

City of Jacksonville

117 W Duval St
Jacksonville, FL 32202



Meeting Minutes In Person Meeting

Monday, June 14, 2021
2:00 PM

Council Chambers 1st Floor, City Hall

Transportation, Energy & Utilities Committee

Ron Salem, Pharm. D., Chair
LeAnna Cumber, Vice Chair - Excused Absence
Kevin Carrico
Reggie Gaffney
Al Ferraro
Joyce Morgan
Danny Becton

Legislative Assistant: Bernadette Smith
Legislative Services Manager: Melanie Wilkes
Chief Office of General Counsel: Paige Johnston
Research Assistant: Richard Distel
Asst. Council Auditor: Phillip Peterson
Administration: Rachel Zimmer
Planning Dept.: Laurie Santana

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 TIME: 2:00 PM – 5:00 PM

(If attending virtually, please join the meeting by 1:45 PM)

Meeting ID: 982 3660 2317

Passcode: 18546

The meeting noticed herein for Monday, June 14, 2021 2:00 PM can be accessed as follows:

- 1) You may attend the meeting in-person at the physical location- City Council Chambers, but CDC guidelines will be adhered to due to COVID-19. Concurrent with the expiration of Mayor Curry's Emergency Executive Proclamation 2020-005, any member of the public entering City-owned public buildings may choose to wear a mask inside the building. Council strongly encourages the use of masks for all employees and visitors, especially when social distancing at 6 feet (or more) is not possible. Council will make masks available for visitors and the public.
- 2) You may attend the meeting virtually (for viewing only- no participation in public comment or public hearings).
- 3) The public is encouraged to share general comments with individual Council Members by email or telephone. CCMeeting06222021@coj.net is the designated email for comments from the public.

Meeting Convened: 2:00 PM

Meeting Adjourned: 3:41 PM

Visiting CM:

CM Michael Boylan (2021-316)

Presentation by Hai Vu, JEA - New technology for the STPO program

Hai Vu, VP of Water and Wastewater, presented his PowerPoint which covered the active septic tanks which need to be phased out. Mr. Vu talked about the different technologies and alternatives to sewer collection. CM Ferraro asked about the vacuum system. Mr. Vu said that it is used in the Florida Keys and Sarasota, and if there are leaks in the vacuum system they are found by listening for where the leak is coming from. CM Morgan asked how alternatives can be made in real time. Mr. Vu said they are unable to make action without funding set aside and this is why they are looking into alternatives before the funding is available so they can be ready earlier to move forward with action. CM Gaffney asked about the difference between centralized and decentralized. Mr. Vu said that centralized will go directly into a JEA plant while the decentralized will go to a small built plant close by.

Item/File No.

Title History

1. [2021-0079](#) ORD Approp \$1,037,130.00 from FEMA through the State of FL Div of Emergency Mgmt. Under the Hazard Mitigation Assistance Grant Prog. to Fund the Acquisition & Installation of 7 Permanent Generators at 7 Storm Water Pump Station Sites within Duval Cty, Amending the 2021-2025 5 Yr CIP Apvd by Ord 2020-505-E to Purchase & Install Permanent Emergency Generators at the Following Locations: Hillman Dr., Myrtle Ave., Hilly Rd., Bradley Rd., Jessie St., McGrits Creek Park/Lew Brantley & Sandalwood Canal; Providing for City Oversight by the Dept. of Public Works, Public Bldgs Div (B.T. 21-038) (Staffopoulos) (Req of Mayor) 2/9/2021 CO Introduced: NCSPHS, TEU, F
2/16/21 NCSPHS Read 2nd & Rerefer
2/16/21 TEU Read 2nd & Rerefer
2/17/21 F Read 2nd & Rerefer
2/23/21 CO PH Read 2nd & Rereferred: NCSPHS, TEU, F
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 2/23/21

DEFER (At request of the Administration)

2. [2021-0247](#) ORD Naming a New Park to be Donated by Allweather Tire Co to the City of Jax Pursuant to Sec 122.412, Ord Code, Comprised of 5 Contiguous Vacant Parcels Totaling 2.16 Acres & Located on Heckscher Dr. Adjacent to Browns Crk., to be Known as “Thebaut Sisters Landing.” (Dist 2-Ferraro) (Staffopoulos) (Req of Mayor)(Co-Sponsor CM Ferraro) (JHPC Apv)
4/27/21 CO Introduced: NCSPHS, TEU
5/3/21 NCSPHS Read 2nd & Rerefer
5/3/21 TEU Read 2nd & Rerefer
5/11/21 CO Read 2nd & Rereferred: NCSPHS, TEU
6/8/21 CO PH Only;Addn'l PH 6/22/21
6/14/21 NCSPHS Amend/Approve 7-0
6/14/21 TEU Amend/Approve 6-0
TEU PH Per Sec. 122.105: 6/1/21
Public Hearing Per Sec. 122.105,Pursuant to Chapt 166, F.S. & C.R. 3.601 – 6/8/21
Public Hearing Addn'l Per Sec 122.105- 6/22/21

Phillip Peterson, Auditor's Office, explained the amendment. Brian Burket, Parks Department, detailed the property which is mostly made up of wetlands.

AMEND/APPROVE

Aye: 6 - Salem, Gaffney, Ferraro, Morgan, Becton and Carrico

Excused: 1 - Cumber

AMENDMENT

Identify in bill that Barbara E. Dutton, a member of the Thebaut family, currently owns a portion of the designated property

• The Thebaut family are the founders and owners of the Jacksonville company Allweather Tire

3. [2021-0255](#) ORD Renaming “Chuck Rogers Pk,” Located at 11950 San Jose Blvd, Jax, Fl 32223, as “Rogers Pk” to Recognize the Many Accomplishmnts & Svc to Youth Sports of Chuck Rogers & His Son, Corky Rogers. (Dist.6-Boylan) (Johnston) (Introduced by CP Hazouri & CM Boylan) (Co-Sponsor CMs Morgan & R. Gaffney) (JHPC Apv)
4/27/21 CO Introduced: NCSPHS, TEU
5/3/21 NCSPHS Read 2nd & Rerefer
5/3/21 TEU Read 2nd & Rerefer
5/11/21 CO Read 2nd & Rerefered: NCSPHS, TEU
6/8/21 CO PH Only;Addn'l PH 6/22/21
6/14/21 NCSPHS Approve 7-0
6/14/21 TEU Amend/Approve 6-0
TEU PH Per Sec. 122.105: 6/1/21
Public Hearing Per Sec. 122.105,Pursuant to Chapt 166, F.S. & C.R. 3.601 – 6/8/21
Public Hearing Addn'l Per Sec 122.105- 6/22/21

Paige Johnston, Office of General Counsel, detailed the amendment which would clarify the department that is responsible for compliance when bringing forward legislation. CM Gaffney asked to be added as a co-sponsor.

AMEND/APPROVE

Aye: 6 - Salem, Gaffney, Ferraro, Morgan, Becton and Carrico

Excused: 1 - Cumber

4. [2021-0311](#) ORD Making Certain Findings, & Apv & Auth the Exec of a 1st Amendmnt to Amended & Restated Redev Agreeemnt (“Amendmnt”) btwn the City of Jax (“City”) & HP-BDG 200 Riverside, LLC, or an Affiliated Company Managed by HP-BDG 200 Riverside, LLC (“Company”), Consisting of Approximately 295 Residential Units, 12,750 Sq Ft of Retail Space, & 450 New Structured Parking Spaces at 200 Riverside (the “Project”), Revising the Definition of Project Improvements to Permit Certain Commercial uses in up to 50% of the Retail Space in the Project; Apv & Auth the Exec of a Supplemental Redev Agreeemt (“Supplemental Agreeemt”) btwn the City & the Company, Auth the City to Grant the Company a Supplemental Recaptured Enhanced Value (Rev) Grant in an up to, Not-To-Exceed Amount of \$1,556,000.00, to Attract Retail Tenants Through Funding of Tenant Improvements or Rent Abatements; Apv & Auth Exec of Documents by the Mayor & Corp Secretary; Auth Apv of Technical Amendmnts by the Chief Executive Officer of the DIA; Providing for City Oversight by the DIA; Timeline for Execution of Agreement by the Company; Waiving the Project’s Compliance with the Public Invest Policy Adopted by Ord 2016-382-E. (Dillard) (Req of Mayor)
5/25/21 CO Introduced: TEU, F
6/1/21 TEU Read 2nd & Rerefer
6/2/21 F Read 2nd & Rerefer
6/8/21 CO PH Read 2nd & Rereferred:TEU,F
6/14/21 TEU Amend/Approve 6-0
6/15/21 F Amend/Approve 4-0
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –6/8/21

Phillip Peterson explained the amendment. Steve Kelley, DIA, detailed the legislation which would authorize a redevelopment agreement that will facilitate retail activity at 200 Riverside Avenue. Mr. Kelley said this will create an incentive for retail activity and will add \$1,556,000 to the REV grant. CM Becton asked what is the measurement for the REV grant. Mr. Kelley said it is a 10-year supplemental REV grant with specific measurements for tenant activity.

AMEND/APPROVE

Aye: 6 - Salem, Gaffney, Ferraro, Morgan, Becton and Carrico

Excused: 1 - Cumber

AMENDMENT

Include Council Auditor in audit rights within Supplemental Redevelopment Agreement

- Approves the First Amendment to the Amended and Restated Redevelopment Agreement with HP-BDG 200 Riverside LLC for the Vista Brooklyn project in order to allow commercial use of up to 50% of ground floor leased space (currently 100% retail use required)
- Approves the Supplemental Redevelopment Agreement with HP-BDG 200 Riverside LLC and authorizes a 10-year, 12.5% Supplemental REV Grant of \$1,556,000
 - Minimum capital investment of \$80.0M required for Supplemental REV Grant
 - Requires average occupancy of 60% for retail space
 - Calculated based on the proportionate share of retail use
- Waives the Public Investment Policy requirement that the company receiving the REV grant be in a Targeted Industry Category

5. [2021-0315](#) ORD Closing & Abandoning &/Or Disclaiming an Opened & Unimproved Portion of the Manson Ln Right-of-Way Established in the Warrington's Subdivision Plat, as Recorded in Plat Book 5, Page 32 of the Current Public Records of Duval County, FL, at the Request of Michael Salazar, Subject to Reservation unto the City & JEA of an all Utilities & Facilities Easement over the Closed Portion of the Right-of-Way; Providing for Approval Subject to Conditions. (Dist. 8-Pittman) (Staffopoulos) (Req of Mayor)
- 5/25/21 CO Introduced: TEU
6/1/21 TEU Read 2nd & Rerefer
6/8/21 CO PH Read 2nd & Rereferred:TEU
6/14/21 TEU PH Approve 6-0
TEU PH Pursuant to Sec 336.10, F.S.-6/14/21
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –6/8/21

Renee Hunter, Chief of Real Estate at Public Works, explained the legislation and clarified that it is not a city-owned road. CM Ferraro asked how many neighbors there are that support the legislation. Ms. Hunter said that all of the 5 neighbors are in favor of this bill.

PH APPROVE

Aye: 6 - Salem, Gaffney, Ferraro, Morgan, Becton and Carrico

Excused: 1 - Cumber

- Closes and abandons a portion of Manson Ln starting at the intersection of Denny Rd. and extends south towards Old Plank Rd

6. [2021-0316](#) ORD Relating to the Council Rules; Amend Council Rule 1.101 (Officers), Chapt 1 (Organization of the Council), Council Rules, to Allow Only At-Large Council Members to be Eligible to be President of the Council & the Vice President of the Council & to Serve on a Rotation Basis. (Sidman) (Introduced by CM Boylan)
5/25/21 CO Introduced: NCSPHS, TEU, F, R, LUZ
6/1/21 NCSPHS Read 2nd & Rerefer
6/1/21 TEU Read 2nd & Rerefer
6/2/21 F Read 2nd & Rerefer
6/2/21 R Read 2nd & Rerefer
6/2/21 LUZ Read 2nd & Rerefer
6/8/21 CO PH Read 2nd & Rereferred: NCSPHS, TEU, F, R, LUZ
6/14/21 NCSPHS Amend/Approve 1-6 (Fail) (CMs White, Pittman, Becton, Diamond, Bowman, & Carrico)
6/14/21 TEU Approve 0-6 (Fail) (CMs Salem, Carrico, R. Gaffney, Ferraro, Morgan & Becton)
6/15/21 F Approve 0-4 (Fail) (CMs Carlucci, DeFoor, Salem & Morgan)
6/15/21 R Amend/Approve 2-4 (Fail) (CMs Priestly Jackson, Carlucci, Newby & Pittman)
6/15/21 LUZ Withdraw 5-0
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 –6/8/21

Phillip Peterson explained the amendment. CM Ferraro said he is against the legislation because it would put limitations on who is able to serve in leadership on the Council. CM Boylan explained his reasons for drafting the legislation. CM Gaffney said he likes how things operate currently for leadership and can not support. CM Morgan said she can not support the bill currently, but would want to look over the whole process with possible meetings to discuss as a Council. CM Salem said he is not a fan of the current system and would like to continue the dialogue to work on the process.

AMEND/APPROVE (FAIL)

Nay: 6 - Salem, Gaffney, Ferraro, Morgan, Becton and Carrico

Excused: 1 - Cumber

AMENDMENT

1. Clarify exception language for unqualified designee
2. Revise language in Council Rules as needed to reflect updated process
3. Correct scrivener's errors

- Amends Council Rules to change the process for designating the Council President and Vice President from an annual election to an annual rotation between At Large Council Members
- Adds requirement that Council President have at least one year's experience as a Member of City Council
- New process would be effective for officers assuming the President and Vice President offices July 1, 2027

7. [2021-0352](#) ORD Concerning the Consent Req by the Boggy Branch Community Developmnt Dist ("CDD") to Exercise Special Powers Related to Recreational & Security Facilities, & Waste Collection & disposal, Pursuant to Sec 190.012 (2) (A), Sec 190.012 (D), & Sec 192.012 (F), F.S., & Sec 92.15, Ord Code; Amending Chapt 92 (Uniform Community Development Dists), Sec 92.02 (Definitions) to Track Statutory Definition; Amending Sec 92.15 (Consent Requests) to Clarify that Consent for Special Powers may be Requested at the Time of a Petition Regarding a CDD; Amending Sec 92.16 (Notice of CDD Establishment & Registered Office), Amending Sec 92.17 (Budgets & Meeting Schedules), Amending Sec 92.18 (Public Facilities Reports) to Comport with the Revised Statutory Citations & Amending Sec 92.22 (Existing Community development Dists), Ord Code, to include the Grant of this Consent for Special Powers to the Boggy Branch CDD. (Grandin) (Introduced by TEU Committee, Pursuant to Chapt 92, Ord Code)
6/8/21 Introduced: TEU, F
6/14/21 TEU Read 2nd & Rerefer
6/15/21 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –7/27/21

READ 2ND & REREFER

8. [2021-0355](#) ORD Apv & Auth the Mayor, or His Designee, & the Corp Secretary to Execute & Deliver that Certain Lease Agreement Btwn the City of Jax (“Lessor”) & Vystar Credit Union (“Vystar”) for lease to Vystar of Approximately 72 Sq. Ft. of Space at the Hogan St. entrance of the St. James Building, located at 117 West Duval St., Jax, FL 32202 (R.E. #073753-0000), for Vystar’s Continued Operation & Maintenance of an Automated Teller Machine (“ATM”) Kiosk Directly outside the Hogan St. entrance for the use and benefit of the Public, for an Initial Term of 3 Years Commencing 6/1/21 – 5/31/24, with options to renew for up to 2 Additional 3 Year Terms, at an Initial Annual Lease Fee of \$1,824.48 (\$25.34 Per Sq. Ft.), with 3% Annual Increases Thereafter; Providing for Oversight of Lease Acquisition by the Real Estate Division of the Dept. of Public Works, & Oversight by the Dept. of Public Works Thereafter. (Staffopoulos) (Req of Mayor)
6/8/21 Introduced: TEU, F
6/14/21 TEU Read 2nd & Rerefer
6/15/21 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –6/22/21

READ 2ND & REREFER

9. [2021-0356](#) ORD Apv & Auth the Mayor, or His Designee, & the Corp Secretary to Execute & Deliver for & on behalf of the City, that Certain License Agreement btwn the City of Jax & JTA, Providing a Revocable, Nonexclusive License to the City, for an Open-Ended Term with no license fee, for use of approximately 53 Sq. Ft of JTA-Owned Property at the entrance to the Fort George Island St. Johns River Ferry Terminal located at 9618 Heckscher Dr., Jax, FL 32226 (R.E. #168242-0000), for Construction & Maintenance of a Wayfinding/Welcome Sign & Associated Improvements; Providing for Oversight of License Agreement Approval & Execution by the Real Estate Division of the Dept of Public Works, & Thereafter by the Engineering & Construction Management Division of the Dept of Public Works. (Staffopoulos) (Req of Mayor) (JWC Apv)
6/8/21 CO Introduced: NCSPHS, TEU, F, JWC
6/14/21 NCSPHS Read 2nd & Rerefer
6/14/21 TEU Read 2nd & Rerefer
6/15/21 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –6/22/21

READ 2ND & REREFER

10. [2021-0357](#) ORD Apv & Auth the Mayor, or His Designee, & the Corp Secretary to Execute & Deliver that certain Lease Agreement between Midtown Centre Office, LLC (“Landlord”) and the City of Jax (“Tenant”) to Lease Approximately 3,629 Sq. Ft. of space in the 3100 Building (Suite 100) of the Midtown Centre Office Park, located at 1800 Executive Center Dr., Jax, FL 32207 (R.E. #129627-0040), for use by the JSO for its Integrity Unit, for an Initial Term of 5 Years with an option to renew for 1 Additional 5 Year Term, at an Initial Rental Rate of \$4,989.88 Per Month, with Three Percent (3%) Annual Increases Thereafter; Providing for Oversight of Lease Acquisition & Execution by the Real Estate Division of the Department of Public Works, & Thereafter by the JSO. (Dist. 5-Cumber) (Staffopoulos) (Req of Mayor)
6/8/21 CO Introduced: NCSPHS, TEU, F
6/14/21 NCSPHS Read 2nd & Rerefer
6/14/21 TEU Read 2nd & Rerefer
6/15/21 F Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 –6/22/21

READ 2ND & REREFER

NOTE: The next regular meeting is To Be Determined due to Summer Break.

*******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.

Rollcall

Present: 6 - Chair Ron Salem, Council Member Reggie Gaffney, Council Member Al Ferraro, Council Member Joyce Morgan, Council Member Danny Becton and Council Member Kevin Carrico

Excused: 1 - Vice Chair LeAnna Cumber

Minutes: Richard Distel, Council Research
RDistel@coj.net 904.255.5140
Posted 6.18.2021 5:00 pm