

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes

Tuesday, January 7, 2025

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*

*Legislative Assistant: Vanessa Galan
Council Auditor's Office: Edward Linsky
Council Research: Nayeli Jimenez
Office of General Counsel: Carla Lopera
Administration: Bill Delaney
Planning Dept.: Laurie Santana*

Meeting Convened: 2:00 PM

Meeting Adjourned: 2:16 PM

Present: 6 - Chair Will Lahnen, Vice Chair Ju'Coby Pittman, Matt Carlucci, Tyrone Clark-Murray, Reggie Gaffney Jr. and Jimmy Peluso

Excused: 1 - Mike Gay

Vanessa Galan – Legislative Services Division; Ed Linsky- Council Auditor’s Office; Nayeli Jimenez – Council Research Division; Carla Lopera – Office of General Counsel; Bill Delaney - Mayor’s Office, and Laurie Santana- Planning Department.

Chairman Lahnen convened the meeting, and the attendees introduced themselves for the record. The Chair reviewed the agenda order. Chair Lahnen stated if Council Members had any topics for future presentations to contact his Executive Council Assistant to get it scheduled.

Chair Lahnen stated that 2024 -0948 will be discussed first to accommodate JEA representatives attending the meeting.

Public Comment

John Nooney spoke on various agenda items, focusing on FEMA grant properties and public waterway access. He advocated for maintaining public access to waterways and leveraging redevelopment projects to enhance access.

Item/File No.

Title History

- [2024-0927](#) ORD Approp \$146,630.20 in Grant Funding From FEMA Funded Thru the Hazard Mitigation Grant Prog, Thru the State of FL, Div of Emerg Mgmt (FDEM), to Fund the Acquisition of Propty Located at 4629 Wrico Dr, Jax, FL 32209 (RE # 040445-0000) & the Demolition of the Residential Structure Located Thereon; Apv & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver, for & on Behalf of the City, That Certain Federally-Funded Subaward & Grant Agrmt # H1110 btwn the City & FDEM; Amend the 25-29 5-Yr CIP Appvd by Ord 2024-505-E to Prov Funding for the Proj Entitled “Acquisition & Demo of a Floodprone Property - Wrico Drive”; Prov for Oversight by JFRD, Emerg Preparedness Div (B.T. 25-027) (Brown) (Req of Mayor)
11/26/24 CO Introduced: NCSPHS, F, TEU
12/2/24 NCSPHS Read 2nd & Rerefer
12/3/24 F Read 2nd & Rerefer
12/3/24 TEU Read 2nd & Rerefer
12/10/24 CO PH Read 2nd & Rerefer
1/6/25 NCSPHS Amend/Approve 7-0
1/7/25 F Amend/Approve 7-0
1/7/25 TEU Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

AMEND/APPROVE

Aye: 6 - Lahnen, Pittman, Carlucci, Clark-Murray, Gaffney Jr. and Peluso

Excused: 1 - Gay

The amendment was approved unanimously via a voice vote.

AMENDMENT

- 1. Reflect appropriation of \$34,912.50 required City match from the Reserve for Federal Programs account and grant amount of \$111,717.70**
- 2. Correct name of project in bill to include address of project**
- 3. Attach Revised Exhibit 2 (CIP) to correct project name and Council District**

- **Required 25% City match**
- **Property is located in Council District 10**
- **Upon completion of the project, the property will be converted to green space**

2. [2024-0928](#) ORD Approp \$153,226.18 in Grant Funding From FEMA Funded Thru the Hazard Mitigation Grant Prog, Thru the State of FL, Div of Emerg Mgmt (FDEM), to Fund the Acquisition of Propty Located at 4651 N Ken Knight Dr, Jax, FL 32209 (RE # 040259-0000) & the Demolition of the Residential Structure Located Thereon; Apv & Auth the Mayor, or Her Desig, & the Corp Sec, to Execute & Deliver, for & on Behalf of the City, That Certain Federally-Funded Subaward & Grant Agrmt # H1111 btwn the City & FDEM; Amend the 25-29 5-Yr CIP Appvd by Ord 2024-505-E to Prov Funding for the Proj Entitled "Acquisition & Demo of a Floodprone Property - Ken Knight Drive"; Prov for Oversight by JFRD, Emerg Preparedness Div (B.T. 25-026) (Brown) (Req of Mayor)
11/26/24 CO Introduced: NCSPHS, F, TEU
12/2/24 NCSPHS Read 2nd & Rerefer
12/3/24 F Read 2nd & Rerefer
12/3/24 TEU Read 2nd & Rerefer
12/10/24 CO PH Read 2nd & Rerefer
1/6/25 NCSPHS Amend/Approve 7-0
1/7/25 F Amend/Approve 7-0
1/7/25 TEU Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

AMEND/APPROVE

Aye: 6 - Lahnen, Pittman, Carlucci, Clark-Murray, Gaffney Jr. and Peluso

Excused: 1 - Gay

The amendment was approved unanimously via a voice vote.

AMENDMENT

1. Reflect appropriation of \$36,487.50 required City match from the Reserve for Federal Programs account and grant amount of \$116,738.68
2. Correct name of project in bill to include address of project
3. Attach Revised Exhibit 2 (CIP) to correct project name and Council District
4. Place Grant Agreement on file

- Required 25% City match
- Property is located in Council District 10
- Upon completion of the project, the property will be converted to green space

3. [2024-0930](#) ORD-MC re Appts to the Governing Body of JEA; Amend Sec 21.03 (Composition; Compensation; Officers; Meetings), Article 21 (JEA), City Charter, to Allow a Limited Exception to the Requirement that Members Appointed to the Governing Body of JEA be Residents & Electors of the City to Prov that 1 Member Aptd by the Mayor & Conf by Council & 1 Member Nominated by the Council President & Conf by Council May Reside Outside the City but Must Either Reside Within the JEA Svc Territory or Maintain a Substantial Economic Business Interest Within the JEA Svc Territory as Determined by the City Council; Prov for Codification Instructions (Staffopoulos) (Introduced by CM Salem)
11/26/24 CO Introduced: R, TEU
12/2/24 R Read 2nd & Rerefer
12/3/24 TEU Read 2nd & Rerefer
12/10/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24
Public Hearing Pursuant to Sec 21.13, City Charter & CR 3.601 - 1/14/25

DEFER

4. [2024-0942](#) ORD Closing & Abandoning &/or Disclaiming an Opened & Improved Portion of Beachway Rd & Woodcock Dr R/W, as Recorded, Located in Council Dist 5, at the req of Chris Barefoot, Owner of Midtown Centre Office, LLC; Subj to Reservation Unto City & JEA of a Non-exclusive All Utilities, Facilities & Access Easement Over the Closure Area; Prov for Appvl Subj to Conds (Wilson) (Req of Mayor)
11/26/24 CO Introduced: TEU
12/3/24 TEU Read 2nd & Rerefer
12/10/24 CO PH Read 2nd & Rerefer
1/7/25 TEU PH Amend/Approve 6-0
TEU PH Pursuant to Sec 336.10, F.S. - 1/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

PH AMEND/APPROVE

Aye: 6 - Lahnen, Pittman, Carlucci, Clark-Murray, Gaffney Jr. and Peluso

Excused: 1 - Gay

The public hearing was opened. Mr. John Nooney stated that he supported the bill while still advocating for increased public waterway access. The public hearing was closed. A motion was made and seconded to approve the bill as amended. It approved unanimously.

AMENDMENT

1. **Attach Revised Exhibit 2 (Hold Harmless Agreement) to correct Official Record References**
2. **Correct Scrivener's**

• **Closure requested to redevelop the area into multi-family structures**

5. [2024-0943](#) ORD Approp \$3,000,000.00 in Grant Funding from the FDOT to Prov Funding for the Wigmore St Vehicle Overpass Proj; Apv & Auth the Mayor, Or Her Desig, & the Corp Sec to Execute the State-Funded Grant Agrmt btwn FDOT & the City; Amend the 24-25 5-Year CIP Appvd by Ord 2024-505-E to Reflect this Approp of Funds to the Proj; Prov for Oversight by the Engineering & Construction Mgmt Div of the Dept of Public Works (B.T. 25-015) (Dillard) (Req of Mayor)
11/26/24 CO Introduced: NCSPHS, F, TEU
12/2/24 NCSPHS Read 2nd & Rerefer
12/3/24 F Read 2nd & Rerefer
12/3/24 TEU Read 2nd & Rerefer
12/10/24 CO PH Read 2nd & Rerefer
1/6/25 NCSPHS Approve 7-0
1/7/25 F Approve 7-0
1/7/25 TEU Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

APPROVE

Aye: 6 - Lahnen, Pittman, Carlucci, Clark-Murray, Gaffney Jr. and Peluso

Excused: 1 - Gay

Chair Lahnen clarified for the audience attending in person and online that while the voting process may appear expedited, this is because many Council Members have already reviewed and voted on these items during earlier committee meetings.

Scrivener's

Pg. 1, line 14, strike "2024-2025" and insert "2025-2029"

- No City match required
- Grant funding will provide for planning, design, construction and CEI of the overpass
- If determined to be constructed, the total cost is estimated to be around \$75 million for which the City would seek grant funding

6. [2024-0945](#) ORD Approp \$3,586,000.00, from the Countywide Drainage System Rehab Proj to Various Projs Including: (1) \$1,000,000 to the Burnett Park Rd (DSR) - Capital Improvement Proj; (2) \$495,000 to the Sheridan St (DSR) - Capital Improvement Proj; (3) \$850,000 to the Ellis Rd (DSR) - Capital Improvement Proj; (4) \$973,000 to the Sedgemoore Dr Drainage Improvements Proj; (5) \$203,000 to the Newnan St Drainage Improvements Proj; (6) \$40,000 to the West Side Blvd (DSR) - Capital Improvement Proj; & (7) \$25,000 to the Davell Rd (DSR) - Capital Improvement Proj; Amend the 25-29 5-Year CIP Appvd by Ord 2024-505-E to Reflect this Approp of Funds to the Proj (B.T. 25-023) (Dillard) (Req of Mayor) (Co-Sponsors CMs Peluso & Clark-Murray)
11/26/24 CO Introduced: NCSPHS, F, TEU
12/2/24 NCSPHS Read 2nd & Rerefer
12/3/24 F Read 2nd & Rerefer
12/3/24 TEU Read 2nd & Rerefer
12/10/24 CO PH Read 2nd & Rerefer
1/6/25 NCSPHS Amend/Approve 7-0
1/7/25 F Amend/Approve 7-0
1/7/25 TEU Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

AMEND/APPROVE

Aye: 6 - Lahnen, Pittman, Carlucci, Clark-Murray, Gaffney Jr. and Peluso

Excused: 1 - Gay

The amendment was approved unanimously via a voice vote.

AMENDMENT

Attach Revised Exhibit 2 (CIP) to correct prior year appropriations

7. [2024-0947](#) ORD Closing & Abandoning &/or Disclaiming an Opened & Improved Portion of Gurtler Rd R/W, as Recorded, at the Req of Applicant QuikTrip Corp; Subj to Reservation Unto City of a Non-Exclusive All Utilities, Facilities & Access Easement Over the Closure Area; Prov for Appvl Subj to Conds (Dist. 12-White) (Wilson) (Req of Mayor)
11/26/24 CO Introduced: TEU
12/3/24 TEU Read 2nd & Rerefer
12/10/24 CO PH Read 2nd & Rerefer
1/7/25 TEU PH Approve 6-0
TEU PH Pursuant to Sec 336.10, F.S. - 1/7/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

PH APPROVE

Aye: 6 - Lahnen, Pittman, Carlucci, Clark-Murray, Gaffney Jr. and Peluso

Excused: 1 - Gay

The public hearing was opened. There was no public comment. The public hearing was closed.

• Closure requested to construct a fueling station and convenience store

8. [2024-0948](#) ORD Amend the JEA FY 24-25 Budget; Amend Ord 2024-504-E (the COJ Budget Ord) by Amend Revised Schedule C (JEA Consolidated Operating Budget) & Schedule D (JEA Consolidated Capital Budget) to Approp Surplus Funds from FY 23-24 for the Electric System, Water & Wastewater System, & District Energy System, to Approp Add'l Funds from Rate Stabilization Funds for the Electric System & Water & Wastewater System to Increase the Transfers to Capital Outlay in the Operating Budget for Each System, & to Approp the Add'l Transfers from Capital Outlay in the Electric System, Water & Wastewater System, & District Energy System Capital Budgets to Reduce the Use of Debt Proceeds (Staffopoulos) (Req of JEA)
11/26/24 CO Introduced: F, TEU
12/3/24 F Read 2nd & Rerefer
12/3/24 TEU Read 2nd & Rerefer
12/10/24 CO PH Read 2nd & Rerefer
1/7/25 F Approve 7-0
1/7/25 TEU Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

APPROVE

Aye: 6 - Lahnen, Pittman, Carlucci, Clark-Murray, Gaffney Jr. and Peluso

Excused: 1 - Gay

• JEA is proposing to appropriate surplus funds from FY 23/24 along with withdrawing funds from various rate stabilization funds while reducing debt proceeds as shown below:

Electric System:

- Amount of FY 23/24 surplus funds: \$61,419,684
- Increased withdrawal from Demand-Side Management Rate Stabilization Fund: \$837,039
- Increased withdrawal from Environmental – Rate Stabilization Fund: \$1,089,700
- Reduction of Debt Proceeds: \$63,346,423

Water System:

- Amount of FY 23/24 surplus funds: \$53,657,101
- Withdrawal from Environmental – Rate Stabilization Fund: \$76,186
- Reduction of Debt Proceeds: \$53,733,287

District Energy System:

- Amount of FY 23/24 surplus funds: \$337,042
- Reduction of Debt Proceeds: \$337,042

9. [2024-0950](#) ORD-MC Amend Sec 744.110 (Street Excavations; Work in R/Ws; Permit; Violations, Civil Penalties, Enforcement & Abatement), Ch 744 (Street Construction Regulations), Ord Code, to Clarify Surety Requirements & Amt Depending on the Type of Work Being Performed in the City’s R/Ws, to Clarify the Requirements for Driveway Improvements in the City’s R/Ws & to Require Community Outreach & Notification for Certain Projs Occurring in the City’s R/Ws & to Require a Construction, Engineering & Inspection Inspector for Certain Projs; Prov for Codification Instructions (Mason) (Introduced by CM Gay)
- 11/26/24 CO Introduced: NCSPHS, R, TEU
12/2/24 NCSPHS Read 2nd & Rerefer
12/2/24 R Read 2nd & Rerefer
12/3/24 TEU Read 2nd & Rerefer
12/10/24 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

DEFER

Chair Lahnen noted that this bill was deferred and addressed Mr. Delaney from the Mayor’s Administration, emphasizing that significant discussions are ongoing among the interested parties, including Council Member Gay and the Administration. He stated his intent to ensure that when the bill returns to the committee, a consensus has been reached to avoid it becoming a prolonged “multi-cycle dragout” issue, similar to the challenges faced with the TECO bill last fall.

10. [2024-0951](#) ORD Approp \$1,834,456.47 from the COJ Proj Closure Activity Acct to the “Ortega Hills Secondary Ingress/Egress Proj” to Fund Land Acquisition & R/W Improvements to Create an Add’l Means of Ingress & Egress to the Ortega Hills Neighborhood in Council Dist 14; Apv & Auth the Mayor & Corp Sec to Execute & Deliver, for & on Behalf of the City, the “Purchase & Sale Agrmt” btwn the City & Fennell IP, LLC, a FL LLC for the Purpose of Acquiring 1.94± Acres of Unimproved Real Propty & Perpetual Easement Rights Over 3.62± Acres of Adjacent Land for Stormwater Drainage for Use as the Site of the Connector Rd; Apv & Auth the Mayor & Corp Sec to Execute & Deliver, for & on Behalf of the City, the “Ortega Hills Connector Rd Cost Disbursement Agrmt” btwn the City, Developer & Timuquana Commerce Center Owners Assoc, Inc., a FL Not for Profit Corp, to Auth Developer to Design, Construct, & Engineer the Connector Rd, with City to Reimburse Developer for Portions of Same; Amend the 25-29 5-Yr CIP Appvd by Ord 2024-505-E to Reflect this Approp of Funds; Prov for Oversight by the Real Estate Div & by the Engineering & Construction Mgmt Div of the Public Works Dept (Wilson) (Introduced by CM Johnson) (Co-Sponsor CM Pittman)
11/26/24 CO Introduced: NCSPHS, F, TEU
12/2/24 NCSPHS Read 2nd & Rerefer
12/3/24 F Read 2nd & Rerefer
12/3/24 TEU Read 2nd & Rerefer
12/10/24 CO PH Read 2nd & Rerefer
1/6/25 NCSPHS Amend/Approve 7-0
1/7/25 F Amend/Approve 7-0
1/7/25 TEU Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 12/10/24

AMEND/APPROVE

Aye: 6 - Lahnen, Pittman, Carlucci, Clark-Murray, Gaffney Jr. and Peluso

Excused: 1 - Gay

The amendment was approved unanimously via a voice vote.

AMENDMENT

- 1. Reflect that City Council is authorizing the disposition of real property (RE# 098404-0060) located at 7263 Golden Wings Rd**
- 2. Waive Section 122.422 (Determination of need; declaration that property is surplus to the needs of the public) to allow for City property to be conveyed to Timuquana Commerce Center Owners Association (TCCOA) in accordance with the Cost Disbursement Agreement**
- 3. Reflect that the Real Estate Division shall oversee the acquisition and disposition of the Property**
- 4. Correct Scrivener's**

- City to pay Developer \$1,044,000 to acquire land needed to complete the proposed roadway improvements**
- City to pay Developer up to a maximum of \$4,158,266.47 for construction of proposed roadway and stormwater improvements**
- City to convey 1.66 acre parcel purchased for \$275,000 to TCCOA for future retention pond**
- Project is intended to create a secondary source of ingress and egress into the Ortega Hills neighborhood along Roosevelt Blvd**

11. [2024-0983](#) ORD-MC Estab Normandy II Community Dev District (Normandy II CDD), Pursuant to Sec 190.005, F.S., & Ch 92, Ord Code, Including the Grant of Special Powers; Naming the Normandy II CDD; Describing the External Boundaries of the Normandy II CDD; Naming the Initial Normandy II CDD Brd of Supervisors; Amend Sec 92.22 (Existing Community Development Districts), Ch 92 (Uniform Community Development Districts), Ord Code, to Include the Normandy II CDD; Prov for Conflict & Severability (MacGillis) (Introduced by the TEU Committee Pursuant to Sec 92.09, Ord Code) (PD Apv)
12/10/24 CO Introduced: NCSPHS, R, TEU
1/6/25 NCSPHS Read 2nd & Rerefer
1/6/25 R Read 2nd & Rerefer
1/7/25 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 & Sec 190.005, F.S. & Sec 92.11 Ord Code - 1/14/25

READ 2ND & REREFER

12. [2024-0984](#) ORD Approp \$2,500,000.00 from the Mobility Fee - Zone 9 Proj to the Moncrief Rd Beautification (34th - 45th St) Proj to Fund Design & Construction Costs Related to the Proj; Amend the 25-29 5-Yr CIP Appvd by Ord 2024-505-E to Reflect this Approp of Funds to the Proj; Prov for Oversight by the Engineering & Construction Mgmt Div of the Dept of Public Works (B.T. 25-022) (Dillard) (Req of Mayor)
12/10/24 CO Introduced: NCSPHS, F, TEU
1/6/25 NCSPHS Read 2nd & Rerefer
1/7/25 F Read 2nd & Rerefer
1/7/25 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

READ 2ND & REREFER

13. [2024-0985](#) ORD Approp \$50,000.00 in Grant Funds from the State of FL, Dept of State, Div of Historical Resources to Prov Funding for the Purpose of Protecting & Restoring Sunset Memorial Cemetery's African American Heritage & Historical Significance; Prov for Oversight by the Dept of Public Works, Mowing & Landscape Mgmt Div (B.T. 25-028) (Wilson) (Req of Mayor)
12/10/24 CO Introduced: NCSPHS, F, TEU
1/6/25 NCSPHS Read 2nd & Rerefer
1/7/25 F Read 2nd & Rerefer
1/7/25 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

READ 2ND & REREFER

14. [2024-0994](#) ORD Apv, & Auth the Mayor, or Her Desig, & Corp Sec to Execute & Deliver: (1) an Amended & Restated Landfill Gas Rights Agrmt btwn the City & Trail Ridge Energy, LLC (Producer); (2) a 1st Amdt to the Lease Agrmt btwn the City & Producer; (3) an Easement Agrmt btwn the City & Producer; & (4) a 1st Amdt to 3 Party Contract Among the City, Producer, & Trail Ridge Landfill, Inc., a Waste Mgmt Co; All for the Purpose of Prov for the Expansion of the Existing Cooperative Landfill Gas Recovery Installation at the Trail Ridge Landfill; Prov for Add'l Auth to Grant Propty Access & Use Rights to 3rd Parties as Necessary (Sawyer) (Introduced by CM White)
12/10/24 CO Introduced: NCSPHS, F, TEU
1/6/25 NCSPHS Read 2nd & Rerefer
1/7/25 F Read 2nd & Rerefer
1/7/25 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

READ 2ND & REREFER

Once the agenda was reviewed Council Member Matt Carlucci provided an update on his engagement efforts for the solid waste fee bill. He shared that he has been attending CPAC meetings to discuss the bill and its implications with community members. Mr. Carlucci explained his preference for CPAC meetings over town halls to avoid potential conflicts over locations and to leverage the CPACs' representation of neighborhood organizations. He also noted that materials such as FAQ's and his contact information are being distributed during these meetings to ensure transparency. Chair Lahnen asked if Rosemary Wesolowski from the Neighborhoods Department was promoting Council Member Carlucci's attendance at CPAC meetings in advance. He also inquired how CPAC chairs were being informed of Carlucci's presentation topics. Council Member Carlucci confirmed that Ms. Wesolowski was promoting his attendance and sharing agendas with CPAC members. He also added that he personally contacts CPAC chairs in advance to provide details about the meetings and shared printed material with members during the sessions.

Chair Lahnen adjourned the meeting.

NOTE: The next regular meeting will be held Wednesday, January 22, 2025.

*******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.

Nayeli Jimenez- Council Research Division
njimenez1@coj.net
904-255-5140 Posted 01/08/2025 5:00 PM