



BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

July 9, 2024

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

INVOCATION

Commissioner Mike Cella, District 1, gave the Invocation.

PLEDGE

Retired Lieutenant Colonel, Aeronautical Systems Engineer, U.S. Air Force Renato F. Sciumbata led the Pledge of Allegiance.

Chairman James Renninger said Lieutenant Colonel Renato Sciumbata served 27 years of combined active duty and active reserve service with the United States Air Force before retiring in 2011 from the office of the Secretary of the Air Force for Acquisition (SAF/AQR) working as an Aeronautical Systems Engineer. He was stationed at several US locations, including Lackland AFB (Texas) - Chanute AFB (Illinois) - Kincheloe AFB (Michigan) - McGuire AFB (New Jersey) - Eglin AFB (Florida) - K.I. Sawyer AFB (Michigan) - Camp H.M. Smith (Hawaii) and the Pentagon in Virginia. Lieutenant Colonel Sciumbata immigrated to the US from Italy in 1973 and joined the military in 1974 to travel the country and embrace American culture. He is a decorated veteran and retired from Civil Service in 2014 as a GS-13 with the US Navy, holding Aerospace Engineer and Structures and Systems Engineering Team Lead titles with the Adversary Fleet Support Team at NAS Jax. Lieutenant Colonel Sciumbata, an Orange Park resident, continues serving his community by participating actively with the Catholic Fraternal Service Order - The Knights of Columbus.

Lieutenant Colonel Sciumbata thanked the Board for the invitation to lead the Pledge of Allegiance and spoke about his military service career.

CALL TO ORDER

Chairman James Renninger called the meeting to order at 4:06 pm.

ROLL CALL

Present: Commissioner District 3 James Renninger, Chairman
Commissioner District 1 Mike Cella, Vice-Chairman
Commissioner District 2 Alexandra Compere
Commissioner District 4 Betsy Condon

Absent: Commissioner District 5 Dr. Kristen T. Burke

Staff Present: County Manager Howard Wanamaker
County Attorney Courtney K. Grimm
Commission Auditor Heather Boucher

PET ADOPTIONS

Teresa Capo, Executive Assistant, presented a PowerPoint presentation of pets available for adoption - S'mores (dog) - Gage (dog) - Astrid (cat) - Nola (cat). 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 clinics every month from 3:00 pm to 5:00 pm on the first Thursday of every month. The "Kitten Crew" is always looking for fosters. If you are interested, please contact clayfosters@claycountygov.com. If you are interested in helping our furry friends but cannot take one home, please look at our Amazon wish list. (Amazon.com). We always need items for our foster kittens and shelter animals. See Attachment A.

PROCLAMATIONS/RESOLUTIONS

1. Parks and Recreation Month (July 2024)

Parks and Recreation Proclamation can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 9, 2024, beginning at 10:21 and ending at 16:53. Below is a summary of discussion and vote for this agenda item.

Chairman James Renninger said July is Parks and Recreation Month, and we are pleased to have some of our outstanding Parks and Recreation team members here today to help us with the Proclamation.

In attendance for the Proclamation:

- Justin Pierce - Director of Parks and Recreation
- Eric Jones - Superintendent of Parks Maintenance
- Connor Mathews - Coordinator for Special Events and Marketing
- Randy Ferris - Superintendent of Natural Resources
- Tyler Rich - Athletic Coordinator
- Danielle Connaughton - Office Coordinator
- Natasha Braget - Recreation Aide

- Chris Walker - Recreation Aide
- Tonya Glisson - Lead Mowing Tech
- Kyle Rogers - Lead Mowing Tech
- Robert Haire - Mowing Maintenance Tech
- Dewey Saxon - Mowing Maintenance Tech
- Hayley Johnson - Mowing Maintenance Tech
- Liza McCain - Park Ranger
- Liz Pigg - Parks Naturalist
- Christopher Campbell - Athletic Field Supervisor
- Emily Krapf - Reservation Specialist
- Kevin Crosby - Lead Grounds Maintenance Tech

Commissioner Alexandra Compere read the Proclamation for Parks and Recreation Month - July 2024.

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

Mr. Pierce and Mr. Jones introduced the team as mentioned above, explained their role in the Parks and Recreation Division, and thanked the team for all their hard work and the Board for their support.

2. Recognition of Madilynn Adler (2024 Soil & Water Cons. Dist. Speech Contest)

Madilynn Adler recognition can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 9, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/July%209,%202024), beginning at 17:11 and ending at 22:05. Below is a summary of discussion and vote for this agenda item.

Chairman James Renninger said we are privileged to have the 2024 Clay Soil and Water Conservation District Speech contest winner with us today - Madilynn Adler. She also recently competed in the state competition with her Star Wars conservation-themed speech, in which she took third place.

In attendance for the recognition and Proclamation:

- Madilynn Adler
- Michelle Adler - Mother
- Gracie Adler - Sister
- Cody Adler - Brother
- Lane Samples - FFA Advisor - Oakleaf High School
- Wes Taylor - Clay Soil and Water Conservation District - Seat 5
- Gary McIntyre - Clay Soil and Water Conservation District - Seat 3

Before the reading of the Proclamation Mr. McIntyre introduced the above mentioned individuals and congratulated Ms. Adler.

Chairman James Renninger read the Proclamation to recognize Madilynn Adler - winner of the 2024 Clay Soil and Water Conservation District Speech contest.

Commissioner Alexandra Compere made a motion for approval of the Proclamation, seconded by Vice-Chairman Mike Cella, which carried 4-0.

Ms. Adler thanked the Board, FFA Advisor and all those that supported her during the competition.

PRESENTATIONS

Veteran Card Pilot Program (R. Carey & G. Gunn)

Pilot Program presentation can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 9, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC-Agenda/July-9,-2024), beginning at 22:58 and ending at 31:51. Below is a summary of discussion.

Rich Carey, Veteran Service Officer Manager, presented a PowerPoint presentation to provide an overview and details for the new veteran card pilot program. See Attachment B.

There were comments regarding retirement pay, existing conditions, and the benefits of having the program for surviving spouses and families.

CONSTITUTIONAL OFFICERS

There were no comments by Constitutional Officers.

APPROVAL OF MINUTES

3. Board of County Commissioners Meeting Minutes June 25, 2024.

Commissioner Betsy Condon made a motion for approval of the June 25, 2024, BCC meeting minutes, seconded by Vice-Chairman Mike Cella, which carried 4-0.

PUBLIC COMMENTS

Chairman James Renninger opened the floor for public comment at 4:33 pm.

Hearing no comments, Chairman James Renninger closed public comment at 4:33 pm.

CONSENT AGENDA

4. 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.

5. RFP No. 23/24-064, Americans with Disabilities Act Audit of County Facilities (K. Smith)

Approval to accept staff's ranking and selection of the top ranked Consultant for RFP No. 23/24-064, Americans with Disabilities Act Audit (ADA) of County Facilities. Approval of award will be effective after the 72-hour protest period has expired.

1. Julie Ericson Gereda Architect RAS LLC. - 90
2. Accessology Too, LLC. - 79.33
3. United Spinal Association, Inc. - 77.67
4. ADA Inspections Nationwide, LLC. - 66.33

A committee consisting of the Risk Manager, Building Director and Parks Resource Manager performed the evaluation and ranking of the Proposals received. If desired, the Board may request presentations from the Consultants. An agreement will be brought back to the Board for approval.

Funding Source:

Transportation Trust Fund - Public Works - Road Materials and Supplies

6. Bid No. 23/24-062 (RE-BID) Installation of Irrigation Components and Sod at Neptune Sports Complex (K. Smith)

Approval to Post Notice of Intent to award Bid No. 23/24-062, Installation of Irrigation Components and Sod at Neptune Sports Complex to GRSC, Inc. in the amount of \$77,401.49. Approval will be effective after the 72-hour protest period has expired. Final completion shall be obtained by September 30, 2024.

Funding Source:

American Rescue Plan Fund - All Grants Organization - Infrastructure - Neptune Park Phase II

7. Satisfaction of Mortgages for Reyes, Kennedy, Johnson, Froes and Howell (T. Sumner)
8. Deed of Dedication - Right-of-Way (Oakleaf Plantation Parkway - Future

Extension) from VCP Oakleaf, LLC to Clay County (C. Grimm)

9. Acceptance of Pringle Road Deed/Plat (R. Smith)
10. Agreement for Professional Engineering Consulting Services for the Design of a Section of Pringle Road with Connelly & Wicker LLC (T. Abernathy)
Approval of Agreement for Professional Engineering Consulting Services for the Design of a Section of Pringle Road with Connelly & Wicker LLC. in the amount of \$345,655.00 to provide 100% design plans within eight (8) months of the effective date of the agreement.
Funding Source:
CIP Fund - Spencer Industrial Complex - FI Job Growth-Spencer Ind Complex - All Grants Org - Infrastructure
11. Approval of School Concurrency Proportionate Share Mitigation Agreement for Anabelle Island Phase 3, 4, 5 (C. Grimm)
12. Acceptance for Final Plat for Recording -Atlantis Pointe (District 2, Comm. Compere)(R.Smith)
The Staff has reviewed and recommends that the Board accept and approve the final plat of Atlantis Pointe for recording.
13. Acceptance for Final Replat for Recording- Dale Court Replat (District 4, Comm. Condon)(R.Smith)
The staff has reviewed and recommends that the Board accept and approve the final replat of Dale Court for recording.
14. Acceptance for Final Plat for Recording Carmel Court Townhomes at Bay Hill Village (District 1, Comm. Cella)(R. Smith)
Staff has reviewed and recommends that the Board accept and approve the final plat of Carmel Court Townhomes at Bay Hill Village for recording.
15. Approval of Acceptance of Deed from Peters Creek Investment to Clay County (C. Grimm)
16. Letter of Agreement with AT&T for BTP #2 (C. Grimm/D. Dendor)
Approval of the Letter of Agreement for Custom Work and Estimate of Actual Cost with AT&T for the Relocation of Cabinets for Bonded Transportation Project #2 in the amount of \$124,136.07.
Funding Source:
FD3010 2020 Bond Construction Fund-CR209 - US17 To CR315 B-All

Grants Organization

17. Interlocal Agreement between Clay County, City of Green Cove Springs and Green Cove Springs Community Redevelopment Agency, approved through Resolution No. 2022/2023-39 (Updated for Execution) (C. Grimm)

18. Partial Lien Reduction
Case No. CE-17-055, 3838 Ron Road, Green Cove Springs, Florida
Partial release for 5882 Trawick Road, Keystone Heights, Florida
Billy A. Wager, previous property owner of 3838 Ron Road
Herman Van Boven, property owner of 5882 Trawick Road, Keystone Heights, Florida

19. Partial Lien Reduction
Case No. CE-17-055, 3838 Ron Road, Green Cove Springs, Florida
Partial release for Deer Island Road, Green Cove Springs, Florida
Billy A. Wager, previous property owner of 3838 Ron Road
Herman Van Boven, owner of Deer Island Road

20. Lien Reduction
Case No. CE-17-066, 7182 Spanish Trail, Keystone Heights, Florida
Edward P. St. John and Terry A. St. John, previous property owners
McDill Columbus Corporation, current property owner

Consent Agenda can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 9, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/July%209,%202024), beginning at 33:37 and ending at 34:58. Below is a summary of discussion and vote for this agenda item.

Courtney Grimm, County Attorney, addressed the Board to provide details for the request by staff for the revised information for item 13 - Final Plat for recording - Dale Court replat contingent on correct accessory building setbacks and inclusion of minimum allowable living area included on the revised plat.

Commissioner Alexandra Compere made a motion for approval of the Consent Agenda, seconded by Commissioner Betsy Condon, which carried 4-0.

DISCUSSION/UPDATES

21. Recycling and Garbage Cart Delivery Information (C. Latham/J. Wilkes)

Item 21 discussion can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 9, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/July%209,%202024), beginning at 35:02 and ending at 44:14. Below is a summary of discussion.

Jamey Wilkes, Operations Manager of Environmental Services, presented a PowerPoint presentation regarding the Recycling and Garbage Cart Delivery update. See Attachment C.

There were questions and discussions regarding the color of the trucks, the size and timeline of the new cans to be delivered, and other accommodations or options.

For more information, visit the website at claycountygov.com, or if you have specific questions, visit - askclay@claycountygov.com.

22. Progress Report on the Bonded Transportation Program (E. Dendor)

Progress report - BTP can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 9, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/July%209,%202024), beginning at 44:18 and ending at 50:26. Below is a summary of discussion.

Ed Dendor, Program Administrator of the Bonded Transportation Program addressed the Board to give a brief overview of the progress report attached to the agenda for the BTP on the following projects:

- **Project #1 – CR 218 from Masters Rd to Pine Tree Lane:** Anderson Columbia mobilized to the site on June 3rd. TECO gas completed the relocation of their gas main within the County’s right-of-way and energized their line. Their old pipes were either removed or grout filled. Our team finalized approval of drainage and the CUA shop drawings.
- **CMAR Group #2 Projects - #2, #5 and #6A:** Appraisals and offers continue for ponds sites and ROW acquisitions. Some ROW acquisitions continued to be pursued through the Eminent Domain proceedings.
 - **Project #2 (CR209):** Superior continued clearing and grubbing work along the right of way on CR209. Utility adjustments continued throughout the corridor. Installation of the drainage system continued from Pond 2 to US 17. On June 29, 2024, CR209, east of the railroad track, was detoured to place MOT and barricades for upcoming drainage installation.
 - **Project #5 (CR220):** Due to the Federal injunction caused by the FDEP 404 permit delay the team continues to work with the USACOE to complete this effort. Plans are completed and, on the shelf, awaiting permit approval and will be handed over to the County to complete construction at a later date.
 - **Project #6A (CR315):** The Team is reviewing final plans containing a modified version of the operational improvements that will include a signalized intersection at CR315 and CR315B with an additional southbound left turn lane on CR315B. Superior is developing a GMP for this modified scope. The team continues to track a new permit application through the Army Corps of Engineers, this submittal is a duplicated effort for what was originally submitted to FDEP and is due to the FDEP 404 Federal injunction.
- **CMAR Group #1 Projects - #3 and #4:** Bi-Monthly status meeting held.
 - **Project #3A (CR209 AKA Russell Road):** The contractor, Kirby Development, for the CR209 section from just north of Oak Stream Road to

just south of Watkins Road continued with the operational and safety improvements and the sidewalk along the eastern side of CR209. On June 11, 2024, an employee of Kirby Development was struck by a trailer while working in the work zone. This injury was a recordable injury. The dual 54" cross-culvert connection south of Watkins was repaired with a cured in place interior pipe lining. This project is on schedule, 76% of the project is completed with respect to time and 58% has been paid out.

- **Project #3B (Connecting the east-end of project #4 and runs through the roundabout to CR 209B):** Kiewit continued their pre-mobilization activities and held their bi-monthly 4-week look ahead status meetings. All necessary right-of-way for this project has been obtained. On June 10, 2024 Clay Electric began their underground electrical relocation at the intersection of CR209 and CR209B.
- **Project #4 (CR739B AKA Sandridge Road):** Kiewit Infrastructure South Co. continues construction activities along both sides and across Sandridge Road to include installation of sidewalk, curbing, road base and asphalt. Traffic is forecast to be shifted to outside east and west bound lanes on or near July 15th. This new traffic pattern will be supported by the presence of Clay County Sheriff's Office. This project is on schedule with 67% paid out and 57% of time has been used.
- **Project #6B (AKA Cathedral Oak Parkway (COP & CR216), FKA the First Coast Connector):** The County's Team and Superior Construction Company Southeast, LLC (SCC) and their designer RS&H continued to hold bi-monthly status meetings. Cut and fill operations continues throughout the roadway corridor from SR23 at the far west-end of this project to CR 315 and Maryland Ave at the far east end. Pile driving wrapped up on the west bank of Peter's Creek. Pile cap installation continued at the bridge while Superior continued setting beams on the completed pile caps and continued to place rebar for placing the bridge deck. Spans 3 and 4 of the bridge deck are being placed. End Bent 1 was formed and poured. Installation continued from west to east with stormwater cross drainpipes, sub-base, limestone base, sidewalks, and curbing. CCUA utility relocation at the interface of projects #6A and #6B is underway. Temporary pavement was placed and traffic was shifted on CR 315 to begin the construction of the signalized intersection

There was a brief discussion regarding the status of the FDEP permit delay.

23. Fairgrounds update (J. Pierce)

Fairground Update can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 9, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/July%209,%202024), beginning at 50:28 and ending at 1:26:50. Below is a summary of discussion.

Justin Pierce, Director of Parks and Recreation, and various team members presented a PowerPoint presentation regarding the update at the Clay County Fairgrounds. See Attachment D.

Team Members included:

- Kimberly Morgan - Director of Tourism and Film Development
- Connor Mathews - Coordinator for Special Events and Marketing
- Tim Devin - Director of Emergency Management
- Heather Boucher - Commission Auditor
- Daniel Loos – Construction Manager
- Megan Covey - Grants Director
- Charlie Latham - Assistant County Manager

There were comments, questions, and discussions regarding indirect cost analysis, previous grants, clawback revision, waiver fees, scheduling and reservation fees, cost increase, use and operations of the facility, and revenue TDC - Tourism financial impact, resource of the fairground for unforeseen events, and forming a task force.

Following all discussions, the Board agreed to have staff review the forming of a task force and the objectives of the task force and bring it back before the Board.

OLD BUSINESS

24. Conservation Program Referendum (D. Selig)

Staff is requesting the Board's direction to develop a ballot referendum to provide funding for the Forests and Farms Land Conservation Program. If so directed, Staff would bring back a resolution with proposed ballot language on the July 23rd Board agenda.

Conservation Program can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 9, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/July%209,%202024), beginning at 2:46:37 and ending at 2:58:06. Below is a summary of discussion.

Dodie Selig, Chief Planner, addressed the Board to provide details and information for the staff request to develop a ballot referendum to provide funding for the Forests and Farms Land Conservation Program. See Attachment I.

Pegeen Hanrahan, Professional Engineer, and Southeast Conservation Finance Director - Trust for Public Land, addressed the Board to provide a brief overview and information for their recommendation.

There were questions and discussions regarding the results of the survey, ballot language - Staff vs. Trust of Public Lands, millage, funding, and deadline.

The Board directed staff to move forward as discussed and bring back a resolution/draft ballot language for review at the July 23, 2024, BCC meeting.

25. ARPA Nonprofit - Mercy Support Services (G. Gunn)

Mercy Support Services request can be seen at

www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 9, 2024, beginning at 2:58:10 and ending at 3:30:30. Below is a summary of the discussion and the vote for this agenda item.

Patrick Hayle, Executive Director of Mercy Services, and Phyllis Simpson, Growth and Enrichment Manager, presented a PowerPoint presentation regarding the ARPA Non-profit - Mercy Support Services. See Attachment J.

Clarifications, questions, and discussions were had regarding the coaching system or models, individuals coached, transformational life coaching, Clay Electric grant, use of funding, inconsistencies, partnership with the SHIP program, and the value of having the program.

There were comments by the Board to clarify the reason for supporting the request, expectation due to donations and concerns.

Commissioner Betsy Condon made a motion for approval of the First Amendment to ARPA Non-Profit Funding Agreement Number 22/23 - 161 with Mercy Support Services, seconded by Vice-Chairman Mike Cella, which carried 4-0.

NEW BUSINESS

26. Bid No. 23/24-037, Well Abandonment and New Well at Thunderbolt Park in Fleming Island (K. Smith)

Approval to post Notice of Intent to Award Bid No. 23/24-037, Well Abandonment and New Well at Thunderbolt Park in Fleming Island to Partridge Well Drilling Company, Inc. in the amount of \$47,450.00. Approval of award will be effective after the 72-hour protest period has expired. Final completion shall be obtained by September 30, 2024.

Funding Source:

General Fund - Parks and Recreation Administration - Infrastructure - PRJ100668 Thunderbolt Park Well

Bid Number 23/24-037 can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 9, 2024, beginning at 3:30:37 and ending at 3:35:11. Below is a summary of the discussion and the vote for this agenda item.

Karen Smith, Administrative and Contractual Services Director addressed the Board to provide information and details regarding the request for approval to post Notice of Intent to Award Bid Number 23/24-037, Well Abandonment and New Well at Thunderbolt Park in Fleming Island to Partridge Well Drilling Company, Inc.

There were questions and discussions regarding the informal process, OpenGov, current irrigation, hand watering options, local well drilling companies, and other potential

options.

Following all discussions, Vice-Chairman Mike Cella made a motion to reject the bid and solicit additional bidders, seconded by Commissioner Alexandra Compere, which carried 4-0.

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

27. RFP No. 23/24-075, College Drive Visioning and Strategic Development Charrette Presentation (K. Smith)

Presentations regarding RFP No. 23/24-075, College Drive Visioning and Strategic Development Charrette from the following Consultants:

GAI Consultants, Inc. (95.3 Ranking)
Kimley-Horn and Associates, Inc. (93.3 Ranking)

Selection approval will be effective after the 72 hour period for protest has expired. An Agreement with the selected Consultant will be brought back to the Board for approval.

Funding Source:

General Fund - Community Service - Professional Services - College Drive Initiative (CDI) Charrette

RFP 23/24-075 can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 9, 2024, beginning at 1:26:55 and ending at 2:13:26. Below is a summary of the discussion and the vote for this agenda item.

Karen Smith, Administrative and Contractual Services Director, addressed the Board to provide information and instructions for voting following the presentations regarding RFP Number 23/24-075:

- GAI Consultants, Inc.
- Kimley-Horn and Associates, Inc.

Daniel Ashworth, GAI Consultants Inc., - Project Manager, and Bobby Jamieson, Client Liaison, presented a PowerPoint presentation to provide details and information regarding RFP Number 23/24-075, College Drive Visioning and Strategic Plan. See Attachment E.

There were questions and discussions regarding the location of the firm and number of employees in Clay County, meeting the timeline and budget for projects, resident involvement, the number of charrettes in their scope, and clarification of previous work and vision for College Drive.

Mark Shelton, Principal in Charge - Kimley-Horn and Associates, Inc., and Blair

Knighting - Project Manager, presented a PowerPoint presentation to provide details and information regarding the RFP Number 23/24-075, College Drive Visioning and Strategic Plan. See Attachment F.

There were questions and discussions regarding budget, engaging the public, number of charettes, clarification of previous work, and vision for College Drive.

Following the presentations and discussions, there was a tally vote performed:

- Vice-Chairman Mike Cella - Kimley-Horn: 1 - GAI: 2
- Commissioner Alexandra Compere - GAI:1 Kimley-Horn: 2
- Commissioner Betsy Condon - Kimley-Horn: 1 GAI: 2
- Chairman James Renninger - GAI: 1 Kimley-Horn: 2

Due to the tie, the Board had discussions regarding the decision for votes.

Following all comments, there was another vote by the Board.

- Vice-Chairman Mike Cella - Kimley-Horn: 1 - GAI: 2
- Chairman James Renninger - Kimley-Horn: 1 GAI: 2
- Commissioner Alexandra Compere - Kimley-Horn: 1 GAI: 2
- Commissioner Betsy Condon - Kimley-Horn: 1 GAI: 2

There was a unanimous vote for Kimley-Horn and Associates, Inc.

Ms. Smith said staff would do final negotiations with Kimley-Horn and bring the agreement back to the Board.

The Board expressed their appreciation to both firms for their presentations and parentships.

28. First Public Hearing to consider ZON 24-0006. (BF CC Carwash) (T. McCoy)

This application is a proposed text amendment to Article III to add “Carwash in conjunction with a convenience store that includes gas pumps” as a Conditional Use in the Branan Field Community Center District (BF CC).

ZON-24-0006 - Public Hearing can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 9, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC-Agenda/July_9,_2024), beginning at 2:13:08 and ending at 2:29:07. Below is a summary of the discussion.

All those wishing to speak during public hearings were sworn in.

Tanja McCoy, Senior Planner, presented a PowerPoint presentation regarding the first public hearing for ZON-24-0006, a proposed text amendment to Article III to add

“Carwash in conjunction with a convenience store that includes gas pumps” as a Conditional Use in the Branan Field Community Center District (BF CC). See Attachment G.

Mark Shelton, Kimley-Horn, and Associates, Inc., the agent for the applicant, was available for questions.

Chairman James Renninger opened the floor for the public hearing at 6:20 pm.

Hearing no comments, Chairman James Renninger closed the public hearing at 6:20 pm.

There were questions and discussions regarding the land use and zoning, the changes to the language, the requested use, the limitation to one parcel, and the lighting standards.

There was no action required by the Board.

29. First Public Hearing to consider ZON 24-0012 (M. Brown)

An application to amend portions of Section 3-33, Planned Unit Development, zoning district.

ZON-24-0012 - Public Hearing can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 9, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/July%209,%202024), beginning at 2:29:09 and ending at 2:46:36. Below is a summary of discussion.

Mike Brown, Zoning Chief, presented a PowerPoint presentation regarding the public hearing to consider ZON-24-0012, an amendment to portions of Section 3-33, Planned Unit Development, zoning district. See Attachment H.

There were clarifications, questions, and discussions, regarding what constitutes as a structure, pros and cons for lot size - one acre vs. five acres.

Chairman James Renninger opened the floor for the public hearing at 6:42 pm.

Clint Nelson, General Manager - Tuff Shedd's, addressed the Board in favor of the requested change.

Hearing no other comments, Chairman James Renninger closed the public hearing at 6:44 pm.

There were comments to commend staff for their work and the requirement for permits for accessory structures.

There was no action required by the Board.

LETTERS FOR ACTION

30. Acceptance of Resignation from the Historic Preservation Board
Gabriella Franco District 1 member of the Clay County Historic Preservation Board submitted her application of resignation effective June 6, 2024.

Letters for Action can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 9, 2024](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/July%209,%202024), beginning at 3:35:18 and ending at 3:35:43. Below is a summary of discussion and vote for this agenda item.

Chairman James Renninger opened the floor to discuss accepting the resignation of Gabriella Franco - District 1 from the Historic Preservation Board.

Commissioner Betsy Condon made a motion to accept the resignation, seconded by Commissioner Alexandra Compere, which carried 4-0.

LETTERS OF DOCUMENTATION

31. Bid Opening Tabulations (K. Smith)

Bid Opening Tabulation for June 21, 2024:

A. Bid No. 23/24-042, CR 220 Widening Phase 1

Bid Opening Tabulation for June 25, 2024:

A. Bid No. 23/24-062, (Re-Bid) Installation of Irrigation Components and Sod at Neptune Sports Complex (ARPA)

Chairman James Renninger acknowledged the Letters of Documentation.

PUBLIC COMMENTS

Chairman James Renninger opened the floor for public comment at 4:33 pm.

Hearing no comments, Chairman James Renninger closed public comment at 4:33 pm.

COMMISSION AUDITOR

Heather Boucher, Commission Auditor, had no comments.

COUNTY ATTORNEY

County Attorney comments can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 9, 2024, beginning at 3:36:19 and ending at 3:39:11. Below is a summary of discussion and vote for this agenda item.

Courtney Grimm, County Attorney, addressed the Board to provide details and information on the opioid litigation regarding the limited opportunity for amendments to complaints. The deadline is July 10, 2024.

County Attorney Grimm also provided information regarding the bill signed by Governor Ron DeSantis regarding the Property Assessed Clean Energy (PACE) matter and the support by the Board.

Vice-Chairman Mike Cella spoke about the issue regarding PACE, thanked County Attorney Grimm, and commended her efforts.

COUNTY MANAGER

County Manager comments can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 9, 2024, beginning at 3:39:12 and ending at 3:40:55. Below is a summary of discussion.

Howard Wanamaker, County Manager, thanked staff, Department Heads, and Commission Auditor for a job well done with the Fairground update. County Manager Wanamaker spoke about Hurricane Beryl's location and its effects. No tropical cyclone formation is expected over the next seven days; however, that does not mean we should not be prepared. For information and to stay aware, visit alertclaycountygov.com.

Vice-Chairman Mike Cella pointed out that Beryl came to a shore as a very intense category 1. Some meteorologists had not seen a category 1 with that intensity, and over 2M people were without power.

Chairman James Renninger added that one of those people was his daughter, who lives in Houston and does not expect to regain power until later tonight or tomorrow.

COMMISSIONERS' COMMENTS

Commissioner Comments can be seen at www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/July 9, 2024, beginning at 3:40:55 and ending at 3:47:21. Below is a summary of discussion.

Commissioner Betsy Condon mentioned her fellow Rotarian who moved from Melrose, Florida, to Houston and never had a flood here. The house in Houston flooded, and she spoke about the loss they endured. Commissioner Condon also spoke about the experience of a restaurant owner in Steinhatchee, Florida, of a category one and almost losing his life. Inland Clay County has never experienced tropical forced sustained winds

over a period of time, so we are very fortunate. Please stay prepared.

Commissioner Alexandra Compere had no comments.

Vice-Chairman Mike Cella spoke about the disappointing news from a study for signalization at the Margaret's Walk entrance. Vice-Chairman Cella provided an update regarding the repaving on Highway 17 in Fleming Island from Doctors Lake bridge to just north of Eagle Harbor Parkway. The second project is from Eagle Harbor Parkway to Village Square and Water Oak, with a timeline for completion in November/December. Lastly, Vice-Chairman Cella spoke about a complaint from a citizen regarding a burn pile at his residence and reassured everyone that he does not have a burn pile or burn barrel of any kind.

Chairman James Renninger spoke about a letter from Senator Bradley and read some details regarding the efforts by FDEP to remediate contamination at Stoneridge Farms. Chairman Renninger commended all the staff for their hard work.

Hearing no further business, Chairman James Renninger adjourned the meeting at 7:47 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
BCC- Board of County Commissioners
BTP – Bonded Transportation Program
CCUA – Clay County Utility Authority
CR – County Road
FDEP – Florida Department of Environmental Protection
FFA – Future Farmers of America
GMP – Guaranteed Maximum Price
PACE – Property Assessed Clean Energy
RFP – Request for Proposal
ROW – Right of Way
TDC – Tourist Development Council
USACOE – United States of America Corps of Engineers
ZON – Rezone