

# City of Jacksonville

117 W. Duval Street  
Jacksonville, FL 32202



## Meeting Minutes - Final

Tuesday, August 20, 2024

2:00 PM

Council Chamber,  
1st Floor, City Hall

### Transportation, Energy & Utilities Committee

*Will Lahnen, Chair*

*Ju'Coby Pittman, Vice Chair*

*Matt Carlucci*

*Tyrona Clark-Murray*

*Reggie Gaffney, Jr.*

*Mike Gay - Excused*

*Jimmy Peluso - Excused*

*Legislative Assistant: Vanessa Galan*

*Council Auditor's Office: Edward Linsky*

*Council Research: Jeff Clements*

*Office of General Counsel: Carla Lopera*

*Administration: Bill Delaney*

*Planning Dept.: Laurie Santana*

**Meeting Convened:**

**Meeting Adjourned:**

**Present:** 5 - Chair Will Lahnen, Vice Chair Ju'Coby Pittman, Matt Carlucci, Tyrone Clark-Murray and Reggie Gaffney Jr.

**Excused:** 2 - Mike Gay and Jimmy Peluso

**Attendance**

Council Member Kevin Carrico; Merriane Lahmeur, Vanessa Galan – Legislative Services Division; Ed Linsky – Council Auditor’s Office; Jeff Clements – Council Research Division; Carla Lopera – Office of General Counsel; Kelly O’Leary, Bill Delaney - Mayor’s Office; Anna Brosche – Finance Department

Chairman Lahnen convened the meeting and the attendees introduced themselves for the record. Mr. Lahnen reviewed the order of the agenda and announced that 2024-436 will be deferred after its deferral in other committees.

**Public Comment**

Lorraine Woods said Nazaree at 44th and Pearl Streets is a native rights land and should be returned to a natural state, as should 600 North Washington Street where the 500 and 600 blocks of the street should be closed for the planting of oak trees on Abyssinian tribal lands.

**Presentation by Will Williams on the July 16, 2024 Solid Waste Division IG Report**

Will Williams, Chief of the Solid Waste Division, addressed the findings of the Inspector General’s report on the Solid Waste Division and corrective actions being taken to address the findings. He said the division provides 744,000 collections per week, nearly 3 million per month, in its collection area. In response to the report, overtime hours now must be approved by Mr. Williams personally. He said the division staff provides regular collections on Monday, Tuesday, Thursday and Friday, and were deployed on Wednesday and Saturday to handle other solid waste needs such as waste tires, illegal dumping, emergency response, etc. Overtime has been reduced by 28% in the last year by cutting out the Wednesday and Saturday operations for the most part; they are only staffed to do absolutely necessary overtime work on those days. Council Member Gaffney, Jr. said he makes frequent calls to the division after-hours and on weekends to handle constituent complaints and recognizes that those calls might contribute to the overtime issue. In response to a question from Council Member Pittman, Mr. Williams said he made the changes recommended by the Inspector General before the report was released to the public. In response to a question from Council Member Clark-Murray, Mr. Williams explained the regular work schedule for the division and the overtime provisions of the collective bargaining agreement. Council Member Matt Carlucci praised the work of the division and their responsiveness to calls for service. Council Member Pittman asked if the division’s budget is sufficient; Mr. Williams said it is.

**Item/File No.**

**Title History**

1. [2024-0436](#) ORD Granting to Peoples Gas System, Inc. (Peoples Gas), Its Successors & Assigns, a Non-Exclusive Natural Gas Franchise Agrmt for Use of the Rights-of-Way of the City of Jax; Apv, & Auth the Mayor & Corp Sec to Execute & Deliver, That Certain Natural Gas Franchise Agrmt btwn the City & Peoples Gas to Prov the Terms & Conditions Under Which Said Franchise May be Exercised; Prov for City Oversight by the Planning & Dev Dept, Dev Svcs Div; Directing the Legislative Services Div to Forward the Enacted Ord to the Dev Svcs Div of the Planning & Dev Dept (Staffopoulos) (Introduced by CM Salem)  
5/28/24 CO Introduced: NCSPHS, F, TEU  
6/3/24 NCSPHS Read 2nd & Rerefer  
6/4/24 F Read 2nd & Rerefer  
6/4/24 TEU Read 2nd & Rerefer  
6/11/24 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

**DEFER**

2. [2024-0439](#) ORD Closing & Abandoning &/or Disclaiming Portions of Certain R/Ws Within the City to Include: (1) an Opened & Improved Portion of the Grant St R/W, Estab in the Plat of Spratt's Subdivision of East Jax, as Recorded (2) an Opened & Improved Portion of the Georgia St R/W, Estab in the Meig's Replat of Spratt's Subdivision of Block 5, Johnson's Plat of East Jax, as Recorded & (3) an Opened & Improved Portion of the Albert St R/W, Estab in the Plat of East Jax, as Recorded, at the Request of RP Sports Investments, Inc., Subject to Reservation Unto the City & JEA of an All Utilities, Facilities & Access Easement; Prov for Appvl Subject to Conditions (Dist. 7-Peluso) (Staffopoulos) (Introduced by CM Peluso)  
5/28/24 CO Introduced: TEU  
6/4/24 TEU Read 2nd & Rerefer  
6/11/24 CO PH Read 2nd & Rerefer  
8/20/24 TEU PH Amend/Approve 5-0  
TEU PH Pursuant to Sec 336.10, F.S. - 6/18/24, 7/16/24, 8/6/24, 8/20/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

**PH AMEND/APPROVE**

**Aye:** 5 - Lahnen, Pittman, Carlucci, Clark-Murray and Gaffney Jr.

**Excused:** 2 - Gay and Peluso

The public hearing was opened; there were no speakers, and the hearing was closed. Ed Linsky explained the amendment which was approved unanimously via a voice vote. Renee Hunter of the Real Estate Division explained several requested amendments to adjust the area of several easements and to approve an aerial easement over City right-of-way after stadium construction is completed. The requested amendment was approved unanimously via a voice vote.

**AMENDMENT**

- 1. Add provision stating closure is contingent upon acquisition of the property by the applicant.**
- 2. Attach Revised Exhibit 1 (Maps) to remove GIS maps and to attach the revised legal descriptions and boundary survey sketches.**
- 3. Attach Revised Exhibit 2 (Hold Harmless Covenant) to include revised legal descriptions and boundary survey sketches.**
- 4. Add a new Exhibit 3 to attach the Air Rights Easement Agreement, associated easement legal description and boundary survey sketch.**

• **Closure requested for development of the Armada Soccer Stadium with mix of uses including commercial, residential and office spaces**

3.     [2024-0465](#)     ORD Approp \$1,278,372.79 Including \$28,372.79 from Loss Deductible Revenue & a Transfer of \$1,250,000.00 Within the Public Bldgs Allocations Fund for Deferred Maintenance Needs at Various City Facilities (B.T. 24-119) (Dillard) (Req of Mayor)  
6/11/24 CO Introduced: F, TEU  
6/18/24 F Read 2nd & Rerefer  
6/18/24 TEU Read 2nd & Rerefer  
6/25/24 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

**DEFER**

4. [2024-0543](#) ORD re Ch 745 (Addressing & Street Naming Regulations), Ord Code; Renaming Confederate St Extending btwn Hubbard St & Liberty St to “Frazier Place”; Recognizing the Achievements of Benjamin McVickers Frazier, Jr.; Waiving the Requirement of Subsec 745.105 (i)(2), Ord Code, that the Honoree Be Deceased for at Least 5 Yrs; Directing the Legislative Svcs Div to Forward a Copy of This Ord, Once Enacted, to the Planning & Dev Dept for Processing, Implementation, & Coordination Various City Depts & Other Affected Agencies & Orgs (Dist. 7-Peluso) (Pollock) (Introduced by CM Peluso) (Co-Sponsors CMs Johnson, Clark-Murray, Carlucci, & Pittman)  
7/23/24 CO Introduced: NCSPHS, R, TEU  
8/6/24 TEU Read 2nd & Rerefer  
8/7/24 NCSPHS Read 2nd & Rerefer  
8/7/24 R Read 2nd & Rerefer  
8/13/24 CO PH Read 2nd & Rerefer  
TEU PH Pursuant to Ch 745 Ord Code - 8/20/24, 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24

**PH OPEN/CONT 9/4/24**

The public hearing was opened and continued, and the bill was deferred.

5. [2024-0544](#) ORD re Ch 745 (Addressing & Street Naming Regulations), Ord Code; Naming an Existing Private Road Extending from Heckscher Dr to a Dead End to “J.D. Thompson Street”; Recognizing the Achievements of J.D. Thompson; Waiving the Requirement of City Addressing & Street Naming Policy that the Honoree Be Deceased for at Least 5 Yrs; Directing the Legislative Svcs Div to Forward a Copy of This Ord, Once Enacted, to the Planning & Dev Dept for Processing, Implementation, & Coordination Various City Depts & Other Affected Agencies & Orgs (Dist. 2-Gay) (Pollock) (Introduced by CM Gay)  
7/23/24 CO Introduced: NCSPHS, R, TEU  
8/6/24 TEU Read 2nd & Rerefer  
8/7/24 NCSPHS Read 2nd & Rerefer  
8/7/24 R Read 2nd & Rerefer  
8/13/24 CO PH Read 2nd & Rerefer  
TEU PH Pursuant to Ch 745 Ord Code - 8/20/24, 9/4/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24

**PH OPEN/CONT 9/4/24**

The public hearing was opened and continued, and the bill was deferred.

6. [2024-0547](#) ORD Apv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver that Certain 4th Amended & Restated Funding Agrmt btwn the City & JTA to Further Expand the “Door-to-Store Program” Appvd by Ord 2021-46-E, as Extended & Expanded by Ord 2021-140-E, Ord 2022-135-E, & Ord 2023-760-E, a Component of the Full-Service Grocery Store Improvement Prog Established Under Ord 2019-812-E; Prov for City Oversight & Prog Admin by the Office of Economic Dev (Dillard) (Req of Mayor) (Co-Sponsors CMs Clark-Murray, Johnson, J. Carlucci, Salem, Amaro, Boylan, Miller, Pittman & Arias)  
7/23/24 CO Introduced: NCSPHS, F, TEU  
8/6/24 F Read 2nd & Rerefer  
8/6/24 TEU Read 2nd & Rerefer  
8/7/24 NCSPHS Read 2nd & Rerefer  
8/13/24 CO PH Read 2nd & Rerefer  
8/19/24 NCSPHS Approve 6-0  
8/20/24 F Approve 7-0  
8/20/24 TEU Approve 5-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24

**APPROVE**

**Aye:** 5 - Lahnen, Pittman, Carlucci, Clark-Murray and Gaffney Jr.

**Excused:** 2 - Gay and Peluso

In response to a question from Council Member Gaffney Jr, Economic Development Officer Ed Randolph explained that the program will be expanded to include the Debs Store on the Eastside and other portions of the Northwest area. John Bohannon with JTA provided a list of the 8 grocery stores currently participating in the Door to Store program. He reported that the program provided 2,225 trips last year (a 30% increase) and said a majority were to grocery stores on the north end of the district on Lem Turner Road and Norwood Avenue.

- **This amended and restated agreement for the Door-to-Store Program expands the boundaries to include any full service grocery store within the Northwest Jacksonville Economic Development Area**

7. [2024-0550](#) ORD re Ch 745 (Addressing & Street Naming Regulations) Ord Code; Estab an Honorary Street Desig & Associated Roadway Markers for Laudred Jerome Spates; Estab an Honorary Street Desig on V.C. Johnson Rd Extending btwn Dunn Ave & Angel Lake Dr for Laudred Jerome Spates; Prov for the Installation of 2 Honorary Roadway Markers to Be Located in Appropriate Locations on the Desig Road; Directing the Legislative Svcs Div to Forward this Ord to the Planning & Dev Dept, Addressing Div for Processing, Implementation & Coordination with the Public Works Dept, Traffic Engineering & Other Affected Agencies & Orgs (Dist. 8-Gaffney, Jr.) (Pollock) (Introduced by CM Gaffney, Jr.) (Co-Sponsors CMs Amaro, Clark-Murray, Boylan, Salem, J. Carlucci, Miller, Pittman & Lahnen)  
7/23/24 CO Introduced: NCSPHS, TEU  
8/6/24 TEU Read 2nd & Rerefer  
8/7/24 NCSPHS Read 2nd & Rerefer  
8/13/24 CO PH Read 2nd & Rerefer  
8/19/24 NCSPHS Approve 6-0  
8/20/24 TEU PH Approve 5-0  
TEU PH Pursuant to Ch 745 Ord Code - 8/20/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24

**PH APPROVE**

- Aye:** 5 - Lahnen, Pittman, Carlucci, Clark-Murray and Gaffney Jr.  
**Excused:** 2 - Gay and Peluso

The public hearing was opened, there were no speakers, and the hearing was closed. Council Member Lahnen asked to be added as a co-sponsor.

**Scrivener's**

1. Pg. 2, line 23, after "Chief" insert "of"
2. Pg. 4, line 8, strike "Spates"" and insert "Spates." V.C. Johnson"
3. Pg. 4, line 11, strike "Spates"" and insert "Spates.""

8. [2024-0553](#) ORD Approp \$50,000 from the Gen Fund Operating, Clean Communities Initiative Contingency Acct to the Gen Fund Operating, Specialized Equipment Acct within the Dept of Public Works for the Purchase of Trash Receptacles from Big Belly Solar, LLC, to Be Installed Along Commercial Corridors in Council Dist. 7 at Specific Locations Identified Herein; Prov for Carryover to FY 24-25; Appvl & Auth to Execute an Agrmt with Big Belly Solar, LLC, for the Purchase & Installation of Trash Receptacles; Invoking the Exemption in Sec 126.108(g) (Exemptions from Competitive Solicitation), Subpt A (General Regulations), Pt 1 (General Regulations; Ethics & Transparency in Public Contracting), Ch 126 (Procurement Code), Ord Code; Prov for Oversight by the Dept of Public Works (Staffopoulos) (Introduced by CM Peluso)  
7/23/24 CO Introduced: R, F, TEU  
8/6/24 F Read 2nd & Rerefer  
8/6/24 TEU Read 2nd & Rerefer  
8/7/24 R Read 2nd & Rerefer  
8/13/24 CO PH Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24

**DEFER**

9. [2024-0554](#) ORD Closing & Abandoning &/or Disclaiming an Unopened & Unimproved Portion of Ogalla Ave (Also Previously Known as Florida Ave), According to an Unrecorded Map of the Town of Dinsmore & Dinsmore Plots of Duval County, FL, at the Request of Jose Morquecho; Prov for Appvl Subject to Conditions (Dist. 8-Gaffney, Jr.) (Wilson) (Req of Mayor)  
7/23/24 CO Introduced: TEU  
8/6/24 TEU Read 2nd & Rerefer  
8/13/24 CO PH Read 2nd & Rerefer  
8/20/24 TEU PH Approve 5-0  
TEU PH Pursuant to Sec 336.10, F.S. - 8/20/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24

**PH APPROVE**

**Aye:** 5 - Lahnen, Pittman, Carlucci, Clark-Murray and Gaffney Jr.

**Excused:** 2 - Gay and Peluso

The public hearing was opened. Rob Heekin representing the applicant described the proposed closure; the hearing was closed.

- **Closure requested for private residential improvements or construction and to allow for septic services to residential lots**



10. [2024-0555](#) ORD Naming the City-Owned Bldg Located at 515 Julia St, Jax, FL 32202, Pursuant to Sec 122.105 (Public Buildings, Public Facilities & Public Parks Naming & Renaming Procedures), Ord Code, to Be Known as the “Gary F. Keys, Sr. Fire Rescue Headquarters” (Dist. 7-Peluso) (Staffopoulos) (Introduced by CM White) (Co-Sponsor CM Clark-Murray)  
7/23/24 CO Introduced: NCSPHS, TEU  
8/6/24 TEU Read 2nd & Rerefer  
8/7/24 NCSPHS Read 2nd & Rerefer  
8/13/24 CO Read 2nd & Rerefer  
TEU PH Per Sec. 122.105 - 8/20/24  
Public Hearing Pursuant to Sec. 122.105, Ch 166, F.S. & C.R. 3.601 - 8/27/24  
Public Hearing Add. Per Sec. 122.105 - 9/10/24

**PH ONLY**

The public hearing was opened, there were no speakers, the hearing was closed and the bill was deferred.

11. [2024-0556](#) ORD re Ch 745 (Addressing & Street Naming Regulations) Ord Code; Estab an Honorary Street Desig & Associated Roadway Markers for Erma Lee Cole; Estab an Honorary Street Desig on Broadway Ave Extending btwn Baker Ave & Robinson Ave for Erma Lee Cole; Prov for the Installation of 2 Honorary Roadway Markers to Be Located in Appropriate Locations on the Desig Road; Waiving the Requirement of Subsec 745.105 (i)(2), Ord Code, that the Honoree Be Deceased for at Least 5 Yrs; Directing the Legislative Svcs Div to Forward this Ord to the Planning & Dev Dept, Addressing Div for Processing, Implementation & Coordination with the Public Works Dept, Traffic Engineering & Other Affected Agencies & Orgs (Dist. 9-Clark-Murray) (Pollock) (Introduced by CM Clark-Murray) (Co-Sponsors CMs Johnson & Lahnen)  
7/23/24 CO Introduced: NCSPHS, R, TEU  
8/6/24 TEU Read 2nd & Rerefer  
8/7/24 NCSPHS Read 2nd & Rerefer  
8/7/24 R Read 2nd & Rerefer  
8/13/24 CO PH Read 2nd & Rerefer  
8/19/24 NCSPHS Approve 6-0  
8/19/24 R Approve 6-0  
8/20/24 TEU PH Approve 5-0  
TEU PH Pursuant to Ch 745 Ord Code - 8/20/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/13/24

**PH APPROVE**

**Aye:** 5 - Lahnen, Pittman, Carlucci, Clark-Murray and Gaffney Jr.

**Excused:** 2 - Gay and Peluso

Scrivener's

1. Pg. 2, line 1: insert "Avenue" after "Broadway"
2. Pg. 2, line 2: strike "Streets" and insert "Street"
3. Pg. 2, line 28: correct spelling to "Council"
4. Pg. 3, line 30: insert period after "Cole"
5. Pg. 3, line 30: insert "Broadway Avenue" before "extending"
6. Pg. 4, line 12: capitalize "city"

• Waives Code Sec. 745.105(i)(2) which requires that the honoree has been deceased for at least five years

12. [2024-0622](#) ORD Approp \$113,609.00 in Fund Balance from the Environmental Protection Fund to Provide Funding for the 17th State of the River Report for the Lower St. Johns River Basin; Prov for Waiver of Sec 111.755 (Environmental Protection Fund), Pt 7 (Environment & Conservation), Ch 111 (Special Revenue & Trust Accounts), Ord Code, to Auth Utilization of Funds from the Fund to Continue Funding the Annual State of the River Report; Prov for Waiver of Sec 360.602 (Uses of Fund), Pt 6 (Environmental Protection Fund), Ch 360 (Environmental Regulation), Ord Code, to Allow for the Utilization of Funds from the Fund to Continue Funding the Annual State of the River Report; Apv, & Auth the Mayor, or Her Desig, & the Corp Secretary to Execute & Deliver an Agrmt btwn the City & JU for the Proj; Invoking the Exemption in 126.107(g) (Exemptions), Pt 1 (General Regulations), Ch 126 (Procurement Code), Ord Code, to Direct Contract with JU for the Proj; Waiving Sec 118.107 (Nonprofits to Receive Funding through a Competitive Evaluated Award Process), Pt 1 (General Provisions), Ch 118 (City Grants), Ord Code, to Allow a Direct Contract with JU; Prov for Oversight by the Neighborhoods Dept, Environmental Quality Div; Requiring Annual Reports (B.T. 24-130) (Dillard) (Req of Mayor) (JWC Apv)  
8/13/24 CO Introduced: R, F, TEU, JWC  
8/19/24 R Read 2nd & Rerefer  
8/20/24 F Read 2nd & Rerefer  
8/20/24 TEU Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

**READ 2ND & REREFER**

13. [2024-0631](#) ORD Auth the Mayor, or Her Desig, to Execute a Supplemental Trust Indenture by & btwn the City & the Bank of New York Mellon, as Successor to First Union National Bank of Florida, as Trustee, Relative to the City's Pollution Control Revenue Refunding Bonds (Florida Power & Light Company Project), Series 1994, to Extend the Maturity Date of Such Bonds for a Term of 5 Yrs; Desig the OED as Contract Monitor; Req 1 Cycle Emergency Passage (Greenberg Traurig) (Req of Mayor)  
8/13/24 CO Introduced: F, TEU  
8/20/24 F Emergency/Approve 7-0  
8/20/24 TEU Emergency/Approve 5-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 8/27/24

**EMERGENCY/APPROVE**

**Aye:** 5 - Lahnen, Pittman, Carlucci, Clark-Murray and Gaffney Jr.

**Excused:** 2 - Gay and Peluso

Ed Linsky explained the request for the emergency, which was approved unanimously via a voice vote.

- **Extends maturity to 9/1/29 (35 year total term)**
- **Nature of the emergency is that related bonds are scheduled to mature on 9/1/24 and authorization is needed in advance**

**NOTE: The next regular meeting will be held Wednesday, September 4, 2024.**

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

**Pursuant to the American with Disabilities Act, accommodations for persons with disabilities are available upon request. Please allow 1-2 business days notification to process; last minute requests will be accepted; but may not be possible to fulfill. Please contact Disabled Services Division at: V 904-255-5466, TTY-904-255-5476, or email your request to KaraT@coj.net.**

Jeff Clements - Council Research Division  
jeffc@coj.net 904-255-5137  
Posted 8.22.24 4:30 p.m.