



BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

May 24, 2022

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

INVOCATION

Commissioner Betsy Condon, District 4, gave the Invocation.

PLEDGE

Retired US Navy Lieutenant Commander Edward E Tucker III, Supply Corps, led the Pledge of Allegiance.

Chairman Wayne Bolla said that Lieutenant Commander Tucker retired after 26 years of service in the United States Navy. He served as a Supply Corps Officer and completed three tours on ballistic-missile submarines Nebraska and Louisiana and served on guided-missile destroyer Gravelly and submarine tender Emory S. Land. LCDR Tucker received various awards and medals during his career including a Joint Service Commendation Medal and Meritorious Service Medal, among others. He currently volunteers as the Committee Chairman for Scouts, BSA, Troop 309. Chairman Bolla thanked LCDR Tucker for his service.

LCDR Tucker noted that as Vice-Chairman Condon said this weekend is not easy for military families and asked that everyone pray for those who have lost loved ones that have worn the cloth for this nation.

CALL TO ORDER

Chairman Wayne Bolla called the meeting to order at 4:02 pm.

ROLL CALL

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

Absent: None

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

PET ADOPTIONS

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

PROCLAMATIONS/RESOLUTIONS

1. National Safe Boating Week

Chairman Wayne Bolla said that May 21-27, 2022, is Safe Boating Week in Clay County. As the weather warms, this is the perfect time to remind everyone to boat responsibly. Accidents happen too fast to reach for and put on a stowed life jacket. Boaters should wear a life jacket when on the water that is in good condition and properly fitted.

Present to accept the Proclamation are members of the U.S. Coast Guard Auxiliary Flotilla 14-8:

- Chuck Whipple
- Dan Hess

Chairman Wayne Bolla read the Proclamation for the National Safe Boating Week.

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

Mr. Whipple said he and Mr. Hess volunteer with the Coast Guard as part of the auxiliary branch. They focus on recreational boating safety and teach classes in Green Cove Springs once a month with a marine deputy. Mr. Whipple thanked the Board for the Proclamation.

Mr. Hess noted that they are the civil branch of the Coast Guard and have roughly 30,000 members nationwide. The Auxiliary members wear silver, and the regular Coast Guardsman wear the gold. The Coast Guard is the only armed force with an auxiliary established by Congress. The time put in by the auxiliary is used by the Coast Guard along with their hours to go to Congress for funds. Mr. Hess said they are here in force to protect the coast, the waters, and you. So be safe when you are out on your boats, no

drinking if you are driving, and keep your passengers in line.

2. Memorial Day/Military Service Day

Chairman Wayne Bolla noted that May 30, 2022, is Memorial Day and Military Service Day in Clay County. Memorial Day is a federal holiday set aside on the last Monday in May to pay our respects to the military personnel who died while serving in the United States Armed Forces. In the words of Harry S. Truman, "Our debt to the heroic men and valiant women in the service of our country can never be repaid. They have earned our undying gratitude. America will never forget their sacrifices."

Present to help us honor our fallen soldiers and accept the Proclamation:

- Green Cove Springs Mayor Ed Gaw
- Green Cove Springs City Council Members
- NAS Jacksonville Base Commander Captain Jeff Hill - Captain Hill was designated an unrestricted naval aviator in March 1999 and has flown MH-60R and SH-60B Seahawk helicopters throughout his extensive military career. On April 9, 2021, he became the 50th commanding officer of NAS JAX.

Commissioner James Renninger read the Proclamation for the Memorial Day/Military Service Day.

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

Captain Hill thanked the Board for recognizing those that continue to serve and those that have served and gave the ultimate sacrifice. Often he talks about the relationship between NAS Jax and Clay County even though they are North of the border. So many of their individuals live and shop in Clay County. Their success, from a defense of our nation's perspective, could not be done without the support of Clay County. The success is inextricably linked to the men and women of Clay County. Captain Hill thanked the Commission for the Proclamation.

Mayor Gaw noted that Clay County is a military county and Green Cove, likewise a military city. If you have never been to RiverFest or the Memorial Day celebration in Spring Park, the park is one of the best-kept secrets of Northeast Florida. The event is the most sincere celebration, and every Veteran gets to speak and some of their stories you will take home with you. Mayor Gaw invited everyone to come celebrate; it is a day you will never forget. Mayor Gaw thanked the Commission and noted that it is always a pleasure working with them in every dimension.

Commissioner Renninger presented a PowerPoint to commemorate Memorial Day on Monday, May 30, 2022. See Attachment B. Commissioner Renninger said although some commemorate Memorial Day as the first day of Summer, the last day of the traditional school year, a day of good deal sales in the open market, or just another national holiday, this date is saved with much greater meaning. Although many have been

lost over the last 246 years of this republic, and he wanted to speak to a subgroup of about thirteen that exist within about seventy-five who have lost their lives in the last year. Thirteen brave men and women gave their lives during the extraction of forces from the Kabul Airport in Afghanistan on August 26th. Commissioner Renninger asked everyone to concentrate on the youth, the service, the diversity, and the families of the thirteen souls as we honor their service:

- **Marine Corps - Lance Corporal David L. Espinoza** - Rio Bravo, Texas - Laredo, Texas native, that embodied the values of America - grit, dedication, service, and valor. Lance Corporal Espinoza joined the Marine Corps to protect our nation. Lance Corporal Espinoza was 20 years old.
- **Marine Corps - Sergeant Nicole L. Gee** - Sacramento, California - 2016 Graduate of Oakmont High School. Days before her death, she posted a picture holding an Afghan child with a caption that said, "I love my job" - the day of her death she posted at the back of a C-17 with the caption "escorting evacuees onto this bird." Sergeant Gee was 23 years old.
- **Marine Corps - Staff Sergeant Darin T. Hoover** - Salt Lake City, Utah - Served valiantly as a marine and died serving his fellow countrymen as well as America's allies in Afghanistan. Sergeant Hoover was 31 years old.
- **Army - Staff Sergeant Ryan C. Knauss** - Corryton, Tennessee - His wife Alena Knauss was quoted as saying, "It is the ultimate honor he could give back to his country." He knew in high school that he wanted to serve in the US Army. Staff Sergeant Knauss was 23 years old.
- **Marine Corps - Corporal Hunter Lopez** - Indio, California - The son of two Riverside County Sheriff's officers-Captain Herman Lopez and Deputy Alicia Lopez, he planned on following in his parent's footsteps and joining the department as a deputy after his return from this deployment. Corporal Lopez was 22 years old.
- **Marine Corps - Lance Corporal Rylee J. McCollum** - Jackson, Wyoming - His father, Jim, told the NY Times that his son was helping with evacuations and guarding a checkpoint when the attack happened, and this was his first deployment. He had gotten married recently, and his wife is expecting their first child. Lance Corporal McCollum was 20 years old.
- **Marine Corps - Lance Corporal Dylan R. Merola** - Rancho Cucamonga, California - Graduated from Los Osos High School in Los Angeles - A lot of our students commit to the military when they get out of school, and we are so proud of them, said by a joint union high school district employee. He was also quoted as saying our hearts and prayers go out to his family and friends, and unfortunately, we have another Gold Star family in our district. Lance Corporal Merola was 20 years old.
- **Marine Corps - Lance Corporal Kareem M. Nikoui** - Norco, California - Died helping to save families of Afghans who had aided the US Government. The understanding is that he rescued three families and in the process of saving children, translators that had worked with US Government. He passed off a child and went back into the crowd and that is when the bomb went off. Lance Corporal Nikoui graduated from Norco High School in 2019 where he was a member of JROTC. His father said he loved what he was doing and he always wanted to be a marine. Lance Corporal Nikoui was 20 years old.
- **Marine Corps - Sergeant Johanny Rosario Pichardo** - Lawrence, Massachusetts - Assigned to the 5th Marine Expeditionary Brigade Naval Sport

Activity Bahrain. The Embassy of the Dominican Republic in Washington, DC offers its condolences to this young woman of Dominican origin. She is one of the victims of the recent terrorist attacks at the airport and was well known throughout the Marine Corps. Sergeant Pichardo was 25 years old.

- **Navy Hospital - Corpsman Maxton W. Soviak** - Berlin Heights, Ohio - His family says that he was proud of being a Navy Corpsman and "Devil Doc" for the Marines (if you do not know what that means, the Marine Corps has no medics, the Navy provides them all). Max leaves behind a big family of twelve brothers and sisters. Corpsman Soviak was 22 years old.
- **Marine Corps - Corporal Daegan W. Page** - Omaha, Nebraska - Joined the Marines after graduating from Millard South High School and grew up in Nebraska and Iowa. He had a tough outer shell but a giant heart and had these words tattooed on his chest "Death before Dishonor." Corporal Page was 23 years old.

Commissioner James Renninger said as you can see, these servicemen and women come from the Mid-West, the West Coast, and the East Coast; they came from every ethnicity and had family ties throughout the world. Each one left a mother, father, sister, brother, wife, child, friend, or a cherished shipmate behind. Our national anthem calls into question the durability of our nation with the final lyrics asking a question - "Oh, say does that star-spangled banner yet wave-O'er the land of the free and the home of the Brave." Let there be no mistake about it; as long as we have patriots such as these, our democracy will be enduring.

Commissioner Renninger invited everyone to the Memorial Day celebrations throughout the county on Monday, May 30, 2022:

- **City of Green Cove Springs** - Memorial Day RiverFest at Spring Park - 10:00 am to 9:00 pm
- **Town of Orange Park** - Memorial Day Service at Magnolia Cemetery - 9:00 to 10:00 am
- **City of Keystone Heights** - Memorial Day Service at KH Memorial Cemetery - 11:00 am
- **Penney Farms Retirement Community** - Memorial Day Celebration - 9:00 am

PRESENTATIONS

John Ward, Director of Emergency Management, addressed the Board regarding hurricane season. June 1, 2022, is the beginning of hurricane season. Mr. Ward gave a handout of a 2022 All-Hazards Preparedness Guide to the Commission. Anyone that has an association or group that is interested in having their team come and discuss preparedness, we would love to do so. They get a lot of questions asking if it will be an active season. There is a prediction of an above-average season; however, in 2020, there were 31 storms that had one of the record storms. 1992 was a slow season, but tell the people in South Florida that experienced Hurricane Andrew that was a slow season. Mr. Ward said it only takes one storm to impact our community. There were also significant impacts in Hurricane Matthew and Irma in 2016 and 2017. There was no landfall hurricane in our area; it was a sub-tropical system; by the time it got to us, it was still named a hurricane. There was not even sustained tropical storm forced winds; there was tropical storm-force gust, with trees down, power outages, and flooding from the

small isolated systems. Mr. Ward reiterated that it only takes one storm to affect our community. Mr. Ward noted that they had a great hurricane workshop yesterday. It was the first time they could bring the full EOC group together with all the partners in 2 years

APPROVAL OF MINUTES

3. Board of County Commissioner Meeting Minutes, May 10, 2022.
4. Finance and Audit Meeting Minutes, May 17, 2022.

Commissioner James Renninger made a motion for approval of the May 10, 2022, BCC meeting minutes and May 17, 2022, Finance and Audit meeting minutes, seconded by Commissioner Mike Cella, which carried 5-0.

PUBLIC COMMENTS

Chairman Wayne Bolla opened the floor for public comment at 4:30 pm.

Richard Klinzman, 1985 Timucua Trail, addressed the Board regarding his concern with the serious problem and what will continue to be a problem is the overgrowth in Clay County and the population increase that we are not ready for. Mr. Klinzman explained that his trip to the Olive Garden took over 90-minutes and should have been a 20-minute drive. On his usual drive today to the county, there are huge swathes of vacant land of what used to be a very nice forest. Three separate developments are going in the area, which looked to be tremendously huge, which would all empty into a two-lane road; we are not ready. Mr. Klinzman said, after listening to Mr. Ward's discussion about hurricane season, what happens if we have to evacuate. There are no plans to start dumping thousands and thousands of more cars onto an evacuation route to leave the county. Mr. Klinzman said if we had three people put a one-year moratorium in place on growth, and as long as those three were still here, he would beg you to extend it another ten years.

Hearing no other comments, Chairman Wayne Bolla closed public comment at 4:33 pm.

CONSENT AGENDA

5. Acceptance for Final Plat for Recording Rolling Hills Unit 2A (District 5, Commissioner Burke)

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. Consent Agenda Items from the May 17th, 2022 Finance & Audit Committee Meeting

Commissioner James Renninger requested to pull item six under the Consent Agenda for Finance Business.

Commissioner Mike Cella made a motion for approval of the Consent Agenda except item 6, seconded by Vice-Chairman Betsy Condon, which carried 5-0.

Commissioner James Renninger stated that he pulled item six because he noticed 20-25 computers were being sent to recycling. They are all newer than the ones he has in his home. Commissioner Renninger questioned the issue with those and whether there is a secondary use for those computers. If it gets approved tonight, the secondary option would be gone, and they would all go to recycling. They all are missing the hard drive as well, is that standard policy.

Troy Nagle, Assistant County Manager, explained those are surplus from the Tax Collector's office that slipped through the cracks of the normal process. They have spoken with the Tax Collector to make sure that those go through the county review in the future. Mr. Nagle said that the three-year life-cycle is what they normally rotate computers out at most county agencies. However, there is a use for those in our senior centers, libraries, or other entities that may not have access to newer technology. Mr. Nagle said the hard drive being removed is standard IT practice. Instead of trying to wipe the hard drive or potentially letting someone access proprietary data, they are destroyed. They will work with the Tax Collector, get possession of those computers, and put them into service somewhere.

Commissioner James Renninger made a motion for approval of the finance business except for the computers to research if they could provide use to another operation within the county, seconded by Commissioner Mike Cella, which carried 5-0.

DISCUSSION/UPDATES

There were no discussion/updates.

ITEMS FOR RATIFICATION

There were no Items for Ratification.

OLD BUSINESS

8. Approval of Opioid Litigation Participation Form for participation in the state-wide settlement agreement with Walgreens

Courtney Grimm, County Attorney, addressed the Board regarding the approval of the opioid litigation participation state-wide settlement agreement with Walgreens. The settlement would provide direct to the county over an eighteen-year period a little over \$1.1M and then to the regional fund that the county is a part of, approximately \$2.6M over eighteen years. This is the identical settlement participation form that has been presented to the Board previously.

Commissioner James Renninger said it is over an eighteen-year period, but when does it start. County attorney Grimm said there are a lot of different settlements; the Indio settlement is a lump sum that will be coming in pretty shortly during the summer. Walgreens is on track for the first payment to be made this summer. Commissioner Renninger asked if we had a plan. County Attorney Grimm said there is a team working on that plan. Commissioner Renninger suggested having a plan before the money starts flowing. Commissioner Kristen Burke agreed and asked who the committee was working on the plan. County Manager Wanamaker said there had been meetings with Lutheran Services down in Tampa. They receive roughly 50% of the monies in addition to the money that will come straight to the county. They have been very amenable to helping us build the plan. They were also working with Clay Behavioral and others in the county.

Chairman Wayne Bolla noted that before any monies are spent, the Board would like to review the plan and have a consensus before monies start going out. County Manager Wanamaker said no money would go out without Board approval.

Vice-Chairman Betsy Condon said in talking to Irene Toto at the meet your neighbor day in Keystone Heights; she had mentioned that through the grant with Lutheran Services, separate from this, Clay Behavioral had secured a location at the Winn Dixie Shopping Center in Middleburg to have the paramedicine individuals administer the medicine to start getting off drugs as well as see a counselor right then at that location. For those who may not know, 40% of our overdoses occur within a two-mile radius of that shopping center. Vice-Chairman Condon said she appreciated TJ Ward and his group with Project Opioid working with Ms. Toto and our paramedicine team to get that going. That grant has to go to a provider who is already providing services, and Clay Behavioral is doing that, so they could not give that grant directly to the county, but it would very much benefit the citizens of Clay County.

Troy Nagle, Assistant County Manager, reassured the Board that because this is not budgeted funds before even a dollar could be spent, the Board would have to see the budget resolutions to amend the budget. None of the money can be spent without it coming to the Board for approval.

Commissioner Mike Cella suggested nailing down a specific date to have a first draft come before the Board and plug in any of their thoughts. Maybe the first meeting in July. Commissioner Burke said she believes we should be proactive in having a plan. Commissioner James Renninger wanted to bring it to everyone's attention; we have been talking about two organizations that are targets for service in this regard, but there are others.

Following the continued discussion regarding organizations and bringing a draft of the plan to the Board at the second BCC meeting in July, Commissioner Mike Cella made a motion for approval, seconded by Commissioner James Renninger, which carried 5-0.

9. Solid Waste Management Brief

Milton Towns, Interim Director for Environmental Services, said as we begin our solid waste brief, Waste Management is present to give the Board a Clay County update.

Marcel Dalby, Area General Manager at Waste Management, presented a PowerPoint presentation to the Board with an overview and update regarding the solid waste brief. See Attachment C. Mr. Dalby said that just as a matter of information for the citizens, Advanced Disposal was acquired by Waste Management in November of 2020, and as a part of that, WM assumed the contract here in Clay County at that time. Mr. Dalby went through a quick summary of events for the residents.

- WM along with many other businesses struggled with labor shortages in the Spring of 2021 following the COVID pandemic and the related stimulus offerings that caused many employers to be under staffed.
- WM increased wages over 21% in a 6 month period in early 2021 in an efforts to combat this and began to offer at \$10K new hire bonus to all new drivers, spending \$54K/month.
- WM struggled to maintain service levels for Clay County throughout the summer.
- WM mobilized outside help and employed 3rd party companies to collect yard waste, spending over \$1.1M attempting to catch up.
- WM presented options to Clay County in July and the county voted to suspend curbside recycling and move to a citizens drop off model effective 8/16/21 at which time we were 10 drivers short.
 - This allowed WM to catch up on yard waste collections within two weeks and we have kept on scheduled with all garbage and yard waste services since.
 - WM and Clay County agreed to reduce the monthly bill by \$128K/month reduction - This is now \$133K/month reduction due to CPI increase effective January 2022.
 - WM also agreed to perform all roll-off hauls for the citizen drop-off center for no charge - We are averaging 154 hauls/month at a cost of \$32K/month.
- WM has increased wages another 15.5% effective February 2022 in an effort to combat the rising inflation, costing \$45K/month.
- WM Increased wages another 20% effective April 2022 to further the efforts to recruit and offset the continued rising inflation.
 - Current starting pay is \$24/hour. At 65 hours/week that is \$97K/year
 - 1 year ago, starting pay was \$16/hour. At 65 hours/week that was \$64K/year
- WM remains on schedule with all garbage and yard waste collections weekly as well as all citizen drop-off sites

Mr. Dalby gave information on the staffing data for when recycling was suspended and current data:

- Needed 40 Residential Drivers in August 2021
- When we suspended Recycling we had 30
- In January 2022 we added 2 garbage routes (to accommodate growth) taking our

need to 42

- Currently we have 27 Residential Drivers that are fully trained
- Currently we have 8 drivers in training
 - Last week we offered 5 drivers, 1 withdrew, 1 no showed on first day
 - Last week we terminated 1 driver for safety and 1 new hire quit after 3 days of training
 - Since August WM has hired 21 and lost 17
 - Even at \$24/hour we continue to see low applicant flow of CDL drivers applying in Clay County, due to physical nature of the work and low population of CDL holders in and around Clay County

Mr. Dalby said, as the Commission had asked, they have prepared options for moving forward. The contract is through November of 2024. As part of the round-table they had two weeks ago, they have boiled it down to three options.

1. **Maintain the course of citizens drop-off centers while we continue to hire - Requires 42 Drivers and 42 Helpers:**
 - WM is currently not charging the county \$133K/month, nor charging for the hauls from the citizen drop-off centers.
2. **Move to a citizens drop-off model for the remainder of the contract - WM has the drivers currently.**
 - WM would add 2 more citizens drop-off centers for additional convenience (1 has already been added and the other would be WE Varnes Park)
 - WM is willing to offer an additional \$35K/month to the current \$133K credit.
3. **Move to Every Other Week Recycle - Requires 39 Drivers & 39 Helpers.**
 - Full re-route would be required to rebalance garbage, set new zones/days for recycle and yard waste.
 - Annual calendar would be needed for EOW schedule communication.
 - This would be confusing for the residents: one day for garbage, another for yard waste and a different day every other week for recycling.
 - This would require significant new service limits of 2 bins only.
 - Enforcement would be difficult
 - Will cause resident confusion/frustration
 - Drop-off Centers would be removed
 - WM would still need to hire and retain 4 more drivers and 8 more helpers to implement.
 - WM would reinstitute the full rate (+\$133K/month) and offer a - \$17,500/month rate reduction given the lesser recycling curbside service.

Commissioner Kristen Burke noted that it was said that you need 42 drivers for regular pick-up, and if it is only every other week, how can you only need three less drivers for recycling. Mr. Dalby said only recycling would be every other week, and they would maintain the same services that they do today of weekly garbage and yard waste. So, it is only the recycle routes which at full service is nine routes, and we think if we move them into an every other week schedule, it will drop from nine routes to six to accommodate the entire county.

Commissioner James Renninger read 29 drivers - 29 helpers. Mr. Dalby said we have 27 drivers that are released to drive and eight additional that are in training so call it 35, but the other eight have to make it out of training. Commissioner Renninger said, and

nobody has to leave. Mr. Dalby answered that is right, yes, sir. Commissioner Renninger asked what the estimate was to get 39 drivers and 39 helpers. Mr. Dalby said that is a tough question; we struggle with turnover in this industry. WM is the lowest of all the big haulers with turnover, but it is a challenge. It is very difficult on the trucks, and as we head into the Summer season, the struggle is heat exhaustion is a number one reason people leave. It is very tough and physical work they do every day. Mr. Dalby said to answer your question, it is very hard to predict, but I would say with eight drivers in some stage of training, if five make it to being fully released ninety days from now, that would be good.

Chairman Wayne Bolla said he likes option one the best. He is not prepared to tell his constituents we are never going back to recycling pick-up. Another issue is, looking at his 401K, there may be a change in the economy pretty quick, and as that happens, a \$100K/year for a job to pick up garbage may not look so bad to people. Chairman Bolla said he would like to hold off before making that critical decision. Commissioner Renninger asked what critical decision. Chairman Bolla said his understanding is that if they go with option two, they will get rid of the extra trucks and never go back to pick up. Commissioner Renninger said his question is how long can they wait until option two goes away. Mr. Dalby said the idea with option two, if the county commits to that option, they will make changes not only in their permanent staffing but also in their trucking count to accommodate for that, not to pressure the county; it is not like that option is off the table today. As we get closer and closer to the end of the contract in November of 2024, that benefit begins to erode at some point. Commissioner Renninger said that is to his point; it will go away at some time. Chairman Bolla said in 2024; we renegotiate the entire contract anyway.

Commissioner Mike Cella said ultimately; we stay with option one, which is to continue going as we are moving along, hoping they are going to get to the magic number in terms of drivers and helpers to continue full service or possibly look at an alternate which would be every other week with the 39/39 instead of 42/42. Commissioner Cella said we have to continue the way we are going, which he recommended at the workshop meeting. At least that would give us an opportunity, if they get to 39/39, we could have the option to do recycling every other week, and if they get to 42/42, we can go back to regular service. However, we started this in August of last year, and now we are in June of this year, and we have seen that they are almost at a net-zero in terms of how many people they are bringing on and how many they are losing. Commissioner Cella said it behooves us to stay the course for our constituents, and hopefully, WM will be able to find the people to put us back on the kind of service that everyone expected we would be on. He does not see how going another direction would help us at all. Chairman Wayne Bolla believes going with option three would be a total disaster.

Following the discussion regarding the economy and options, the Board gave consensus to continue with option one.

Milton Towns, Interim Director for Environmental Services, presented a PowerPoint presentation regarding the solid waste brief to the Board. See Attachment D. Mr. Towns said at the May 10, 2022, workshop, the Board asked the staff to bring back several items for discussion or information. Those that will be discussed are:

- Disposal Allowance and Tipping Fees
- In-House Collection Cost

- Staff Recommendations
- Future Financial Discussions

Mr. Towns started the discussions for residential disposal and tipping fees. There was discussion to have a plan to amend the policy of allowing 500 lbs. of free disposal a week per residential address to a less generous, which would allow up to 13 tons per year, and that would be 500 lbs. per month, which is a 3 ton per year total. That would require staff to work with the attorney's office to amend the ordinance because that stipulation is in our solid waste ordinance. The residential disposal assessment covers the disposal cost for the availability of the collections centers, etc. There was a discussion about adjusting the rate. After further research, staff has recommended leaving that rate at \$72.00 per year per residential unit. Mr. Towns said that there was talk about adjusting the tipping fees at Rosemary Hill back to the 2015 rates. Tipping fees held steady from 1998 to 2015, and they were lowered in 2016. Mr. Towns referenced the graph in the presentation and said they put the calculated disposal rate effective October 1, 2022. That can be done because they have a cap on the CPI in this contract; this is a 4% CPI increase. The CPI for this year was just paid, and they anticipate it to double. Today, we are collecting less than it costs us to dispose of C and D for franchise haulers. So, this situation will grow worse next year without an adjustment. The rates per ton are a pass-through fee; if we collect \$40.00, that \$38.71 referenced is passed through directly to our contractor to dispose of the waste and does not include our overhead, salaries, or maintenance cost of all of our facilities. The difference in that is where we manage our operations, and that is why we are returning those tipping fees. The only one that would not be a 2015 rate would be the passenger tire rate. Our cost to process and properly dispose of tires continues to increase. Each time a bid goes out, that rate goes up, and we are close to being net-zero on that rate and possibly need to expand some to cover those costs.

Chairman Wayne Bolla said these fees are not going to show up on anyone's tax bill. Mr. Towns answered no, sir, these fees primarily affect commercial customers. The residents would still have the 500 lbs. a month free, covering most residents who come into our facility.

Mr. Towns moved to the discussion of the In-House collection service. The cost of providing the collection with county equipment and county staff was broken down by services. Mr. Towns referenced the graph that shows the garbage, recycling, and yard waste with the estimated number of trucks for automated side-load service, so carted collection for garbage and recycling and yard waste would still be rear-end loaders. With the garbage and recycling, drivers are needed, and with the yard waste, it is a driver and a helper on those trucks. These are the first-year personnel costs and the cost of buying the containers. That large amount on the containers would be a one-time cost. After that, you would have container purchases for replacement and new residents each year.

- Grand Total (Year One) : **\$41.55M**
- Does not include disposal (currently \$9.24M/yr), truck general operating expenses (fuel, oil, repairs), supervisory, mechanics, or a new building for the truck shop. Also, 2021 legislation requires municipalities to provide 3 years notice AND 18 months receipts for any hauler displaced by municipalities starting their garbage service.

Chairman Wayne Bolla asked if we would incur the cost of the containers if we had to move to a different option. Mr. Towns said right, and our options would be: do we internalize that ourselves, or do we have a hauler do that with the RFP, and therefore it is collected over the period of the contract. Chairman Bolla said the cost of the truck if we leased them from someone, could we possibly set up a turn-key deal where we could get maintenance as well. Mr. Towns said they possibly have warranty work on the leases, but the leasee usually does the normal day-to-day maintenance.

Following the discussion of maintenance and the cost of hiring drivers in-house, Mr. Towns gave the staff recommendations for FY 2023:

- No change to the current Disposal Assessment Rate
 - Re-evaluate after Transfer & Disposal Services bid award
- Change Free Disposal Allowance for Residents at Rosemary Hill
 - 500 lbs./month (3 tons/year) from 500 lbs./week (13 tons/year)
- Adjust Tipping Fees at Rosemary Hill Solid Waste Facility to rates as in 2015
- Solicit Request for Proposal for Collection Service Contractor

Chairman Wayne Bolla said they need to make three decisions and said let's discuss disposal for the residents. Chairman Bolla noted that he has an issue with this: you may have to take a tree down and use up all your allowance in one shot, and the way this is worded, we can only 500 lbs. a month. Is there any way to reprogram the system once you get to 3000 lbs. you would have to pay and take as much as they bring in for the first few months. Mr. Towns said they had come back with that recommendation because it is consistent with what they do now, it is 500 a week, and we changed it to 500 a month. To do it all at once probably would require reprogramming from our service provider of the scale system. We know it is a simple change to reset the count from every Monday to the first of each month. To track it annually and by address would take more, and the cost is unknown. Commissioner Kristen Burke noted that her husband went to the dump today, and it could be a couple of months before they go again, but they do not get to keep that 500 lbs. from the first month to the next month. Mr. Towns answered no, we do not do that now, and as it is now with the 500 lbs. weekly, it is a maximum of 500 per week. Commissioner Burke said we would not have to worry about it now, but as it was said, if I had a tree, I would like to be able to have the 500 lbs. from the previous month to go to this month if it is not used. Chairman Bolla said we are taking something away from everyone, but he is trying to make it equal. If you have an emergency, you could get rid of the stuff. Vice-Chairman Betsy Condon asked how many people this would apply to. Mr. Towns said relatively about 17% of our total households use the service at all in a given year. Vice-Chairman Condon asked if there was an idea of how many go over the 500 a month. Howard Wanamaker, County Manager, said very few. Vice-Chairman Betsy Condon said she would hate to see us take it on the chin from the small business owners that take advantage of the situation so that we can have a few residents take yard waste.

Commissioner Kristen Burke said what if there is a hurricane and we have a ton of trees come down in our neighborhood. Commissioner Mike Cella said in the past; the fees were waived; that is what we did with Hurricane Irma. Vice-Chairman Condon noted we have the commercial hand service that small businesses can call to enroll in that program, and they would be billed quarterly at the same \$226.00 a year. Mr. Towns said it is for those that generate residential volumes, small businesses, and churches. If they are in residential areas, the trucks are already in those areas. So they are eligible to have

their service combined with the residents on a quarterly invoicing from our offices. Commissioner Cella said the other aspect is that this is for Rosemary Hill; we still have the collection centers that people can bring things into and are not charged at all. Mr. Towns said that is right; there is no weighing there; it is by volume. Commissioner Cella asked if you could still bring trees into those centers. Mr. Towns answered yes, we have two centers that you can bring that into. Commissioner Cella said so it is not taking everything away; there are the collections centers as well as Rosemary Hill. Certain things can not be brought to the other centers but certainly gives people an option. Commissioner Burke said the people trying to buck the system can still go to those centers. Commissioner Cella said they can, but we still keep a short leash on how much they can offload. Commissioner James Renninger asked if that is because there is no scale. Mr. Towns answered no sir; it is so we can try to make sure we have the capacity to serve the residents that come. If someone brings a truck and trailer and fills up a container, we can not get them empty quick enough. Also, an important part of that is they try to mirror the curbside, so our volume limit is established to what folks put out curbside, so 1.5 cubic yards of material.

Vice-Chairman Betsy Condon made a motion for approval of bullet points 1, 3, and 4 of staff recommendations.

Commissioner Mike Cella asked if number 2 would be handled separately. Vice-Chairman Betsy Condon noted that requires an ordinance change.

Commissioner Mike Cella seconded the motion made by Vice-Chairman Betsy Condon, which carried 5-0.

Chairman Wayne Bolla said as long as we are prepared to waive fees, if there is an emergency, he will support number 3. He still thinks having 3000 lbs. a year is a better deal. But understands where staff is coming from trying to limit the theft of disposal service.

Following a brief discussion regarding the option of moving to 500 lbs. a month or 3 tons a year, Commissioner Mike Cella made a motion for approval to move to 500 lbs or 3 tons a year, seconded by Commissioner James Renninger, which carried 5-0.

PLANNING AND ZONING

There was no discussion for Planning/Zoning.

NEW BUSINESS

10. First Coast Connector from US 17 to County Road 218 (T. Nagle)
 1. Approval of naming of First Coast Connector - Cathedral Oak Parkway
 2. Approval of Plat of Cathedral Oak Parkway (Reinhold Corporation)
 3. Approval of Plat of Cathedral Oak Parkway (Peters Creek Investment LLP)

4. Approval of Willow Springs Phase 2 Tract A Replat (Peters Creek Investment LLP)

Courtney Grimm, County Attorney, stated under item ten, there are 1 through 4, and items 2, 3, and 4 would normally be on placed Consent, but because they are contingent on the Board's decision, they are placed in this order.

Troy Nagle, Assistant County Manager, addressed the Board regarding the First Coast Connector from US 17 to County Road 218. Mr. Nagle said this is the naming of the FCC to be Cathedral Oak Parkway. In the agreement made with Reinhold, the Board gave them the ability to name the piece between CR 218 and SR 23. Staying within compliance with our addressing ordinance, the desire is to have one name from one end to the other.

1. Approval of naming the FCC - Cathedral Oak Parkway
2. Approval of the plat for Cathedral Oak Parkway (Reinhold Corporation)
3. Approval of the plat for Cathedral Parkway (Peters Creek Investment LLP)
4. Approval of Willow Springs Phase Two - Tract A - Replat (Peters Creek Investment LLP)

George Egan, Reinhold Corporation, stated that they had been researching this for over a year. They reviewed over a hundred names. Trying to create a name that was historical to that area of Clay County. With many trips down to Clay County Archives looking through old plats and not finding a plat name they liked, they looked at surveyors' names and did not find anything they liked. Cathedral Oak was on the list of possibilities. Paul Reinhold was a very spiritual man. In his business affairs, his company newsletter was called the Cathedral Builder; that was kind of his ethos that he presented to his employees and the broader public. In the mid-80s, they started their nursery and created the Cathedral Oak, a beautiful tree that grows very straight with a nice round canopy. Mr. Egan said they thought about what this idea conveys to the community and people coming through. It is an oak tree; it has a nice ring and a nice historical relationship to the land and the Reinhold family. It could be a signature tree for the count. Their broader and longer-term aspiration is that the Cathedral Oak be associated with Clay County.

Commissioner Kristen Burke asked if there would be cathedral oak trees on Cathedral Parkway. Mr. Egan answered yes.

Commissioner James Renninger made a motion for approval of items 1 through 4, seconded by Commissioner Mike Cella, which carried 5-0.

11. Partial Easement Release Lot 37 Spring Creek at Eagle Harbor, 2509 Sunny Creek Drive, for Pool Construction (District 1, Comm. Cella)

Courtney Grimm, County Attorney, addressed the Board regarding the partial easement release of Lot 37, Spring Creek at Eagle Harbor 2509 Sunny Creek Drive for pool construction. Ms. Grimm said engineering and the CDD had approved the request.

Vice-Chairman Betsy Condon asked if this gives them more land to build the pool.

Courtney Grimm, County Attorney, said that is correct because we have determined that we do not need that easement. The easement was for access to the pond, but the CDD maintains that pond.

Commissioner Mike Cella noted that one house away, there is an easement that would allow us to get to the pond if need be.

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

12. Award of RFP No. 21/22-33, CDBG - Junk/Debris Removal and Approval of Agreement (V.Hapner/K.Thomas)

1) Approval to accept staff's evaluation and award RFP No. 21/22-33, CDBG - Junk/Debris Removal to 904 Junk Removal company at the unit prices submitted in the proposal. Approval will be effective after 72 hour period for protest has expired.

2) Additional approval of the accompanying Agreement with 904 Junk Removal at the specified rates listed in Attachment B. Services under this Agreement will be assigned by Task Order/Purchase Order. Services must be completed by September 30, 2022 unless an extension is approved.

1. 904 Junk Removal = 88.66
2. Conner Construction and Demolition = 84

Funding Source: Community Development Block Grant Fund / All Grants Organization / Community Development Block Grant FY21-27 / CDBG Program-Entitlement Funding / Other Aids (Individuals)

Karen Smith, Director of Administrative and Contractual Services, addressed the Board regarding the award of the RFP 21/22-23, CDBG for junk/debris removal, and the accompanying agreement with 904 Junk Removal. Ms. Smith reiterated that this would cover the bid award and the agreement if approved. It was issued as an RFP to look at their qualifications, availability, and equipment to remove the junk and debris. Ms. Smith said this is related to the CDBG entitlement community grant. 904 Junk Removal was low in all categories and is the recommendation to the Board.

Chairman Wayne Bolla said he was surprised only to have two companies respond to the RFP; how many were sent out. Ms. Smith said it was sent out to nineteen companies.

Vice-Chairman Betsy Condon made a motion for approval, seconded by Commissioner Burke, which carried 5-0.

13. Award of Bid No. 21/22-34, CDBG - Demolition & Removal Services and Accompanying Agreement (K.Smith/V.Hapner)

1) Approval to post notice of intent and award Bid No. 21/22-34, CDBG - Demolition & Removal Services to Conner Construction and Demolition at the individual rates provided in the proposal. Approval will be effective after the 72 hour period of protest has expired.

2) Additional approval of the accompanying Agreement with Conner Construction and Demolition at the specified rates listed in Attachment B. Services under this agreement will be assigned by Task Order/Purchase Order. Services must be completed by September 30, 2022 unless an extension is approved.

Funding Source: Community Development Block Grant Fund / All Grants Organization / Community Development Block Grant FY21-27 / CDBG Program-Entitlement Funding / Other Aids (Individuals)

Karen Smith, Director of Administrative and Contractual Services, addressed the Board regarding the award of Bid 21/22-34, CDBG for demolition and removal services and the accompanying agreement with Conner Construction and Demolition. Ms. Smith said this item is very similar to item 12; it is the demolition and removal of mobile homes. This is for the applicants that qualify for the program. All removals and demos will be disposed of at the county landfill. There was only one bid on this item, Conner Construction, and Demolition.

Chairman Wayne Bolla asked how many of these were sent out. Ms. Smith said it was sent to eighteen companies, and this is something we do not normally put out to bid; it is only through the CDBG program. Chairman Bolla asked if we could change something on the bidding to get more interest. Ms. Smith said no, sir, we still vet the applications through the community service department.

Commissioner James Renninger said we just awarded to 904, and the losing contractor was Conner, and now we are awarding them. Ms. Smith said they bid on both bids. However, the demolition of mobile homes is a much bigger task.

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

CONSTITUTIONAL OFFICERS

No comments by Constitutional Officers.

COMMISSION AUDITOR

Heather Boucher, Commission Auditor, had no comment.

COUNTY ATTORNEY

Courtney Grimm, County Attorney, said that next Tuesday, May 31, 2022, would be the final hearing for the Charter Review Commission; at that time, they also plan to submit their final report. They will bring forward that report to the June 14, 2022, BCC meeting, and if they determine to move anything forward, they would ask you by resolution to forward those to the Supervisor of Elections. County Attorney Grimm said at the last meeting the Board had asked about the time frame for any board amendments; she spoke with the Supervisor of Elections, and mid-August would be the deadline.

Chairman Wayne Bolla noted that they are allowed to add something to the ballot as a referendum as a board. Commissioner James Renninger asked if they could modify the CRC's recommendations. County Attorney Grimm answered no, and if the Board has any interest, it does have to be advertised and has to be by ordinance, so incorporate that into your timeframe.

COUNTY MANAGER

Howard Wanamaker, County Manager, said to follow up regarding the all-hazard preparedness guide. It is a brand new document with a checklist to prepare yourself and your family should a mishap or an emergency arise in Clay County. Most importantly, the graphics for the evacuation zones have been updated. See attachment G. That information is also available via pdf on our website.

County Manager Wanamaker said to add to the events for Memorial Day the College Drive Initiative has a Memorial Day food truck event on Friday, May 27, 2022, at the St. Johns River State College from 6:00 pm to 8:00 pm with a moment of silence at 7:00 pm. County Manager Wanamaker noted that the next Green Cove springs Food Truck event would be on Friday, June 10, 2022, from 5:00 pm to 9:30 pm.

County Manager Wanamaker said they just received notice from the Florida Department of Health that the community needs to be concerned about; it will go out on social media very soon if it has not been already. It is an issue of a health alert for the presence of harmful blue-green algae toxins alert for Doctors Lake, specifically in the Mill Cove area. This is in response to a water sample taken on May 17, 2022. The public should exercise caution in and around Doctors Lake, Mill Cove area. Do not drink, swim, wade, or use personal watercraft, water-ski, or boat in waters with visible bloom. You should wash your clothing and skin with clean water, and any fish caught should be washed off. The FDEP analysis algae bloom, and you can report this online to the FDEP. They also have a toll-free number - 1-855-305-3903. You can also report fish kills to the Florida Fish and Wildlife Research Institute - at 1-800-636-0511. County Wanamaker said if you should have symptoms from exposure to this algae bloom or any aquatic toxin, call - 1-800-222-1222 to speak to a poison specialist immediately.

Commissioner Kristen Burke asked if they test regularly. County Manager Wanamaker answered yes, they do test regularly. Commissioner Burke asked if it could spread. County Wanamaker said it could spread normally in the Doctors Lake area because the St. Johns is constantly moving and has a wider body of water. Therefore, it is more

susceptible in the Doctors Lake area.

Commission Mike Cella said with the hurricane season starting June 1, 2022, many new people in our area may not be aware of the evacuation zones. Maybe at the announcement of hurricane season, we could do a push to get that information out to people. County Manager Wanamaker noted that Annaleasa Winter, PIO, has been working on that information and would get that out to the community. Chairman Bolla said one of the takeaways he received from those preparedness sessions is that when the evacuation order goes out, the roads get packed up pretty quickly. When you get the evacuation order and look up and see the sun shining, understand these hurricanes come in pretty quick, and once it is here, it is too late to move. We will put the order out when we think it is imperative to get people moving. It may be that you go somewhere else, and the hurricane does not come in, and everything is okay, and that is great; just remember you did the right thing.

Commissioner James Renninger recognized Mr. Eric Anderson from the Regional Council, and he may want to add information for preparation.

Eric Anderson, Emergency Preparedness Manager for the Northeast Florida Regional Council, said the data provided to your county was provided last year. The county has looked at that data and amended the evacuation zones based on the new science that has come in. So they have worked hand and hand with the county over the last year and feel assured they have taken a good look at where those inundation areas could be.

TIME CERTAINS

14. Collective Bargaining Agreement between Clay County and the Clay County Fire/Rescue Professionals Unit "B", International Association of Firefighters Local 3362B - Fiscal Years 2022-2024

David Motes, Assistant County Manager/Public Safety, addressed the Board regarding the collective bargaining agreement between Clay County and the Clay County Fire/Rescue Professionals Unit "B," International Association of Firefighters Local 3362 for Fiscal years 2022-2024. Mr. Motes stated this is the second piece of the bargaining agreement brought to the Board at the previous meeting. He also thanked President Soles and his team for successful negotiations and the County Manager and his team for the group effort.

Lieutenant Soles reiterated the thanks from the union side and the guys on the street and to the citizens if they did not hear it last time and the County Manager and Ms. Grimm; she has worked very hard.

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

15. 5:00 p.m. or as soon thereafter as can be heard - Adoption of Resolution approving the execution of an Interlocal Agreement with the City of

Jacksonville, Florida (the Issuer), approving the issuance by the Issuer of its Health Care Facilities Revenue Bonds (Baptist Health), Series 2022

Courtney Grimm, County Attorney, addressed the Board regarding the adoption of the Resolution approving the execution of an Interlocal Agreement with the City of Jacksonville, Florida, approving the issuance of its health care facilities revenue bonds (Baptist Health).

Jeff Stephenson, Vice President, Operational Finance for Baptist Health, addressed the Board regarding this item. Mr. Stephenson said Baptist Health wants to do up to a \$200M tax-exempt bond issue for a multi-campus expansion plan. Baptist Health is specifically seeking the Board's approval to use up to \$100M of that money to expand the Clay Campus. The Clay Campus is building a 102-bed hospital. The hospital will bring additional health care services and approximately 400 additional jobs to Clay County.

Vice-Chairman Betsy Condon asked if this is in addition to the already being built hospital. Mr. Stephenson said this is for the hospital currently being built. Chairman Bolla asked if this would affect the County's credit rating. Mr. Stephenson said it will not. Chairman Bolla asked for clarity regarding the County underwriting a loan. Mr. Stephens said the County is not. Chairman Bolla stated that the Board has to approve it for clarity, and Baptist Health is letting the Board know what it is doing. Mr. Stephenson said it has to be approved by the Board to receive a tax-exempt bond issue. Mr. Stephenson noted Baptist Health is a solid and stable organization with a stable AA bond credit rating.

Courtney Grimm, County Attorney, noted the City of Jacksonville, Florida, is hearing the same item tonight.

Chairman Wayne Bolla opened the floor for the public hearing at 5:36 pm.

Hearing no comments, Chairman Wayne Bolla closed the public hearing at 5:36 pm.

Commissioner Kristen Burke made a motion for approval of the Resolution and the Interlocal Agreement, seconded by Commissioner Mike Cella, which carried 5-0.

16. 5:00 p.m. or as soon thereafter as can be heard - Final Public Hearing to consider REZ-2022-04. (District 5, Comm. Burke) Planning Commission voted 6-0 to recommend approval. (M. Brown)

This application is to rezone a 2.07 acre parcel on Henley Road from PS-1 to LA RF. The parcel is located within the LAMPA. The purpose of the rezoning is to allow for the development of a single family residence by the owner.

Mike Brown, Zoning Chief, presented a PowerPoint presentation to the Board regarding the final hearing for REZ-2022-04, an application to rezone a single parcel of 2.07 acres from PS-1 to LA RF. See Attachment E. The applicants are Barry Beasley and Hae Chauncey, and the property is a vacant lot off Henley Road. Mr. Brown noted that the

purpose of the rezoning is to allow for the owner's development of a single-family residence. In 2015, the parcel was rezoned from AR-1 to PS-1 (Ordinance 2015-32). The parcel has frontages on both Henley Road and Simmons Trail. Section 3-23 33B.A.1. of the LDC requires the county to rezone undeveloped properties to the base zoning district for each land use. The subject parcel is located in Lake Asbury Rural Fringe land use. The base zoning for the LA RF land use is LA RF. The PS-1 zoning district allows for Churches, Synagogues, and Temples; together with educational and recreational facilities owned, maintained, and operated by any such Church, Synagogue, or Temple and accessory to it; together with rectories, convents and parsonage. A rectory or parsonage is a residence for a member of the clergy. Mr. Brown noted that in the presentation, there is a map that shows the surrounding zoning and an aerial view of the property. The staff has reviewed the application and determined that the request is compatible with the surrounding area and recommends approval of application Z-22-04 along with the execution of an agreement that limits the development of the subject parcel to one single-family dwelling unit. The CAC recommended approval of the change.

Commissioner Mike Cella asked for clarification on the agreement and if that is with the county and the owner. Mr. Brown said that it is and would carry forward if the property was sold. Chairman Wayne Bolla asked what would happen once the moratorium lifts in a year. Mr. Brown said the agreement would stay in place, and it would take an act of the Board to change it.

Chairman Wayne Bolla opened the floor for the public hearing at 5:42 pm.

Jim Ryan, Chairman of the Lake Asbury-Penny Farms CAC, stated that the applicant was at their meeting and assured the committee that there would only be one residence built on the property. The committee voted unanimously to approve REZ-2022-04 with that assurance.

Hearing no comments, Chairman Wayne Bolla closed the public hearing at 5:43 pm.

Commissioner Kristen Burke made a motion for approval to include the agreement, seconded by Commissioner Mike Cella, which carried 5-0.

17. 5:00 p.m. or as soon thereafter as can be heard - Final Public Hearing to consider adoption of LDC 2022-02. (District 5 Comm. Burke) Planning Commission voted 3-3 on a motion to approve. (M. Brown)

Proposed text amendment to Article III Section 3-33 B.B.6.a.i, of the Land Development Code. It would allow specified drive-thru uses in the Lake Asbury Village Center zoning district.

Mike Brown, Zoning Chief, presented a PowerPoint to the Board regarding the final hearing for LDC-2022-02, a proposed text amendment to Article III, Section 3-33 B.B.6.a.i, of the LDC. See Attachment F. It would allow specified drive-thru uses in the Lake Asbury Village Center zoning district. Mr. Brown said the intent of the Lake Asbury Village Center zoning district was for commercial uses to be "in a compact, walkable form accessible by a sidewalk." Select drive-thru uses are only allowed in the Lake

Asbury Activity Center zoning district within the LAMPA. The applicant has requested an amendment to the Lake Asbury Village Center zoning district to allow specific drive-thru uses in this district. The specific uses that would be allowed with a drive-thru include delicatessens & sit-down fast food, pharmacies, laundry, dry cleaning, and banks.

Permitted Uses:

- Uses serving neighborhoods such as florists, shoe repair, dry cleaners, service establishments such as barber or beauty, artist or photographic studio, dance or music studio, tailor or dressmaker, jewelry, bakery (non-wholesale), gift shop, travel agent, video rental, delicatessens & sit down fast food (~~without~~ with drive-thru); retail alcohol/beer/wine sales for on-premise or off-premise consumption; retail sales of beer and wine at establishments commonly known as convenience stores only pursuant to licensure by the Division of Alcoholic Beverages and Tobacco of the Florida Department of Business Regulation, for off-premises consumption only; the sale of gasoline without garage, car repair, or car wash facilities; tobacco and related shops; private clubs; libraries and museums; retail outlets for the sale of food, toiletries, sundries, notions and drugs including pharmacies with drive-thru; leather goods and luggage; household appliances; sporting goods; hobby shops; pet shops, school, colleges/universities; supplies and veterinarian services (not kennels); television, audio/video and radio sales (including repair); home and/or office supplies/equipment, computers, software sales and/or rentals; furniture (new and antique); shoe sales and repair; Laundromat, laundry and dry cleaning (with drive-thru but pickup station only); telephone sales and repair; government/public offices; printing/copying/mailing outlets; books, magazines and stationery; lawn/garden/hardware; gymnasiums and physical fitness centers; bed and breakfast facilities; awards and trophies; eye wear and hearing aid sales and service; and similar uses. Places of worship, day care centers, nursing homes, and assisted living facilities are also allowed. Café/restaurant, bank (~~without~~ with drive-through thru), gourmet food store and individual medical and professional office uses are allowed when limited in size to 3,000 square feet.

Mr. Brown said that staff has reviewed the changes and recommends approval of the proposed changes as set forth above. The proposed change was presented to Lake Asbury CAC as an informational item. There was general support for the proposed change. Planning Commissioner voted 3-3 on a motion to recommend the proposed LDC change approval.

Mr. Brown noted the applicant could not be present because he has tested positive for COVID. Courtney Grimm, County Attorney, said the applicant has been watching and is available to answer questions via phone should the Board have any questions.

Chairman Wayne Bolla opened the floor for the public hearing at 5:47 pm.

Jim Ryan, Chairman of the Lake Asbury/Penny Farms CAC, said that the applicant was present at the meeting on May 27, 2022. The Committee discussed the proposal for an extended time. The Committee was not asked for a recommendation and did not have a recommendation.

Hearing no comments, Chairman Wayne Bolla closed the public hearing at 5:48 pm.

Commissioner Kristen Burke said she spoke to four people on the Committee. The committee members said only one person was against it. The concern is the number of drive-thrus in the Village Center. Commissioner Burke told them 65% of the Village Centers could be residential, which leaves 35% business. The Committee was very excited about Dunkin Donuts, specifically in Lake Asbury. Commissioner Burke said the Committee was more comfortable once they spoke. The Committee said the majority of feedback from people has been for it. Vice-Chairman Betsy Condon said she favors this because it allows people to have less contact when ill. Commissioner James Renninger said he has an issue with this because the master plan was supposed to be a walk-up type Village Center. His other concern is the Board had expressed their desire for more sit-down, higher-end restaurants. Dunkin Donuts, McDonalds, and Burger King do not fit that category. There are plenty of places to stop, and there are other opportunities for those businesses to go elsewhere. Commissioner Burke noted it would be nice to have the convenience of having a Dunkin Donuts or dry cleaners in Lake Asbury instead of driving to Fleming Island for those services. Vice-Chairman Condon noted the Board did not pass anything saying we do not want fast food in Clay County. The Board eliminated the mobility fee credits for fast food restaurant incentives. Commissioner Renninger said that effort incentivized high-end restaurants and disincentivized fast-food restaurants. Commissioner Mike Cella said he would defer to the people who live there and support what they want. Chairman Bolla said he agrees with Commissioner Renninger about incentivizing as many sit-down restaurants as possible, but he is also not going to stand in the way of Lake Asbury getting a Dunkin Donuts. Vice-Chairman Condon noted the ordinance says a business can only have a drive-thru if it also has sit-down seating. Commissioner Cella said that upscale restaurants added a drive-thru component during the pandemic, and it is still successful.

Commissioner Kristen Burke made a motion for approval, seconded by Vice-Chairman Betsy Condon, which carried 4-1 with Commissioner James Renninger in opposition.

18. 5:00 p.m. or as soon thereafter as can be heard - Final Public Hearing to consider REZ-2022-03. (District 1, Comm. Cella) (M. Brown)

This item is being Continued to June 28th. The Fleming Island Citizen Advisory Committee continued this item from April to May, therefore the Planning Commission won't hear this item until its June meeting. This application is to rezone a single parcel (114 Canova Street) totaling 1.61 acres from AR (Agricultural Residential) to PS-1 (Private Services).

Mike Brown, Zoning Chief noted that application REZ-2022-03 has been requested for a continuance until the June 28, 2022, BCC meeting. Due to advertising the item there would need to be a public hearing.

Chairman Wayne Bolla opened the floor for the public hearing at 5:33 pm.

Hearing no comments, Chairman Wayne Bolla closed the public hearing at 5:33 pm.

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

19. 5:00 p.m. or as soon thereafter as can be heard - First Public Hearing to consider LDC-2021-14. Planning Commission voted 6-0 to recommend denial of the Code changes.(M. Brown)

This application has been Withdrawn by the Applicant. The application was a proposed text amendment to Article III Section 3-5(am), pertaining to the Mini-Warehouse conditional use criteria.

LDC-2021-14 has been withdrawn by the applicant. No hearing required.

20. 5:00 p.m. or as soon thereafter as can be heard - Workshop Topic - Public Hearing to consider Transmittal of CPA-2022-04. (E. Lehman)

This item has been Withdrawn by Staff. It will be amended and readvertised at a later date. The item was a proposed change to LA TRA Policy 1.1.3 which includes reference to the Lake Asbury Adequate Public Facilities (APF) fee. The BCC adopted the mobility fee that addressed the financial system referenced in the policy, including financing many, but not all, of the APF roadways. This change to the policy addresses the construction costs of the entire APF system.

Staff has withdrawn CPA-2022-04. No hearing required.

LETTERS FOR ACTION

21. Discussion of Appointments to the Clay County Housing Finance Authority

Applications were received from Roger Higginbotham and James Ryan for the re-appointment of their seats on the Clay County Housing Finance Authority.

Chairman Wayne Bolla opened the floor for the discussion of appointments to the Clay County Housing Finance Authority. Applications were received from Roger Higginbotham and James Ryan for re-appointment to their seats.

Commissioner James Renninger made a motion for approval to receive both Mr. Roger Higginbotham and Mr. James Ryan for re-appointment to their seats, seconded by Vice-Chairman Betsy Condon. Which carried 5-0.

22. Acceptance of Resignation From Susan Hill - Tourist Development Council

Susan Hill submitted her resignation from the Tourist Development Council effective June 1, 2022.

Chairman Wayne Bolla opened the floor for the discussion to accept Susan Hill's

resignation from the Tourist Development Council. Ms. Hill submitted her resignation to be affected on June 1, 2022. Commissioner Mike Cella noted that Ms. Hill had been an excellent active member of the TDC for many years. She is retiring. Commissioner Cella said the TDC is losing someone really good, and it will be hard to find someone to fill the seat.

Commissioner Mike Cella made a motion for approval to accept Ms. Susan Hill's resignation from the Tourist Development Council, seconded by Vice-Chairman Betsy Condon, which carried 5-0.

Commissioner James Renninger said to let the record reflect the Board reluctantly accepts Ms. Hill's resignation.

LETTERS OF DOCUMENTATION

23. Bid Opening Tabulations

Bid Opening Tabulation for May 10, 2022:

A. RFQ No. 21/22-41, Sponsor/Developer for Homeless Stabilization Under the Clay County SHIP Program

24. Charter Review Commission Minutes March 29, 2022

Chairman Wayne Bolla acknowledged the Letters of Documentation.

COMMISSIONERS' COMMENTS

Chairman Wayne Bolla opened the floor for the public comment at 6:17 pm.

Hearing no comments, Chairman Wayne Bolla closed the public comment at 6:18 pm.

Commissioner Mike Cella noted it is Memorial Day weekend and encouraged everyone to be careful driving. There is an expected 8% increase in driving nationwide this year compared to last year, with approximately 39M drivers. The Florida Department of Highway Safety and Motor Vehicles began a campaign in April to encourage drivers to stay focused on the road and not allow themselves to be distracted driving. According to their research, there were 233 distracted accidents in Clay County last year. Commissioner Cella wished everyone a good and happy Memorial Day weekend. He encouraged everyone to remember why we have Memorial Day and honor our US military personnel.

Commissioner James Renninger noted the Military Appreciation Luncheon is this Thursday, May 26, 2022, from 11:30 am to 1:00 pm. Commissioner Renninger said he is not sure if there are any seats available. Commissioner Renninger expressed his concern with the timing of receiving the financial information before the Finance and Audit meeting. He said he needed enough time to look at it. He reiterated there were thousands of dollars worth of computers that could be used within the County. Not using

good policy and procedure will waste constituents' money. Commissioner Renninger requested to receive the information sooner. Howard Wanamaker, County Manager, noted that Lisa Streeper, Clay County Comptroller, is out on leave, and therefore, the financial information did not go out. The staff noticed mid-day. County Manager Wanamaker apologized for the oversight.

Vice-Chairman Betsy Condon noted it had been a busy couple of weeks since the last BCC meeting. Several events have taken place. One of those events was the Topping Out Ceremony for the free-standing HCA Emergency Room in Middleburg. It has great accessibility to top-notch healthcare, adding to our St. Vincent Hospitals. The second event was The Blue Star Memorial at Middleburg-Clay Hill Library. It was a beautiful ceremony in which the First Coast Highlanders played. She encouraged everyone to stop by and see the newest Blue Star Memorial from the Middleburg Garden Club. Finally, vice-Chairman Condon noted she shared speeding concerns on social media and had citizens report excessive speeds on one particular road in Keystone Heights. Richard Smith, Engineering Director for Clay County, shared the speed data with the Sheriff's Office. The Sheriff's Office was able to set up some speeding traps. One resident got creative and created a sign that said "speed trap ahead," complete with pinwheels. Vice-Chairman Condon said Michelle Cook, Clay County Sheriff, said it is Sheriff approved to report speeding traps using signs as long as there are little pinwheels. It did get people to slow down, which is the intent. The Sheriff's Office is stepping up speed patrols throughout the summer in undisclosed locations. People are driving excessively all over the County. Crime is down. However, vehicle accidents are up. Vice-Chairman Condon proposed an accessibility council to allow for groups with accessibility challenges to make recommendations to the Board on ways to make Clay County more accessible. Commissioner James Renninger said there are other shortfalls in the County, including a Cultural Council. Sixty-four other counties in Florida have one, but Clay County does not. Commissioner Renninger recommended looking into all the areas of a shortfall, recommending which to pursue, and the timeline for pursuit. Commissioner Renninger said disabilities are tough to navigate. He shared a story about a phone call he received from a citizen. A woman shared that her adult daughter barely survived COVID and is now disabled with a small child. This woman says she does not have the resources to care for her daughter and granddaughter.

Commissioner James Renninger said maybe social services could look at that, but accessibility is a real problem. Vice-Chairman Condon said we modified Moody Park. They thought they had upgraded the swings but instead removed the one swing that those with different abilities could use. An Accessibility Council could help with those types of situations. Commissioner Renninger said Orange Park is installing a wheelchair-accessible walkway around Clarke House Park. Vice-Chairman Condon said they were able to place two bingo machines in two senior centers, and the others are still missing parts. However, they are coming soon. The two centers that do not have their bingo machines yet do not play bingo as often as Orange Park and Middleburg. The machines are movable, which means they are being moved around the room, into different areas, and allows for more accessibility for seniors. Howard Wanamaker, County Manager, gave a brief update on the senior centers, which were being updated and received minor repairs. The kitchen project at the Green Cove Springs Senior Center is moving along nicely. Commissioner Kristen Burke said she had been asked about the Keystone Heights Senior Center. County Manager Wanamaker said they would be coming soon. Vice-Chairman Condon said the Keystone Heights Senior Center's big attraction is

cards.

Commissioner Kristen Burke expressed her concern over the proposed Clay County Business Tax. Commissioner Burke said she has been doing quite a bit of research since the last meeting. She is noted as a business owner. She is accustomed to business requirements to start and maintain a business. She believed the original proposal to be a business registry. However, it has become a business tax. She did not see it as a business tax, but the County had no choice and must call it a business tax. She has received many phone calls from concerned business owners. Commissioner Burke noted she truly wants to have a Clay County business registry, but if there is no enforcement, what good will this business tax do. She has spoken to numerous organizations that deal with businesses. Every single organization said this is a waste of County money and time. The County will have to hire more employees. According to other counties with the business tax, it is not worth it. Commissioner Burke asked why we need to depend on a business tax to know businesses are safe. She asked for staff to explore other options to ensure business safety. Commissioner Burke noted she believes the Board was trying to do something good by exploring a business registry but does not believe the business tax is the way forward. Commissioner Burke shared that her oldest and only son is getting married next Friday. She requested prayers.

Howard Wanamaker, County Manager, asked the Board to direct staff regarding the business tax issue. Chairman Wayne Bolla called for a motion regarding the business tax.

Commissioner Kristen Burke made a motion not to move forward with a business tax, seconded by Vice-Chairman Betsy Condon, which carried 3-2 with Chairman Wayne Bolla and Commissioner James Renninger opposing.

Chairman Wayne Bolla read a note from the Chairman of the School Board. The note said

- "Clay County Schools rank number 4 by niche after careful analysis of multiple data points from the US Department of Education including state test scores, college readiness, graduation rates, SAT and ACT scores, teacher quality, and public district ratings."

Chairman Bolla noted that Clay County was 18th in the state not too long ago, and now Clay County is in the top five. A good school district attracts good businesses with good employees. It is a big deal for the economic development team. Congratulations to the school district.

Hearing no other business, Chairman Wayne Bolla adjourned the meeting at 6:37 pm.

Attest:

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

Chairman or Vice-Chairman

Acronym Definitions

- ACT – American College Testing
- AR-1 – Agricultural/Residential
- BCC – Board of County Commissioners
- CAC – Citizens Advisory Committee
- CDBG – Community Development Block Grant
- CDD – Community Development District
- CR – County Road
- CRC- Charter Review Commission
- EOC – Emergency Operations Center
- FCC – First Coast Connector
- FDEP – Florida Department of Protection
- FY – Fiscal Year
- JAX – Jacksonville
- JROTC – Junior Reserve Officers’ Training Corps
- LA RF – Lake Asbury Rural Fringe
- LAMPA – Lake Asbury Master Plan Area
- LCDR – Lieutenant Commander
- LDC – Land Development Code
- MH-60R – Multi-Mission Helicopter
- NAS – Naval Air Station
- PIO – Public Information Officer
- PS-1 – Private Services
- REZ – Rezone
- RFP – Request for Proposal
- RFQ – Request for Qualifications
- SAT – Scholastic Assessment Test
- SH-60B – Anti-Submarine Helicopter
- SR – State Road
- TDC – Tourist Development Council
- WM – Waste Management

Attachment
“A”
Pet Adoptions

Clay County Animal Services

Pet Adoptions



Chicklet CLAY-A-1697

SEX: Spayed Female

BREED: Mix Breed, 8 Weeks Old, 5.9 lbs.

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: Chicklet came in with her 7 siblings and her mom. Chicklet is very playful and will need her normal puppy manners training. We believe she is a cattle dog mix so her weight range should be around 50lbs. She is looking for an active family with plenty of room to play.

Chicklet is up to date on her age appropriate vaccines and is microchipped.





Peep CLAY-A-1701

SEX: Neutered Male

BREED: Mix Breed 8 Weeks Old, 8.15lbs

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: Peep came in with his 7 siblings and his mom. Peep is very playful and will need his normal puppy manners training. We believe he is a cattle dog mix so his weight range should be around 50lbs. He is looking for an active family with plenty of room to play.

Peep is up to date on his age appropriate vaccines and is microchipped.



Tiger Lily CLAY-A-2136

SEX: Spayed Female

BREED: Domestic Short Hair, 1 Year Old

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: Tiger Lily came in with her sister Water Lily and a litter of kittens that they were co-parenting. Now that the kittens are ready for their new homes, so is Tiger Lily. She is very sweet and loves attention, she would make a great addition to any family.

Tiger Lily has had her age appropriate vaccines and she is microchipped.



Mimi CLAY-A-2164

SEX: Spayed Female

BREED: Domestic Short Hair, 2 years Old

LOCATION: CCAS Main Shelter in Green Cove Springs

ABOUT: They don't come much sweeter than Mimi, just look at her face. Mimi came to us as a stray and quickly stole our hearts. She is very sweet and she loves to lounge around on her soft blanket.

Mimi is up to date on all of her age appropriate vaccines and microchipped.

If you are interested in adopting please
email us at
clayadoptions@claycountygov.com or
call at 904-269-6342



CLAY COUNTY ANIMAL SERVICES
**COMMUNITY RABIES
& MICROCHIP CLINIC**

FIRST THURSDAY OF EVERY MONTH, 3-5 P.M.

TO MAKE AN APPOINTMENT, EMAIL
JOSLYN.BEBOUT@CLAYCOUNTYGOV.COM



Join our “Kitten Crew”
We need fosters, if interested please contact
clayfosters@claycountygov.com



www.facebook.com/ClayCtyAnimals
www.claycountygov.com

Attachment

“B”

Memorial Day Presentation

Memorial Day

May 30, 2022



Commissioner James Renninger



Four things support the world: the learning of the wise, the justice of the great, the prayers of the good, and the valor of the brave.

Marine Corps

**Lance Cpl.
David L. Espinoza**

Rio Bravo, Texas



Marine Corps

Sgt. Nicole L. Gee

**Sacramento,
California**



Marine Corps

Staff Sgt. Darin T. Hoover

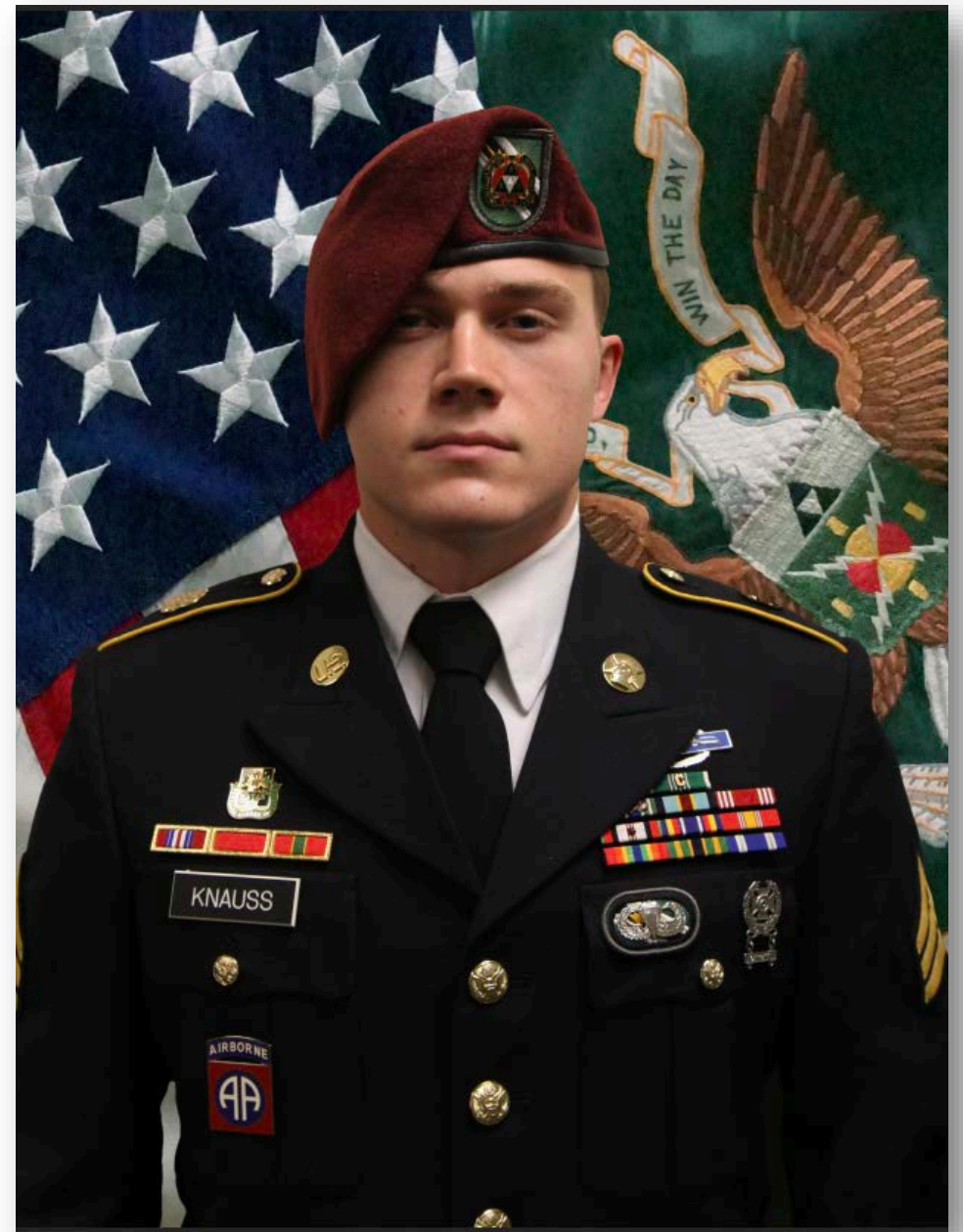
Salt Lake City, Utah



Army

Staff Sgt. Ryan C. Knauss

Corryton, Tennessee



Marine Corps

Cpl. Hunter Lopez

Indio, California



Marine Corps

**Lance Cpl. Rylee J.
McCollum**

Jackson, Wyoming



Marine Corps

**Lance Cpl.
Dylan R. Merola**

**Rancho Cucamonga,
California**



Marine Corps

**Lance Cpl.
Kareem M. Nikoui**

Norco, California



Marine Corps

**Sgt. Johanny Rosario
Pichardo**

**Lawrence,
Massachusetts**



Marine Corps

Cpl. Humberto A. Sanchez

Logansport, Indiana



Marine Corps

**Lance Cpl.
Jared M. Schmitz**

St. Charles, Missouri



Navy Hospital

**Corpsman
Maxton W. Soviak**

Berlin Heights, Ohio



Marine Corps

Cpl. Daegan W. Page

Omaha, Nebraska



Attachment

“C”

Waste Management Presentation



Clay County Update

May 24, 2022



Think Green,
Think Clean.

We run on clean burning natural gas. wm.com



Join our team, we're hiring.

Think Green,
Think Clean.

We run on clean burning natural gas. wm.com



Join our team, we're hiring.

Think Green,
Think Clean.

We run on clean burning natural gas. wm.com



Join our team, we're hiring.

Summary of Events

- Labor shortage became prevalent in spring of 2021 following state and federal government's enhanced unemployment and COVID related stimulus offerings
- WM increased wages over 21% in a 6 month period in early 2021 in an efforts to combat this and began to offer at \$10K new hire bonus to all new drivers, spending \$54K/month
- WM struggled to maintain services levels for Clay County throughout the summer
- WM mobilized outside help and employed 3rd party companies to collect yard waste, spending over \$1.1M attempting to catch up
- WM presented options to Clay County in July and the county voted to suspend curbside recycling and move to a citizens drop off model effective 8/16/21 at which time we were 10 drivers short.
 - This allowed WM to catch up on yardwaste collections withing two week and we have kept on scheduled with all garbage and yardwaste services since
 - WM and Clay county agreed to reduce the monthly bill by \$128K/month reduction
 - This is now \$133K/month reduction due to CPI increase effective January 2022
 - WM also agreed to perform all rolloff hauls for the citizen drop-off center for no charge
 - We are averaging 154 hauls/month at a cost of \$32K/month
- WM has increased wages another 15.5% effective Feb 2022 in an effort to combat the rising inflation, costing \$45K/month
- WM Increased wages another 20% effective April 2022 to further the efforts to recruit and offset the continued rising inflation.
 - Current starting Pay is \$24/hour. At 65 hours/week that is \$97K/year
 - 1 year ago, starting pay was \$16/hour. At 65 hours/week that was \$64K/year
- WM remains on scheduled with all garbage and yardwaste collections weekly as well as all citizen dropoff sites

Staffing Data

- Needed 40 Residential Drivers in August 2021
- When we suspended Recycling we had 30
- In January 2022 we added 2 garbage routes (to accommodate growth) taking our need to 42
- Currently we have 29 Residential Drivers that are fully trained
- Currently we have 6 drivers in training
 - Last week we offered 5 drivers, 1 withdrew, 1 no showed on first day
 - Last week we terminated 1 driver for safety and 1 new hire quit after 3 days of training
 - Since August WM has hired 21 and lost 17
 - Even at \$24/hour we continue to see low applicant flow of CDL drivers applying in Clay County, due to physical nature of the work and low population of CDL holders in and around Clay county

Options Moving Forward

1. Maintain the course of citizens drop-off centers while we continue to hire Requires 42 Drivers and 42 Helpers

- WM is currently not charging the county \$133K/month, nor charging for the hauls from the citizen drop-off centers

2. Move to a citizens drop-off model for the remainder of the contract WM has the drivers Currently

- WM would add 2 more citizens drop-off centers for additional convenience (1 has already been added and the other would be WE Varnes Park)
- WM is willing to offer an additional \$35K/month to the current \$133K credit

3A. Move to Every Other Week Recycle

Requires 39 Drivers & 39 Helpers

- Full re-route would be required to rebalance garbage, set new zones/days for recycle and yardwaste.
- Annual calendar would be needed for EOW schedule communication
- This would be confusing for the residents: one day for garbage, another for yardwaste and a different day Every Other Week for Recycling
- This would require significant new service limits of 2 bins only
 - Enforcement would be difficult
 - Will cause resident confusion/frustration
 - Dropoff Centers would be removed
- WM would still need to hire and retain 4 more drivers and 8 more helpers to implement
- WM would reinstitute the full rate (+\$133K/month) and offer a -\$17,500/month rate reduction given the lesser recycling curbside service

Service Options Chart

		OPTION 1	OPTION 2	OPTION 3A
SERVICE LEVELS				
	Garbage	Weekly All Rear Load	Weekly All Rear Load	Weekly All Rear Load
	Yard Waste	Weekly All Rear Load	Weekly All Rear Load	Weekly All Rear Load
	Recycle	Drop Off Untill Staffed	Drop Off Untill End of Contract	EOW All Rear Load (Bins)
	Citizen Drop Off	6 Sites	7 Sites	None
SERVICE LIMITS				
	Garbage	Current Contract Limitations	Current Contract Limitations	Current Contract Limitations
	Yard Waste	Current Contract Limitations	Current Contract Limitations	Current Contract Limitations
	Recycle	None	None	2 Bin Limit
	Citizen Drop Off	Recycle	Recycle	None
			*WE Varnes Park	
PERSONNEL NEEDS (TOTAL)				
	DRIVERS	42	31	39
	HELPERS	42	31	39
RATES				
	Monthly Total	\$ 721,700	\$ 686,700	\$ 837,900
	Full Service Total	\$ 855,400		



Questions & Discussion

Attachment
“D”
Solid Waste Brief

Solid Waste Brief

May 24, 2022



AGENDA

1. Disposal Allowance & Tipping Fees
2. In-House Collection Cost
3. Staff Recommendations
4. Future Financial Discussions

1. Residential Disposal & Tipping Fees

- Free Disposal for Residents at Rosemary Hill
 - Amend Ordinance to 500 lbs./month (from 500 lbs./week)
- Disposal Assessment
 - Current Rate \$72.00/year
- Adjust Tipping Fees at Rosemary Hill (to 2015 Rates)

Landfill Tipping Fees	Current Tipping Fee	Disposal Rate As of Oct. 1, 2022	New Tipping Fee
Class I - Franchise	\$ 40.00	\$ 38.71	\$ 47.00
Class I - Non-Franchise*	\$ 50.00		\$ 57.00
C&D - Franchise	\$ 30.00	\$ 31.54	\$ 37.00
C&D - Non Franchise*	\$ 40.00		\$ 47.00
Yard Waste - Franchise	\$ 30.00	\$ 23.83	\$ 37.00
Yard Waste - Non-Franchise*	\$ 40.00		\$ 47.00
Tires, Passenger	\$ 210.00	\$ 190.00	\$ 240.00
<i>*rate paid by residents after the 500 pounds free</i>			

2. In-House Curbside Collection Services

- Cost to provide collection with County equipment and County staff

	<u>Garbage</u>	<u>Recycling</u>	<u>Yard Waste</u>
Type	ASL	ASL	Rel
# Trucks	24	13	10
Cost Trucks	\$12M	\$6.5M	\$5M
# Drivers / Helpers	22	11	18
Cost Drivers year 1	\$2.3M	\$1.05M	\$1.7M
Containers	\$6.5M	\$6.5M	\$0
Annual Subtotal by Line of Business	\$20.8M	\$14.05M	\$6.7M
Grand total (year 1)			\$41.55M
<p>Does not include Disposal (currently \$9.24M/yr), Truck general operating expenses (fuel, oil, repairs), supervisory, mechanics or new building for truck shop. Also, 2021 Legislation requires municipalities to provide 3 years notice AND 18 months receipts for any hauler displaced by municipalities starting their own garbage service.</p>			

3. Staff Recommendations

- No change to current Disposal Assessment Rate
 - Re-evaluate after Transfer & Disposal Services bid award
- Change Free Disposal Allowance for Residents at Rosemary Hill
 - 500 lbs./month (3 tons/year) from 500 lbs./week (13 tons/year)
- Adjust Tipping Fees at Rosemary Hill Solid Waste Facility
- Solicit Request for Proposal for Collection Service Contractor

4. Future Financial Discussions

- Solid Waste Collection Fund
 - Recycling Options
 - Collection Assessment Rate Step Increase

- Solid Waste Disposal Fund
 - Solid Waste Facilities Capital Improvement Plan

Attachment
“E”
REZ-2022-04



BOARD OF COUNTY COMMISSIONERS

Z 22-04

Public Hearing

May 24, 2022

APPLICATION INFORMATION

Applicant: Barry Beasley & Hae Chauncey
Request: Zoning change of 2.07 acres from PS-1 to LA RF
Location: Henley Rd. and Simmons Tr. (LAMPA)
Planning Dist. Penney Farms/Asbury
Comm. Dist. 5 - Commissioner Burke

Planning Comm. Hearing: May 3, 2022 voted 6-0 to recommend approval.

BACKGROUND

Vacant parcel in the LAMPA.

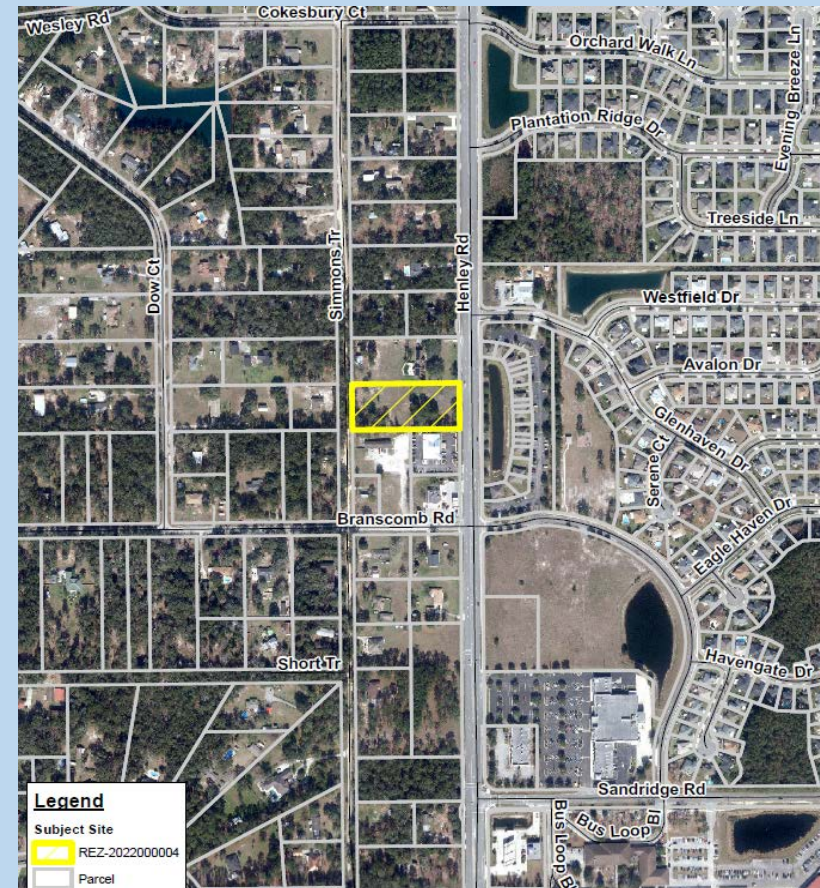
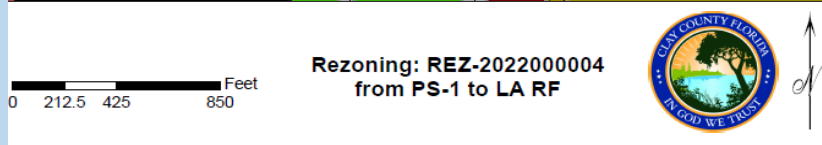
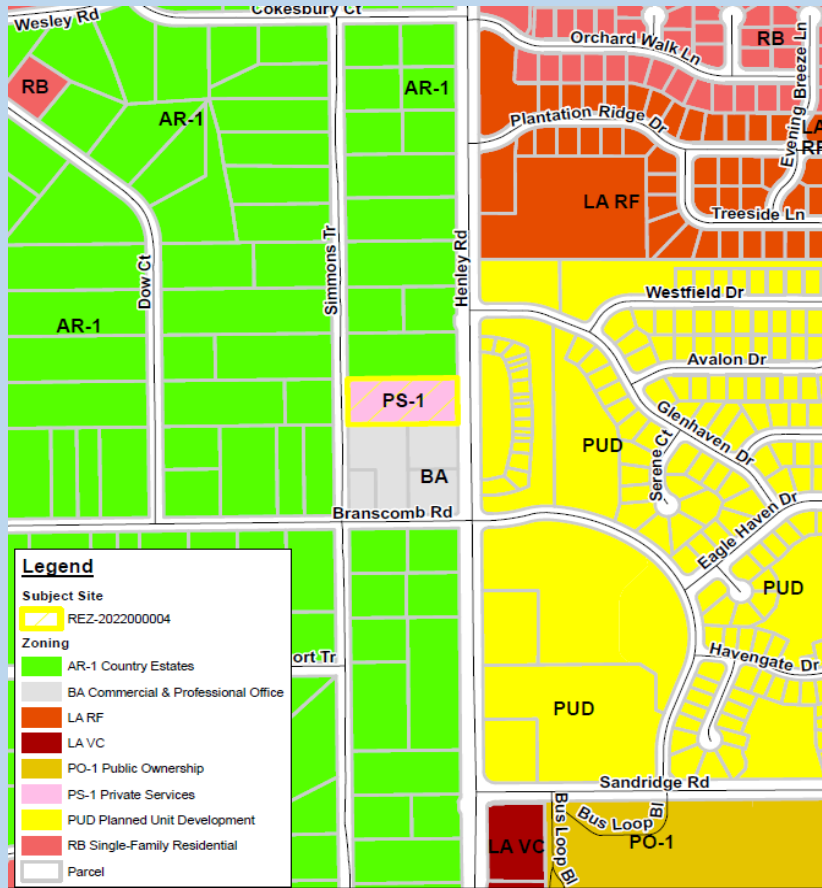
In 2015, the parcel was rezoned from AR-1 to PS-1 (Ordinance 2015-32).

Sec. 3-33B.A.1. of the LDC requires the County to rezone undeveloped properties in the LAMPA to the base zoning district for each land use.

The subject parcel is located in Lake Asbury Rural Fringe land use. The base zoning for the LA RF land use is LA RF.

The County adopted Ordinance 2021-48 in Nov. 2021 that placed a temporary moratorium on any proposed land use or zoning change which would increase the allowable residential density of any parcel within the LAMPA.

ZONING & AERIAL



FINDINGS and RECOMMENDATION

Under the existing PS-1 zoning, a residential unit would be allowed to house a member of the clergy on the subject parcel.

The requested change in zoning to LA RF would allow the parcel to be developed with single family residence, however, at a density of 1 to 3 units per acre.

The purpose of the rezoning is to allow for the development of a single family residence by the owner.

Staff has reviewed the application and determined that the request is compatible with the surrounding area and consistent with the future land use designation.

Planning Commission voted 6-0 to recommend approval of the proposed rezoning; provided an Agreement is executed which limits the development of the parcel to 1 single-family residential unit.

The CAC voted to recommend approval of this change at their May 12th meeting.

Staff recommends approval of application Z-22-04; provided that there is an executed Agreement which limits the development of the subject parcel to 1 (one) single family dwelling unit.

QUESTIONS

Attachment
“F”
LDC-2022-02



BOARD OF COUNTY COMMISSIONERS

Code Change LDC-22-02

2nd Public Hearing

May 24, 2022

APPLICATION INFORMATION

Applicant: Frank Miller, Gunster Law Firm

Request: Amendment to Article III Section 3-33 B.B.6.a.i, of the Land Development Code to allow specified drive-thru uses in the Lake Asbury Village Center zoning district.

Planning Commission on May 3, 2022 voted 3-3 on a motion to recommend approval.

OVERVIEW

The Lake Asbury Village Center zoning district does not allow drive-thru uses.

The intent of the Lake Asbury Village Center zoning district was for commercial uses to be “in a compact, walkable form accessible by sidewalk”.

The applicant has requested an amendment to the Lake Asbury Village Center zoning district to allow drive-thru for delicatessens & sit down fast food, pharmacies, laundry and dry cleaning, and banks.

PROPOSED TEXT CHANGES

Permitted uses:

- i. Uses serving neighborhoods such as florists, shoe repair, dry cleaners, service establishments such as barber or beauty, artist or photographic studio, dance or music studio, tailor or dressmaker, jewelry, bakery (non-wholesale), gift shop, travel agent, video rental, delicatessens & sit down fast food (~~without~~ with drive-thru); retail alcohol/beer/wine sales for on-premise or off-premise consumption; retail sales of beer and wine at establishments commonly known as convenience stores only pursuant to licensure by the Division of Alcoholic Beverages and Tobacco of the Florida Department of Business Regulation, for off-premises consumption only; the sale of gasoline without garage, car repair, or carwash facilities; tobacco and related shops; private clubs; libraries and museums; retail outlets for the sale of food, toiletries, sundries, notions and drugs including pharmacies with drive-thru; leather goods and luggage; household appliances; sporting goods; hobby shops; pet shops, school, colleges/universities; supplies and veterinarian services (not kennels); television, audio/video and radio sales (including repair); home and/or office supplies/equipment, computers, software sales and/or rentals; furniture (new and antique); shoe sales and repair; Laundromat, laundry and dry cleaning (with drive-thru but pickup station only); telephone sales and repair; government/public offices; printing/copying/mailing outlets; books, magazines and stationery; lawn/garden/hardware; gymnasiums and physical fitness centers; bed and breakfast facilities; awards and trophies; eye wear and hearing aid sales and service; and similar uses. Places of worship, day care centers, nursing homes, and assisted living facilities are also allowed. Café/restaurant, bank (~~without~~ with drive-~~through~~ thru), gourmet food store and individual medical and professional office uses are allowed when limited in size to 3,000 square feet.

RECOMMENDATION

The application is a request to amend the Land Development Code to allow specific drive-thru uses in the Lake Asbury Village Center zoning district.

Proposed change was presented to Lake Asbury CAC as informational item. There was general support for the proposed change.

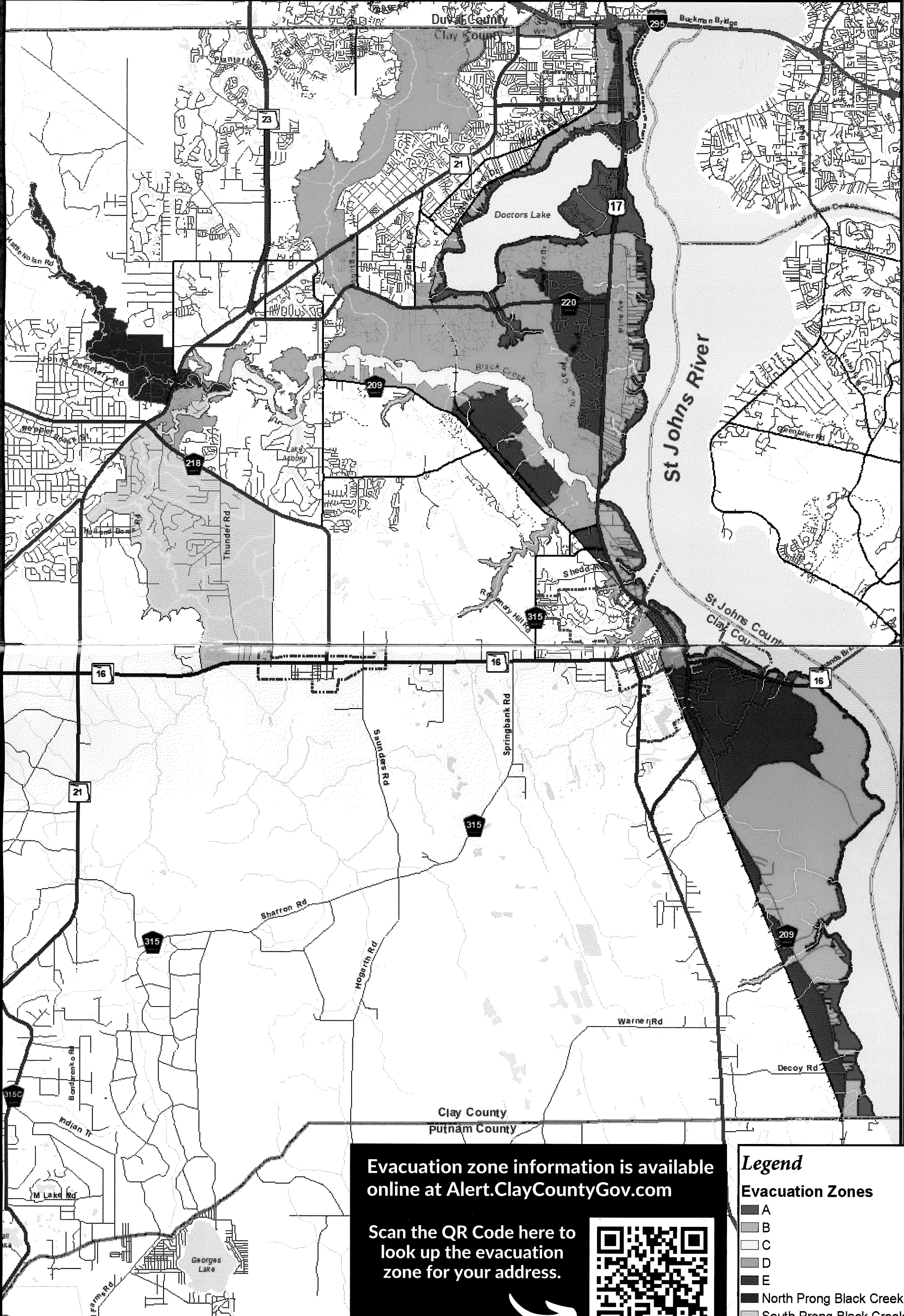
Staff has reviewed the proposed changes and recommends approval of the proposed changes as set forth above.

Planning Commission voted 3-3 on a motion to recommend approval of the proposed LDC change.

QUESTIONS

Attachment
“G”
Evacuation Zones

CLAY COUNTY EVACUATION ZONES



Evacuation zone information is available online at Alert.ClayCountyGov.com

Scan the QR Code here to look up the evacuation zone for your address.



Legend

Evacuation Zones

- A
- B
- C
- D
- E
- North Prong Black Creek
- South Prong Black Creek
- Evacuation Route
- ▭ Municipal Boundary