



BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

July 25, 2017

Administration Building,
4th Floor, BCC Meeting Room, 477 Houston
Street,
Green Cove Springs, FL 32043
2:00 PM

INVOCATION

Commissioner Hendry

PLEDGE

Commissioner Cella

CALL TO ORDER

Chairman Bolla called the meeting to order at 2:01 P.M.

ROLL CALL

Present: Commissioner District 2 Chairman Wayne Bolla
Commissioner District 3 Vice-Chairman Diane Hutchings
Commissioner District 1 Commissioner Mike Cella
Commissioner District 4 Commissioner Gavin Rollins
Commissioner District 5 Commissioner Gayward Hendry

Absent: None

Staff Present: County Manager S. C. Kopelousos
County Attorney Courtney K. Grimm
Commission Auditor Mike Price
Chief Assistant County Attorney Fran Moss

A MOMENT IN HISTORY

Commissioner Hendry reported that he was unable to find any historical events to share for today.

PET ADOPTIONS

Kelly Kinney, Animal Care and Control Department volunteer, presented a cat named Linen.

SPECIAL STAFF RECOGNITION

Commissioner Cella read a Resolution into the record regarding the retirement of Opal Leino. Ms. Leino was then presented with a plaque from Pat Coffman, Library Director.

PRESENTATIONS

St. Vincent's HealthCare Update

Virginia Hall introduced representatives of St. Vincent's. The representatives shared information regarding St. Vincent's growth plans, annual update and its out-center ambulatory facilities. They then announced the August 17th launching of St. Vincent's on-demand, the completion of the thirty-three million dollar expansion, new physician recruitment efforts and figures regarding St. Vincent's growth during 2017.

Ted McGowan, Executive Director, Clay County Port re. airport in Clay County

Ted McGowen, Executive Director, Clay County Port, Inc., discussed the status of various deed restrictions of the Reynolds Industrial Park, the requirements of the FAA system and the current feasibility study underway.

Chairman Bolla asked if there was a consensus among the Board with regard to continuing the discussions with Clay County Port, Inc.

Commissioner Rollins thinks the concept is okay, but would differ to the City of Green Cove Springs for its thoughts.

Commissioner Cella thinks the County should wait until the results of the feasibility study are known, in addition to knowing that the City of Green Cove Springs is at its highest comfort level prior to proceeding. He would also like to know how it would affect the Keystone Heights site.

Vice-Chair Hutchings wants Mr. McGowen to take advantage of County Manager Kopelousos's talent, in addition to sharing that input from the City of Green Cove Springs is important.

The summation was to include County Manager Kopelousos on the feasibility study work.

APPROVAL OF MINUTES

After discussion, Vice-Chair Hutchings moved, seconded by Commissioner Rollins, and carried 5-0, to approve the June 13, 2017 BCC Meeting Minutes, the June 27, 2017 BCC Meeting Minutes and the July 11, 2017 Joint BCC Workshop Minutes as presented.

1. June 13, 2017 BCC Meeting Minutes
2. June 27, 2017 BCC Meeting Minutes
3. July 11, 2017 Joint BCC Workshop with the Planning Commission

PUBLIC COMMENTS

Chairman Bolla opened the public comment period.

Ron Hunter, 5939 Villanueva Drive, Keystone Heights, Florida, requested maintenance help from the Board regarding Villanueva Drive.

James Otto, 2910 Highway 21, Middleburg, Florida, commented that the Board should concentrate on roads and not parks, asked the public to watch prior Board meetings on ClayCountygov.com, requested the allowance of public comments before presentations, discussed football and child abuse, and commented on a pill problem in Clay County.

Mitch Timberlake, City of Green Cove Springs, Florida, spoke on the industrial park airport issue, sharing his displeasure with the County taking the issue up without enagaging the City of Green Cove Springs. He also shared that the citizens are concerned about the noise issue and the property value impacts.

Jeremy Deel, Green Cove Springs, Florida, commented regarding the traffic impact associated with zoning application Z-17-05 and the church taking away from his privacy.

Van Royal, City of Green Cove Springs, Florida, spoke of the County's non-favorable response to the City's "CRA" request, that he does not understand why the County is involved in the discussions regarding the industrial park as it is in the City, the impact on property values and industrial property values and that he does not want his tax base to go down.

Levern Forman King, Middleburg, Florida, spoke about Hunter Douglas Park having a sentimental value, after which she introduced Robin Suggs of 2692 Forman Circle. Ms. Suggs talked about the community meeting they held and requested something in writing from the County regarding their use of the Hunter Douglas Park facility, with things spelled out clearly. She also would like for the Fire Marshal to work with them to provide their 4th of July fireworks event.

J.D. Weisenburger, Green Cove Springs, Florida, commented that it is time to get the

Henley Road bridge fixed.

There being no further speakers, the public comment period was closed.

CONSENT AGENDA

After discussion, Commissioner Rollins moved, seconded by Commissioner Cella, and carried 5-0, to approve the Consent Agenda as presented.

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), FI 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. Finance & Audit Committee Business

Approval of the Finance & Audit Committee minutes of July 18, 2017.

6. Satisfaction of Mortgage for Sowell

7. Acceptance of Final Plat for Recording Armstrong Plat

OLD BUSINESS

None

PLANNING AND ZONING

8. Final Public Hearing for Zoning Application Z-17-05, AR to PS-1, 4503 Spring Bank Road (PC Vote 4-0 to Approve)

Applicant is requesting a change in zoning for a future church.

Chad Williams, Zoning Chief, presented the item for the Board's consideration.

Chairman Bolla opened the public hearing.

There being no speakers, the Chairman closed the public hearing.

Chairman Bolla re-opened the public hearing for a comment from James Otto.

James Otto, 2910 Highway 21, Middleburg, Florida, asked the citizens to go back and watch the County meetings.

There being no further speakers, Chairman Bolla closed the public hearing.

After discussion, Commissioner Rollins moved, seconded by Vice-Chair Hutchings, to approve application Z-17-05 as presented.

Commissioner Cella questioned Kelly Hartwig (agent) about what is going to happen on the church site as far as buildings, to which Mr. Hartwig replied that they will be looking at a new sanctuary to begin with, in addition to parking areas and retention ponds in the future.

Commissioner Rollins asked about the traffic increase. Mr. Hartwig shared that church traffic patterns are totally opposite of normal traffic patterns. Commissioner Rollins then suggested the possibility of the traffic being monitored by the Sheriff's Office.

The motion on the floor carried 5-0.

9. Final Public Hearing for Zoning Application Z-17-06, PS-3 to PS-5,
Professional Center Drive (PC Vote 4-0 to Approve)

Applicant is requesting a change in zoning for an assisted living facility.

Chad Williams, Zoning Chief, presented the item for the Board's consideration.

Chairman Bolla opened the public hearing.

There being no speakers, Chairman Bolla closed the public hearing.

After discussion, Vice-Chair Hutchings moved, seconded by Commissioner Hendry, and carried 5-0, to approve zoning application Z-17-06 as presented.

10. Final Public Hearing to Consider Zoning Application Z-17-07, BA to BB-
2, 1014 Blanding (PC Vote 4-0 to Approve)

Applicant is requesting a change in zoning to allow for a roofing contractor office.

Chad Williams, Zoning Chief, presented the item for the Board's consideration.

Chairman Bolla opened the public hearing.

There being no speakers, Chairman Bolla closed the public hearing.

After discussion, Commissioner Cella moved, seconded by Commissioner Rollins, and carried 5-0, to approve zoning application Z-17-07 as presented.

NEW BUSINESS

11. Appointment of Members to the 2017 Value Adjustment Board

It is necessary to begin the organizational process for the 2017 Value

Adjustment Board (VAB). The BCC must select two commissioners and one citizen member to serve on the VAB. (See attached memorandum)

Fran Moss, Chief Assistant County Attorney, presented the item for the Board's consideration.

After discussion, Commissioner Cella moved, seconded by Commissioner Rollins, and carried 5-0, to appoint Chairman Bolla, Commissioner Hendry and John O'Conner to the Value Adjustment Board.

12. Approval of a Resolution to update the Non-CIE portion of the Capital Improvement Program

Approval of a Resolution to update the Non-CIE portion of the Capital Improvement Program and implementing budget transfers. This amendment will move \$65,913 from the Moody Avenue Ball Field/Drainage project to the Fleming Island Multipurpose Fields.
Funding Sources: CIP Fund 305-Various-Infrastructure (C. Meng)

Clayton Meng, Finance Director, presented the item for the Board's consideration.

Commissioner Hendry asked if there will be sufficient funding to complete the Moody Avenue Ball Field Project. James Householder, Facilities Manager, assured the Board that the remaining parks will be funded with the remaining grant funds received from the State.

James Otto, 2910 Highway 21, Middleburg, Florida, commented that a full light is needed at Bliss and Moody and reminded the Board of the book titled League of Denial.

After discussion, Commissioner Cella moved, seconded by Vice-Chair Hutchings, to approve the Resolution as presented. Commissioner Rollins clarified that this isn't money being taken away, but money left over from the completion of a project. The motion on the floor carried 5-0.

13. Bid #16/17-23, Fleming Island Athletic Association Multi-Purpose Fields

Approval to post notice of intent and award Bid #16/17-23, Fleming Island Athletic Association Multi-Purpose Fields to Thomas May Construction Company in the amount of \$828,000.00. Approval will be effective after 72 hour bid protest period has expired assuming no protests are received. Funding Source: 305-6062-563000 (CIP Fund / Multipurpose Field @ FIAA / Infrastructure) (J. Householder)

James Householder, Facilities Manager, presented the item for the Board's consideration.

After discussion, Commissioner Cella moved, seconded by Vice-Chairman

Hutchings, to approve the award of Bid #16/17-23 to Thomas May Construction Company as presented. Commissioner Cella commented that he hopes for approval of this item as it has been a long time in coming. The motion on the floor carried 5-0.

14. Reappointment of Members to the Housing Finance Authority of Clay County

Approval of the reappointments of Linda Long and Lisa Daniels to the Housing Finance Authority.

After discussion, Commissioner Cella moved, seconded by Commissioner Hendry, and carried 5-0, to approve the reappointments to the Housing Finance Authority of Clay County as presented.

Commissioner Cella thanked the various committee members for their service.

15. Revision to the Local Housing Assistance Plan Homeless Stabilization Program Strategy

Approval to revise the Homeless Stabilization Program Strategy of the County's Local Housing Assistance Plan (LHAP).

The LHAP was created for the purpose of meeting the housing needs of the very low, low and moderate income households, to expand the production of affordable housing, to preserve affordable housing and to further the housing element of the County's comprehensive plan specific to affordable housing.

The LHAP identifies strategies that will be used to meet these needs. One of those strategies is the Homeless Stabilization Strategy. Staff is proposing to revise the strategy. (H. Coyle)

Theresa Sumner, SHIP Program, presented the item for consideration by the Board.

County Manager Kopelousos shared that these are technical changes.

Chairman Bolla opened a public comment period.

James Otto, 2910 Highway 21, Middleburg, Florida, commented that it is a shame that prior Boards have ignored what he has said about affordable housing in Middleburg. He hopes to continue speaking on agenda items at the time they are presented.

Chairman Bolla closed the public comment period.

After discussion, Commissioner Rollins moved, seconded by Commissioner Hendry, and carried 5-0, to approve the revisions of the Homeless Stabilization Program Strategy of the County's Local Housing Assistance Plan as presented.

16. Continued Services with Acme Barricades LC for Traffic Barriers and Monitoring Services

Notification of a 90 day extension with Acme Barricades LC for traffic barriers and monitoring services related to the Henley Road Project in the amount of \$30,690.00. The Board previously approved a waiver of the Purchasing Policy for these services. (D. Smith)

Dale Smith, Engineering and Public Works Director, presented the item for the Board's consideration.

Commissioner Cella commented that it seems like an awful lot of money for barrels; but will vote for it to maintain safety.

Commissioner Hendry asked who will be paying for these barrels in the end. Courtney Grimm, County Attorney, responded that we are currently in litigation regarding the Henley Road project and certainly have asserted a claim to recover those costs.

Chairman Bolla asked what would barrels cost. Mr. Smith shared that his estimate for plastic barrier walls and candle sticks came in at thirty-five to forty thousand dollars.

Commissioner Cella commented that he is not impressed with the maintenance service if our folks are out there picking up barrels.

After discussion, Commissioner Rollins moved, seconded by Commissioner Cella, and carried 5-0, to approve the continued services with Acme Barricades for traffic barriers and monitoring services as presented.

17. Discussion regarding prohibition of the use of motorized vehicles from sunset to sunrise on exposed lake beds and shores of Lake Geneva and Lake Brooklyn

See attached memorandum and proposed ordinance

Courtney Grimm, County Attorney, presented the item for the Board's consideration.

Commissioner Hendry commented that this is long overdue and that enforcement may be difficult. He suggested that the City of Keystone Heights educate people about the Ordinance.

Commissioner Rollins spoke of the lake bed as a "no man zone".

Chairman Bolla opened a public comment period.

Cheryl Owen, 7980 SR100, Keystone Heights, Florida, commented that this is a major problem in terms of vehicles occupying the lake bed late at night, people firing their guns and poaching animals. She asked the County to work with representatives in State Government regarding the prohibition of these activities.

James Otto, 2910 Highway 21, Middleburg, Florida, commented that the lakes are the citizens lakes, not the homeowners who built there. He also asked about mud pits for Keystone Heights.

The consensus of the Board was to schedule the Ordinance for the Board's agenda of August 8, 2017.

18. Approval of Contract Amendments related to the SWEAT Program

Approval of the following Contract Amendments related to the SWEAT Program. Amendments are necessary to extend the term of the agreements. Funding Source: 001-4110-531000 (General Fund-SWEAT Program-Prof. Services)

A. First Amendment to William Fredrick Curtis for Program Director Services - this amendment and modification extends the term of the agreement to June 30, 2018.

B. First Amendment to Bright Minds Youth Development, Inc. for Mentoring and Tutoring Services - This amendment extends the term of the agreement to June 30, 2018.

C. Secondary Employment Contract with the Clay County Sheriff's Office for hiring of off-duty deputy sheriffs for supervising the SWEAT events. The contract term is July 1, 2017-June 30, 2018.

Karen Thomas, Administrative and Contractual Services Director, presented the item for the Board's consideration.

James Otto, 2910 Highway 21, Middleburg, Florida, spoke against the SWEAT Program, spoke of contraband getting into the jail and shared that he was disappointed with the County adding more jailers to the streets.

Clayton Meng, commented regarding the costs associated with youth in detention.

After discussion, Commissioner Rollins moved, seconded by Commissioner Hendry, and carried 5-0, to approve items 18. A., B., and C. as presented.

COUNTY MANAGER/CLERK OF THE BOARD

19. Approval of the FY 17/18 Maximum Millage rates and setting the date, time and location for the First Public Hearing for the adoption of the FY 2017-2018 Clay County Tentative Budget

County Manager Kopelousos presented the Department of Revenue's Truth In Millage (TRIM) process, which is to approve a maximum millage. She shared that the budget presented is balanced at the current millage rate and includes Constitutional

Officers requests, not for profits (which is the same as last year), the Statewide Veteran's Organization, a Code Enforcement position, phase 2 of the salary survey and the moving of the Sheriff's vehicles to the Capital Improvement Plan (CIP). The foregoing was a highlight of the content of the budget. She also shared that the Property Appraiser has certified the taxable values and that the millage set today is the highest you can go. The Board has the option to lower the millage after today's action, but not increase it.

Chairman Bolla commented that the referendum passed would preclude him from supporting any ad valorem increase.

Commissioner Hendry asked if the budget took into account the budgets of the Constitutional Officers. County Manager Kopelousos replied yes, with the exception of the Tax Collector's which will not be received until later in the process. Commissioner Hendry shared that he is not in favor of additional millage being added to the tax rolls at this time.

James Otto, 2910 Highway 21, Middleburg, Florida, commented that the Board should not raise the millage rate, that adding five cents to the gas is not right, that the impact fee is not enough, that tax dollars are paying for parks and that the citizens are coming for roads not parks.

After discussion, Vice-Chair Hutchings moved, seconded by Commissioner Cella, and carried 5-0, via a roll call vote (Vice-Chair Hutchings/Yes; Commissioner Rollins/Yes; Commissioner Cella/Yes; Commissioner Hendry/Yes; Chairman Bolla/Yes), to approve the maximum ad valorem millages shown in the Resolution as Attachment B for Fiscal Year 2018, and to set the public hearings for September 12th and 26th, 2017, at 5:05P.M., in the Board of County Commissioner's Chamber. Attachment B millage rates were listed as: General Fund - County Wide 1.7468; Fine & Forfeiture-County Wide 3.4881; Unincorporated Services MSTU 0.1110; Law Enforcement MSTU 2.2503; Fire Control MSTU 0.5048; Lake Asbury MSBD 0.0000; Challenger Center MSTU 3.0000.

COUNTY ATTORNEY

None

TIME CERTAINS

None

LETTERS FOR ACTION

None

LETTERS OF DOCUMENTATION

20. Draft Planning Commission Minutes for July 6, 2017

COMMISSIONERS' COMMENTS

Commissioner Hendry shared that if anyone calls Clay County, they deserve a call back.

Commissioner Cella spoke of an organizational meeting regarding a possible seminar for those wanting to do business in or with Clay County. He also asked for the CR 220 railroad crossing matter to be put to rest and yielded to County Manager Kopelousos, who reported that she has asked CSX for something in writing and will share it once she receives it. The County had no choice with regard to closing the road down.

Commissioner Rollins shared that the Board members live in the community and are not immune. He also shared that he is headed to D.C. in the morning to relay the County's issues.

Chairman Bolla commented that a derailment is a serious event, not something you want to experience. He also commented that he apologizes for stepping on some toes regarding the industrial park airport, but at the same time will continue to speak on his ideas. He also announced a Library Workshop scheduled for Monday, August 7, 2017, from 6:00PM - 8:00PM, in the Board of County Commissioners Meeting Room.

Chairman Bolla adjourned the meeting at 4:39 P.M.

Attest:

Clerk of the Board

Chairman or Vice-Chairman