

# City of Jacksonville

117 W Duval St  
Jacksonville, FL 32202



## Meeting Minutes - Amended

Tuesday, November 19, 2019

9:30 AM

Council Chambers 1st Floor, City Hall

### Finance Committee

*Aaron Bowman, Chair*

*LeAnna Cumber, Vice Chair*

*Randy DeFoor*

*Terrance Freeman*

*Tommy Hazouri*

*Ju'Coby Pittman*

*Ron Salem, Pharm. D.*

*Legislative Assistant: Crystal Shemwell*

*Legislative Assistant: Juliette Williams*

*Council Auditor: Kyle Billy*

*Chief of Research: Jeff Clements*

*Deputy General Counsel: Peggy Sidman*

*Administration: Rachel Lockhart*

*Asst. Council Auditor: Kim Taylor*

If a person decides to appeal any decision made by the Council with respect to any matter considered at such meeting, such person will need a record of the proceedings, and for such purposes, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**Meeting Convened: 9:32 AM**

**Meeting Adjourned: 10:30 AM**

**NOTE: The next regular meeting will be held Tuesday, December 3, 2019.**

President Bowman asked Council Auditor Kyle Billy to give a briefing on JEA's Performance Unit Plan (PUP), a staff retention program. Mr. Billy explained his concerns about the potential cost of the program and its impact on the City's proceeds from a recapitalization event. Mr. Billy said that he has received a copy of a letter from JEA CEO Aaron Zahn to General Counsel Jason Gabriel saying that the plan has been put on hold and has been informed by the JEA's board chair that the board will discuss the plan at its next meeting. He described how the PUP would operate and gave potential value scenarios with and without JEA recapitalization. Mr. Billy noted that there is no cap on the potential payouts to employees and recommended that a cap be added per unit and overall. He believes a legal opinion should be obtained to determine if this PUP could be unilaterally adopted by JEA without any participation or approval by City Council. Mr. Billy reviewed a list of issues and concerns regarding the proposal and recommended that it be rescinded by JEA and a discussion be started with JEA about the plan.

In response to a question from the Chair, Deputy General Counsel Peggy Sidman said that General Counsel Jason Gabriel has written a letter to Mr. Zahn stating that the PUP as proposed does not comport with state law. Council Member Hazouri urged that the JEA officially rescind the Performance Unit Plan in writing. In response to a question from Council Member Freeman, Sherry Hall of the JEA said that there was no November JEA board meeting and management has temporarily postponed the implementation of the PUP until the board can discuss it at its December meeting. Council Member Salem asked about other JEA performance incentive plans and the categories of employees to whom they apply. He urged that the PUP be completely rescinded. In response to a question from Council Member DeFoor, Mr. Billy said the PUP applied whether there is a JEA recapitalization or not, but the timing would change if there was a recapitalization event. Ms. DeFoor asked for a tabulation of all of the financial benefits that would accrue to JEA employees and management relating to a recapitalization (PUP, revised collective bargaining agreements, retention bonuses etc.).

**Item/File No.**

**Title History**

1. [2019-0555](#) ORD Auth the Approp of \$1,725,422.19 in funding from the City's General Fund, General Svc. Dist. Fund Balance, in order to provide funding for the repayment by the City of funds received from the State of FL Dept of Environmental Protection, Pursuant to that certain land & water conservation Fund Agreement No.12-00182 btwn the City & the State of FL ("Grant Agreement"), to allow for the future dev of Metropolitan Park; Apv & Auth Mayor & Corp Sec to Exec any Grant Agreeemt termination docs & othr agreemts as req by law.  
(B.T. 19-112)(Lotzia)(Req of Mayor)  
8/13/2019 CO Introduced: NCSPHS, TEU, F  
8/19/2019 NCSPHS Read 2nd & Rerefer  
8/19/2019 TEU Read 2nd & Rerefer  
8/20/2019 F Read 2nd and Rerefer  
8/27/2019 CO PH Read 2nd and Rerefered; NCSPHS,TEU,F  
9/5/2019 NCSPHS Meeting Cancelled/Defer  
9/5/2019 TEU Meeting Cancelled/Defer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 8/27/19

**DEFER**

2. [2019-0693](#) ORD-MC Regarding JEA; Amend Sec 21.07 (Fiscal & Budgetary Functions), Article 21 (JEA), City Charter, to create a New Subsection M to provide for a sharing of dividends to JEA customers based on JEA's change in net position. (Sidman)(Introduced by CM Dennis)  
9/24/2019 CO Introduced: TEU, F, R  
9/30/2019 TEU Read 2nd & Rerefer  
10/1/2019 F Read 2nd and Rerefer  
10/1/2019 R Read 2nd and Rerefer  
10/8/2019 CO PH Addnl Read 2nd and Rerefered;TEU,F,R  
Public Hearing Pursuant to Chapt 166, F.S.& to Sec. 21.11,City Charter & CR 3.601 – 10/8/19 & 11/12/19

**DEFER**

3. [2019-0725](#) ORD-MC Amend Sec 120.203 (Contributions: Refund of Contributions), Pt.2(Gen Employees Retirement Plan), Chapt. 120 (Gen Employees & Corrections Officers Pension Plans & all Employees Defined Contribution Retirement Plans), Ord Code, to provide for payment of JEA's unfunded actuarial accrued liability upon JEA recapitalization event; Making amendment contingent upon recapitalization event for a sunset date .  
(Sidman) (Introduced by CM Carlucci)  
10/8/2019 CO Introduced: TEU, F, R  
10/14/2019 TEU Read 2nd & Rerefer  
10/15/2019 F Read 2nd & Rerefer  
10/15/2019 R Read 2nd & Rerefer  
10/22/2019 CO PH Read 2nd and Rerefered;TEU,F,R  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 -10/22/19

**DEFER**

4. [2019-0726](#) ORD Apv Collective Bargain Agreemt bet JEA & Jacksonville Supervisors Assn (JSA), such agreemnt commencing 10/1/19 & ending 9/30/22 (Granat) (Req of JEA)  
 10/8/2019 CO Introduced: TEU, F, R  
 10/14/2019 TEU Read 2nd & Rerefer  
 10/15/2019 F Read 2nd & Rerefer  
 10/15/2019 R Read 2nd & Rerefer  
 10/22/2019 CO PH Read 2nd & Rerefered;TEU,F,R  
 11/18/2019 TEU Approve 6-1 (Becton)  
 11/19/2019 F Approve 7-0  
 11/19/2019 R Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 -10/22/19

### APPROVE

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

### AUDITOR'S COMMENT

**The Guaranteed Employee Benefits noted below that would occur upon a Recapitalization Event will reduce any net proceeds to the City from a sale of JEA.**

#### Significant Agreement Changes:

1. Estimated increased cost of 3-year contract - \$3.5 million
2. General annual wage increases of 3.5% for Fiscal Years 19/20, 20/21, and 21/22
3. Increase in standby pay from flat dollar amount to 1.5 times hourly rate of employee
4. Increase of \$25 in safety shoe voucher
5. Paid parental leave program allowing up to 6 weeks of paid leave effective 1/1/20

#### Guaranteed Employee Benefits upon a Recapitalization Event

1. Retention Payment (cash payment of employee's annual base salary paid out over a two-year period) – estimated cost \$18.5 million
2. Employee Protection (substantially comparable employee compensation and benefits for a three-year period) - estimated cost of \$61 million, not including benefits
3. Provides for protection of employee pensions in accordance with 2019-566-E

### COMMITTEE DISCUSSION

In response to a question from Council Member Salem about how many JEA employees are not covered by the 5 collective bargaining agreements, Sherry Hall, JEA Chief Government Affairs Officer, said about 400 appointed employees. In response to a question from Council Member Hazouri about who has been negotiating the agreements with the unions and whether a JEA board member is involved, Ms. Hall said a labor relations team representing management did the negotiating. The board member Mr. Hazouri is referring to is involved in a different negotiation with the unions, not related to these collective bargaining agreements. Mr. Hazouri asked Deputy General Counsel Peggy Sidman to see if board member participation in negotiations is a normal or an unusual practice.

- 5. [2019-0727](#) ORD Apv Collective Bargain Agreemt bet JEA & American Federation of State (AFSCME), County & Municipal Employees, FL Council 79, Local 429 (AFSCME), such agreemnt. Commencing 10/1/19 & ending 9/30/22 (Granat) (Req of JEA)  
 10/8/2019 CO Introduced: TEU, F, R  
 10/14/2019 TEU Read 2nd & Rerefer  
 10/15/2019 F Read 2nd & Rerefer  
 10/15/2019 R Read 2nd & Rerefer  
 10/22/2019 CO PH Read 2nd & Rereferedl;TEU,F,R  
 11/18/2019 TEU Approve 6-1 (Becton)  
 11/19/2019 F Approve 7-0  
 11/19/2019 R Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 -10/22/19

**APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

**COMMENT**

**The Guaranteed Employee Benefits noted below that would occur upon a Recapitalization Event will reduce any net proceeds to the City from a sale of JEA.**

**Significant Agreement Changes:**

- 1. Estimated increased cost of 3-year contract - \$1.8 million
- 2. General annual wage increases of 3.5% for Fiscal Years 19/20, 20/21, and 21/22
- 3. One-time 1.5% lump sum ratification incentive
- 4. Paid parental leave program allowing up to 6 weeks of paid leave effective 1/1/20

**Guaranteed Employee Benefits upon a Recapitalization Event**

- 1. Retention Payment (cash payment of employee’s annual base salary paid out over a two-year period) – estimated cost of \$10.8 million
- 2. Employee Protection (substantially comparable employee compensation and benefits for a three-year period) - estimated cost of \$36 million, not including benefits
- 3. Provides for protection of employee pensions in accordance with 2019-566-E

6. [2019-0728](#) ORD Apv Collective Bargain Agreemt bet JEA & Jacksonville Professional Employees Assoc., such agreemnt commencing 10/1/19 & ending 9/30/22 (Granat) (Req of JEA)  
 10/8/2019 CO Introduced: TEU, F, R  
 10/14/2019 TEU Read 2nd & Rerefer  
 10/15/2019 F Read 2nd & Rerefer  
 10/15/2019 R Read 2nd & Rerefer  
 10/22/2019 CO PH Read 2nd & Rerefered;TEU,F,R  
 11/18/2019 TEU Approve 6-1 (Becton)  
 11/19/2019 F Approve 7-0  
 11/19/2019 R Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 -10/22/19

### APPROVE

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

### COMMENT

The Guaranteed Employee Benefits noted below that would occur upon a Recapitalization Event will reduce any net proceeds to the City from a sale of JEA.

### Significant Agreement Changes:

1. Estimated increased cost of 3-year contract - \$5.9 million
2. General annual wage increases of 2% for Fiscal Years 19/20, 20/21, and 21/22
3. Performance Pay increases ranging from 0% to 4% each fiscal year
4. One-time 1.5% lump sum ratification incentive
5. Increases in pay range minimums (2%) and maximums (3.5%) each fiscal year
6. Paid parental leave program allowing up to 6 weeks of paid leave effective 1/1/20

### Guaranteed Employee Benefits upon a Recapitalization Event

1. Retention Payment (cash payment of employee's annual base salary paid out over a two-year period) – estimated cost of \$25.9 million
2. Employee Protection (substantially comparable employee compensation and benefits for a three-year period) - estimated cost of \$90 million, not including benefits
3. Provides for protection of employee pensions in accordance with 2019-566-E

- 7. [2019-0729](#) ORD Apv Collective Bargain Agreemt bet JEA & Northeast Florida Public Employees' Local 630 LIUNA; such agreemnt commencing 10/1/19 & ending 9/30/22 (Granat) (Req of JEA)  
 10/8/2019 CO Introduced: TEU, F, R  
 10/14/2019 TEU Read 2nd & Rerefer  
 10/15/2019 F Read 2nd & Rerefer  
 10/15/2019 R Read 2nd & Rerefer  
 10/22/2019 CO PH Read 2nd & Rerefered;TEU,F,R  
 11/18/2019 TEU Approve 6-1 (Becton)  
 11/19/2019 F Approve 7-0  
 11/19/2019 R Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 -10/22/19

**APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

**COMMENT**

The Guaranteed Employee Benefits noted below that would occur upon a Recapitalization Event will reduce any net proceeds to the City from a sale of JEA.

**Significant Agreement Changes:**

- 1. Estimated increased cost of 3-year contract - \$4.1 million
- 2. General annual wage increases of 3.5% for Fiscal Years 19/20, 20/21, and 21/22
- 3. Increase in standby pay from flat dollar amount to 1.5 times hourly rate of employee
- 4. Increase of \$25 in safety shoe voucher
- 5. Paid parental leave program allowing up to 6 weeks of paid leave effective 1/1/20

**Guaranteed Employee Benefits upon a Recapitalization Event**

- 1. Retention Payment (cash payment of employee’s annual base salary paid out over a two-year period) – estimated cost of \$24 million
- 2. Employee Protection (substantially comparable employee compensation and benefits for a three-year period) - estimated cost of \$80 million, not including benefits
- 3. Provides for protection of employee pensions in accordance with 2019-566-E

8. [2019-0730](#) ORD Apv Collective Bargain Agreemt bet JEA & IBEW Local 2358,; such agreemnt commencing 10/1/19 & ending 9/30/22 (Granat) (Req of JEA)  
 10/8/2019 CO Introduced: TEU, F, R  
 10/14/2019 TEU Read 2nd & Rerefer  
 10/15/2019 F Read 2nd & Rerefer  
 10/15/2019 R Read 2nd & Rerefer  
 10/22/2019 CO PH Read 2nd & Rerefered;TEU,F,R  
 11/18/2019 TEU Approve 6-1 (Becton)  
 11/19/2019 F Approve 7-0  
 11/19/2019 R Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 -10/22/19

### APPROVE

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

### COMMENT

The Guaranteed Employee Benefits noted below that would occur upon a Recapitalization Event will reduce any net proceeds to the City from a sale of JEA.

### Significant Agreement Changes:

1. Estimated increased cost of 3-year contract - \$7.7 million
2. General annual wage increases of 3.5% for Fiscal Years 19/20, 20/21, and 21/22
3. Increase in standby pay from flat dollar amount to 1.5 times hourly rate of employee
4. Paid parental leave program allowing up to 6 weeks of paid leave effective 1/1/20

### Guaranteed Employee Benefits upon a Recapitalization Event

1. Retention Payment (cash payment of employee's annual base salary paid out over a two-year period) – estimated cost of \$43.7 million
2. Employee Protection (substantially comparable employee compensation and benefits for a three-year period) - estimated cost of \$145 million, not including benefits
3. Provides for protection of employee pensions in accordance with 2019-566-E

9. [2019-0758](#) ORD Approp \$270,000.00 (\$202,500.00 from Dept of Homeland Security - Port Security Grant Prog & Local Match of \$67,500.00 from City's Reserves) to fund CBRNE Port and Maritime Vessel Support System & Port Stationary Detection System. Auth Grant Award btwn Dept of Homeland Security & the City of Jax; Designate Oversight by Emerg Preparedness Div. (BT 20-014) (McCain) (Req of Mayor) (Co-Sponsored by CM Dennis)  
 10/22/2019 CO Introduced:NCSPHS, F  
 11/4/2019 NCSPHS Read 2nd & Rerefer  
 11/5/2019 F Read 2nd and Rerefer  
 11/12/2019 CO PH Read 2nd and Rerefered; NCSPHS, F  
 11/18/2019 NCSPHS Amend/Approve 4-0  
 11/19/2019 F Amend/Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 11/12/19

**AMEND/APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

**AMENDMENT**

1. Pg. 1, line 12 and pg. 2, line 8: insert "Drone" after "Stationary"
2. Clarify funding source of City match is General Fund-GSD Reserve for Federal Programs
3. Pg. 2, line 20: spell out "UAVs"
4. Correct section numbering in bill
5. Attach revised Exhibit 1 to correct BT

10. [2019-0759](#) ORD Apv & Adopting Revised Underwriting Guidelines for JSEB access to Capital Prog to clarify pre-qualification criteria & required documentation. (McCain) (Req of Mayor)  
 10/22/2019 CO Introduced:F,R  
 11/5/2019 F Read 2nd and Rerefer  
 11/5/2019 R Read 2nd and Rerefer  
 11/12/2019 CO PH Read 2nd and Rerefered,F,R  
 11/19/2019 F Approve 7-0  
 11/19/2019 R Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 11/12/19

**APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

11. [2019-0761](#) ORD Approp \$150,000.00 from Gen Fund – Fund Balance to PAO to support Media Campaign for 2020 Census. (BT 20-016) (McCain) (Req of Mayor) (Co-Sponsored by CM Dennis, Bowman, Hazouri, Freeman, DeFoor & Salem)  
10/22/2019 CO Introduced: F  
11/5/2019 F Read 2nd and Rerefer  
11/12/2019 CO PH Read 2nd and Rerefered;F  
11/19/2019 F Amend/Approve 7-0  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 11/12/19

### AMEND/APPROVE

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

### AMENDMENT

**Clarify funding source is from the General Fund/General Services District fund balance**

#### COMMITTEE DISCUSSION

Deputy CAO Stephanie Burch gave an overview of the City's efforts to ensure complete participation in the 2020 Census. This bill appropriates funds for a marketing campaign to publicize the census and encourage participation. It is estimated that \$1,145 in federal funding lost to the City for every person who does not fill out the census. It is also a tremendous source of data for a wide variety of uses, and will also provide the data for the 2021 redistricting of City Council districts. A Complete Count Committee has been appointed to lead the publicity effort. Council Member Pittman urged creation of incentives for hard to count, low response populations to get their participation. Council Member Hazouri asked about what efforts are being planned. Ms. Burch said the City is working with Census Bureau to assist their efforts, and staff have been meeting with all appointed boards and commissions to publicize the importance of the census and asking them to publicize it widely. For the first time in 2020 the census can be filled out online, by phone, or on paper. The census counts places of residence as of April 1, 2020. The process will start with the annual homeless count in January, followed by group residences (nursing homes, dorms, jails, etc.) in February. Online response begins March 12th and they will follow up in areas where response is low. The hope is to overcome reluctance to participate with education. Ms. Burch said the census never asks for personal or financial data (Social Security number, bank information, etc.). Council Member Freeman said yesterday's lunch and learn presentation talked about the job opportunities for census takers. Trust in the community is important because lack of trust deters many people from responding. In response to a question from Council Member DeFoor about when council members should be having town hall meetings to discuss census participation, Ms. Burch suggested starting in January. Chairman Bowman said that according to his research some Florida counties are doing much more than Jacksonville and some much less with regard to census participation, and he asked if \$150,000 enough to do the job. Ms. Burch said that amount is enough for now, but they're also trying to raise more money from the private sector and non-profits who also have a stake in getting a complete count. They are also leveraging an army of community ambassadors to spread the word. Council Member Salem asked to see a copy of the census questions.

12. [2019-0764](#) ORD Approp \$307,894.53 from the Sale of Water Quality Compensatory Credits pursuant to Ord 2017-516-E in order to Perform Water Quality Improvement Work in the Downtown Area; Amend the 2020/2024 5-Yr CIP Apvd. by Ord 2019-505-E to use Proceeds from the Proj. entitled "Downtown Water Quality Improvement-Water Quality Credits Sale" (B.T. 19-127) (Mc Cain) (Req of Mayor)  
 10/22/2019 CO Introduced: NCSPHS, TEU, F  
 11/4/2019 NCSPHS Read 2nd & Rerefer  
 11/4/2019 TEU Read 2nd & Rerefer  
 11/5/2019 F Read 2nd and Rerefer  
 11/12/2019 CO PH Read 2nd and Rerefered; NCSPHS, TEU, F  
 11/18/2019 NCSPHS Amend/Approve 4-0  
 11/18/2019 TEU Amend/Approve 7-0  
 11/19/2019 F Amend/Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –11/12/19

**AMEND/APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

**AMENDMENT**

1. Correct Explanation of Appropriation section
2. Scrivener's pg. 2, line 21 correct "improvement"

13. [2019-0765](#) ORD Approp \$211,575.00 from the Traffic Calming Constrn. Proj. to the Southside Estates Traffic Calming Proj.; Amend the 2020/2024 5 Yr CIP Apvd. by Ord 2019-505-E to reduce funding for the Proj. entitled "Traffic Calming Constrn." & Provide Funding for the Proj. entitled "Southside Estates Traffic Calming" (B.T. 20-013) (McCain) (Req of Mayor)  
 10/22/2019 CO Introduced: NCSPHS, TEU, F  
 11/4/2019 NCSPHS Read 2nd & Rerefer  
 11/4/2019 TEU Read 2nd & Rerefer  
 11/5/2019 F Read 2nd and Rerefer  
 11/12/2019 CO PH Read 2nd and Rerefered; NCSPHS, TEU, F  
 11/18/2019 NCSPHS Amend/Approve 4-0  
 11/18/2019 TEU Amend/Approve 7-0  
 11/19/2019 F Amend/Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –11/12/19

**AMEND/APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

**AMENDMENT**

1. Correct Explanation of Appropriation section
2. Attach Revised BT to include revenue being transferred between projects
3. Scrivener's pg. 2, line 3 insert "to"

14. [2019-0767](#) ORD Approp \$750,000 from the NW Jax Economic Developmnt Fund-Supermarket Incentive Prog. to Subsidies & Contributions to Private Organizations to Commonwealth SDC,LLC ("Company") for the purpose of providing a \$750,000 Full Svc. Grocery Store Improvemnts Prog. Grant in Connection with the Renovation of an existing , vacant, 49,000 Sq. Ft. Grocery Store at 1020 N. Edgewood Ave. in a Food Desert Area to be Leased to a New Full-Svc. Grocery Store Tenant, Apv & Auth execution of docs. by the Mayor or his Designee & Corp. Sec.;Auth Approval of technical amendmnts by the Exec. Director of the OED; Provide for City Oversight by OED; Affirm the Proj.'s Compliance with the Full Svc. Grocery Store Improvement Prog. Criteria Apvd. & Adopted by ORD 2019-245-E (B.T. 20-018)(Sawyer)(Req of Mayor) (Co-Sponsored by CM Dennis,R. Gaffney,Priestly Jackson, Newby, Carlucci ,Salem,Bowman, Hazouri, P{ittman, Freeman)  
 10/22/2019 CO Introduced: NCSPHS,F,R  
 11/4/2019 NCSPHS Read 2nd & Rerefer  
 11/5/2019 F Read 2nd and Rerefer  
 11/5/2019 R Read 2nd and Rerefer  
 11/12/2019 CO PH Read 2nd and Rerefered;NCSPHS,F,R  
 11/18/2019 NCSPHS Approve 4-0  
 11/19/2019 F Approve 7-0  
 11/19/2019 R Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 -11/12/19

**APPROVE****Scrivener's**

**Pg. 5, line 24: insert "Improvement" after "Store"**

**COMMITTEE DISCUSSION**

Director of Economic Development Kirk Wendland described the project to support Rowe's Supermarket to replace the Harvey's store that left the building recently. The bill appropriates \$750,000, which represents 21% of the total project capital investment. The City will pay the incentive after the project is completed, There is a 5-year proportional clawback if Rowe's leaves before then. Council Member Freeman thanked the OED for this good work. In response to a question from Council Member Cumber about whether there have been studies nationally about whether these subsidy programs work long-term, Mr. Wendland said he hasn't seen any data on that. The OED hired a consultant to look at what could be done and came up with a variety of programs to try. In response to a question from Council Member Hazouri, Mr. Wendland said the store will be leased to Rowe's by the current owner, not owned by Rowe's.

15. [2019-0768](#) ORD Approp \$300,000.00 from the NW Jax Economic Dev Fund – Supermarket Incentive Prog to the Mobile Markets Prog (in the amount of \$200,000) & the Transportation Prog (in the amount of \$100,000), to fund 2 pilot progs to address food deserts within NW Jax; Approving & Adopting the Objectives, Proposed Allocation of Funds & Criteria for the Food Desert Pilot Progs, consisting of the Delivery Initiatives Prog, the Mobile Market Prog, the Transportation Prog & the Expanded Inventory Offering Prog, as req by Ord 2019-245-E. (BT 20-019) (Sawyer) (Req of Mayor)(Co-Sponsored by CM Dennis, Salem & Pittman)  
 10/22/2019 CO Introduced: NCSPHS, F  
 11/4/2019 NCSPHS Read 2nd & Rerefer  
 11/5/2019 F Read 2nd and Rerefer  
 11/12/2019 CO PH Read 2nd and Rerefered; NCSPHS, F  
 11/18/2019 NCSPHS Amend/Approve 4-0  
 11/19/2019 F Amend/Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 -11/12/19

### AMEND/APPROVE

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

### AMENDMENT

1. Pg. 2, line 15: correct program name to “Transportation Program”
2. Include oversight department

### COMMITTEE DISCUSSION

Kirk Wendland said that when the City Council passed its "food desert" appropriation bill earlier this year, it required the OED to propose 4 programs to address the issue. This bill will fund 2 programs (see 2019-812 and 2019-813).

- 16. [2019-0769](#) ORD MC-Approp \$40,000.00 from Tourist Dev. Council fund to fund Equestrian Ctr. Grants Awarded pursuant to Sec. 666.108 (8) under the Tourist Dev. Plan set forth in Chapt. 666,Ord Code, to separately account for Equestrian Ctr. Grants & Allow Grant Funding to carryover each yr.; purpose; Amend Sec. 111.600 (Tourist Dev. Tax Special Rev. Fund; Dev., Contingency & Convention Grants Acct.),Pt. 6(Economic & Comm. Dev.) Chapt. 111 (Special Rev. & trust Accts),Ord Code; Amend Sec. 666.108 (Tourist Dev. Plan), Chapt. 666 (Duval County Tourist Dev. Plan), Ord Code; Amend Tourist Dev. Council grant Guidelines; Provide Codification Instructions (Hodges) (Req of Duval County Tourist Dev. Council)  
 10/22/2019 CO Introduced: NCSPHS, F  
 11/4/2019 NCSPHS Read 2nd & Rerefer  
 11/5/2019 F Read 2nd & Rerefer  
 11/12/2019 CO PH Read 2nd and Rerefered; NCSPHS, F  
 11/18/2019 NCSPHS Amend/Approve 4-0  
 11/19/2019 F Amend/Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 -11/12/19

**AMEND/APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

**AMENDMENT**

- 1. Attach revised BT to include all pages
- 2. Attach revised grant guidelines to correct scriveners
- 3. Include invoking of Section 126.107(g) Convention Sales and Services Contractor to award convention grants and the Equestrian Center facility manager to award equestrian center grants
- 4. Correct Section numbering

17. [2019-0771](#) ORD Approp \$255,207.00 from Sidewalks/Bikelanes-Countywide & from Sidewalk Constrn.-New to Ellis Rd Sidewalk Improvemt to Complete Constrn of New Sidewalks along W/S of Ellis Rd from Lenox Ave to Normandy Blvd; Amending the 2020/2024 5 Yr. CIP Apvd. by Ord 2019-505-E to reduce funding for the Projs. Entitled "Sidewalks/Bikelanes-Countywide" & "Sidewalk Construction-New" & to provide funding for the Proj. Entitled "Ellis Rd Sidewalk Improvements" (BT 19-126) (McCain) (Req of Mayor) (Co-sponsored by CM Dennis)  
 10/22/2019 CO Introduced: NCSPHS,TEU, F  
 11/4/2019 NCSPHS Read 2nd & Rerefer  
 11/4/2019 TEU Read 2nd & Rerefer  
 11/5/2019 F Read 2nd and Rerefer  
 11/12/2019 CO PH Read 2nd and Rerefered; NCSPHS, TEU, F  
 11/18/2019 NCSPHS Amend/Approve 4-0  
 11/18/2019 TEU Amend/Approve 7-0  
 11/19/2019 F Amend/Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 -11/12/19

**AMEND/APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

**AMENDMENT**

1. Attach revised BT to include revenue transfer and authorize movement of actuals by Accounting
2. Attach revised CIP sheets to correct years of appropriations
3. Pg. 2, line 28 strike "replacement" and insert "construction"

18. [2019-0772](#) ORD Auth & Apv Mayor & Corp Sec to Execute & Deliver, for & on behalf of the City, the Restrictive Covenant btwn & among the City, the Mandarin Museum & Historical Society, & State of FL, Dept of State, Div of Cultural Affairs; Auth & Apv Mayor & Corp Sec to Execute & Deliver, for & on behalf of the City, the 2nd Amend to license agreemt btwn the City & the Mandarin Museum & Historical Society; Oversight by Parks, Recreation & Comm Svcs Dept. (McCain)(Req of Mayor)  
 10/22/2019 CO Introduced: NCSPHS,F  
 11/4/2019 NCSPHS Read 2nd & Rerefer  
 11/5/2019 F Read 2nd and Rerefer  
 11/12/2019 CO PH Read 2nd and Rerefered; NCSPHS,F  
 11/18/2019 NCSPHS Amend/Approve 4-0  
 11/19/2019 F Amend/Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 -11/12/19

**AMEND/APPROVE**

**Aye:** 7 - Bowman, Cumber, DeFoor, Freeman, Hazouri, Pittman and Salem

**AMENDMENT**

1. Pg. 1, line 16 and pg. 2, line 29: insert “the” before “license”
2. Clarify in bill that end date of license agreement is 2/28/30
3. Attach revised Exhibit 2 to correct term end date

19. [2019-0773](#) ORD Approp \$1,500,000.00 in Grant Funds from the St. Johns River Water Mgmt. Dist for its participation in the costs of McCoy’s Creek Improvemt Proj; Amending the 2020/2024 5 Yr. CIP Apvd. by Ord 2019-505-E to provide funding for the Proj. Entitled “McCoy’s Creek Restoration”; Auth Mayor & Corp Sec to Execute & Deliver, for & on behalf of the City, the Cost Share Agreemt btwn the St. Johns River Water Mgmt. Dist & the City; Oversight by the Engineering & Constrn Mgmt Div of the P.W. Dept. (B.T. 19-128)(McCain)(Req of Mayor) (Co-Sponsored by CM Dennis, Ferraro, Carlucci, Newby, R. Gaffney, Priestly Jackson, DeFoor, Salem, Pittman, Freeman & Bowman)  
 10/22/2019 CO Introduced: NCSPHS, F, JWW  
 11/4/2019 NCSPHS Read 2nd & Rerefer  
 11/5/2019 F Read 2nd and Rerefer  
 11/12/2019 CO PH Read 2nd and Rerefered; NCSPHS, F  
 11/13/2019 JWW Approve 7-0  
 11/18/2019 NCSPHS Approve 4-0  
 11/19/2019 F Approve 7-0  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 -11/12/19

**APPROVE****SCRIVENER’S****Correct labeling of Exhibit 3**

20. [2019-0804](#) ORD Approp \$920,699.00 from Amphitheater (Daily’s Place) Rev to Amphitheater Expense to fund Capital Improvmt & Maint needs at Daily’s Place (B.T. 20-027) (McCain) (Req of Mayor)(Co-Sponsored by CM Dennis)  
 11/12/19 CO Introduced: NCSPHS, F  
 11/18/2019 NCSPHS Read 2nd & Rerefer  
 11/19/2019 F Read 2nd & Rerefer  
 Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –11/26/19

**READ 2ND AND REREFER**

21. [2019-0806](#) ORD Apv & Auth Purchase & Sale Agreement bet COJ & M & M Dairy, Inc. & all closing docs relating thereto & take all necessary actions to Effectuate purposes of Agreement for Acquisition by buyer at Negotiated Purch Price of \$805,600.00 of real propty at 12210 New Berlin Rd (R.E.# 106596-0000), Comprising Approx 10.52 Acre for location of New Library. (McCain) (Req of Mayor) (Dist. 2-CM Ferraro)  
11/12/19 CO Introduced: NCSPHS, F  
11/18/2019 NCSPHS Read 2nd & Rerefer  
11/19/2019 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –11/26/19

**READ 2ND AND REREFER**

22. [2019-0808](#) ORD Approp \$250,000.00 from Pretrial Detention Facility – Maint & Upgrades Proj to Montgomery Correctional Facility- MCC Women’s Dorm Generator Replacmt proj to provide funding for purch & installtn of replacemt generator at Montgomery Correctional Facility’s Women’s dorm; Amend 2020-2024 5-yr Cap Improv Prog Apv by Ord 2019-505-E to reduce funding for “Pretrial Detention Facility – Maint.& Upgrades” proj & to prov funding for “Montgomery Correctional Facility – MCC Women’s Dorm Generator Replacement.” (B.T. 20-022)(McCain)(Req of Mayor) (Co-Sponsored by CM Dennis)  
11/12/2019 CO Introduced: NCSPHS, F  
11/18/2019 NCSPHS Read 2nd & Rerefer  
11/19/2019 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –11/26/19

**READ 2ND AND REREFER**

23. [2019-0809](#) ORD Approp \$35,000.00 from State of FL Div of Historical Resources to hire Historic Preservation Consultant to map Old City Cemetery; Apv & Auth Mayor, or designee & Corp Sec to Execute & Deliver agreement bet State of FL Dept of State & COJ; Oversight by Planning & Dev Dept. (B.T. 20-015) (McCain) (Req of Mayor)  
11/12/2019 CO Introduced: NCSPHS, F  
11/18/2019 NCSPHS Read 2nd & Rerefer  
11/19/2019 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –11/26/19

**READ 2ND AND REREFER**

24. [2019-0810](#) ORD Approp of \$8,000,000.00 from Gen. Fund Balance to Shands Jax Medical Center, Inc D/B/A UF Health (“Shands”) to fund legally req’d County Hospital Expenses; Apv & Auth Mayor, or his designee & Corp Sec to Exec & Deliver an Amendment One to Indigent Care Agreemt btwn the City & Shands dated 6/2/05. Oversight by the Dept of Finance & Admin.(B.T. 20-026)(McCain)(Req of Mayor) (Co-Sponsored by CM Dennis)  
11/12/2019 CO Introduced: NCSPHS, F  
11/18/2019 NCSPHS Read 2nd & Rerefer  
11/19/2019 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 11/26/19

**READ 2ND AND REREFER**

25. [2019-0811](#) ORD re a partial Ad Valorem Property Tax Exemption for Rehab of a City Designated Landmark at 112 W. Adams St, Owned by Barnett Tower 2, LLC; Providing for Exemption from that Portion of Ad Valorem Taxation Levied by COJ on 100% of the increase in Assessed Value resulting from Qualifying Improvement Proj, Pursnt. to Sec. 780.303., Ord Code; Providing for an Exemption Period of ten (10)Yrs begin on January 1st of the yr following the yr in which the Council enacts this Ordinance, Pursnt. to Sec 780.304, Ord Code. (West)(NCSPHS)  
11/12/2019 CO Introduced: NCSPHS, F  
11/18/2019 NCSPHS Read 2nd & Rerefer  
11/19/2019 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601-11/26/19

**READ 2ND AND REREFER**

26. [2019-0812](#) ORD Approp \$95,000.00 from NW Jax Economic Dev Reserves to the NW Jax Economic Dev Subsidies & Contributions to allow the City to partner w/JTA to fund a grant for a Pilot Transportation Prog Apvd by Ord. 2019-245-E “Full Service Grocery Store Imprvmnt Prog” (“The Program”) for 1-yr. Apv & Auth Mayor or his designee & Corp Sec to Exec & Deliver for & on behalf of the City, Funding Agmnt btwn the COJ & JTA for Pilot Transportation Prog.; Oversight by OED. (B.T. 20-024) (McCain) (Req of Mayor) (Co-Sponsored by CM Dennis)  
11/12/2019 CO Introduced: NCSPHS, TEU, F  
11/18/2019 NCSPHS Read 2nd & Rerefer  
11/18/2019 TEU Read 2nd & Rerefer  
11/19/2019 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601-11/26/19

**READ 2ND AND REREFER**

27. [2019-0813](#) ORD Approp \$200,000 from Mobile Markets Prog/Reserves to Subsidies & Contributions to Private Orgs., to Regional Food Bank of NE FL, Inc. D/B/A Feeding NE FL ("The Company") for Purpose of Providing Money Market Prog. Grant to company in the up-to amnt. of \$200,000 to provide funding for the purchase of a towing vehicle, trailer & related equipment. As necessary for Operation of a Mobile Food Market for NE Jax; provid.for carryover of funds from yr to yr until funds are expended or lapse according to the Agmnt; Apv & Auth Mayor & Corp Sec to Exec & Deliver Mobile Mrkt Prog Agmnt btwn COJ & the Company; Apv & Auth the Mayor, or his designee, & Corp. Sec. to execute & deliver that a certain Mobile Market Prog. Agreemnt. btwn the City & the Company; Auth Apv. of Technical Amendmnts by the Exec Director of OED; Oversight by OED; (B.T. 20-31) (Sawyer) (Req of Mayor)(Co-Sponsored by CM Dennis)  
11/12/2019 CO Introduced: NCSPHS, TEU, F  
11/18/2019 NCSPHS Read 2nd & Rerefer  
11/18/2019 TEU Read 2nd & Rerefer  
11/19/2019 F Read 2nd & Rerefer  
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601-11/26/19

**READ 2ND AND REREFER**

28. [2019-0832](#) RESO Auth Issuance by Jax Housing Finance Auth (JHFA) of its Multifamily Housing Rev. Bonds (Sydney Trace) in an aggregate principal amount not to exceed \$21,500,000 for the purpose of financing all or a portion of the costs related to the acquisition & construction of a Multifamily Residential Housing Facilities for persons of low, middle, or moderate income located on the Northside of Merchants Way, W. of the Intersection of Oakleaf Village Pkwy & Merchants Way, Jax, FL to be commonly known as "Sydney Trace Apartments."; determining credit not being pledged. (Hodges) (Req of JHFA)  
11/12/2019 CO Introduced: NCSPHS, F  
11/18/2019 NCSPHS Read 2nd & Rerefer  
11/19/2019 F Read 2nd & Rerefer  
Public Hearing Pursuant to Sec 147(f), Internal Rev Code, held by JHFA – 11/4/19

**READ 2ND AND REREFER**

29. [2019-0833](#) RESO Auth Issuance by Jax Housing Finance Auth of its Multifamily Housing Revenue Bonds (Ashley Square) in an aggregate principal amount not to exceed \$14,000,000 for the purpose of financing all or a portion of the costs related to the acquisition & construction of a Multifamily Residential Housing Facilities for elderly persons of low, middle, or moderate income located at 127 East Ashley St. & 116 East Beaver St., Jax, FL to be commonly known as "Ashley Square Apts."; determining credit not being pledged. (Hodges) (Req of JHFA)  
11/12/2019 CO Introduced: NCSPHS, F  
11/18/2019 NCSPHS Read 2nd & Rerefer  
11/19/2019 F Read 2nd & Rerefer  
Public Hearing Pursuant to Sec 147(f), Internal Rev Code, held by JHFA  
– 11/4/19

**READ 2ND AND REREFER**

30. [2019-0834](#) RESO Auth Issuance by Jax Housing Finance Auth of its Homeowner Mortgage Rev. Bonds, in an aggregate face amnt. Not to exceed \$50,000,000 for the purpose of purchasing Mortgage Loans originated by participating local lending institutions to finance the purchase or rehab. of new or existing owner-occupied Single-family residences w/in Duval Cty, FL. by persons of low, middle, or moderate or middle income, or purchasing securities from a master servicer evidencing interests in or backed by a pool of such mortgage loans; include. w/o limitation, securities guaranteed by the Federal Govern. or agencies thereof (The Project) or for the purpose of refunding portions of previously issued Homeowner Mortgage Rev, Bonds to thereby make funds available for the financing of the proj.;Auth the submission of a req. for a private activity bond volume cap allocation; Determining credit not being pledged. (Hodges) (Req of JHFA)  
11/12/2019 CO Introduced: NCSPHS, F  
11/18/2019 NCSPHS Read 2nd & Rerefer  
11/19/2019 F Read 2nd & Rerefer  
Public Hearing Pursuant to Sec 147(f), Internal Rev Code, held by JHFA  
– 11/4/19

**READ 2ND AND REREFER**

\*\*\*\*\*Note: Items may be added at the discretion of the Chair.\*\*\*\*\*

**Attendance:** Council Members Aaron Bowman (Chair), LeAnna Cumber, Randy DeFoor, Terrance Freeman, Tommy Hazouri, Ju'Coby Pittman, Ron Salem

**Also:** Jeff Clements - Council Research Division; Crystal Shemwell, Juliette Williams and Sharonda Davis – Legislative Services Division; Peggy Sidman – Office of General Counsel; Stephanie Burch, Jordan Elsbury, Rachel Lockhart – Mayor's Office; Kyle Billy and Kim Taylor – Council Auditor's Office; Kirk Wendland – Office of Economic Development; Sherry Hall – JEA; Steve Woodard – Emergency Preparedness Division; Chief Keith Powers - Fire and Rescue Department; Joey Greive – Finance and Administration Department

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### **Rollcall**

**Present:** 7 - Chair Aaron Bowman, Vice Chair LeAnna Cumber, Council Member Randy DeFoor, Council Member Terrance Freeman, Council Member Tommy Hazouri, Council Member Ju'Coby Pittman and Council Member Ron Salem

Jeff Clements, Council Research Division  
jeffc@coj.net 904-255-51327  
Posted 11.20.19 12:00 p.m.