



BOARD OF COUNTY COMMISSIONERS MEETING MINUTES

May 28, 2019

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

INVOCATION

Commissioner Rollins

PLEDGE

Commissioner Hutchings

CALL TO ORDER

Chairman Cella called the meeting to order at 4:02 P.M.

ROLL CALL

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

Absent: None

Staff Present: Acting County Manager Lorin Mock
County Attorney Courtney K. Grimm
Commission Auditor Mike Price
Chief Assistant County Attorney Fran Moss

A MOMENT IN HISTORY

Vice Chairman Hendry reported of a plane crash that killed nine service men at Thunderbolt Field, piloted by Lt. Commander Lester Key, on June 14, 1951.

ARTWORK

There was no Artwork on the agenda.

PET ADOPTIONS

Kelly Kinney, Friends of Clay County Animals, brought two kittens to the meeting and asked for help from those who may want to consider fostering kittens taken to Animal Services.

APPROVAL OF MINUTES

Commissioner Rollins moved, seconded by Commissioner Hutchings, and carried 5-0, to approve the minutes for the May 14, 2019 and May 20, 2019 BCC meetings.

1. May 14, 2019 BCC Minutes
2. May 20, 2019 BCC Special Meeting Minutes

PUBLIC COMMENTS

No public comments were received.

CONSENT AGENDA

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

3. Finance Business
The Finance Department business is submitted to request approval and ratification by the Board for various warrants and disbursements in order to meet the requirements of Ch. 136.06 (1), FI Statute. Acceptance and disposal of various Board property and various documents are submitted for the Board's information. At times, approval is requested for various finance related issues.
4. Finance & Audit Committee Business
Approval of the Finance & Audit Committee Minutes of May 21, 2019.
5. Tourist Development Council Committee Business
Approval of the March 27, 2019 Tourist Development Council Meeting Minutes.

PLANNING AND ZONING

6. Final Public Hearing to consider Adoption of DRI 2019-02 to revise DRI termination, expiration and phasing schedule dates, remove Commerce Center designation, and amend parcel boundaries. (P.C. voted 7-0 to approve).

Public Hearing to consider Adoption of DRI 19-02 amending the Villages of Argyle DRI/DO Map H to amend the DRI termination date and expiration date and phasing schedule consistent with the extensions allowed under state law; amending the Map H to eliminate the Commerce Center designation, amending Map H to adjust the boundaries of parcels 43 and 49, combine parcels 44 and 45 into new parcel 44, and to divide parcel 43 into parcels 43A, 43B and 43C. Located in Planning District 2, Commission District 2, Mr. Bolla.

Carolyn Morgan, Chief Planner, presented the item to the Board for consideration.

Staff recommended approval.

John O'Connor, 1590 Island Lane, Suite 28, Fleming Island, addressed the Board and stated that he was available for questions.

Chairman Cella opened the public hearing and receiving no request to speak closed the public hearing.

With no further discussion, Commissioner Bolla moved, seconded by Commissioner Rollins, and carried 4-0, to approve the adoption of DRI Amendment 2019-02 as presented.

7. Final Public Hearing to consider adoption of PUD 19-05, Armstrong Mixed Use, located at Oakleaf Plantation Parkway and Royal Pines Drive on 121.24 acres (P.C. voted 7-0 to approve).

Public Hearing to consider adoption of PUD 19-05 Armstrong Mixed Use, located at Oakleaf Plantation Boulevard and Royal Pines Drive on 121.24 acres, in Planning District 2, and Commission District 2, Mr. Bolla.

Carolyn Morgan, Chief Planner, presented the item to the Board for consideration.

Staff recommended approval.

John O'Connor, 1590 Island Lane, Suite 28, Fleming Island, addressed the Board and stated that he was available for questions.

Chairman Cella opened the public hearing.

Susan Fraser, SLF Consulting, Inc., 3517 Park Street, Jacksonville, Agent for Armstrong Ventures, LLC, addressed the Board and stated that she was available for questions.

Chairman Cella closed the public hearing.

With no further discussion, Commissioner Bolla moved, seconded by Commissioner Hutchings, and carried 4-0, to approve the adoption of PUD-19-05 as presented.

NEW BUSINESS

8. Alderman Road ROW Closure and Gain

Dale Smith, Public Works Director, presented the item to the Board for consideration. During his presentation, Mr. Smith informed the Board that the Resolution presented in their agenda packets needed a correction. He explained that on Page 1, paragraph 5 of the document, that verbiage needed to be modified prior to the Chairman's signature if the Board approved the item. Mr. Smith explained the correction to the Board.

During discussions, County Attorney Grimm reported that the acceptance of the deed for the parcel across the street would also need to be approved at this time along with the Resolution.

Commissioner Rollins moved and seconded by Commissioner Hutchings to approve the deed with the changes as presented and for the acceptance of the additional parcel as stated.

Chairman Cella opened the public hearing and receiving no request to speak closed the public hearing.

Commissioner Rollins restated the motion with a second from Commissioner Hutchings. Motion carried 4-0.

At this point in the meeting, Commissioner Hutchings left the meeting at 5:39 P.M.

9. Plat Bond for Eagle Landing Phase 6 (AKA Oakland Hills)

Dale Smith, Director of Public Works, presented the item to the Board for consideration.

Mr. Smith requested approval of the plat and for permission to enter into the Interlocal Agreement for Eagle Landing Phase 6.

With no discussion, Commissioner Bolla moved, seconded by Commissioner Hutchings, and carried 5-0, to accept the plat and to enter into the Interlocal Agreement for Eagle Landing Phase 6 as presented.

10. Acceptance of Final Plat For Recording Oakland Hills at Eagle Landing Acceptance of Final Plat for Recording

Dale Smith, Public Works Director, presented the item to the Board for consideration.

During discussions, County Attorney Grimm also addressed the Board.

With no further discussion, Commissioner Bolla moved, seconded by Commissioner Hutchings, and carried 5-0, to accept the Final Plat for recording for Oakland Hills at Eagle Landing.

11. Solid Waste Collection Assessment Rate

Approval of the Solid Waste Collection Assessment rate for Fiscal Year 2019-2020. This rate will be used in the preparation of the Solid Waste Collection Assessment Roll and included in the notice to affected property owners for the upcoming year. Funding Source: Revenue (M. Towns)

Milton Towns, Environmental Services, requested approval of the Curbside Collection Assessment Rate for FY 19/20. Mr. Towns reported that a rate adjustment was needed based upon an increase in costs by roughly 3% per year due to CPI and fuel adjustments and added that Contract cost represents about 96% of the total budget. During his presentation, Mr. Towns proposed that the Board return to the rate that was previously charged in 2010 and 2011 of \$154.44 per residential unit, which would be an increase in \$1.27 per month with no increase in the Disposal Assessment Rate. Mr. Towns added that the total Assessment for both the Collection and Disposal Assessments would be \$226.44.

During Board discussion, Chairman Cella stated that he would like to make sure staff remains diligent with Advanced Disposal to ensure that the citizens of Clay County continue to get the services that they are paying for.

Following discussions, Commissioner Hutchings moved, seconded by Vice Chairman Hendry, and carried 4 to 1 with Commissioner Rollins dissenting, to approve the increase in the Solid Waste Collection Assessment as presented.

12. Discussion regarding purchase of two parcels of real property and request to use the alternative notice procedure provided for in Section 2.175 of the Clay County Code for the purchase of one or both of the parcels

Acting County Manager Mock reported that the County's Facilities Operations and Maintenance Department was exploring the purchase of a couple of parcels of property for the County's use and requested Board direction as to whether or not to continue its exploration and if found feasible to seek to negotiate potential purchase terms. Mr. Mock added that one location would be for a proposed fire station site and the other would be

for facility/parking expansion adjacent to the Administration Building. Mr. Mock reported that the purchase of one parcel would be by an alternative procedure provided for by Section 2.175 of the Clay County Code and that the other parcel would be by a more traditional purchase & procurement procedure.

Following Board discussion, Commissioner Hutchings moved, seconded by Commissioner Rollins, and carried 5-0, to have staff pursue the purchase of the two parcels of real property and to use the alternative notice procedure as requested during comments by Mr. Mock.

13. Division of Historical Resources Grant Application for the Clay County Historical Courthouse Facility Restoration Project

Approval to apply for a Department of State Historic Preservation Grant funding through the Division of Historical Resources for the Clay County Historical Courthouse Facility Restoration Project. The grant requires a 50% match (\$150,000). Additional approval of the accompanying Resolution approving submittal of the grant application and confirming dedication of the matching funds. The application deadline for this grant is June 1, 2019.

James Householder, Director of Facilities, presented the item to the Board for consideration.

Mr. Household requested approval to apply for the grant and for the approval of the accompanying Resolution.

Following Board discussion, Commissioner Rollins moved, seconded by Commissioner Hutchings, and carried 5-0, to have staff apply for a Department of State Historic Preservation Grant as presented along with approval of the accompanying Resolution approving submittal of the grant application and confirming dedication of the matching funds.

At this point in the meeting, Chairman Cella updated the Board on the status of the negotiations with the new County Manager. The Chairman informed everyone that he had a meeting with Mr. Wanamaker earlier in the day and that he was moving forward with presenting him with a proposed contract on Thursday. Mr. Cella added that the Board would consider and vote on the contract on June 11, 2019 with a start date of employment on June 18, 2019.

COUNTY MANAGER/CLERK OF THE BOARD

Acting County Manager Mock announced that a Best of Clay Award for the Kids Fun Place at Ronnie Van Zant Park was awarded by Clay Today. Kudos to the Parks Department.

Mr. Mock informed the Board that back February of this year the Board provided permission to the staff to apply for a Dollar General Early Literacy Grant for \$3,000. Mr.

Mock reported that the County received a check in the amount of \$2,000 and in order to process the check the Board must officially receive the Grant along with the check.

Commissioner Hutchings moved, seconded by Commissioner Rollins, and carried 5-0, to have the Board officially receive the Grant and the check, which would then allow staff to use the funding as outlined within the Grant guidelines.

COUNTY ATTORNEY

The County Attorney had no items for discussion.

TIME CERTAINS

14. 5:00 P.M. or as soon thereafter as can be heard - Final Public Hearing on the adoption of an Ordinance adopting a modified impact fee study and increasing transportation impact fees

After months of discussion, Ed Lehman, Director of Planning & Zoning, provided the Board with an amendment to the Clay County Amended Road Impact Fee Ordinance for consideration. Mr. Lehman reported that the changes reflect a change in the impact fee rate from a volume to capacity (v/c) ratio of 1.0 to a v/c ratio of .65 resulting in increased impact fees due on development and added that the current Impact Fee Study had been modified to reflect the calculations for a v/c ratio of .65. Mr. Lehman reported that the lower v/c ratio of 0.65 was based solely upon the Tindale Oliver Impact Fee Study methodology which has been verified by Tindale Oliver.

Board discussion followed with questions to staff.

During discussions, County Attorney Grimm reported that with regard to documents that were attached to the agenda, modifications were needed due to a mathematical error and would be revised accordingly.

Chairman Cella opened the public hearing.

Allen Skinner, 4469 Ortega Forrest Dr., Jacksonville, land owner in the Lake Asbury Master Plan area, addressed the Board.

George Egan, 1845 Towncenter Blvd, Fleming Island, addressed the Board.

Jessie Spradley, Northeast Florida Builders Association, 6747 Southpoint Parkway, Jacksonville, addressed the Board.

Chairman Cella closed the public hearing.

At this point in the meeting, Vice Chairman Hendry left the meeting at 5:17 P.M.

Following Board discussion, Commissioner Bolla made the motion to adopt the ordinance as presented with the exception of the automatic provision to remove the

Impact Fee on commercial properties as stated in the St. Johns County Ordinance. He further made the motion to accept the modified study by Tindell Oliver as discussed and to direct the sunset of the Concurrency and Fair Share program.

Commissioner Hutchings seconded the motion.

Motion carried 3 to 1 with Commissioner Rollins dissenting.

LETTERS OF DOCUMENTATION

Chairman Cella acknowledged the Letters of Documentation.

15. Bid Opening Tabulations

Bid Opening Tabulation for May 14, 2019:

A. Bid #18/19-29, Printing, Mailing and Design Services

Bid Opening Tabulation for May 21, 2019:

A. Bid #18/19-27, Waste Tire Management Services

PUBLIC COMMENTS

No public comments were received.

COMMISSIONERS' COMMENTS

Commissioner Bolla reported that he attended the Concert on the Green this past weekend which was a success and made comments about the location of next year's event.

Commissioner Bolla posed questioning to Acting County Manager Mock regarding the Jacksonville Transportation Authority/bus route.

Commissioner Bolla asked that discussion of Blueways, Bikeways, and Trail Ways be addressed at the upcoming Infrastructure and Development Committee.

Commissioner Rollins asked Interim County Manager Mock if staff could coordinate with the St. Johns River Water Management District to have a representative appear before the Board to provide an update on the status of the Black Creek Water Resource Project.

Commissioner Rollins reported that the bump on the bridge along SR 21 was not permanent and would be fixed upon completion of the project.

Chairman Cella stated that he would like to see the Board agenda be rearranged to push the Planning & Zoning items toward the end of the meeting.

The meeting adjourned at 5:45 P.M.

Attest:

Clerk of the Board

Chairman or Vice-Chairman