addressed the Board regarding her concern with development and growth taking away the green space in the county.

Hearing no other comments, Chairman Betsy Condon closed public comment at 5:11 pm.

CONSENT AGENDA

5. 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.

6. Acceptance for Final Plat for Recording - Rolling Hills Unit 2B (District 5, Comm. Burke) (R. Smith)

Staff has reviewed and recommends that the Board accept and approve the final plat of Rolling Hills Unit 2B for recording.

7. Acceptance for Final Plat for Recording Robinson Ranch Phase 1 (District 5, Comm. Burke) (R. Smith)

Staff has reviewed and recommends that the Board accept and approve the final plat of Robinson Ranch Phase 1 for recording.

8. Construction & Maintenance Agreement with State of Florida

Department of Transportation (FDOT) RE: SR 15/US 17 from Ball Road to Black Creek Shared Use Path (R. Smith)

A) Approval of Agreement with the State of Florida, Department of Transportation (FDOT) regarding the Construction and Maintenance of a Shared Use Path on SR 15/1US17 from Ball Road to Black Creek Shared Use Path Park Driveway as further described in Exhibit B.

B) Additional approval of authorizing resolution.

9. State Highway Lighting, Maintenance and Compensation Agreement No. 2020/2021-219 Work Order No. 1 (R. Smith)

Approval of State Highway Lighting Maintenance and Compensation Agreement with Florida Department of Transportation (FDOT) for FDOT FY 22/23 in the amount of \$195,081.22. This is regards to Master Agreement No. 2020/2021-219 which provides comensation to the County for providing state highway street light maintenance within the County.

Funding Source (Revenue):

Transportation Trust Fund - St Grant - Other Transportation

10. Release of Drainage Easement along CR220 (R. Smith)

Release of lateral drainage easement at 2530 CR220.

11. Second Renewal to Agreement No. 2019/2020-80 for Professional Architectural Continuing Services Agreement with Dasher Hurst Architects (G. Price)

Approval of the Second Renewal to Continuing Services Agreement No. 2019/2020-80 with Dasher Hurst Architects, P.A. for Professional Architectural Services for a period of one (1) year commencing on January 28, 2023 and continuing through January 27, 2024. Projects are assigned via Work Order outlining the scope of the project and project amount based on the rates provided for in the Agreement.

Funding Source:

Various

12. Second Renewal to Agreement No. 2019/2020-85 for Professional Architectural Continuing Services Agreement with Bhide & Hall Architects, P.A. (G. Price)

Approval of the Second Renewal to Continuing Services Agreement No. 2019/2020-85 with Bhide & Hall Architects, P.A. for Professional Architectural Services for a period of one (1) year commencing on

January 28, 2023 and continuing through January 27, 2024. Projects are assigned via Work Order outlining the scope of the project and project amount based on the rates provided for in the Agreement.

Funding Source:

Various

13. Interlocal Agreement with Clay County Utility Authority regarding Road Work and Utility Work for the Improvement of Sandridge Road (E. Dendor)

Approval of the Interlocal Agreement with Clay County Utility Authority to include Utility Improvements to the Bonded Transportation Program No. 1, Project No. 4, Sandridge Road from Henley Road to CR 209.

Funding Source:

Bond Construction Fund - Capital Improvement Element - Infrastructure - Proj. Sandridge-Henley-CR209

14. Fifth Amendment to Agreement No. 2020/2021-213 with Jacobs Engineering Group Inc. for Professional Engineering Design Consultant Services for the Bonded Transportation Program Construction Management At Risk Group No.2 (E. Dendor)

Approval of the Fifth Amendment to Agreement No. 2020/2021-213 with Jacobs Engineering Group Inc. for Professional Engineering Design Consultant Services for the Bonded Transportation Program Construction Management at Risk Group No. 2. This amendment amends the scope of work, which increases the cost by \$76,236.30 for a total cost of \$3,254,552.80, and extends the deadlines for Projects 2 and 5.

Funding Source:

2020 Bond Construction Fund - Capital Improvement Element - Infrastructure - CR209 US17 To CR315 B

15. First Renewal to Agreement No. 2019/2020-105 with Airstream Ventures for Tourism Department Sports Marketing and Sales (K. Morgan)

Approval of the First Renewal of Agreement 2019/2020-105 with Airstream Ventures, LLC for Sports Marketing and Sales in the amount of \$66,000.00 annually effective on February 1, 2023, through January 31, 2024.

Funding Source:

Tourism Development Fund-Tourism (1st, 2nd & 3rd cents)-Sports Sales & Marketing

16. FY 2022/2023 Schedule of Fees and Services (D.Sileo)

Approval of Resolution No. 2021/2022-72 AM1 to update the FY 2022/2023 Schedule of Fees and Services for Animal Services, Building, Fairgrounds, Fire Inspections, and Planning and Zoning, inclusive of Comprehensive Impact Fees as approved by the Board on December 13, 2022.

Chairman Betsy Condon said that item ten (10) on the consent agenda would not be heard tonight.

Commissioner Mike Cella made a motion for approval of the Consent agenda with the exception of item ten (10), seconded by Vice-Chairman James Renninger, which carried 5-0.

OLD BUSINESS

17. BCC Appointments (H. Wanamaker)

1. Bikeways, Blue Ways & Trails
2. Northeast Florida Community Action Agency
3. Value Adjustment Board

Howard Wanamaker, County Manager, addressed the Board to discuss the appointment to the following committees:

- Bikeways, Blue Ways and Trails - Commissioner Mike Cella
- Northeast Florida Community Action Agency - Commissioner Alexandra Compere
- Value Adjustment Board - Vice-Chairman James Renninger will remain as Chairman, and there is a recommendation for Commissioner Mike Cella to serve as the second commissioner.

County Manager Wanamaker said there would need to be a vote for the VAB appointment of Commissioner Cella.

Commissioner Kristen Burke made a motion for approval, seconded by Commissioner Alexandra Compere, which carried 5-0.

18. Regional Park Funding (T. Nagle)

Troy Nagle, Assistant County Manager, addressed the Board regarding the regional park funding. Mr. Nagle said that everyone had been briefed on the fact to get to five fields is roughly \$1.7M and for the full eight fields is roughly \$3.3M ask above what we have in the budget currently. Based on that, there was a request to look at ARPA. There has been an adjustment to the ARPA funding; there was a \$4M+ reserve; the adjustment was to the jail, and health department, took items out that have been completed by the Clerk's

Office, looked at the overall cost for administration, so overall at the end of the day there would be \$3.1M in ARPA for reserves. The recommendation from staff would be to do all eight fields using the \$3.1M out of ARPA. That leaves a \$200,000.00 deficit, but our CIP fund has \$1.9M sitting in a CIP line item for land acquisitions. If you recall, two years ago, the Board discussed if land becomes available, we want to be able to move quickly if there is a piece of property the county needs, and we did not use that money last year, and it was rolled forward. So that put the \$1.9M in the account, and he recommends taking \$200,000.00 out of that account, and that combined with ARPA would give you the \$3.3M and if we need money for turn lanes, take that money out of the land acquisition account. If the Board desires that, you can fund the eight fields for the regional park.

Vice-Chairman James Renninger asked if FDOT is the alternative for the turn lanes. Richard Smith, Director of Engineering, said the alternate plan is to make it a special event facility in phase one. Any event organizers would be responsible for providing PSA or CCSO support for traffic flow and safety. He would work with Mr. Pierce from the Recreations Department to set thresholds.

Following the discussion for five vs. eight fields and this being a public park, Justin Pierce, Director of Parks and Recreation, said he has been meeting with different agencies around the state, particularly with Columbia County and Seminole County, they allow for recreational use for youth sports teams to access the fields for recreational practices and games Monday through Thursday and any sports related tourism activity on the weekend they shut down and prep the fields. Mr. Pierce said that is their intent, and they are still scheduling in-person meetings and tours of those locations to see how they prepare for those activities. So there would be public access for youth sports groups or any other recreational activity throughout the week. As we continue to make plans for future phases, whether it be playgrounds or other recreational amenities, all those things would be for the public as well. Chairman Betsy Condon asked if no weekend events were taking place, the park would be opened up. Mr. Pierce said yes, they would not lock the gates to prohibit public access.

Commissioner Mike Cella said that if it was used Monday through Thursday with three days for events, that is about 35% usage by tourism and tournaments, etc. So it is almost a 2 to 1 in terms of recreation using it over the events. However, let's also remember this is one way we can pay for the facility and also what was prescribed by the state delegation when we were awarded the \$3M to start the park that it was going to be something that could be utilized as economic development as well as public recreation.

Following more discussion regarding five vs. eight fields, being competitive in the market for youth sports, turn lanes, and entrance to the park, the Board gave consensus to move forward with eight fields and using ARPA and CIP.

NEW BUSINESS

19. Lien Reduction (C. Stewart)

Case No. CE-22-044; 6384 Amherst Avenue, Keystone Heights, Florida

DL Investors 1, LLC, property owner

Chereese Stewart, Assistant County Manager, addressed the Board to discuss case number CE-22-044, 6834 Amherst Avenue, Keystone Heights, Florida. The property owner is DL Investor, LLC. Ms. Stewart said the memo and information are attached to the agenda. The case was active for roughly eleven months, costing about \$6,025.00 and staff's costs were \$2,280.00. The owners are investors and had a rent-to-own resident; they defaulted and quit paying, then became squatters. It took the owners a while to go through the process to have them evicted. Once they were evicted, the property was cleaned up. On October 1, 2022, they went before the Special Magistrate and asked for the lien to be reduced to \$2,500.00. Special Magistrate Hartin was in favor of the \$2,500.00 as suggested by the owner.

Commissioner Kristen Burke left the meeting at 6:22 pm and returned at 6:25 pm.

Vice-Chairman James Renninger made a motion for approval to reduce the lien to \$2,500.00, seconded by Commissioner Mike Cella, which carried 5-0.

20. RFP No. 22/23-14, 911 Hardware and Software Maintenance Services (K. Smith / D. Barro)

Approval to accept staff's evaluation for RFP No. 22/23-14, 911 Hardware and Software Maintenance Services and award to Kraus Associates, Inc. at the total annual cost provided for each year in the Bid. Approval of award will be effective after the 72 hour protest period has expired.

1. Kraus Associates, Inc. - 96.00

A committee consisting of 911 Coordinator, MIS Director, and Assistant County Manager, Nagle performed the evaluation.

Funding Source:

911 Wireless Fund - 911 Wireless - Repairs and Maintenance

Damani Barro, Clay County 911 Coordinator, addressed the Board regarding RFP number 22/23-14 for the 911 hardware and software maintenance services. Mr. Barro commended the purchasing department for implementing OpenGov. We may have been the first to go through the RFP process using OpenGov, making it smooth and easy. Mr. Barro said he is seeking approval to move forward with the award of AK Associates, our vendor for 911 maintenance, active remote monitoring, and software and hardware support program. They are Clay County's current vendor for 911 maintenance and ARM contract, two separate contracts. On a three-year commitment that exhausted the additional two-year extension before expiring last month. The goal of this RFP is to

combine the two agreements. AK Associates was the only proposal received and have serviced our county since 2007.

Chairman Betsy Condon said this is coming to the Board because it has a single bidder and could not go on the consent agenda.

Vice-Chairman James Renninger made a motion for approval, seconded by Commissioner Kristen Burke, which carried 5-0.

TIME CERTAIN - 5:00 p.m. or as soon thereafter as can be heard

21. Final Public Hearing to consider Adoption of CPA-2022-07 and PUD-2022-07. (District 1, Comm. Cella) (D. Selig)

A.) CPA-2022-07

A Comprehensive Plan Amendment to change the Future Land Use of portion of a single parcel from Commercial to Urban Core-10.

B.) PUD-2022-07

A Rezoning of a portion of a single parcel from BB (Intermediate Business District) to PUD (Planned Unit Development).

This presentation can be seen at [www.claycountygov.com/government/claycounty-tv-and-video-archive/BCC Agenda - January 10, 2023](http://www.claycountygov.com/government/claycounty-tv-and-video-archive/BCC%20Agenda%20-%20January%2010,%202023), beginning at 1:24:28 and ending at 1:28:30. Below is a brief summary of the discussion and the vote for this agenda item.

Dodie Selig, Senior Planner, presented a PowerPoint presentation to the Board regarding the final public hearing to consider CPA-2022-07 and PUD-2022-07. CPA-2022-07 is a comprehensive plan amendment to change the future land use of a portion of a single parcel from commercial to urban core-10. PUD-2022-07 is the rezoning of a portion of a single parcel from BB to PUD. See Attachment E.

Frank Miller, 1 Independent Drive, the agent for the applicant, said there had been discussions with a number of people, including the Commissioner of the district, and they have adjusted in a manner that preserves the frontage as commercial, which was of importance. So that the commercial character of Blanding would be retained and a setback for the residential. This project will, in effect, be like an apartment project with a single owner, but it will have a combination of townhomes, duplexes, and patio homes, plus an amenity center and open spaces. It will be owned by one entity that would manage the whole thing, but it is not the cookie-cutter apartments where they all look alike; there would be different types of units.

Chairman Betsy Condon opened the floor for the public hearing at 5:32 pm.

Hearing no comments, Chairman Betsy Condon closed the public hearing at 5:32 pm.

Commissioner Mike Cella said this is in his district and has had several meetings with the applicant since their initial proposal back in the summer. One of the things he objected to was the fact that the apartments went right up to Blanding, which was considered to be valuable commercial space, so they not only have been able to incorporate commercial space at the front of the development which borders Blanding, they have reduced the units, building units that are compatible with the rest of the single-family residences that are around because they are smaller units. They were conscious of what we know to be an area that gets flooded, which is why you see the open space with the wetlands retained.

Commissioner Mike Cella made a motion for approval of CPA-2022-07, seconded by Vice-Chairman James Renninger, which carried 5-0.

Commissioner Mike Cella made a motion for approval of PUD-2022-07, seconded by Commissioner Kristen Burke, which carried 5-0.

22. Public hearing on the adoption of an Ordinance amending Ordinance No. 2018-23, as amended, Emergency Medical Transportation Services (COPCN Ordinance) (C. Grimm)

Chairman Betsy Condon said this public hearing is to consider adopting an Ordinance amending Ordinance number 2018-23 for emergency medical transportation services. For those that watch the BCC meetings but have not watched our Finance and Audit meetings in the past, we have combined our Finance and Audit with our Board of County Commissioners meetings for a number of reasons. The COPCN meetings used to occur with the Finance and Audit, and they would be incorporated into a public hearing with our BCC meetings.

Courtney Grimm, County Attorney, said the current Ordinance provides for the staff's recommendation to go to a Standing Committee, which in the past consisted of the Finance and Audit Committee, and the Standing Committee would make a recommendation that would move forward to the Board. However, in light of the elimination of the FA Committee, the revisions that are suggested in the Ordinance are to eliminate the Standing Committee, and staff's recommendation would come directly to the Board.

Chairman Betsy Condon opened the floor for the public hearing at 5:36 pm.

Hearing no comments, Chairman Betsy Condon closed the public hearing at 5:36 pm.

Vice-Chairman James Renninger made a motion for approval, seconded by Commissioner Mike Cella, which carried 5-0.

23. Public Hearing on the adoption of an Ordinance amending Ordinance No. 89-54, Solicitation on Public Road Rights-of-Way (C. Grimm)

Courtney Grimm, County Attorney, addressed the Board regarding the public hearing to

adopt an Ordinance amending Ordinance number 89-54, Solicitation on public road right-of-way. County Attorney Grimm said staff was requested by a commissioner and worked with CCSO to develop the new draft ordinance. It is the elimination of solicitation on roads ROW and what is being presented is in compliance and enforceable with the law.

Sheriff Michelle Cook thanked Ms. Grimm for all of her already work. A lot of research went into this, and CCSO is grateful for the partnership, but Ms. Grimm's work in the last few weeks is appreciated. Chairman Betsy Condon said she received a message from someone in Virginia facing the same thing did a google search and came across that we were hearing this today and asked for a copy of the ordinance.

Commissioner Kristen Burke asked for clarification of the change in the ordinance. Courtney Grimm, County Attorney, said the current ordinance could potentially be challenged as violating free speech because if we were to enforce it because it allows certain activities to occur in the ROW and prohibits others. Based on cases throughout Florida and what other counties have experienced, in order to be enforceable, you have to restrict what you would perceive to be any solicitation in the ROW. In our case, it is for public safety, so we are trying to protect our citizens in traffic and/or the citizens on the sidewalk doing the solicitation. So what this does is any solicitation in the ROW would be prohibited. There are certain exceptions included, such as if there is an incident that is needed for public safety, law enforcement, or a road closure and obviously legal crossing of the street and using crosswalks. Commissioner Burke said so for safety reasons; there would be no sign spinning, collecting money, car wash signs, etc.

Sheriff Michelle Cook said what was ruled unconstitutional is that you cannot allow some people to stand in the roadway and wave signs; for example, Firefighters for the MDA telethon would stand in the ROW and ask for money, and then the next day an individual is asking for money. The rule is that "freedom of speech" is "freedom of speech"; you cannot permit freedom of speech, so the behavior is allowed for everybody or nobody. Because of the safety risk, many panhandlers are standing at our high-frequency crash locations; we aired on the side of safety and said nobody could stand on the ROW. For the youth organizations, firefighters, and the folks that do that as a normal fundraising effort, CCSO will be more than happy to work with them on legally safe ways to help them. Commissioner Burke noted that private property is not included.

Following the continued discussion regarding private property and standing in medians, Vice-Chairman James Renninger noted this is an outcome of public outcry to stop the panhandling and soliciting money along the highway. It is distracting, and some of the panhandlers become aggressive. However, this is the action they have taken to fort this type of activity.

Commissioner Alexandra Compere expressed her concern about it being an all-or-nothing activity. The way this has been drafted, and there may be no way around it, is that no one will be permitted to be in the ROW. That is particularly challenging to accept only because we have seen some measures taken to mitigate the concerns discussed. When she discussed this with the County Manager and Attorney, she had difficulty with what this looked like in execution. Being someone in private life who has had to make contact with the private business owners along our major roads is not as simple as it is being made out to be. Commissioner Compere said she would love to know what those

partnerships look like when discussing our firefighters, cheerleading groups, or Christian organizations meeting their needs. She has been in those situations where private businesses say no, you cannot do that here. Sheriff Cook asked if she was referring to the fundraising efforts. Commissioner Compere answered yes. Sheriff Cook said they would work through it. They have discretion and the ability to work with people; if it turns out that this is not in our community's best interest, they would come back and readdress it.

Following the continued discussion regarding fundraising and safety, Chairman Betsy Condon opened the floor for the public hearing at 5:48 pm.

Hearing no comments, Chairman Betsy Condon closed the public hearing at 5:48 pm.

There was more discussion regarding the changes in the ordinance, public safety, all-or-nothing, and having an exception to the rule or common ground.

Vice-Chairman James Renninger made a motion for approval of Ordinance 89-54, seconded by Commissioner Mike Cella; Chairman Betsy Condon said that she and Vice-Chairman James Renninger attended the executive board meeting for the Northeast Regional Council and two council members from Duval County and the City of St. Augustine are all wrestling with the issue and look to adopt something similar to Clay County. The City of St. Augustine has implemented a "Homeless Court" which is much like a drug court. They have gone a step further; their solicitation has gone into not just solicitation but a real homeless management issue in their city, and they are trying to get those individuals help. Commissioner Alexandra Compere said that because it is so broad, you run into unintended consequences. The motion carried 4-1, with Commissioner Alexandra Compere.

CONSTITUTIONAL OFFICERS

There were no comments 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 has the honor to pass around the championship ring the Oakleaf team earned. County Manager Wanamaker thanked the Board for providing leeway and direction to move forward with the consent agenda as is. This was a very good first test, and as we move forward in the production of agendas, as

each of them was briefed individually, you can see the agenda as it is being created, and staff is standing by to answer any questions. It really is a time saver for staff, and they will be having their department head meeting tomorrow and will go over any items from the Board.

LETTERS FOR ACTION

24. Discussion of Appointment to the Planning Commission

Applications for re-appointment were received from Joe Anzalone, Ralph Puckhaber, and Mary Bridgman.

Additionally Brian Kraut is seeking appointment to serve.

Chairman Betsy Condon opened the floor to discuss the appointment to the Planning Commission. There are three positions to reappoint for the Planning Commission, and we have four applicants. Applications for re-appointment were received from Joe Anzalone, Ralph Puckhaber, and Mary Bridgman. Additionally, Brian Kraut is seeking appointment to serve.

Chairman Condon said that Ms. Bridgman was present and offered to answer questions if necessary. Ms. Bridgman is the current Vice-Chairman of the PC.

Commissioner Mike Cella said three returning members are being considered along with Mr. Kraut. Mr. Anzalone has been on the Planning Commission for quite some time, and certainly, Mr. Puckhaber has, and as indicated, Ms. Bridgman has been a solid member. He would love to move Mr. Kraut in some place but thinks the individuals reapplying to serve are worth having on the Commission another term and recommends moving in that direction.

Commissioner Mike Cella made a motion for approval of the re-appointment of Joe Anzalone, Ralph Puckhaber, and Mary Bridgman, seconded by Vice-Chairman James Renninger. Commissioner Renninger said it is very important that the continuity and performance of the past members are well known, so he recommends going with the three individuals that have already served on the Commission and want to continue to serve. Mr. Kraut certainly would be qualified, and given some vacancy, he would be an ideal person to put on the Commission. Chairman Betsy Condon added that the three that are reapplying do not always agree. It is a volunteer committee that is appreciated, and they put in a lot of time and effort, all for zero compensation, and are a very important part of our process, and none represent the building community, but they do represent the citizens. The motion carried 5-0.

25. Discussion of Appointment to the Historic Preservation Board

Gabriella Franco is seeking appointment to fill the District 1 vacancy.

Chairman Betsy Condon opened the floor to discuss the appointment to the Historic Preservation Board. Gabriella Franco is seeking appointment to fill the District 1

vacancy.

Commissioner Kristen Burke made a motion for approval, seconded by Vice-Chairman James Renninger. Commissioner Mike Cella pointed out that her applications indicate that she has a background in terms of history. Ms. Franco majored in history in college, and she is also writing a paper that she proposed to the Florida Conference of Historians, and they have okayed that, and she is moving forward. Commissioner Cella said Ms. Franco would make a valuable member of the committee. The motion carried 5-0.

26. Discussion of Appointment to the Middleburg/Clay Hill Citizens Advisory Committee

Cynthia McLain is seeking appointment to serve.

Chairman Betsy Condon opened the floor to discuss the Middleburg/Clay Hill Citizens Advisory Committee appointment. The committee was formed at the December BCC meeting, and Cynthia McLain is seeking appointment to serve.

Commissioner Mike Cella made a motion for approval, seconded by Vice-Chairman James Renninger. Vice-Chairman James Renninger said this would make eight on the committee and asked how many people could be on the advisory committee. Commissioner Mike Cella answered eleven. Vice-Chairman Renninger asked if this presented a problem being an even number. Courtney Grimm, County Attorney, said there would not be an issue because they come to you as an advisory function. Following the discussion, the motion carried 5-0.

LETTERS OF DOCUMENTATION

27. Bid Opening Tabulations

Bid Opening Tabulations for December 9, 2022:

A. RFP No. 22/23-14, 911 Hardware and Software Maintenance Services

B. RFQ No. 22/23-11, Construction Engineering and Inspection Services for American Rescue Plan Projects

Chairman Betsy Condon acknowledged the Letters of Documentation.

PUBLIC COMMENTS

Chairman Betsy Condon opened the floor for public comment at 6:37 pm.

Hearing no comments, Chairman Betsy Condon closed public comment at 6:37 pm.

COMMISSIONERS' COMMENTS

Commissioner Kristen Burke reminded everyone of the Martin Luther King Ceremony on Monday at 11:00 am at Vera Francis Hall Park at 1503 Martin Luther King Jr. Boulevard, Green Cove Springs, Florida.

Vice-Chairman James Renninger said their attendance at the Regional Council was mentioned and recognized Eric Anderson for his support. They were honored to receive the award for public safety work and need to keep working on that. It is a good venue to be recognized and exchange ideas. Vice-Chairman Renninger noted that the City of Baldwin asked him to forward the panhandling ordinance to them once it was passed because it is a national problem, and many of these issues are widespread, so we are looking for the best solutions. We do not have them, and they do not, so it is an exchange of ideas. Vice-Chairman Renninger said it is a brand-new year, with 2022 being a very challenging year, and assumes 2023 may be as well. But we solved a lot of issues in 2022, and there are others we will need to address in 2023. He appreciates the work of his fellow commissioners and the collegiate attitudes, we do not always agree, and that is good and normal, it is a good exchange, and we will move forward in 2023.

Commissioner Alexandra Compere had no comments.

Commissioner Mike Cella said that if anyone plans to attend the Green Cove Springs Martin Luther King Ceremonies, always bring a coat or sweater; it is always windy up on that hill, and it is a cold wind, but they do have good food for lunch. Commissioner Cella wanted to mention the apartment complex they supported; that seems to be how things should work, at least in his mind. The applicant came in August and presented something that certain things were not quite right; it did not fit with our zoning and the area they wanted to put the units in. We had a couple of meetings, and they agreed to cut out a small portion of the commercial and cut down the number of units. In addition, they beefed up some of the wetlands and areas of concern regarding shedding water into the neighborhood. It is more compatible than when it first came to the Board, and he would like to think we could all do that with those developers we are talking with and not be afraid to make suggestions. Commissioner Cella said it is good to be back after a month off and appreciates the discussion on several items had tonight.

Chairman Betsy Condon noted that if anyone tried to watch the Legislative workshop meeting on Friday, there was a good discussion, but there was zero sound; however, there will be minutes published for that meeting. There also was no voting on anything, but they will be considering items for a vote at the next BCC meeting on January 24, 2023. Chairman Condon added that in their relationship, she and Vice-Chairman Renninger get to lead, but they all have the ability; with Mr. Anderson, their priorities align with the Regional Council. So that is how the Northeast of Florida is heading with our legislative priorities and asks. There was a lot of discussion about partnering, and just because county lines separate us, lots of figuring out how to cross those lines; in fact, the Regional Council adopted the first-ever work plan of its kind. In the past, they had three to five priorities that different employees were working on; instead, they passed one priority for 2023, connecting all the parks and trails. It is headed by the broad term of Eco-Tourism of the whole region, and we have the benefit that Mr. Anderson, our representative, is heading up that project. In 2024, them coming out with that report will lead right into, as Mr. Latham shared with us last Friday, that in September, we will be

moving into our legislative priorities for 2024 because we have an early session next year. The session next year will begin in January vs. March, so we need to be prepared.

Chairman Betsy Condon apologized to the public about the sound, and they knew there were sound issues on the Comcast channel. County staff and Comcast have been addressing the issues.

Chairman Condon added that there had been an increased number of serious crashes recently. There was one in Commissioner Compere's district and others throughout the county in a very short amount of time and she would ask that everyone slow down and not drive distracted.

Hearing no further business, Chairman Betsy Condon adjourned the meeting at 6:56 pm.

Attest:

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

Chairman or Vice-Chairman

Acronym Definitions

ARPA – American Rescue Plan Act
BB- Intermediate Business District
BCC – Board of County Commissioners
CCFR – Clay County Fire Rescue
CCSO – Clay County Sheriff’s Office
COPCN – Certificate of Public Convenience and Necessity
CPA – Comprehensive Plan Amendment
CR – County Road
EMS – Emergency Medical Services
FDOT – Florida Department of Transportation
FEMA – Federal Emergency Management Agency
FLU – Future Land Use
PUD – Planned Unit Development
REZ – Rezone
RFP – Request for Proposal
RFQ – Request for Quote
ROW – Right-of-Way
SBA – Small Business Administration
SFC – Sergeant First Class
TPO – Transportation Planning Organization
UC-10 – Urban Core
UCR – Uniform Crime Reporting
VFW – Veterans of Foreign Wars