



BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

June 9, 2026
Administration Building,
4th Floor, BCC Meeting Room,
477 Houston Street,
Green Cove Springs, FL 32043
4:00 PM

INVOCATION

Vice-Chairman John Sgromolo gave the Invocation.

PLEDGE

Retired US Army Major Brian Thomas led the Pledge of Allegiance.

Chairman Kristen Burke said Major Brian Thomas served nearly 28 years in the United States Army, with assignments throughout the United States and overseas, before he retired in 2023. A highly decorated veteran, his distinguished career was recognized with multiple meritorious service medals, joint and interservice commendations, and numerous awards for leadership, achievement, and operational service. Major Thomas joined the military after high school, seeking direction and purpose, and built a career dedicated to service. He learned that work ethic and integrity matter more than titles, and that his greatest memories are of the people he served alongside—working together as a team to accomplish the mission. Major Thomas is a Fleming Island resident and serves as Chief of Training and Exercises and Deputy Emergency Manager for Clay County Emergency Management, and also volunteers with Operation New Uniform, the Tim Tebow Foundation, and local High School Athletics.

Major Thomas thanked the Board for the invitation to lead the Pledge of Allegiance.

CALL TO ORDER

Chairman Kristen Burke called the meeting to order at 4:02 pm.

ROLL CALL

Present: Commissioner District 5 Dr. Kristen T. Burke, Chairman
Commissioner District 1 John Sgromolo, Vice-Chairman
Commissioner District 2 Alexandra Compere
Commissioner District 3 Jim Renninger
Commissioner District 4 Betsy Condon

Absent: None

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 to provide details and information for the pets available for adoption: Orion (cat), Stotey (dog), Oyster (cat), Addie (dog). Ready to meet your new best friend and see who is available - visit our website to meet our adorable crew looking for their fur-ever home at clayadoptions@claycountygov.com, or call (904) 269-6342. Pictured is Sheldon (kitten) who is in need of a foster home. If you are interested in helping our furry friends but cannot take one home, please look at our Amazon wish list at Amazon.com. We always need items for our foster kittens and shelter animals. See Attachment A.

SPECIAL STAFF RECOGNITION

Recognition of Vallencourt Construction for their support during the Railroad Fire (CCFR, CCSO, Forestry, EM)

Special Recognition can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 7:50 and ending at 16:18. Below is a summary of the discussion.

Chairman Kristen Burke said we have a recognition today to thank one of the local businesses and our community. During our recent large forest fire in the southeastern part of our county, Vallencourt Construction graciously allowed responders to set up a command post on its property and stay there around the clock while crews fought the more than 4,000-acre fire, called the Railroad Fire. We are honored to present Vallencourt Construction with a certificate of appreciation in recognition of their exceptional partnership and support. We would also like to recognize and thank National Training, Inc., Decoy Baptist Church, and Shiloh Baptist Church for their generous contributions during the fire response and to express our sincere gratitude to our community for the incredible outpouring of support. The donations of water, sports drinks, ready-to-eat snacks, and hot meals were greatly appreciated by our responders working long hours in difficult conditions. We also want to thank our county's students and community members who took the time to send cards and messages of support that lifted the spirits of firefighters and emergency responders.

Present for the Recognition:

Vallencourt Construction:

- Daniel Vallencourt - Chief Executive Officer
- Cameron Mclemone - Night Operations Manager

- Johnny Jackson - Grease Truck Driver
- Alexander Flaherty - Hazmat CDL Driver

CCSO:

- Sheriff Michelle Cook
- Lieutenant Zach Cox

Florida Forest Service:

- Mike Work - Operations Administrator
- Howard Spencer - Clay Forest Area Supervisor

CCFR:

- Chief Lorin Mock
- Chief David Motes

Clay County Emergency Management:

- Director Tim Devin
- Chief Randy White - Chief of Planning
- Brian Thomas - Chief of Training and Exercises
- Kayla Futch - Planner

Mr. Vallencourt thanked the Board for the recognition, the Sheriff's Office, CCFR, and Forestry, for all they do, and expressed his gratitude to Mr. Mclemone, Jackson, and Flaherty for all their hard work and efforts during the fire.

Sheriff Cook spoke about the event, watching all the agencies come together, and expressed gratitude for all their efforts, including the partnership with Vallencourt. Sheriff Cook also thanked Mr. Vallencourt for his constant support.

Chief Mock also thanked CCSO, Emergency Management, and Florida Forestry, as well as Vallencourt, for their partnership and support for CCFR during the fires.

Chief Motes thanked the community for their donations and presented everyone in attendance with a token of appreciation.

Mr. Work, Florida Forestry Service Operations Administrator, introduced the new Clay County Forest Area Supervisor, Mr. Spencer.

Mr. Spencer introduced himself and expressed his gratitude for the opportunity to work and serve Clay County.

PROCLAMATIONS/RESOLUTIONS

1. Solid Waste Workers Week (June 15-20, 2026)

Item One (1) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 16:19 and ending at 21:25. Below is a summary of the discussion and the vote for this agenda item.

Chairman Kristen Burke said that Solid Waste Workers Week is June 15-20, 2026, and provides an opportunity to recognize the dedicated professionals in the solid waste industry whose work protects public health, supports environmental sustainability, and helps keep our community clean and safe. We are pleased to have some local solid waste professionals here today from Clay County Environmental Services, FCC Environmental Services, and Waste Management, Inc.

Present for the Proclamation:

Environmental Services:

- Milton Towns - Director of Environmental Services
- Dayton Crawford - Environmental Services Coordinator
- Candice Morris - Support Specialist

FCC:

- Andy Barker - General Manager
- Lori Bliet - Dispatcher
- Dysshell Mitchell - Lead Driver

Waste Management:

- Greg Huntington - Senior Account Executive
- Michael Boatwright - Senior Operations Manager

Commissioner Jim Renninger read the Proclamation for Solid Waste Workers Week - June 15-20, 2026.

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

Mr. Huntington recognized FCC for the services provided and expressed his gratitude for their efforts, and thanked the Board for the Proclamation.

Mr. Barker spoke about the honor it is to serve Clay County and thanked the Board for the Proclamation.

2. Penney Retirement Community Centennial (June 22, 2026)

Item Two (2) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 21:59 and ending at 29:05. Below is a summary of the discussion and the vote for this agenda item.

Chairman Kristen Burke noted that 2026 marks a Century of Service - Faith - and

Purposeful Living in Penney Retirement Community in Penney Farms, Florida.

Present for the Proclamation:

- Teresa Scott - President/CEO - Penney Retirement Community
- Weston Hyde - Moderator - Penney Memorial Church
- Judge McWhorter - President - Association of Penney Farms Community Residents
- Roger Vernon - Chief Nursing and Operating Officer
- Wayne Boone - New Construction and Renovations Director
- Jamie Standley - Nursing Home Administrator
- Adam Carter - VP Financial Controller
- Heidi Forsythe - Marketing Director
- Renee DiPatri - Executive Assistant/Corporate Secretary
- Nancy Keating - Board of Directors - Penney Retirement Community
- Elaine McWhorter - Resident
- Harlan Hutchins - Resident
- Richard Brinker - Resident
- Stacy Hutchins - Resident
- Richard Knoff - Board of Directors
- Commissioner Jim Renninger - Chair of the Board of Directors

Commissioner Alexandra Compere read the Proclamation for Penney Retirement Community Centennial - June 22, 2026.

Commissioner Jim Renninger made a motion for approval of the Proclamation, seconded by Chairman Kristen Burke, which carried 5-0.

Ms. Scott thanked the Board for the recognition and Proclamation and expressed her gratitude for the partnership with the county, other non-profit organizations, CCSO, and CCFR. Ms. Scott also spoke about the hours of volunteer service at Penney Retirement Community.

Commissioner Renninger recognized those in attendance, as mentioned above, and thanked them for their efforts on the CART project, which allows those who are walking-impaired. Commissioner Renninger also mentioned that Penney Retirement Community received the Governor's Gold Seal for Excellence in Health Care - longer than any other nursing home in the State of Florida for over 26 years.

Judge McWhorter spoke about celebrating the PRC centennial and the 250th anniversary of our country.

3. Recognition of St. Johns Country Day School Spartans Baseball Team

Item Three (3) can be seen at [www.claycountygov.com/government/clay-county-tv-andvideo-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-andvideo-archive/BCC%20Agenda/June%209,%202026), beginning at 29:30 and ending at 35:00. Below is a summary of the discussion and the vote for this agenda item.

Chairman Kristen Burke said we are pleased to recognize the St. John's Country Day

School Spartans baseball team for their historic FHSAA Class 1A State Championship that ended with an impressive 26-8 record and a State Championship Title.

Present for the Proclamation:

Spartans Baseball Team:

- Tom Lucas - Head Coach
- Matt Carter - Assistant Coach
- Silas Magdalein
- Aiden Flaschen
- Mason Jones
- Hudson Dantzler
- Preston Cole
- Devon Hebner
- Gavin Coffey
- Jaden Hendrix
- Madden Williams
- Ethan Bissell
- Erik Williams
- Hunter Rodgers
- Brayden Harris
- Kaeson Johns
- Chandler Dantzler
- Jonas Wells
- Mason Schnell
- Evan Sproull
- Hudson Doran
- Brooks Mackey
- Thomas Dolan

Before reading the Proclamation, Vice-Chairman John Sgromolo recognized the team as an amazing group of young men who will do tremendous things on their journey in life and noted their historic season.

Vice-Chairman Sgromolo read the Proclamation for the recognition of the St. John's Country Day Spartans Baseball Team.

Commissioner Jim Renninger made a motion for approval of the Proclamation, seconded by Chairman Kristen Burke, which carried 5-0.

Coach Lucas thanked the Board for the recognition, spoke about the honor of representing Clay County, recognized the team for their efforts, and highlighted Senior Captain Hunter Rogers and Brayden Harris.

4. Hurricane Preparedness Month (June 2026)

Item Four (4) can be seen at www.claycountygov.com/government/clay-county-tv-

and-video-archive/BCC Agenda/June 9, 2026, beginning at 35:35 and ending at 40:27. Below is a summary of the discussion and the vote for this agenda item.

Chairman Kristen Burke said Hurrian Preparedness Month serves as an important reminder that preparedness saves lives.

Present for the Proclamation:

- Tim Devin - Director of Emergency Management
- Chief David Motes - CCFR
- Brian Thomas - Chief of Training and Exercises - CCEM
- Chief Randy White - Chief of Planning - CCEM
- Kayla Futch - Planner - CCEM

Commissioner Betsy Condon read the Proclamation for Hurricane Preparedness Month - June 2026.

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

Commissioner Condon mentioned a fake AI-generated post about storms. To ensure you are getting the right info, sign up at alertclaycounty.com, follow Clay County Emergency Management, or CCFR.

Director Devin spoke about the efforts required of all the agencies and county employees to come together during a hurricane response, recognized the EM staff mentioned above, and thanked the Board for the Proclamation.

PRESENTATIONS

Hurricane Preparedness Brief (T. Devin)

Hurricane Brief can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 41:12 and ending at 47:31. Below is a summary of the discussion.

Tim Devin, Director of Emergency Management, addressed the Board to provide details and information for the Hurricane Preparedness Brief.

There were questions and discussions regarding forecasting atmospheric conditions, anticipated FEMA impacts, and preparedness for earthquakes.

Keystone Heights Community Redevelopment Agency Update (J. Booth)

Keystone Heights CRA can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 47:33 and ending at 1:00:23. Below is a summary of the discussion.

James Booth, City Manager of Keystone Heights, presented a PowerPoint presentation to provide details and information regarding the KH CRA update. See Attachment B.

Topics Discussed:

- CRA History
- Completed Wastewater Treatment Plant
- Completed Sewer and water Mains
- Completed Parking Improvements
- Completed Rails to Trails Trailhead
- Completed Facade Grants
- Completed Property Acquisition/Demo
- Completed Historic Keystone Beach Mural
- Completed Alleyway Improvements
- Completed Tennis Court Rebuild
- Current CRA Plan and Projects
- Streetscapes and Parking Improvements
- Park Improvements
- Economic Development
- Infrastructure and Facilities

There were questions and discussions regarding the approximate mix of commercial and residential properties within the CRA boundary, funding sources, and the cost of the turning lane.

CONSTITUTIONAL OFFICERS

There were no Constitutional Officer comments.

APPROVAL OF MINUTES

5. Board of County Commissioners Meeting Minutes, May 26, 2026.

Commissioner Jim Renninger made a motion for approval of the May 26, 2026, BoCC Meeting minutes, seconded by Vice-Chairman John Sgromolo, which carried 5-0.

PUBLIC COMMENTS

Public Comment can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 2:40:02 and ending at 2:47:44. Below is a summary of the discussion.

Chairman Kristen Burke opened the floor for public comment at 6:41 pm.

Trevor Waters, 2380 Southeast 30th Street, Melrose, Florida, spoke on behalf of the Keystone Heights Youth Soccer Club and addressed the Board to express his support for the renewal of the lease with Clay County.

Michael Beattie, 1907 Open Woods Road, Middleburg, Florida, and Treasurer of the Middleburg Athletic Association, addressed the Board to express his support for the renewal of the lease with Clay County.

Dr. Ragu Murthy, 15496 Max Leggett Parkway, Jacksonville, Florida, Founder and Chief Medical Officer of Well and You, addressed the Board to provide information about Well and You, a multi-specialty medical group serving Northeast Florida, and spoke about services that are provided and additional improvements and expansions that are to come.

Hearing no other comments, Chairman Kristen Burke closed public comment at 6:48 pm.

CONSENT AGENDA

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.

7. RFQ No. 25/26-016, Construction Engineering and Inspection Services for SUN Trail (J. Loos)

Review and approval of Staff's ranking of the submittals received for RFQ No. 25/26-016, Construction Engineering and Inspection (CEI) Services for SUN Trail. The top ranked firm will be selected, and staff will begin negotiations with that Firm.

1. Eisman & Russo, Inc. - 85.30
2. KCI Technologies, Inc. - 84.00
3. England-Thims & Miller, Inc. - 82.63
4. CDM Smith, Inc. - 79.50
5. Carnahan Proctor and Cross, Inc. - 76.75
6. CSI Geo, Inc. - 75.00
7. Half Associates, Inc. - 74.00
8. Infrastructure Consulting & Engineering, LLC - 73.83

A committee consisting of the Engineering Director, Grants Compliance

Manager and Construction Engineer Inspector II. performed the evaluation and ranking of the responses received. If desired, the Board may request presentations from the Consultants.

Approval of award will be effective after the 72-hour protest period has expired.

Funding Source: Capital Improvement Plan (CIP) Projects Fund - All Grants Organization - SUNTrail Long Bay - Old Jennings to Live Oak Lane - Infrastructure

8. Agreement for Mosquito Control Services with Vector Disease Control International (VDCI) (A. Wallau)

Approval of the agreement for Mosquito Control Services with Vector Disease Control International (VDCI), a Rentokil North America Company, beginning July 1, 2026 for a period of three (3) years with option to renew for two (2) additional one-year terms. Cost of routine service is \$25,571.00 per month, less \$1,800.00 for the use of County facilities. The costs for as-needed services are detailed in the price table attached.

Funding Source:

General Fund - Mosquito Control - Professional Services

9. Agreements for Continuing Professional Services (R. Smith)

Approval of the Continuing Professional Services Agreements with the Firms listed below on an as-needed basis for categories (1) General Civil Engineering Services; (2) Environmental Services; (3) Transportation Planning and Traffic Engineering Services; (4) Planning and Study Services; (5) Landscape Architectural Services (6) Structural Civil Engineering Services; (8) Geotechnical Services.

1. Alpha Envirotech Consulting, Inc. (Cat. 2)
2. Baxter & Woodman, Inc. (Cat. 4)
3. CPH Consulting, LLC (Cat. 1, 3, 5)
4. ECS Florida, LLC (Cat. 8)
5. England-Thims & Miller, Inc. (Cat. 1, 3, 5)
6. GAI Consultants, Inc. (Cat. 1, 2, 3, 4, 5, 6)
7. Jones Edmunds & Associates, Inc. (Cat. 1)
8. Kimley-Horn and Associates, Inc. (Cat. 1, 2, 3, 4, 5, 6)
9. UES Professional Solutions, LLC (Cat. 8)
10. WGI, Inc. (Cat. 1, 2, 3, 4, 5, 6)

The Agreements are for a term of twenty-four (24) months, with the County reserving the right and option to extend the Contract(s) for an

additional two (2) periods of twelve (12) months each. Specific categories of services along with corresponding hourly rates are attached to the agreements.

Funding Sources:

Various

10. Athletic Association Park Lease Agreements and Resolutions (J. Pierce)

A) Approval of Lease Agreements for an initial three-year lease term, with renewal options as set forth in the Lease Agreements, with the following Athletic Associations for designated County parks:

1. Fleming Island Athletic Association, Inc. – Lease of Paul C. Armstrong Community Park

2. Fleming Island Athletic Association, Inc. – Sublease of Neptune Park

3. Green Cove Springs Baseball/Softball Association, Inc. – Lease of Carl Pugh Community Park

4. Keystone Heights Sports Association, Inc. – Lease of Little Rain Lake Park

5. Keystone Youth Soccer Club, Inc. – Lease of Twin Lakes Community Park

6. Middleburg Association of Athletics, Inc. – Lease of Omega Community Park

7. Oakleaf Sports Association, Inc. – Lease of Oakleaf Community Park

B) Approval of the attached authorizing resolutions.

Funding Source:

Revenue

11. First Amendment to Grant Agreement No. 2024/2025-53 with State of Florida, Department of Commerce for the Regional Sports Complex Phase 2 (J. Hysler)

First Amendment to Grant Agreement No. 2024/2025-53 (HL271) with State of Florida, Department of Commerce for the Regional Sports Complex Phase 2, updating the scope of work and extending the term through June 30, 2027. Grant award remains the same (\$500,000.00).

Funding Source/Revenue:

Capital Improvement Plan (CIP) Projects Fund / All Grants Organization / Regional Sports Complex / Sports Complex Phase II / State Grants – Culture and Recreation

12. Presentation of Annual Assessment Rate Resolution establishing the rate of assessment for graded road maintenance of properties within the Hidden Waters Roads MSBU for FY 2026-27 (C. Grimm)

13. Presentation of Annual Assessment Rate Resolution establishing the rate

of assessment for graded road maintenance of properties within the Oak Forest Roads MSBU for FY 2026-27 (C. Grimm)

14. 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 2026-27 (C. Grimm)
15. Presentation of Certificate to 2026 Non-Ad Valorem Assessment Roll for Black Creek Hills Water System MSBU (C. Grimm)
16. Presentation of Annual Assessment Rate Resolution establishing rates of assessments for certain subdivision properties previously included within the Subdivision Roads Maintenance MSBU for FY 2026-27 (C. Grimm/R. Smith)
17. Resolution approving the submittal of a grant application to the Agency For Health Care Administration Rural Health Transformation Program (C. Curington)
18. Request approval for the submission of grant applications to the Federal Emergency Management Agency (FEMA), Staffing For Adequate Fire and Emergency Response (SAFER) Grant Program and Assistance to Fire Fighters Grant (AFG) Grant Programs (C. Curington)

Consent Agenda can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 2:47:45 and ending at 3:06:25. Below is a summary of the discussion and vote for this agenda item.

Vice-Chairman John Sgromolo requested item 10 be pulled for discussion.

Commissioner Betsy Condon requested that item 17 be pulled for discussion.

Commissioner Jim Renninger made a motion to approve the Consent Agenda, except items 10 and 17, seconded by Commissioner Alexandra Compere; the motion carried 5-0.

Vice-Chairman Sgromolo noted that item 10 concerns the Athletic Association Park Lease Agreement and Resolutions, commended Mr. Pierce, Parks and Rec staff, and all those involved for providing valuable services to our youth, and thanked them all for their hard work. Vice-Chairman Sgromolo spoke about the possible effects of the potential legislation regarding ad valorem.

Vice-Chairman John Sgromolo made a motion for approval of item 10, seconded by Commissioner Alexandra Compere, which carried 5-0.

Commissioner Condon expressed her concerns and spoke about the reason she pulled item 17 - Resolution approving the submittal of a grant application to the Agency for Health Care Administration Rural Health Transformation Program, and asked for clarification on the item, specifically what the plans and partners are.

Chris Curington, Grants Manager, addressed the Board to provide the requested information and answer questions.

There were questions and discussions regarding program flexibility, adding partners, requirements, services provided, other partnerships, the health care element, and clarification of the process.

Jairo Herrera, Bureau Chief of the Paramedicine Program, addressed the Board to provide details on the program's structure.

More comments and discussion were held among the Board, Chief Herrera, Ms. Toto of Clay Behavioral, staff and Mr. Voss of Challenge Enterprises to clarify the program's intent and components.

Following all discussion, Commissioner Betsy Condon made a motion for approval of item 17, seconded by Vice-Chairman John Sgromolo, which carried 5-0.

DISCUSSION/UPDATES

19. Progress Report on the Bonded Transportation Program and Other Capital Projects (Capital Projects Team)

Item Nineteen (19) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 3:06:27 and ending at 3:41:04. Below is a summary of the discussion.

Ed Dendor, Director of the Bonded Transportation Program, addressed the Board to give a brief overview of the progress report for the BTP and other capital projects. The information discussed is attached to the agenda. Below are projects highlighted:

- **Project #1 – CR218 from Masters Road to Pine Tree Lane:** The County's team and Anderson Columbia (AC) continued their bi-monthly status meetings. AC continued the installation of drainage structures, pipes, sub-base and base materials, curbing and median work along the north side of this project. This project is 72% paid out and 101% of time used. An allowance for additional days will be added due to utility conflicts and weather delay days.
- **Projects #2 - CR209 from US17 to Peters Creek Bridge:** The County's team and Superior (SCC) continued their bi-monthly status meetings. SCC completed the first lift of asphalt on all areas west of the railroad tracks. They have also placed the final lift of friction course pavement and pavement markings between the railroad and US 17. Superior continued constructing the clay cut-off wall at Pond 2

while moving clay material from Pond 2 to Pond 3, which is being used for the clay pond liner. This project is on schedule with 74% paid out and 74% of the time spent.

- **Project #3B – CR739B & part of CR209: (Connects the east-end of project #4 on Sandridge Road and runs through the roundabout to CR209B.)** The County, GAI and Kiewit (KISC) held their bi-monthly status meetings. KISC completed the installation of sod and fencing at pond site 2 located on CR209 while working through punch list items. Substantial Completion was achieved on May 19th. The overall project schedule remains in dispute by both parties. This project is Substantially Complete and 83% paid out. The contractor is working on punch list items towards final completion.
- **Project #5 (CR220):** – SJRWMD provided comments back to the team regarding the permit modification. These comments required additional drawdown analysis to minimize wetland impacts. As a result, the team is modifying the design to add a pond liner to avoid secondary wetland impacts that extend beyond the county right of way.
- **Project #6A (CR315):** – The Army Corp (USACOE) sent a First Time Out letter (FTO) and permit to the team and County Engineer for review. The team reviewed the letter and found discrepancies in the general conditions that reflect the purchased wetland credits. This information was relayed to the USACOE for them to update the permit. Once USACOE updates their permit, it will be re-sent to the team for signature, and the permit will then be issued. Plan sets will be signed and sealed once the permit is received.
- **BTP Projects #3A, #4 and #6B:** All complete.

There were questions and discussions regarding the funding spent to date, contract terms dispute, expected appropriations for CR218 and what can be accomplished with the funding.

Following the BTP update, Ed Dendor, Capital Projects Manager, and Richard Smith, Director of Engineering, provided details and information for the update on the Capital Projects.

Mr. Dendor noted that the current county project list holds 262 projects. Total portfolio in workday - \$216,953,205.00 with \$152,987,773.00 spent as of June 1, 2026.

The Capital Projects Department is managing 86 of the 157 Projects across 13 different departments, accounting for roughly \$102,234,017.00, and the Public Safety Bond, amount spent to date: \$22.3M or 34% of \$65M.

Projects Highlighted:

Fire Stations:

- 1
- 13
- 15
- 16
- 21
- 15

- 22
- 20
- 24
- Fire Training Facility
- Sleepy Hollow Radio Antenna

Vertical Projects:

- Oakleaf Library
- Building 500
- County Fairgrounds Facilities Repairs
- Omega Park
- Camp Chowenwaw Pool

Engineering Department Update:

- CR220 Bridge Replacement/Four Lane Widening
- Radar Road
- Long Bay @ Old Jennings
- CR220 Resurfacing
- Town Center Boulevard Resurfacing
- Doctors Lake Drive Resurfacing
- Lakeview Street and Hilltop - Dirt Road Paving

FDOT Update:

- US17 Resurfacing - Restoration and Rehabilitation:
 - Eagle Harbor Parkway to Water Oak Lane
 - Black Creek Bridge to Oak Street
- Blanding Boulevard @ Wells Road
- SR16 Resurfacing - Restoration and Rehabilitation:
 - US17 to SR21

Looking Ahead:

- Rural Dirt Road Paving
- County Road 209 -Riverside Resurfacing

There were questions and discussions regarding noise complaints, responsibility for damaged vehicles, clarification of repairs being done by CSX, update of Eldridge Road, configuration of lanes near RaceTrac (US17 near Black Creek Bridge), timeline for completion of Project 2, and placement of equipment on private property.

20. Active & Upcoming Formal Solicitations (J. Loos)

Item Twenty (20) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 3:41:07 and ending at

3:45:54. *Below is a summary of the discussion.*

Jessica Loos, Senior Purchasing Officer, addressed the Board to provide details and information on the formal solicitations. The information discussed is attached to the agenda.

There were questions and discussions to clarify the county's roll in unclaimed descendants disposition services and the process.

There was no action required by the Board.

NEW BUSINESS

21. Discussion of Appointment of Canvassing Board Members for 2026 Primary and General Elections (C. Grimm)

Item Twenty-One (21) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 3:46:01 and ending at 3:47:45. Below is a summary of the discussion.

Courtney Grimm, County Attorney, addressed the Board to provide information regarding the appointment of Board members to the Canvassing Board for 2026. County Attorney Grimm noted that it would be best that none of the Board serves in the role at this time and provided details for the reason why they should not serve and staff is working on an alternate to appoint and requested to move the item to the last meeting in June.

There was consensus to move the item as requested.

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

22. Final Public Hearing to Consider adoption of PUD 26-0004 (District 5, Comm. Burke)(B. Carson)

This application is a rezoning to change 8.37 acres from Agriculture/Residential District (AR) to Planned Commercial Development District (PCD). A previous request under ZON 26-0004 to rezone to Community Business District (BB-2) was presented in April but at the 4/28/26 Board hearing it was decided the request would be revised to a Planned Commercial Development District (PCD) for consideration on June 9th.

Item Twenty-Two (22) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 1:00:26 and ending at 1:20:29. Below is a summary of the discussion and the vote for this agenda item.

Those wishing to speak during the public hearing were sworn in.

Beth Carson, Director of Planning and Zoning, presented a PowerPoint to provide details for the public hearing on PUD-26-0004, as indicated above. See Attachment C.

Jason Gabriel of Burr and Forman, the applicant's agent, addressed the Board to provide additional details on the requested change and to respond to the Commission's questions.

Chairman Kristen Burke opened the floor for the public hearing at 5:09 pm.

Denise Robertson, 3738 Bedford Drive, Middleburg, Florida, addressed the Board to express her gratitude to the developers, staff, and Board for addressing citizens' concerns and to express other areas of concern regarding the requested change.

Helana Cormier, 2839 Woodbridge Crossing Court, Green Cove Springs, Florida, addressed the Board, expressing concerns regarding the requested change.

Hearing no other comments, Chairman Kristen Burke closed the public hearing at 5:14 pm.

There was disclosure of ex parte communications, questions, and discussions regarding concerns raised during the public hearing about the undeveloped parcel, allowable uses, language regarding time-frame limitations, access, and any reversion language.

Vice-Chairman John Sgromolo made a motion for approval of PUD-26-0004, seconded by Commissioner Jim Renninger, which carried 5-0.

23. Final Public Hearing to Consider Transmittal of COMP 26-0012 (B. Carson)

Comprehensive Plan Text Amendment to add Branan Field Institutional Future Land Use.

Item Twenty-Three (23) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 1:20:32 and ending at 1:26:50. Below is a summary of the discussion and the vote for this agenda item.

Beth Carson, Director of Planning and Zoning, presented a PowerPoint presentation to provide details for the public hearing on the transmittal of COMP-26-0012, as indicated above. See Attachment D.

Chairman Kristen Burke opened the floor for the public hearing at 5:27 pm.

Hearing no other comments, Chairman Kristen Burke closed the public hearing at 5:27 pm.

Commissioner Jim Renninger made a motion for approval of COMP-26-0012, seconded by Vice-Chairman John Sgromolo, which carried 5-0.

24. Public Hearing on Petition to Close, Vacate and Abandon Myrtle Boulevard between Maryland Avenue and Manhattan Avenue (R. Smith/C. Grimm)

Item Twenty-Four (24) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 1:26:51 and ending at 1:28:07. Below is a summary of the discussion and the vote for this agenda item.

Courtney Grimm, County Attorney, addressed the Board to provide details and information for consideration of the petition for Myrtle Boulevard, as indicated above.

Chairman Kristen Burke opened the floor for the public hearing at 5:28 pm.

Hearing no comments, Chairman Kristen Burke closed the public hearing at 5:28 pm.

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

25. First Public Hearing to consider adoption of an Ordinance Imposing a Temporary Moratorium on the Acceptance, Review or Approval of Applications for Land Use Amendments to the Clay County 2045 Comprehensive Plan related to Data Center Facilities in unincorporated Clay County (C. Grimm)

Item Twenty-Five (25) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 1:28:09 and ending at 2:38:58. Below is a summary of the discussion and the vote for this agenda item.

Courtney Grimm, County Attorney, addressed the Board to provide details and information on the first public hearing to consider imposing a temporary moratorium, as indicated above, with the second hearing to be held on June 23, 2026.

There were comments and discussions regarding making the moratorium longer than one year, partnering with the Regional Council (assisting Nassau County), differences in opinions, information received from a Florida City - County Managers Association Symposium (See Attachment E)

Chairman Kristen Burke opened the floor for the public hearing at 5:33 pm.

Bruce Jackson, 4270 Pawnee Street, Jacksonville, Florida, addressed the Board to speak in support of data centers. Mr. Jackson also provided information regarding data centers. See Attachment F.

Will Williams, 1145 Morgan Circle West, Orange Park, Florida, addressed the Board, speaking in favor of a moratorium.

Gwen Turner, Address unknown, addressed the Board, speaking in favor of a Data Center Moratorium.

Bruce Reynolds, 2923 Bobcat Court, Green Cove Springs, Florida, addressed the Board, speaking in favor of a Data Center Moratorium.

Valoria Weaver, 3371 Citation Drive, Green Cove Springs, Florida, addressed the Board, speaking in favor of a Data Center Moratorium.

Amber Crosby, 4381 Saddlehorn Trail, Middleburg, Florida, addressed the Board, speaking in favor of a Data Center Moratorium. Ms. Crosby provided pictures for reference of her concerns. See Attachment G.

Hshia Russell-Marcy, 1699 Shedd Road, Green Cove Springs, Florida, addressed the Board, speaking in favor of a Data Center Moratorium.

Nicole Hayden, 1703 Poplar Drive, Orange Park, Florida, addressed the Board, speaking in favor of a Data Center Moratorium. Ms. Hayden submitted documentation to support her concerns. See Attachment H.

Ryan Marcy, 1699 Shedd Road, Green Cove Springs, Florida, waived the right to speak and submitted a card in favor of a moratorium for data centers.

Merrie Jo Griffith, 1932 Tuscan Oaks Court, Fleming Island, Florida, addressed the Board, speaking in favor of a Data Center Moratorium.

Harold Knowles, 2098 Knowles Road, Green Cove Springs, Florida, addressed the Board, speaking in favor of a Data Center Moratorium.

Denise Young, 2509 Tall Cedars Road, Fleming Island, Florida, addressed the Board, speaking in favor of a Data Center Moratorium.

Marsha Garcia, 3146 Nautilus Road, Middleburg, Florida, addressed the Board, speaking in favor of reviewing applications for a Data Center.

Richard Klinzman, 1985 Timucua Trail, Middleburg, Florida, addressed the Board, speaking in favor of a Data Center Moratorium.

Emily (no last name or address given) addressed the Board, speaking in favor of a Data Center Moratorium.

David Napieracz, 5499 Woodchuck Drive, Middleburg, Florida, addressed the Board, speaking in favor of a Data Center Moratorium.

Troy Cahoon, Humphrey Street, Green Cove Springs, Florida, addressed the Board, speaking in favor of a Data Center Moratorium.

Megan Dorsey, 2026 Denton Trace, Green Cove Springs, Florida, addressed the Board, speaking in favor of a Data Center Moratorium.

Hearing no other comments, Chairman Kristen Burke closed the public hearing at 6:19 pm.

Board members made comments to clarify item 25 and to touch on their thoughts regarding data centers.

No action is required by the Board.

LETTERS FOR ACTION

26. Commission Auditor

- A) Notice of Resignation
- B) Separation Agreement

Item Twenty-Six (26) can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 3:47:47 and ending at 3:48:46. Below is a summary of the discussion and the vote for this agenda item.

Courtney Grimm, County Attorney, addressed the Board to provide information regarding the Commission Auditor's Notice of Resignation and Separation Agreement.

With no comments or discussion, Vice-Chairman John Sgromolo made a motion for approval of the resignation, seconded by Commissioner Jim Renninger, which carried 5-0.

Vice-Chairman John Sgromolo made a motion for approval of the separation agreement, seconded by Commissioner Jim Renninger, which carried 4-1, with Commissioner Alexandra Compere in opposition.

LETTERS OF DOCUMENTATION

27. Bid Opening Tabulations (K Smith)

Bid Opening Tabulation for June 2, 2026:

- A. Bid No. 25/26-073, Mobile Trailers for Firefighter Gear Storage
- B. Bid No. 25/26-087, EMS Medical Supplies

Chairman Kristen Burke acknowledged the Letters of Documentation.

PUBLIC COMMENTS

Public Comment can be seen at [www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 3:49:02 and ending at 3:52:21. Below is a summary of the discussion.

Chairman Kristen Burke opened the floor for public comment at 7:49 pm.

Steven Van Bloem, 812 Cameron Oaks Place, Middleburg, Florida, addressed the Board to suggest a moratorium on dense residential or large developments and spoke about concerns with the growth in the county.

Hearing no other comments, Chairman Kristen Burke closed public comment at 7:53 pm.

COMMISSION AUDITOR

There were no comments.

COUNTY ATTORNEY

County Attorney can be seen at [www.claycountygov.com/government/clay-county-tv-and-video archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 3:52:26 and ending at 3:56:12. Below is a summary of the discussion.

Courtney Grimm, County Attorney, noted that the Land Conservation Committee will meet on Tuesday, June 16, 2026, at 6:00 pm, and that they will analyze properties to bring to the Board. County Attorney also mentioned two items that she is working with FACA on, which are the Dos and Don'ts in relation to property tax legislation and Anti-DEI Legislation - SB1134, which could have consequences for the Board.

There were questions and discussions to clarify the context for how it would affect the Board.

COUNTY MANAGER

County Manager can be seen at [www.claycountygov.com/government/clay-county-tv-and-video archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video-archive/BCC%20Agenda/June%209,%202026), beginning at 3:56:13 and ending at 4:02:28. Below is a summary of the discussion.

Howard Wanamaker, County Manager, mentioned that the Freedom 250 Mobile Museum would arrive in Clay County on Monday, June 15, 2026, and that on Tuesday, June 16, 2026, at 10:00 am, there would be a short ceremony. County Manager Wanamaker also provided details on the truck's history. There would also be a celebration on October 14, 2026, at 2:50 pm, with an approved flyover.

County Manager Wanamaker provided information and read a letter for the donation

received from Foundation Ford of Burke County, North Carolina - the Charter of Freedom and spoke about the project and request for donations to display the seven stainless steel laser edge documents.

COMMISSIONERS' COMMENTS

Commissioners can be seen at [www.claycountygov.com/government/clay-county-tv-and-video/archive/BCC Agenda/June 9, 2026](http://www.claycountygov.com/government/clay-county-tv-and-video/archive/BCC%20Agenda/June%209,%202026), beginning at 4:02:29 and ending at 4:44:22. Below is a summary of the discussion.

Commissioner Betsy Condon spoke about having the opportunity to attend and speak at the Federated Republican Women's Luncheon. Commissioner Condon mentioned the wonderful presentation given at the EDC Luncheon by the CEO of Ameris Bank. Commissioner Condon talked about attending Judge Mobley's investiture and how successful the event turned out. Commissioner Condon also spoke about attending Clay Day at Camp Blanding, encouraged all to attend, and shared takeaways. Commissioner Condon mentioned that there is an RV park at the former North Fort Girl Scout Camp off Lazy Acres and Long Bay because the property was zoned for a camp. There are also no approvals for a water park, etc.; they would have to seek approval. When something is on the agenda, applicants have the right to bring it before the Board; that does not mean it will be approved. Commissioner Condon reiterated the point about addressing the moratorium on data centers and mentioned the new legislation, SB180.

Vice-Chairman John Sgromolo spoke about the success of the Tourism event held at Eagle Harbor Golf Club, hosting a National Qualifier for the American Junior Golf Association. Vice-Chairman Sgromolo mentioned that today was a good day...the fact that it was about community starting with the Budget Workshop and the three guys from Vallencourt who immediately jumped in to help during the fire, which is unbelievably awesome, honoring young people, and the discussion about data centers, which is important and our community is passionate about. We are headed for tumultuous times, and the quote I lean into is "Smooth Seas do not make Skilled Sailors." Vice-Chairman Sgromolo said that on Sunday, his Pastor Nathan Freeman at RCC reminded us that tomorrow is never promised, and that the three things the Man upstairs gave us are Faith, Hope, and Love.

Commissioner Alexandra Compere spoke about a phone call she received that turned into a discussion of the referendum on the ballot to increase commissioner pay. Making it abundantly clear the process for the CRC vs BoCC, and never has there been advocacy for increasing the commissioners' pay, nor will there be, nor for anything that is on the Board floor, where there is so much misunderstanding and caution about making comments verbally or in writing due to the implications they carry, and gave an invitation to have a conversation.

Commissioner Jim Renninger noted that the EDC presentation is available online, is exceptional, and encouraged all to watch it. Commissioner Renninger complimented staff on the budget workshop held this morning and expressed his disappointment with municipalities for their lack of communication with the Property Appraisers Office. Commissioner Renninger spoke about the action taken regarding a resignation and suggested not filling the position, a referendum to remove the position from the charter,

or modifying the description of the position.

There were questions and discussions regarding the process/procedure for removing or modifying the position and how to move forward with illumination or a job description change.

Following all discussions, Commissioner Jim Renninger made a motion for approval to have the item added to the agenda for the next BoCC meeting as a discussion item for further action, seconded by Vice-Chairman John Sgromolo, which carried 5-0.

Chairman Kristen Burke provided an update on Solite and noted that a public meeting would be held. Chairman Burke spoke about concerns that were raised at a previous meeting regarding the standing rules and that rules were broken, and noted that after closer review, no rules were broken, and mentioned having recognitions and proclamations at meetings and going to departments.

Commissioner Condon clarified and reiterated her concerns from the previous meeting and apologized for any misunderstanding.

Vice-Chairman Sgromolo mentioned the Chair having the flexibility to make decisions and the process for doing the recognitions/proclamations, and also thanked Chairman Burke for a job well done.

Hearing no other business, Chairman Kristen Burke adjourned the meeting at 8:45 pm.

Attest:

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

Chairman or Vice-Chairman

Acronym Definitions

BoCC/BCC - Board of County Commissioners
CCEM – Clay County Emergency Management
CCFR – Clay County Fire Rescue
CCSO – Clay County Sheriff’s Office
CEO – Chief Executive Officer
CIP – Capital Improvement Plan
CR – County Road
CRA – Community Redevelopment Agency
FY – Fiscal Year
KH – Keystone Heights