

City of Jacksonville

*117 W. Duval Street
Jacksonville, FL 32202*



Meeting Minutes - Amended

Tuesday, February 4, 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. - Excused Late Arrival 2:10 PM

Mike Gay

Jimmy Peluso

Legislative Assistant: Vanessa Galan

Council Auditor's Office: Edward Linsky

Council Research: Nayeli Jimenez

Office of General Counsel: Mary Staffopoulos

Administration: Bill Delaney

Planning Dept.: Laurie Santana

Meeting Convened: 2:00 PM

Meeting Adjourned: 2:38 PM

Present: 7 - Chair Will Lahnen, Vice Chair Ju'Coby Pittman, Matt Carlucci, Tyrone Clark-Murray, Reggie Gaffney Jr., Mike Gay and Jimmy Peluso

Vanessa Galan – Legislative Services Division; Ed Linsky, Kim Taylor, and Brian Parks - Council Auditor’s Office; Nayeli Jimenez – Council Research Division; Mary Staffopoulos and Dylan Reingold – 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. Chair Lahnen reviewed the agenda and noted the need to jump around the agenda. Chair Lahnen stated that there were no cards submitted for public comment.

Item/File No.

Title History

1. [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) (Co-Sponsor CM Johnson)
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
1/14/25 CO PH Only
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

2. [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

3. [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
1/14/25 CO PH Read 2nd & Rerefer
2/3/25 NCSPHS Amend/Approve 8-0
2/4/25 F Amend/Approve 7-0
2/4/25 TEU Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/14/25

AMEND/APPROVE

Aye: 6 - Lahnen, Pittman, Carlucci, Clark-Murray, Gay and Peluso

Excused: 1 - Gaffney Jr.

The NCSPHS amendment was approved unanimously via a voice vote. Ed Linsky, Council Auditor's Office explained that the amendment makes changes to three out of the four agreements the amount of gas the city delivers to the refinery. It also clarifies the city's audits rights and established a penalty for significant underpayment if found during an audit. Mr. Linsky further stated that the amendment also limit the city's ability to claim a loss to \$1 million per occurrence if the contractor is at fault for a landfill closure, in addition to any insurance claims. Other changes include extending the timeframe for equipment removal upon contract termination, limiting the city's ability to take possession of the property and clarifying condensate and gas collection system operations between the city, landfill operator, and gas collector. It also modifies insurance and indemnification terms and updates standard contract language based on negotiations with the Office of General Counsel.

Chair Lahnen thanked the NCSPHS Committee for their work on the amendment.

NCSPHS AMENDMENT

Place Amended and Restated Landfill Gas Rights Agreement, First Amendment to Lease Agreement, and First Amendment to Three-Party Contract on file to:

- 1. Require certification (on gas meters) and CPA review (on gross revenues) for payments remitted to the City for gas delivery**
- 2. Clarify City's audit rights and include underpayment penalty**
- 3. Limit City's per occurrence claimable loss to \$1,000,000 after insurance proceeds**
- 4. Modify provisions related to removal of equipment upon termination**
- 5. Clarify condensate management and gas collection control system operations between City, Landfill Operator, and Trail Ridge Energy**
- 6. Modify insurance, indemnification, and other standard provisions**
- 7. Modify Assignment language for assignment of contract to another entity**

- **Enters into an Amended and Restated Landfill Gas Rights Agreement with Trail Ridge Energy (TRE) that:**
 - **Extends term of agreement 20 years to March 2049, with a 5 year extension option**
 - **Extends gas rights to expanded portion of landfill and any future expansion**
 - **Authorizes development of second TRE collection and processing site**
- **Amended agreement will result in the following additional compensation received by the City:**
 - **\$1,000,000 towards the installation of a 500,000-gallon leachate storage tank**
 - **Through 4/1/29, TRE will pay City \$0.25 per unit of gas generated at the site, estimated by Public Works to be \$200,000 annually**
 - **After 4/1/29, TRE will remit 10% of gross revenues to the City as payment for the gas rights, estimated by Public Works to be \$2,000,000 annually**
 - **These additional payments to the City will be reduced by tangible personal property taxes paid by TRE**
- **TRE will continue to pay City \$193,500 annually for use of Premise**
- **City will pay up to \$200,000 per year to TRE for operation of the City's evaporator as well as reimburse for the cost plus 10% of all associated equipment and supplies (per Public Works, the City is currently paying approximately \$600,000 annually to the landfill operator for this service)**

4. [2025-0001](#) ORD Adopting a Preliminary Residential Solid Waste Rate Ord Pursuant to Ch 715, Ord Code; Stating the General Description of Svcs; Prov for Svc Cost; Prov for Assessment Rate; Repealing Max Assessment Rate; Setting a Public Hearing for the Annual Rate Ord; Directing Preparation of the Assessment Roll, Publication of Notice, & Mailing of Notices (Reingold) (Introduced by CM Carlucci) (Co-Sponsors CMs Amaro, Peluso, Boylan, Clark-Murray, Lahnen & Pittman) (GAB CPAC Apv)
1/14/25 CO Introduced: NCSPHS, R, F, TEU
1/21/25 NCSPHS Read 2nd & Rerefer
1/21/25 R Read 2nd & Rerefer
1/23/25 F Read 2nd & Rerefer
1/23/25 TEU Read 2nd & Rerefer
1/28/25 CO PH Read 2nd & Rerefer
2/3/25 NCSPHS Approve 5-1 (J. Carlucci)
2/3/25 NCSPHS Reconsider/Amend/Approve 5-1 (J. Carlucci)
2/3/25 R Amend/Approve 4-3 (Howland, Freeman, Gay)
2/4/25 F Amend/Approve 2-5 (Fail) (Salem, Freeman, Howland, Arias, Diamond)
2/4/25 TEU Amend/Approve 5-2 (Gaffney, Jr., Gay)
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

AMEND/APPROVE

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

The NCSPHS amendment was approved unanimously via a voice vote. Kim Taylor, Council Auditor's Office explained that the NCSPHS amendment revised the solid waste assessment rate from the original proposed rate of \$30.40 to \$27.00 for 2025, with scheduled increases to \$29.50 in 2026 and \$32.00 in 2027, pending council approval each year.

Chair Lahnen reiterated his support for a phased approach, as discussed in the noticed meeting. He commended Council Member Carlucci for initiating the legislation and emphasized two key points he has raised in the Finance Committee. First, he stated that in recent community meetings he encountered no opposition to the rate adjusted when explaining the long gap since the last increase and residents generally understood that delaying adjustments only results in a larger, more abrupt increase later. Second, Chair Lahnen raised concerns about the city's budget projections, noting that Jacksonville is scheduled to pay out \$80 million in economic development incentives next year, an amount that exceeds the projected revenue increase. He stressed that this was one of the factors along with how long it has been since the last increase that has influenced his support for this proposal.

Council Member Jimmy Peluso expressed his appreciation for Council Member Carlucci initiating this bill, acknowledging the extensive work put into this. He admitted that he was not initially in favor of a phased approach, believing that it would have been better to go straight to the full increase rather than phasing it in. However, he noted that when the process began, many people had very different opinions on how it should be done, and after witnessing the committee discussions, he acknowledged the work that had gone into shaping this. Council Member Peluso also commended Council Member Miller for his role in shaping the amendment, noting his growth in the position and stating that the amendment was the right approach. Mr. Peluso emphasized the concerns raised by the auditors and the consequences it would have for the city if they did not find ways to fill in the gap. He added that the General Fund alone could not sustain these costs, particularly considering the legal actions the Beaches could take. Concluding his remarks, Council Member Peluso voiced strong support for both the amendment and the bill, stating that the measure would be good for future budgets and the city.

The bill was moved/2nd as amended.

Council Member Clark-Murray stated that part of the Council's role is to solve problems, and this bill addresses a longstanding issue. She noted that most people do not have an issue with it because it presents a clear solution to a problem that has been ignored for too long. She compared the situation to a debt or interest rate, emphasizing that it is rare for such costs to remain unchanged over time. Acknowledging the problem and taking action to resolve it was an important step forward. She commended Council Member Carlucci for presenting the solution and Council Member Miller for refining it to ensure it effectively addresses the issue. She urged her colleagues to support the bill, reminding them that their responsibility is to serve the people and not one another. Concluding her remarks, she reiterated that this bill provides a solution and encouraged a vote in favor.

Council Member Peluso thanked Chair Lahnen, acknowledging his consistency in sticking to his position on supporting a phased approach and commending him for his integrity in following through on his stance. He noted that the Chair's support for the bill demonstrated that the financial reasoning behind it was sound. Concluding his remarks, he thanked the Chair once again and expressed readiness to proceed with the bill.

Council Member Matt Carlucci thanked Council Member Chris Miller for his statesmanship in committee and for helping to pull the amendment together. He also expressed appreciation for the co-sponsors of the bill, highlighting the bipartisan support behind the legislation. He then requested for Mr. Reingold to explain the implementation process, emphasizing that this bill is the kickoff to that process. He noted that if the legislation is eventually approved, it will help free up funds as the city begins to pay off the loan, allowing for financial assistance to be directed toward constituents who need

it—a key priority for him. Council Member Carlucci further acknowledged the many individuals involved in the process, including auditors, attorneys, co-sponsors, his executive council assistant, Cory Armstrong, and his wife, for their support. He specifically mentioned Eric Fuller from Public Works, who accompanied him to town hall meetings. He expressed surprise that residents across the board seemed to understand the urgency of addressing the issue. Concluding his remarks, he requested that Chair Lahnen allow Mr. Reingold to explain the full process so that his colleagues would have a clear understanding of what to expect.

Mr. Dylan Reingold, Office of General Counsel, addressed the committee clarifying that this ordinance is the first of two ordinances in the process. He explained that this is the preliminary rate ordinance, and if it is approved by City Council on Tuesday, he will draft the annual assessment ordinance, which will be returned to committees in May for a final decision by City Council. He emphasized that members should not be caught off guard when a similar item comes before them later in the spring.

Council Member Reggie Gaffney, Jr. expressed that he was torn on the bill, stating that after holding six community meetings, he found that his community was divided on the issue. He shared that in his two and a half years in office, he has struggled to get basic infrastructure improvements in his district, such as road paving, traffic lights, and drainage issues. While he acknowledged that some have told him this bill would help address those issues, he noted that similar promises had been made in previous years without results. He emphasized his lack of trust in his colleagues, stating that he does not mean any disrespect but that budget negotiations have made it extremely difficult to secure funding for his district. He referenced a conversation from a previous day about a new policy from Mr. Mike Weinstein, where a constituent told him that more pressing issues in his district were still not being addressed. Due to these concerns, Council Member Gaffney, Jr., stated that he would be voting “no” on the bill but remained open to changing his vote on Tuesday, for the City Council meeting. He reiterated that broken promises in his district have made it difficult to support the legislation, as he did not want to vote for it only to face the same challenges next year. Concluding his remarks, he stated that it would be a disservice to his constituents to support the bill without confidence that it would bring real improvements to his districts.

Council Member Matt Carlucci addressed Mr. Gaffney acknowledging his concerns and frustration. He stated that there are no guarantees that the money freed up by this bill will go to Mr. Gaffney’s district or his own but emphasized that it would increase available funds that could be allocated to any district. He warned that delaying this another year would require even more money to come out of the General Fund, reducing funds available for community services across all districts and at-large. Recognizing Mr. Gaffney’s frustration, Mr. Carlucci assured him that if he needed assistance with getting something done, he was willing to help, though he could not guarantee results. He emphasized that delaying action only makes financial issues worse, stating that “the best time to solve a problem is yesterday, and the next best time is today.” Council Member Carlucci expressed his respect and support for all districts council members reiterating his willingness to assist them. He then reflected on his long-standing commitment to helping other council members. Concluding his remarks, Council Member Carlucci thanked the committee members and humbly asked for their support, stating that passing the bill would be a meaningful step forward for the entire city of Jacksonville.

Council Member Peluso addressed Council Member Gaffney, Jr., acknowledging his concerns and stating that his words were not lost on him. He referenced a Finance Committee meeting which highlighted the age of infrastructure across districts. He noted that in his own district, District 7, the median building age is 75 years, adding that Mr. Gaffney previously represented parts of this district. He agreed that broken promises have been a longstanding issue in the city but emphasized that securing funding is the only way to fulfill commitments to communities. He pointed out that when he and Mr.

Gaffney advocate for their districts in the Finance Committee, they often encounter resistance from colleagues who refuse to touch reserves due to budget constraints. He stressed that this bill could free up approximately \$50 million next year, based on current projections, and warned that delaying action could increase that lost opportunity to \$60-\$70 million in the following years. Concluding his remarks, he made a direct appeal for Mr. Gaffney to change his vote, emphasizing that this bill is one of the ways to secure the resources needed to improve their districts. He urged him to vote yes on Tuesday and help get this bill passed.

Council Member Ju'Coby Pittman addressed the Chair and her colleagues, stating that when the legislation was first introduced, she did not support it due to the history of broken promises in Districts 7,8,9, and 10. However, she changed her mind that morning after the presentation convinced her that there would be a safety net in place to assist individuals who may struggle to pay. She emphasized that solid waste is a part of quality of life in Jacksonville, noting that she and Council Member Gaffney witness significant trash issues in their districts. She stated that the beautification and community pride are priorities for her, particularly in corridors and local neighborhoods. Council Member Pittman concluded by reaffirming her support for the bill, explaining that she initially did not see how it would benefit her community, but after receiving assurances that her district would not be left behind, she decided to vote in favor. She acknowledged that some members may wait until Tuesday to decide but encouraged them to support the bill now to help improve the community conditions.

Council Member Mike Gay commended Council Member Matt Carlucci for his extraordinary work on the bill, acknowledging the time and effort he put into it. He reiterated what he had previously stated in the Rules Committee, explaining that he is proceeding with caution and still evaluating the details of the legislation. Referencing Council Member Gaffney's remarks, Mr. Gay stated that he understands the concern about broken promises, adding that in his district, there are no promises—stating his community is often treated as an afterthought. He expressed frustration that some current legislation reflects that reality but acknowledged that this bill has the potential to move the city in the right direction, but he is not 100% sure about that and at this time, He stated that he is a “no” vote but emphasized that his position may change by Tuesday night. He concluded by reiterating his appreciation for Council Member Carlucci's work on the legislation.

Council Member Gaffney, Jr. reiterated that his position could change by Tuesday, but expressed concern about how the \$50 million in freed-up funds might ultimately be allocated. He stated that his biggest fear is that instead of benefiting communities in need, the money could be redirected to projects such as a new jail, Lot J, additional funding requests from UF, museums, or anything Downtown related. He referenced past experiences, mentioning that he had lost battles over a Biscayne Boulevard and Chick-fil-A rezoning and now faces the fallout of managing a broken district. He noted that he still hears daily from constituents about the consequences of those decisions and emphasized that if this bill does not deliver the promised benefits, he alone will have to deal with the fallout in his district. He concluded by stating that he is a “no” vote today, but if God leads him to vote “yes” on Tuesday, so be it.

Council Member Carlucci stated that he would try to make his final remarks and thanked the committee for their courtesy. He reminded Council Member Gaffney that he had supported him on both the Chick-Fil-A and Biscayne matters, emphasizing that he tries to help district council members whenever possible. He acknowledged Mr. Gaffney's concerns about not receiving the funding he wants for his district but stated that voting against the bill would not change that. He argued that the two issues are separate and that if the bill passes, there would be at least additional money available that might help Mr. Gaffney's district. However, if the bill fails, there would be even less money available, which concerned him. Mr. Carlucci, speaking as an at large council member, expressed his belief that there is

no predetermined allocation for the freed-up funds and suggested that if he were a district council member, he would schedule a meeting with the Mayor to advocate for his district. He stressed that this issue cannot be put off any longer, calling it critical and reiterating his respect and appreciation for Mr. Gaffney and his colleagues. He concluded by stating that he had tested the waters throughout the community, and the response he received indicated that the public was warming up to the idea of supporting the bill.

Council Member Gafney agreed with Council Member Carlucci and stated that he understood what the bill does. However, he emphasized that his primary concern is providing hope for his community, and passing this bill does not accomplish that. He expressed that parts of his community are currently struggling, feeling hopeless, and lacking opportunities or leadership to look up to. He stressed that he alone is responsible for addressing these concerns in his district, and while passing the bill may provide financial benefits, he was not certain it would bring the kind of hope his community needs. He reaffirmed that his position could change by Tuesday but, as of now, he remained a “no” vote.

Chair Lahnen added a few final remarks, referencing a quote from Council Member Miller in the Rules Committee, stating: “We have a math problem.” He noted that this issue was further discussed in the Finance Committee that morning. He explained that the city is projected to have \$70 million more in revenue next year, but it was also briefed that there will be a \$23 million increase in pension contributions due to the collective bargaining agreement. Additionally, the city will have \$63 million more in cash grants next year than it did this year. He emphasized that the city is already projected to spend more next year than the revenue increase this year, making this a significant topic for the next Finance Committee meeting. He stated that the committee would review different parts of the city’s budget to determine what can and cannot be controlled. Mr. Lahnen further explained that although the city budget is \$2 billion, that amount is reduced to \$800 million when first responder expenses are removed. He added that the city also faces pension liabilities, cash incentives, and rising debt, noting that debt increased by \$125 million this year alone. He concluded by stating that the full \$2 billion budget is not fully available for discretionary spending and that these financial concerns must be considered moving forward.

NCSPHS AMENDMENT

Revise monthly assessment rate to the following (subject to annual approval by Council):

\$27.00 - calendar year 2025

\$29.50 - calendar year 2026

\$32.00 - calendar year 2027

- **Establishes a monthly assessment rate for calendar year 2025 of \$30.40 per residential premise / \$364.80 annually**
- **Repeals the maximum rate previously established and does not set a maximum rate going forward**
- **The fiscal year 2024/25 deficit for the Solid Waste Fund is approximately \$40 million**
- **The projected total loan at the end of fiscal year 2024/25 is approximately \$97 million**

5. [2025-0002](#) ORD-MC Creating Secs 382.504 (Council Approval of Solid Waste Assessment Reductions), 382.505 (City's Obligation to Fund Solid Waste Assessment Reductions) & 382.506 (Effective Date), Pt 5 (Solid Waste Service Fee), Ch 382 (Waste Collection & Disposal Service by Contractors & City), Ord Code, to Etab Reductions for Solid Waste Assessments; Req Coordination with the City of Atlantic Beach, the City of Neptune Beach, the City of Jax Beach & the Town of Baldwin; Prov for Codification Instructions (Reingold) (Introduced by CM Carlucci) (Co-Sponsors CMs Peluso, Boylan, Clark-Murray & Pittman) (GAB CPAC Apv)
1/14/25 CO Introduced: NCSPHS, R, F, TEU
1/21/25 NCSPHS Read 2nd & Rerefer
1/21/25 R Read 2nd & Rerefer
1/23/25 F Read 2nd & Rerefer
1/23/25 TEU Read 2nd & Rerefer
1/28/25 CO PH Read 2nd & Rerefer
2/3/25 NCSPHS Amend/Approve 5-1 (J. Carlucci)
2/3/25 R Amend/Approve 4-3 (Howland, Freeman, Gay)
2/4/25 F Amend/Approve 4-3 (Salem, Howland, Diamond)
2/4/25 TEU Amend/Approve 5-2 (Gaffney, Jr., Gay)
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

AMEND/APPROVE

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

The Finance amendment was approved unanimously via a voice vote. Ms. Taylor explained the Finance Amendment resulted from discussions across all committees throughout the week. The first amendment sets a rate reduction so that constituents will continue paying \$12.65, and anything above that will receive a 100% exemption. The second amendment clarifies that the review process and application procedures will function the same way as they currently do for the stormwater fee. The third amendment, added that morning in Finance Committee, makes homesteaded properties in the Baymeadows Community Improvement District eligible for a \$7 per month reduction in the 2025 assessment and a \$4.50 per month reduction in 2026. After that, they would pay the full fee amount.

Chair Lahnen asked Ms. Taylor to confirm that the Finance Committee amendment consolidated all previous amendments from other committees into a single amendment.

Ms. Taylor confirmed.

Council Member Carlucci expressed appreciation for the collaborative approach in committee discussions. He highlighted how Council Member Arias raised concerns about the Baymeadows Community Improvement District (BCID), noting that BCID residents pay significantly more for infrastructure services like street maintenance and lighting since the city does not cover those costs. He recalled that Council Member Becton had originally proposed a higher assessment for BID residents, which had been a difficult decision at the time. He stated that he cast the tie-breaking vote on the matter because he previously represented that district and understood that even 20 years ago, the area was deteriorating and required investment. He acknowledged that this aligned with Council Member Gaffney's remarks and thanked Council Member Arias for bringing up the issue.

The bill was moved/2nd as amended.

Council Member Carlucci reflected on his work on the bill, stating that when he first started working on it in November, he could not sleep well until he figured out that a safety net was needed. He explained that the safety net was modeled after the stormwater fee assistance program and expressed confidence that it would help many people. He emphasized that these bills should be seen as companion measures—one raising revenue and the other ensuring affordability for those in need.

FINANCE AMENDMENT

1. Set the solid waste reduction assessment to be for all fee increases above the current monthly assessment of \$12.65 instead of a 100 percent exemption as proposed
2. Clarify that applications for low-income solid waste assessment reductions shall be submitted, reviewed and processed in accordance with Code Sec. 754.109, the City's Stormwater Fee Low Income Exemption Program
3. Include solid waste reduction assessment for homesteaded properties within the Baymeadows Community Improvement District (BCID) at an amount of \$7/month for 2025 and \$4.50/month for 2026

- Establishes a low-income solid waste assessment reduction of 100 percent of the solid waste assessment for a property owned by an individual or family with an income level within 150 percent of the Federal poverty guidelines
- Becomes effective with the 2025 calendar year assessment
- Mirrors the low-income exemption process for stormwater fees
- Estimated financial impact of \$100,000 - \$200,000 based on the recent number of stormwater low-income exemption applications

6. [2025-0016](#) ORD Renaming a Public Park Pursuant to Sec 122.105 (Public Buildings, Public Facilities & Public Parks Naming & Renaming Procedures), Ord Code; Renaming “Losco Regional Park” Located at 10931 Hood Rd S, Jax, FL 32257, to Be Known as the “Richard H. ‘Dick’ Kravitz Regional Park” in Recognition of the Service & Accomplishments of Dick Kravitz to the City & the Mandarin Community (Dist. 6-Boylan) (Staffopoulos) (Introduced by CMs Boylan & Carlucci)
1/14/25 CO Introduced: NCSPHS, TEU
1/21/25 NCSPHS Read 2nd & Rerefer
1/23/25 TEU Read 2nd & Rerefer
1/28/25 CO Read 2nd & Rerefer
TEU PH Per Sec. 122.105 - 2/19/25
Public Hearing Pursuant to Sec. 122.105, Ch 166, F.S. & C.R. 3.601 - 2/25/25 & 3/11/25

DEFER

7. [2025-0023](#) ORD-MC Estab Coastal Ridge Community Dev District (Coastal Ridge CDD), Pursuant to Sec 190.005, F.S., & Ch 92, Ord Code; Naming the Coastal Ridge CDD; Describing the External Boundaries of the Coastal Ridge CDD; Naming the Initial Coastal Ridge CDD Board Of Supervisors; Including the Grant of Special Powers; Including the Grant to Include Certain Future Expansion Parcels Within 10 Yrs; Amend Sec 92.22 (Existing Community Development Districts), Ch 92 (Uniform Community Development Districts), Ord Code, to Include the Coastal Ridge CDD; Prov Codification Instructions; Prov for Conflict & Severability (MacGillis) (Introduced by the TEU Committee Pursuant to Sec 92.09, Ord Code) (PD Apv)
1/14/25 CO Introduced: NCSPHS, R, TEU
1/21/25 NCSPHS Read 2nd & Rerefer
1/21/25 R Read 2nd & Rerefer
1/23/25 TEU Read 2nd & Rerefer
1/28/25 CO Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & CR 3.601 & Sec 190.005, F.S. & Sec 92.11 Ord Code - 2/25/25

DEFER

8. [2025-0028](#) ORD Approp \$25,750 Previously Appropriated by Ord 2024-876-E for Council Dist 5 Park Improvements to the County-Wide Tree Trimming & Median Beautification Activity - Contractual Services Acct to Provide Funding for the Design & Installation of Landscaping & Irrigation in the Roundabout Located at the Intersection of Spring Park Rd & Spring Glen Rd; Auth the Mayor, or Her Desig, & the Corp Sec to Execute an Agmt with Fernandina Mulch & Stone, LLC d/b/a Liberty Landscape Supply (Liberty Landscape) for the Design & Installation of Landscaping & Irrigation in the Roundabout Located at the Intersection of Spring Park Rd & Spring Glen Rd in Council Dist 5; 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, to Allow for a Direct Contract with Liberty Landscape; Prov for Oversight by the Dept of Public Works (Staffopoulos) (Introduced by CM J. Carlucci) (Co-Sponsor CM Johnson)
- 1/14/25 CO Introduced: NCSPHS, R, F, TEU
1/21/25 NCSPHS Amend/Rerefer 6-0
1/21/25 R Amend/Rerefer 7-0
1/23/25 F Amend/Rerefer 5-0
1/23/25 TEU Amend/Rerefer 4-0
1/28/25 CO PH Amend/Rerefer 16-0
2/3/25 NCSPHS Approve 6-0
2/3/25 R Approve 7-0
2/4/25 F Approve 7-0
2/4/25 TEU Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

APPROVE

Aye: 6 - Lahnen, Pittman, Carlucci, Clark-Murray, Gay and Peluso

Excused: 1 - Gaffney Jr.

- **Appropriates \$25,750 from funding originally appropriated by Ord. 2024-876-E for Council District 5 park improvements for the design and installation of landscaping and irrigation in the roundabout located at the intersection of Spring Park Rd. and Spring Glen Rd.**
- **An additional \$20,000 will also be utilized from the \$100,000 previously appropriated by Ord. 2024-879-E for countywide tree trimming and median beautification, for a total project cost of \$45,750**
- **Authorizes an agreement with Fernandina Mulch & Stone LLC d/b/a Liberty Landscape Supply for the project**

9. [2025-0029](#) ORD Approp \$1,500,000.00 (\$1,250,000.00 in Grant Funds from the Build America Bureau within the U.S. DOT, Through the Innovative & Asset Concession Grant Program, & \$250,000.00 in Matching Funds in the Form of in Kind Services) for the LaVilla Transit Innovation & Equity Proj; Auth the Addition of 1 FT Position, & 1,040 Annual PT Hours within the Transportation Planning Div; Prov for City Oversight by the Transportation Planning Div of the Planning & Development Dept (B.T. 25-034) (R.C. 25-048) (Sawyer) (Req of Mayor)
- 1/14/25 CO Introduced: NCSPHS, F, TEU
1/21/25 NCSPHS Read 2nd & Rerefer
1/23/25 F Read 2nd & Rerefer
1/23/25 TEU Read 2nd & Rerefer
1/28/25 CO PH Read 2nd & Rerefer
2/3/25 NCSPHS Amend/Approve 6-0
2/4/25 F Amend/Approve 5-2 (Freeman, Diamond)
2/4/25 TEU Amend/Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

AMEND/APPROVE

Aye: 6 - Lahnen, Pittman, Carlucci, Clark-Murray, Gay and Peluso

Excused: 1 - Gaffney Jr.

The amendment was approved unanimously via a voice vote. Ed Linsky, Council Auditor's Office explained the amendment.

Chair Lahnen noted that a key question raised in the Finance Committee was whether this legislation obligates the city beyond its design phase. He reiterated that based on clarification from Brittany Norris of the Mayor's Office there is no obligation for follow-on costs, and any further expenditures would require separate legislation.

Council Member Peluso added that the grant involved multiple federal agencies under the Department of Transportation (DOT) and could position the city to receive additional federal funding through matching programs. He highlighted that the University of Florida (UF) Campus could benefit from cost savings related to this work. He further explained that transportation-oriented development (TOD) projects often open opportunities for federal tax rebates and funding programs for nearby land development, which would now include UF. He further emphasized that this potential for additional funding had not been previously mentioned and wanted it on record.

AMENDMENT

- 1. Place grant agreement on file**
- 2. Attach Revised Exhibit 1 (BT) to correct in-kind accounts**

- **Grant is for design only, and ends on 1/19/28**
- **Appropriation will fund 3 years of grant related salaries, benefits and contractual services**
- **Authorizes an additional position (Program Manager) and 1,040 part time hours (Planner/Engineer)**
- **City required match is proposed to be met with existing staff salaries within the Public Works and Planning and Development Departments**

10. [2025-0030](#) ORD-MC re the Mayor's Reorg of the Executive Branch Pursuant to Pt 2 (Executive Reorganization), Ch 21 (Executive Branch, Generally), Ord Code; Recitals; Repealing in their Entirety Pt 5 (Development Services Division) & Pt 6 (Building Inspection Division), Ch 30 (Planning & Development Department), Pt 6 (Solid Waste Division), Ch 32 (Public Works Department) & Pt 4 (Environmental Quality Division), Ch 34 (Neighborhoods Department) Ord Code; Estab a New Pt 7 (Solid Waste Division) & a New Pt 8 (Environmental Quality Division), Ch 23 (Office of Administrative Services), Ord Code; Amend Sec 30.801 (Establishment; Responsibilities), Pt 8 (Transportation Planning Division), Ch 30 (Planning & Development Department), Ord Code, to Add Add'l Responsibilities; Estab a New Pt 10 (Development Services Division) & a New Pt 11 (Building Inspection Division), Ch 32 (Public Works Department), Ord Code, Shifting Responsibilities to Public Works; Amend Sec 94.106 (Duties), Ch 94 (Tree Commission), Ord Code, Shifting Duties to Public Works; Amend Sec 327.104 (Administration), Ch 327 (Sustainable Building Program), Ord Code Shifting Responsibilities to Public Works; Amend Sec 380.102 (Definitions), Ch 380 (Solid Waste Management, Ord Code, Redefining the Director; Amend Ch 654 (Code of Subdivision Regulations), Ord Code, Shifting Duties to Public Works; Amend Sec 711.427 (Registration & Permit for Placing, Maintaining, or Collocating Communications Facilities in City R/Ws Associated with Collocation of Small Wireless Facilities or Small Wireless Sole Purpose New Utility Poles), Subpt C (General Permit Conditions for Collocation of Small Wireless Facilities & Small Wireless Sole Purpose New Utility Poles), Pt 4 (Communications Facilities in City R/Ws), Ch 711 (City R/Ws), Ord Code Shifting Responsibilities to Public Works; Amend Ch 745 (Addressing & Street Naming Regulations), Ord Code, Shifting Responsibilities to Public Works Auth Positions; Apv the Updated 1Cloud Center List; Prov for an Organizational Chart; Prov for Transition; Prov that the Authority, Privileges, Rights, Duties, Obligations or Relationships of the City's Constitutional Officers or Independent Agencies Will Not Be Diminished or Enhanced by this Ord; Auth the Council Auditor's & General Counsel's Office to Make Technical Amends; Prov for Severability; Prov for Codification Instructions (Reingold) (Req of Mayor)
- 1/14/25 CO Introduced: NCSPHS, R, F, TEU, LUZ
1/21/25 NCSPHS Read 2nd & Rerefer
1/21/25 R Read 2nd & Rerefer
1/23/25 F Read 2nd & Rerefer
1/23/25 TEU Read 2nd & Rerefer
1/23/25 LUZ Read 2nd & Rerefer
1/28/25 CO PH Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

DEFER

11. [2025-0031](#) ORD-MC Amend Sec 124.108 (Maps, Plats, Manuals, Books & Real Estate Records), Pt 1 (Distribution & Sale of Documents), Ch 124 (Public Records), Ord Code, Removing the Fees Collected for Maps, Plats, Manuals, Books, & Real Estate Records from the List of Fees Subject for Review in the Annual Review of Fees as Described in Sec 106.112 (Annual Review of Fees), Pt 1 (General Provisions), Ch 106 (Budget & Accounting Code), Ord Code; Providing for Codification Instructions (Sawyer) (Req of Mayor)
1/14/25 CO Introduced: R, F, TEU
1/21/25 R Read 2nd & Rerefer
1/23/25 F Read 2nd & Rerefer
1/23/25 TEU Read 2nd & Rerefer
1/28/25 CO PH Read 2nd & Rerefer
2/3/25 R Approve 7-0
2/4/25 F Approve 7-0
2/4/25 TEU Approve 6-0
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

APPROVE

Aye: 6 - Lahnen, Pittman, Carlucci, Clark-Murray, Gay and Peluso

Excused: 1 - Gaffney Jr.

Scrivener's

1. Pg. 1, lines 20-21 and 23, strike "Plats, Manuals, Books and Real Estate Records" and insert "plats, manuals, books and real estate records"
2. Pg. 1, line 29, strike "books," and insert "books"

- Removes real estate document fees from the Annual Review of Fees

12. [2025-0032](#) ORD Apv & Auth the Mayor, or Her Desig, & Corp Sec to Execute & Deliver, for & on Behalf of the City “the Real Estate Purchase Agrmt” btwn the City & JTA, for the Purpose of Acquiring 1.02± Acres of Real Property Consisting of 0 Leila St (R.E. # 088968-0000), & Portions of 725 Leila St (R.E. # 088985-0050) & 0 Riverside Ave (R.E. # 088969-0100); Apv & Auth the Mayor & Corp Sec to Execute & Deliver, for & on Behalf of the City, the “Parking Agrmt” btwn City & JTA; Closing & Abandoning &/or Disclaiming an Opened & Improved Portion of Magnolia St as Recorded in Deed Book “AJ”, Pgs 722-724, & in the Plat of Brooklyn, All of the Current Public Records of Duval County, FL, at the Request of the City’s Engineering & Construction Mgmt Div of the Dept of Public Works, Subject to the Reservation of an All-Utilities Facilities, & Access Easement in Favor of the City & JEA; Prov for Appvl Subject to Conds; Prov for Oversight of the Acquisition of the Property & the R/W Closure by the Real Estate Div & Oversight of the Parking Agrmt & the Mgmt of the Property After Acquisition by the Engineering & Construction Mgmt Div of the Dept of Public Works (Dist. 7-Peluso) (Wilson) (Req of Mayor)
1/14/25 CO Introduced: F, TEU
1/23/25 F Read 2nd & Rerefer
1/23/25 TEU Read 2nd & Rerefer
1/28/25 CO PH Read 2nd & Rerefer
2/4/25 F Substitute/Approve 7-0
2/4/25 TEU Substitute/Approve 6-0
TEU PH Pursuant to Sec 336.10, F.S. - 2/4/25
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 1/28/25

SUBSTITUTE/APPROVE

Aye: 6 - Lahnen, Pittman, Carlucci, Clark-Murray, Gay and Peluso

Excused: 1 - Gaffney Jr.

The Finance substitute was approved unanimously via a voice vote. Ed Linksy, Council Auditor’s Office, explained the Finance Substitute that removed the parking agreement and the closure/abandonment provisions. It also attached a Budget Transfer (BT) and Capital Improvement Plan (CIP) sheet to allocate funding into a land acquisition account for the McCoys Creek Project.

FINANCE SUBSTITUTE

1. Remove Parking Agreement and Closure and Abandonment
2. Attach BT and CIP Sheet as new exhibits to reflect the appropriation of \$964,000 to a land acquisition account from available funds within the McCoys Creek Greenway project
3. Correct Scrivener's

- Legislation provides authorization to acquire 1.02 acres of land off Leila St. and Riverside Ave. from JTA for \$964,000 (City appraisal of \$580,000 and JTA appraisal of \$1,205,000)
- Acquired property will be utilized for the McCoys Creek project and the One Riverside development

13. [2025-0064](#) ORD-MC re the Timeline for Wrecker Firms to Comply with a Notice of Lien; Amend Ch 804 (Jacksonville Traffic Code), Pt 12 (Wrecker Facilities & Charges), Sec 804.1204 (Towing, Other Services & Storage Charges; Notice by the Sheriff), to Reduce the Time for a Wrecker to Send the Notice of Lien Re an Impounded Vehicle or Vessel & to Reduce the Delay in Charging Towing Administrative Fees; Amend Ch 804 (Jacksonville Traffic Code), Pt 13 (Towing on Private Property), Sec 804.1306 (Establishment of Rates) to Reduce the Time for a Wrecker to Send the Notice of Lien Re an Impounded Vehicle or Vessel & to Reduce the Delay in Charging Towing Administrative Fees (Young) (Introduced by CM Gay)
1/28/25 CO Introduced: NCSPHS, R, TEU
2/3/25 NCSPHS Read 2nd & Rerefer
2/3/25 R Read 2nd & Rerefer
2/4/25 F Read 2nd & Rerefer
2/4/25 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/11/25

READ 2ND & REREFER

14. [2025-0066](#) ORD Approp a \$107,112.00 Grant from the U.S. Dept of Homeland Security (DHS) to Provide Funding for the City's Environmental Quality Div's Monitoring Demonstration Study Prog 2025 Budget; Purpose of Approp; Auth the Addition of 2 FT Positions within the Environmental Quality Div of the Neighborhoods Dept; Prov for Oversight & Reporting by the Neighborhoods Dept, Environmental Quality Div (B.T. 25-030) (R.C. 24-198) (Sawyer) (Req of Mayor)
1/28/25 CO Introduced: NCSPHS, F, TEU
2/3/25 NCSPHS Read 2nd & Rerefer
2/4/25 F Read 2nd & Rerefer
2/4/25 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/11/25

READ 2ND & REREFER

15. [2025-0069](#) ORD Apv, & Auth the Mayor, or Her Desig, & the Corp Sec to Execute & Deliver that Certain Amended & Restated Lease btwn Blue Cross & Blue Shield of Florida, Inc. & the City for the City’s Lease of Certain Real Propty & Improvements Located at 532 Riverside Ave, Jax, FL 32202, Commonly Known as “Florida Blue Building”, for General Office Purposes & Uses Ancillary & Related Thereto, for a 195 Month Initial Term Commencing on Completion of the Lease Expansion Buildout; Prov for Oversight by JSO (Wilson) (Req of Mayor)
1/28/25 CO Introduced: NCSPHS, F, TEU
2/3/25 NCSPHS Read 2nd & Rerefer
2/4/25 F Read 2nd & Rerefer
2/4/25 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/11/25

READ 2ND & REREFER

16. [2025-0070](#) ORD Apv & Auth the Mayor, or Her Desig, the Sheriff of Duval County, FL, & the Corp Sec to Enter into an Agrmt Re Traffic Control Jurisdiction btwn the City & Emerald Preserve - Sumerlin Homeowners Assoc, Inc. Pursuant to Sec 316.006, F.S., Auth JSO to Exercise Municipal Traffic Control Jurisdiction Over the Private &/or Limited Access Roads within the Boundaries of the Emerald Preserve - Sumerlin Community at Bartram Park; Auth JSO to Enforce the 20 MPH Speed Limit on the Private &/or Limited Access Roads within the Emerald Preserve - Sumerlin Community (Staffopoulos) (Introduced by CM Boylan)
1/28/25 CO Introduced: NCSPHS, TEU
2/3/25 NCSPHS Read 2nd & Rerefer
2/4/25 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Ch 166, F.S. & C.R. 3.601 - 2/11/25

READ 2ND & REREFER

Chair Lahnen adjourned the meeting.

NOTE: The next regular meeting will be held Wednesday, February 19, 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.

Minutes: Nayeli Jimenez- Council Research Division
njimenez1@coj.net 904-255-5140
Posted: 02/07/2025 9:30 AM