

# City of Jacksonville

*117 W. Duval Street  
Jacksonville, FL 32202*



## Meeting Minutes

**Tuesday, June 4, 2024**

**2:00 PM**

**Council Chamber  
1st Floor, City Hall**

### **Transportation, Energy & Utilities Committee**

*Ju'Coby Pittman, Chair*

*Chris Miller, Vice Chair*

*Matt Carlucci - Excused*

*Tyrona Clark-Murray*

*Mike Gay*

*Nick Howland*

*Jimmy Peluso - Excused*

*Legislative Assistant: Ivana Gavric*

*Council Auditor's Office: Phillip Peterson*

*Council Research: Eamon Webb*

*Office of General Counsel: Carla Lopera*

*Administration: Bill Delaney*

*Planning Dept.: Laurie Santana*

**Meeting Convened: 2:04 PM**

**Meeting Adjourned: 3:03 PM**

**Present:** 5 - Chair Ju'Coby Pittman, Vice Chair Chris Miller, Council Member Tyrone Clark-Murray, Council Member Mike Gay and Council Member Nick Howland

**Excused:** 2 - Council Member Matt Carlucci and Council Member Jimmy Peluso

**Attendance:**

**CP Salem - Visiting**

Council President Salem provided an update on the Jags/stadium agreement meetings that would be held this month. He stated that there would be a meeting scheduled from 10 AM to 4 PM the next day (6/5/2024) and that there would be a meeting on Thursday (6/6/2024) from 1 PM to 4 PM if the time on Wednesday was not sufficient. He stated that the Council would receive a title for the legislation the next day and that this would be Council Member's opportunity to ask questions on the stadium deal, including on topics such as the financial structure of the deal and non-relocation agreements. He stated that the bill would be up for final action on 6/25 if following a regular legislative cycle but that this timeline could be extended if council members felt as though their questions were not sufficiently answered. He added that a meeting had been added to the schedule to account for public hearing requirements.

Council Member Clark-Murray asked whether the copy of the agreement that council members had received was the most recent version; Council President Salem answered that it was.

**Presentation by Lisa Rinaman, St. Johns Riverkeeper**

Lisa Rinaman, St. Johns Riverkeeper, gave a presentation on St. Johns Riverkeeper, Inc.'s work.

She stated that St. Johns Riverkeeper, Inc. is a non-profit organization, headquartered at Jacksonville University, that attempts to promote water quality protection programs in the St. Johns River system. She explained that the Riverkeeper cares about the entire river system, including tributaries. Jacksonville is downstream of other large municipalities that affect the St. Johns River, so finding regional solutions is a priority.

Ms. Rinaman noted that the impacts of Hurricane Irma led to conversations among stakeholders in the river system about resiliency interests. Saltwater intrusion is a major concern for the river system. Factors causing rising salinity in the river include straining the aquifer, sea level rise, dredging projects, and wetland loss.

She explained that the Riverkeeper is a participant in both the Resilient Jacksonville and Renew Jacksonville efforts. She further explained the Resilient Ribault initiative, in which the Riverkeeper is pairing with Local Initiatives Support Corporation ("LISC") to mitigate harms that affect the Ribault River, which is a site of legacy pollution.

She stated that the City needs a plan on how to deal with toxic sewage sludge that is being dumped into the headwaters of the St. Johns, as this affects water quality upstream and undermines public investment into water quality.

She explained the Great Florida Riverway initiative, which would attempt to connect the St. Johns River with other Florida waterways. This initiative, if completed, could reverse the trends of saltwater intrusion. She explained the River Friendly Pledge, an initiative designed to help individuals decrease their impact on the river by making small changes to their day-to-day lives.

Council Member Clark-Murray asked whether the Riverkeeper shares data regarding septic tank leakage and overflow, and Ms. Rinaman stated that it does, citing an example of an investigation into a leak of a septic tank on Goodby's Creek. Council Member Clark-Murray asked whether the Riverkeeper was involved in the McCoys Creek project efforts alongside Groundwork Jax, and Ms. Rinaman confirmed that they were.

Council Member Howland asked whether the dumping of sewage sludge into the headwaters of the St. Johns had shown up in any downstream increases in fecal matter or other pollutants. Ms. Rinaman answered that the this behavior had led to increases in phosphorous levels. She stated that the Riverkeeper had expressed its concerns to state agencies, whose ultimate answer could be summarized as saying that the waste has to go somewhere. She stated that increased growth will be an issue for the river system in the coming years, as the state's plan to deal with waste is currently inadequate.

Council Member Howland asked whether there had been any salinity increases upstream as a result of the harbor deepening project. Ms. Rinaman answered that these projects were one factor causing saltwater intrusion but that the project's impact on saltwater intrusion had been mitigated by wet climate during the years following the project and that the Riverkeeper remained in productive conversation with the Army Corps of Engineers regarding mitigating the impacts of these projects. Council Member Howland noted that oyster beds had returned, and Ms. Rinaman confirmed that this was good news, as

oyster beds are natural filters of pollutants.

Council Member Pittman asked whether the City could implement fees or regulations given pollution in the river. Ms. Rinaman stated that there are many enforcement tools that are available to JEA, among other public entities, to enforce environmental requirements and that these fees are typically reinvested back into water quality efforts. She stated that there are issues regarding nutrient pollution that undermine these regulations caused by severe weather events and major storms, as there were many sanitary sewer overflows in the aftermath of Hurricane Matthew. She added that bringing wastewater facilities into compliance to prevent these overflows during major storms is a project that would significantly benefit resiliency.

Council Member Pittman noted the benefit that she had received from her tour of the river, and she affirmed that river protection was a major priority of hers. She thanked Ms. Rinaman for her work.

**Item/File No. Title History**

- [2024-0325](#) ORD Approp \$200,000.00 in Fund Balance from the Environmental Protection Fund to the UF Center for Coastal Solutions Through the UF Brd of Trustees to Conduct a Septic Tank Vulnerability Assessment Proj for Single-Family Residential Septic Systems in Duval County; Prov for Carryover to FY 24-25; Invoking the Exemption of Sec 126.107(g) (Exemptions), Ch 126 (Procurement Code), Ord Code, to Direct Contract With UF; Apv & Auth the Mayor, or Her Designee, & the Corp Sec to Execute & Deliver That Certain Research Agrmt for the Septic Tank Vulnerability Assessment Proj btwn the City & UF; Waiving Sec 118.107 (Nonprofits to Receive Funding Through a Competitive Evaluated Award Process)...(B.T. 24-095) (Dillard) (Req of Mayor)  
4/23/24 CO Introduced: NCSPHS, R, F, TEU  
5/6/24 NCSPHS Read 2nd & Rerefer  
5/6/24 R Read 2nd & Rerefer  
5/7/24 F Read 2nd & Rerefer  
5/7/24 TEU Read 2nd & Rerefer  
5/14/24 CO PH Read 2nd & Rerefer  
6/3/24 NCSPHS Amend/Approve 4-2 (Clark-Murray, Diamond)  
6/3/24 R Amend/Approve 7-0  
6/4/24 F Amend/Approve 7-0  
6/4/24 TEU Amend/Approve 4-1 (Clark-Murray)  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/14/24

**AMEND/APPROVE**

**Aye:** 4 - Pittman, Miller, Gay and Howland

**Nay:** 1 - Clark-Murray

**Excused:** 2 - Carlucci and Peluso

## AMENDMENT

- 1. Revise agreement to 1) clarify termination provisions and City's payment obligations, 2) include non-discrimination provisions required by Code Sec. 126.404, 3) include audit rights language, and 4) make other technical corrections requested by OGC, and 5) adjust the City payments to include \$20,000 upon execution of the agreement and \$60,000 for each of the three remaining distributions.**
- 2. Correct scrivener's error**

- **Appropriates \$200,000 from the Environmental Protection Fund fund balance to fund a septic tank vulnerability assessment project for all single-family residential septic systems in Duval County**
- **Authorizes a direct contract with the University of Florida Center for Coastal Solutions through the University of Florida Board of Trustees ("UF") to perform the assessment**
- **The final assessment report is due to the City October 10, 2025**
- **Waives Code Sec. 118.107 (Nonprofits to receive funding through a competitive evaluated award process) in order to authorize the direct contract with UF**
- **Waives Code Sec. 110.112 (Advance of City funds; prohibition against) in order to authorize an advance payment of \$50,000 to UF upon execution of the agreement**

Phillip Peterson of the Council Auditor's Office explained the amendment.

James Richardson, Environmental Protection Board administrator, explained the bill. He stated that the funds appropriated by this bill are not General Fund dollars and can only be used for limited purposes. He stated that this assessment would add to, not replace, remediation efforts and that the assessment would not be redundant with other efforts. He explained that it would involve a countywide assessment of all septic tanks, including Beaches and Baldwin, of which there should be around 65,000 to 70,000, to measure the risks that septic tanks pose to resiliency interests. He stated that the completion of the study will positively position the City to potentially receive state and federal grants in the future and would fulfill the City's obligation to Florida Department of Environmental Protection to complete a study involving septic tanks.

Council Member Clark-Murray introduced an amendment to the amendment. This amendment to the amendment would decrease the funds advanced to UF Center for Coastal Solutions from \$50,000 to \$20,000. Council Member Pittman asked Mr. Richardson whether this decrease in advanced funds would prevent UF Center for Coastal Solutions from being able to complete the study; Mr. Richardson answered that he would like to see the bill passed in any form, even if his top preference was to leave the bill as is. The amendment to the amendment passed 4-1, with Council Member Pittman dissenting. The amendment passed 4-1, with Council Member Pittman dissenting.

Council Member Clark-Murray explained that she still believes the study to be redundant, as the City should know at this point where septic tanks are throughout the City. She explained that she wanted to make the bill better through her amendment and that it decreased the City's financial risk.

2. [2024-0364](#) ORD Approp Available All Yrs Rev & Reallocating the Remaining Balance From Completed Projs Within the NW Economic Dev Fund as Follows: (1)

\$200,000.00 to the Failing Non-Residential Septic Tank Repair/Replacement & Sewer Connection Prog (the “Septic Tank Program”), Comprised of \$80,250.00 From Completed Projs & \$119,750.00 From All Yrs Rev, (2) \$5,767.00 From All Years Rev to the Mobile Markets Prog, & (3) \$665,650.26 From All Yrs Rev to the NW JEDC Fund Contingency Acct, & Cleaning Up Fund Balance Approp in the All Yrs Fund; Amend the Septic Tank Prog Grant Process; Auth the General Counsel to Prepare an Agrmt in Accordance With the Amended Septic Tank Prog Grant Process; Prov for City Oversight of the Septic Tank Prog & Grant Process by the Public Works & OED (B.T. 24-087) (Dillard) (Req of Mayor)

5/14/24 CO Introduced: F, TEU

5/21/24 F Read 2nd & Rerefer

5/21/24 TEU Read 2nd & Rerefer

5/28/24 CO PH Read 2nd & Rerefer

6/4/24 F Approve 7-0

6/4/24 TEU Approve 5-0

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

## APPROVE

**Aye:** 5 - Pittman, Miller, Clark-Murray, Gay and Howland

**Excused:** 2 - Carlucci and Peluso

## Scrivener’s

1. Pg. 1, line 16, strike “ACOUNT” and insert “ACCOUNT”
2. Pg. 3, line 9, strike “Miscellaenous” and insert “Miscellaneous”
3. Correct reference to twice yearly report as “Semi-Annual”

- Appropriates \$671,417.26 to NWJEDF Contingency accounts and \$200,000 to the Failing Non-Residential Septic Tank Grant Program
- Amends the Failing Non-Residential Septic Tank Grant Program to:
  - Clarify eligibility requirements
  - Increase the maximum grant amount \$75,000 for sewer connection projects (septic replacement projects capped at \$30,000)
  - Clarify the disbursement process
  - Increase the maximum cumulative extension allowable to 360 days

Council Member Clark-Murray asked Ed Randolph of the Office of Economic Development to speak on the bill. She asked Mr. Randolph whether these dollars would be used exclusively for projects involving septic tank remediation, and Mr. Randolph confirmed that they would be.

3. [2024-0365](#) ORD Making Certain Findings; Apv the Application of Greenland Biomass, LLC for Renewal of Its Certificate of Public Convenience & Necessity (CON) to Operate a Yard Trash Recycling Facility With a Modification to Allow for the Addition of Clean Debris Recycling & an Increase to the Facility’s Daily

Capacity; Prov for Conditions of Said Renewal (Dillard) (Introduced by CP Salem, pursuant to Ch 380, Ord Code)  
5/14/24 CO Introduced: NCSPHS, TEU  
5/20/24 NCSPHS Read 2nd & Rerefer  
5/21/24 TEU Read 2nd & Rerefer  
5/28/24 CO Read 2nd & Rerefer  
TEU PH Pursuant to Ch 380, Ord Code - 6/18/24  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/25/24

**DEFER**

4. [2024-0369](#) ORD Deapprop \$761,250.00 in Federal Pass-Through Grant Funds From the FDOT Pursuant to a Local Agency Prog Agrmt Btwn the City & FDOT (Grant Agrmt #441861-2-58-01), Which Funds Were Previously Approp by Ord 2021-178-E for the Construction of the Cedar Point Rd Sidewalks Proj Located in Council District 2; Amend the 2024-2028 5-Yr CIP Appvd by Ord 2023-505-E to Reduce Funding for the Project (B.T. 24-100) (Dillard) (Req of Mayor)  
5/14/24 CO Introduced: F, TEU  
5/21/24 F Read 2nd & Rerefer  
5/21/24 TEU Read 2nd & Rerefer  
5/28/24 CO PH Read 2nd & Rerefer  
6/4/24 F Approve 7-0  
6/4/24 TEU Approve 5-0  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 5/28/24

**APPROVE**

**Aye:** 5 - Pittman, Miller, Clark-Murray, Gay and Howland

**Excused:** 2 - Carlucci and Peluso

- **Low bid for the project was over the initial grant amount and the City was unable to secure additional funding needed to construct and complete the project**

Steve Long of the Public Works Department explained the bill, which de-appropriated grant funds that were appropriated for the construction of the Cedar Point Road Sidewalks Project. He stated that needing to de-appropriate these funds, the City was looking to secure funding to complete the project in the future.

Council Member Gay asked for confirmation regarding the value of the grant. Mr. Long stated that the grant was for \$761,250, but the project's actual cost came in about double that amount due to rising costs. Council Member Gay asked whether this grant required a City match, and Mr. Long stated that it did not and that Florida Department of Transportation directly paid for project design. Council Member Gay expressed that it was "disheartening" to see grant funds to complete this project "slip through the City's fingers." He stated that he understood how this happened but expressed that he hoped efforts to secure a new grant for the project would be successful.

5. [2024-0417](#) ORD-MC Amend the Boundaries of the Arbors CDD Pursuant to Sec 190.046, F.S., & Ch 92, Ord Code, to Amend the Boundaries of the Arbors CDD to Expand the Regional Territory by an Add'l 169.84± Acres; Amend Sec 92.22 (Existing Community Development Districts), Ch 92 (Uniform Community Development Districts), Ord Code, to Memorialize the Expansion of the Arbors CDD; Prov for Conflict & Severability (MacGillis) (Introduced by the TEU Committee, pursuant to Sec 92.09, Ord Code) (PD Apv)  
5/28/24 CO Introduced: TEU  
6/4/24 TEU Read 2nd & Rerefer  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601, Sec 190.005, F.S. & 92.11 Ord Code - 6/11/24

**READ 2ND & REREFER**

6. [2024-0427](#) ORD Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver That Certain Amendment 3 to Lease Agrmt btwn COJ & FL Dept of Ag & Consumer Svcs, FL Forest Svc for an Extension of the Term of the Lease for Bldg 374 at Cecil Commerce Ctr, Containing Approx 1,800 Sq Ft & Located at 6146 Authority Ave, Jax, FL 32221, With a Non-Exclusive Right to Use a 32,400 Sq Ft Fenced Parking Area at 6119 POW-MIA Pkwy, Jax, FL 32221, for a Term of 1 Yr, With Options to Renew for 2 Add'l 1 Yr Terms at an Annual Rental Rate of \$1.00 With a Common Area Maintenance Fee of \$200.00 Per Month; Prov for Oversight by OED (Dillard) (Req of Mayor)  
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  
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

**READ 2ND & REREFER**

7. [2024-0435](#) ORD Apv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver, for & on Behalf of the City, a 3rd Amend to Redev Agrmt Btwn Cosentino Industrial USA, LLC & the City, to Extend Certain Times Frames



Within the Performance Schedule & Extend the Closing Date for the Company to Purchase the Property to 7/2024 & to Waive the Applicability of the Architectural Guidelines From the Amend & Restated Declaration of Covenants & Restrictions Applicable to the Property; Auth Approval of Technical Amends by the Executive Dir of OED; Prov for City Oversight by OED (Sawyer) (Req of Mayor)

5/28/24 CO Introduced: F, TEU

6/4/24 F Read 2nd & Rerefer

6/4/24 TEU Read 2nd & Rerefer

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

### **READ 2ND & REREFER**

8. [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
- Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

### **READ 2ND & REREFER**

9. [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
- TEU PH Pursuant to Sec 336.10, F.S. - 6/18/24

Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 6/11/24

**READ 2ND & REREFER**

10. [2024-0451](#) RESO Concerning the Vacation of a Portion of the Plat of Pickett's Subdivision Pursuant to Sec 177.101 (3), F.S.; Returning a Portion of the Lands Shown on Said Pickett's Subdivision Plat to Acreage; Making Findings (Wilson) (Introduced by CM White)  
5/28/24 CO Introduced: R, TEU  
6/3/24 R Read 2nd & Rerefer  
6/4/24 TEU Read 2nd & Rerefer

**READ 2ND & REREFER**

Public Comment:

John Nooney spoke in opposition to 2024-0325 and 2024-0364. He noted that many entities were involved with septic tank-related projects. He stated that there are two septic tanks on a property on Pottsburg Creek that could be turned into a public park to increase public access to the waterways.

**NOTE: The next regular meeting will be held Tuesday, June 18, 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.**

Minutes:

Eamon Webb  
EWebb@coj.net  
(904) 255-5140  
Posted: 6/5/2024, 5:00 PM