

City of Jacksonville

117 W Duval St
Jacksonville, FL 32202



Meeting Minutes

Monday, October 5, 2020

2:00 PM

Council Chambers 1st Floor, City Hall & Virtual

Transportation, Energy & Utilities Committee

Ron Salem, Pharm. D., Chair

LeAnna Cumber, Vice Chair

Reggie Gaffney

Scott Wilson

Al Ferraro

Joyce Morgan

Danny Becton

Legislative Assistant: Sandra Nester

Legislative Assistant: Jessica Smith

Chief Office of General Counsel: Paige Johnston

Research Assistant: Anthony Baltiero

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 Convened: 2:02 PM

Meeting Adjourned: 3:19 PM

Attendance: Council Members Salem (Chair), Cumber (Vice Chair), Ferraro, Morgan, Gaffney, Wilson, Becton

Visiting: Council Members Boylan and Dennis

Also: Anthony Baltiero, Yvonne Mitchell - Council Research; Paige Johnston - Office of General Council; Sharonda Davis, Vonya Balogh – Legislative Services; Phillip Peterson - Council Auditor's Office; Melanie Wilkes and Steve Cassada – Council Support Services

Chair Salem reviewed the meeting's agenda noting the actions that will be taken for each bill. Council Member Dennis was present to hear a quick update from the Administration regarding bill 2020-0529. Chair Salem noted that he was unaware of the intentions of Council Member Dennis until earlier this morning. Since there were two presentations, Article 21 JEA & Waste Transfer Station, already planned for this meeting, and since the bill will not be acted upon at this meeting, the update on bill 2020-0529 has been scheduled for the next TEU meeting.

John Pappas, Public Works Department, provided a presentation regarding solid waste transfer stations. Mr. Pappas covered multiple topics including the transfer station's purpose, benefits, financial impact, and current status. The purpose of the transfer station is to improve solid waste collection by providing a location for packer trucks to offload without having to transfer the waste all the way to the landfill. This creates improved collection efficiency due to the lessened travel distance of each truck. A map was shown that illustrated the different waste haulers across the city and the location of the landfill. The landfill is located at the far west end of the City causing some waste haulers to have to travel over an hour just to get to the landfill. The transfer station would provide a more centralized location where packer trucks can offload their waste and get back to their route in much less time. Larger disposal transport trucks can then transfer the waste to the landfill.

A map was shown illustrating the proposed location for the transfer station in the southeast part of the City. This location will help to cut the travel times of packer trucks in half. Mr. Pappas provided an example of what a transfer station looks like and noted the different aspects of the station. Figures were presented noting the properties that would have their waste redirected to the new transfer station. Percentages were given noting the amount of missed collections for each waste hauler over the past year. The three areas with the highest levels of missed collections (Southland Waste Systems, Waste Pro USA, and in-house City crews) are the areas that will benefit most from the new transfer station.

Transfer station benefits were provided, including reduced collection times, reduced number of future routes, reduced collection expenses, reduced disposal time at transfer station, reduced collection equipment wear and tear, fewer trucks disposing at landfill, quicker turnaround at waste facilities, improved road safety with less trucks on roadways.

Mr. Pappas discussed financial impacts of the transfer station. Details of the Request for Proposals (RFP) for the transfer station. The original proposal was for \$69.00 per ton of waste and the negotiated proposal was for \$58.90 per ton of waste. The initial contract is for fifteen (15) years with two additional five-year renewal options. The initial year of the transfer station will see an increase in expenses by \$5.7 million dollars. Mr. Pappas said that the department is confident that after two years, the expenses will drop to approximately \$2.4 million dollars. Mr. Pappas said that the transfer station is still in the proposal status. The City has received one proposal so far from Waste Pro USA. Following the presentation, the Chair opened the floor to

questions.

Council Member Morgan asked about the different type of trucks used for waste hauling and noted the trucks that automatically lift the trashcans. Mr. Pappas said that the City is working on phasing out the automated trucks and any new trucks will be the rear-loading (tipper) trucks. Mr. Pappas said that the tipper trucks are multifunctional and can be used for multiple types of solid waste.

Council Member Cumber asked if “bulky” waste includes construction waste. Mr. Pappas said that it does not and only include large curbside waste such as furniture. Council Member Cumber asked if the weight limits that were shown are for the roadways or for the weight of the trucks. Mr. Pappas said that the weight limits refer to the roadways. Council Member Cumber asked if the missed route percentages will be remedied by the inclusion of a transfer station or if the issue is due to shortcomings of the individual waste hauler companies, and if the math has been done to make sure that the addition of the transfer station doesn’t inadvertently add more mileage to the routes with the addition of the larger transfer trucks and better turnaround times (added routes) for the packer trucks. Mr. Pappas said that issue is more related to time and what the trucks are doing when on the road. It is important to have the packer trucks conducting curbside pickups and not wasting time traveling to the landfill.

Council Member Ferraro discussed the issue of drivers only being allowed to be on the road for a certain amount of time and has heard of times when drivers have had to wait in line for over an hour to drop off waste at the landfill and had to turn around and go back with a full truck because they couldn’t wait any longer, and opined on other issues where trash has built up at residents’ homes due to COVID-19 and other concerns. Council Member Ferraro opined on other ways to address waste hauling issues in addition to the addition of a transfer station and shared his support of the transfer station.

Council Member Becton said that the addition of a transfer station comes down to cost versus benefit and asked if the negotiated price per ton from the RFP is competitive enough to attract offers from other haulers. Mr. Pappas said that the price from the current RFP is solely based on negotiations with Waste Pro USA and that prices from any other negotiations would be based on specific variables from the company that made the proposal.

Council Member Gaffney asked if the issuance of fines to waste haulers needs to be readdressed in light of the COVID-19 pandemic. Mr. Pappas said that the City is doing everything they can to work with the waste haulers to ensure efficient performance and to limit waste pickup issues.

Chair Salem asked for a brief summary of the next steps in establishing a transfer station and whether or not the decision will come before the Council, and which budget will the funding come from for the transfer station. Mr. Pappas said that the contract will not come to Council for approval, but the funding element of the contract will have

to be approved by the Council. The funding would come from the fiscal year 2021-2022 budget.

Item/File No.

Title History

1. [2020-0419](#) ORD MC Relating to JEA & Article 21 (JEA), Charter of the City of Jax; Repealing Sec 21.03 (Composition; Compensation; Officers; Meetings), 21.08 (Employees), & 21.09 (Awards of Contracts) of Article 21 (JEA), Charter of the City of Jax; Amending Article 21 (JEA), Charter of the City of Jax; Creating New Sec 21.03 (Composition; Compensation; Officers; Meetings), 21.08 (Employees; Managing Director; Employment Contract Restrictions), 21.09 (Procurement Generally; Contracts Generally), 21.11 (Privatization, Sale, Reorganization, Svc Territory Transfers Prohibited) & 21.12 (Public Engagement); Renumbering Existing Sec 21.11 (Legislative Authority of Council) & 21.12 (Severability) to 21.13 & 21.14 Respectively; Providing for Proviso Language re 2020-100-E; Providing for Codification Instructions; Providing for Effective Date. (Hodges) (Introduced by CM Boylan) (Co-Sponsored by CMs Bowman, DeFoor, Dennis, Ferraro, Priestly Jackson, Salem, Wilson, Pittman, Morgan, Hazouri, Newby, Diamond, Freeman & R. Gaffney)
7/28/20 CO Introduced: TEU, R
8/3/20 TEU Read 2nd & Rerefer
8/4/20 R Read 2nd & Rerefer
8/11/20 CO PH Read 2nd & Rereferred; TEU, R
9/8/20 CO PH Only
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 8/11/20
Public Hearing Pursuant to Sec 21.11, City Charter & CR 3.601 – 9/8/20

DEFER (Pursuant to Section 21.11 City Charter)

COMMENTARY: Council Member Boylan presented information regarding proposed changes to Article 21 – JEA of the City Charter. The focus of this discussion is on new business lines and systems. Council Member Boylan provided the timeline for TEU Committee discussions regarding Article 21. The current purpose and responsibilities of JEA were listed noting that JEA is created for the express purpose of acquiring, constructing, operating, financing and having authority over electric, water, sewer, natural gas and any other utilities under JEA control now or in the future for the benefit of the City of Jacksonville. Proposed amendments to Section 21.04(p) were presented that refines the process for JEA to develop or use existing services, products, byproducts, and activities in the delivery of the utilities systems. Page and line references were given for each of the proposed amendments. The major points of the proposed amendments include that the JEA governing body must approve all services and activities performed by JEA at a noticed JEA Board meeting, approval of services and activities cannot be delegated to any other agent, JEA must give the Council Auditor a sixty (60) day notice of any JEA Board meeting where the approval/disapproval of any JEA service or activity (sale, transfer, finance, providing new service, etc.). There are specific requirements of what has to be included in any sixty (60) day notice from JEA to the Council Auditor, including specific reference to the notice, business plans, proposed contracts (if applicable), financial analysis including projected revenues and expenses, any other data developed by JEA or third parties related to the notice. An Amendment

to the same section will be added that adds a specific provision that addresses any delays by JEA in provided the required Council Auditor notice stating that the JEA Board meeting approval date must be delayed or extended by the equal number of days that JEA delays in providing the required notice. Another amendment to the section requires JEA to provide an annual comprehensive written report to the Mayor, City Council, and Council Auditor regarding all services, products, or byproducts developed or used by JEA. Section 21.04(v) was added that is very similar to Section 21.04(p), but refers to establishing new utility systems or functions. Council Member Boylan closed by noting that the next meeting's topic regarding Article 21 will be on privatization, transfers, and sales. Following the presentation, the Chair opened the floor to questions.

Chair Salem asked about the reported proposal by JEA to develop a property on the northside of the City and asked if Council Member Boylan could explain what JEA is required to do during this process. Council Member Boylan noted that the aforementioned amendments and new requirements won't be voted on until November and asked Kurt Wilson, JEA, to provide an update. Mr. Wilson explained the unique nature of the property and noted that JEA has not submitted a proposal to develop the property, but have asked for ideas on how to develop the property. Mr. Wilson said that any type of proposal will be ready any time soon. Mr. Wilson said that he relayed the TEU Committee's desire to have someone from JEA track the changes to Article 21 of the Charter and said that JEA is considering hiring a person to act as a compliance officer to meet that request.

2. [2020-0490](#) ORD Approp \$15,000.00 (\$7,500.00 from CSX Transportation, Inc. (CSX) & \$7,500.00 from the FL Dept of Transportation (FDOT) for Closure of E. 59th St. Railroad-Highway Grade Crossing; Auth the Mayor & Corp Secretary to Execute & Deliver the Stipulation of Parties for the Closure of E. 59th St. FDOT Crossing #621069K Railroad-Highway Grade Crossing btwn City of Jax, CSX, & FDOT for Permanent Closing of a Railroad-Highway Public Grade Crossing at E. 59th St.; Oversight by Dept of Public Works; Amend 2020-2024 5-Yr Capital Improvemnt Program Apv by Ord 2019-505-E to Provide Funding for the Project Entitled "Railroad Crossings." (McCain) (Req of Mayor)
8/11/20 CO Introduced: NCSPHS,TEU,F
8/17/20 NCSPHS Read 2nd & Rerefer
8/17/20 TEU Read 2nd & Rerefer
8/18/20 F Read 2nd & Rerefer
8/25/20 CO PH Read 2nd & Rereferred;NCSPHS,TEU,F
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 - 8/25/20

DEFER (At request of the Administration)

3. [2020-0529](#) ORD-MC Amending Chapt 120 (General Employees & Correction Officer Pension Plans & all Employees Defined Contribution Retirement Plans), Pt. II (The General Employees Retirement Plan), Sec.120.206 (Time Svc Retirement Benefit; Cost of Living Adjustments), Ord Code, to Provide a 6 Month Window for Early Retirement as Follows: (1) Retirement at the Age of 60 w/5 Yrs Credited Svc; (2) Retirement at the Age of 55 w/10Yrs Credited Svc; & (3) Early Retirement w/20 Yrs. Credited Svc with a Reduced Benefit; Providing for Codification Instructions; Requirement of Actuarial Report; Requiring Collective Bargaining Where Applicable. (Sawyer) (Introduced by CM Dennis)
8/25/20 CO Introduced: NCSPHS, TEU, F, R
8/31/20 NCSPHS Read 2nd & Rerefer
8/31/20 TEU Read 2nd & Rerefer
9/1/20 F Read 2nd & Rerefer
9/1/20 R Read 2nd & Rerefer
9/8/20 CO PH Read 2nd & Rereferred;NCSPHS, TEU, F, R
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 9/8/20

DEFER (At request of CM Dennis)

4. [2020-0557](#) ORD-MC re the Annual Review of Fees; Amend Sec 106.112 (Annual Review of Fees), Chapt 106 (Budget and Accounting Code), Ord Code, to Remove the Provision that Allows for Fee Increases to become Effective Upon the Chief Finance Officer Filing Changes to the Fee Structure w/ the Council Secretary. (Sidman) (Introduced by CM Cumber) (Co-Sponsored by CM's Diamond, Bowman, Pittman, Freeman White, Becton, R. Gaffney, Morgan, Salem, Ferraro, Wilson, DeFoor & Priestly Jackson)
9/8/20 CO Introduced: NCSPHS, TEU, F, R
9/14/20 NCSPHS Read 2nd & Rerefer
9/14/20 TEU Read 2nd & Rerefer
9/15/20 F Read 2nd & Rerefer
9/15/20 R Read 2nd & Rerefer
9/22/20 CO PH Read 2nd & Rereferred; NCSPHS, TEU, F, R
10/5/20 NCSPHS Amend/Approve 7-0
10/5/20 TEU Amend(NCSPHS)/Approve 7-0
10/6/20 F Amend(NCSPHS)/Approve 7-0
10/6/20 R Amend(NCSPHS)/Approve 7-0
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 9/22/20

AMEND(NCSPHS)/APPROVE

COMMENTARY: Council Member Cumber provided clarification of the amendment and the bill noting that the bill permanently strips the language that requires an automatic fee increase due to a fee assessment. Council Members Gaffney, Salem, and Ferraro asked to cosponsor the bill.

Aye: 7 - Salem, Cumber, Gaffney, Wilson, Ferraro, Morgan and Becton

NCSPHS AMENDMENT

Clarify that any fee changes will be approved through legislation

5. [2020-0558](#) ORD re an Honorary Street Designation & Associated Roadway Markers; Establishing an Honorary Street Designation on Myrtle Ave N btwn 7th St W & 8th St W in Jax for Quenthon Anthony “Nick” Malpress; Providing for the Installation of 2 Honorary Roadway Markers to be Located in Appropriate Locations on the Designated Roadway; Honoring the Legacy Recognizing the Achievemnts of Quenthon Anthony “Nick” Malpress; Waiving Requiremnts of Sec 745.105(I)(2), Ord Code that the Honoree be Deceased for 5Yrs; Directing Legislative Svcs to Upon Enactment Forward the Ord to the Planning & Dev Dept.(Dist 8-Pittman)(Sidman) (Introduced by CM Priestly Jackson)(Co-Sponsored by CM Pittman)
9/8/20 CO Introduced: NCSPHS, TEU, R
9/14/20 NCSPHS Read 2nd & Rerefer
9/14/20 TEU Read 2nd & Rerefer
9/15/20 R Read 2nd & Rerefer
9/22/20 CO Read 2nd & Rereferred; NCSPHS, TEU, R
TEU PH - 10/19/20
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 10/13/20

DEFER (TEU Public Hearing 10/19/20)

6. [2020-0559](#) ORD-MC Creating a New Chapt 797 (Local Option Vessel Registration Fee), Ord Code, Adopting the Local Option Vessel Registration Fee Permitted by State Law; Setting Effective Date of New Local Option Vessel Registration Fee as 1/1/21; Directing the Chief of Legislative Svcs to Forward a Copy of the Ord Upon Enactment to the Tax Collector & to the Mayors of Baldwin, Atlantic Beach, Jax Beach & Neptune Beach; Directing the Tax Collector to Notify the State of Imposition of the New Local Option Vessel Registration Fee. (Johnston) (Introduced by CM Dennis)
9/8/20 CO Introduced: NCSPHS, TEU, F, R, JWC
9/14/20 NCSPHS Read 2nd & Rerefer
9/14/20 TEU Read 2nd & Rerefer
9/15/20 F Read 2nd & Rerefer
9/15/20 R Read 2nd & Rerefer
9/22/20 CO PH Read 2nd & Rereferred; NCSPHS, TEU, F, R, JWC
Public Hearing Pursuant to Chapt 166, F.S. & CR 3.601 – 9/22/20

DEFER (At request of CM Dennis)

7. [2020-0581](#) ORD Closing & Abandoning &/or Disclaiming a Portion of Phyllis St, Opened & Improved R/W in Riverside Gardens, at Req of Steven N. Bacalis, to Consolidate, Enclose & Gate his Abutting Business Properties Known as 4757 Phyllis St LLC, 440 Edgewood LLC, & 4735 Phyllis St LLC; Subj to Reservation unto City of Jax & JEA Easemts over R/W for Ingress & Egress & for All Utilities; Providing Oversight by Real Estate Div of Dept of Public Works. (Dist 9-Dennis) (Staffopoulos) (Req of Mayor)
9/22/20 CO Introduced: NCSPHS,TEU
10/5/20 NCSPHS Read 2nd & Rerefer
10/5/20 TEU Read 2nd & Rerefer
TEU PH - Pursuant to Sec 336.10, F.S. – 10/19/20
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 10/13/20

READ 2ND & REREFER

8. [2020-0582](#) ORD-MC Regarding the Renaming of Public Bldgs, Public Facilities & Public Parks; Creating a New Sec 122.105 (Public Buildings, Public Facilities & Public Parks Naming and Renaming Procedures), Chapt 122, Ord Code, to Provide for Renaming Procedures for Public Bldgs, Public Facilities & Public Parks). (Johnston) (Introduced by CM Salem)
9/22/20 CO Introduced: NCSPHS, TEU
10/5/20 NCSPHS Read 2nd & Rerefer
10/5/20 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 10/13/20

READ 2ND & REREFER

9. [2020-0589](#) ORD-MC Amending Chapt 34 (Neighborhoods Dept), Part 3 (Municipal Code Compliance Div), Sec 34.301 (Establishment; Functions); Amending Chapt 34 (Neighborhoods Dept), Part 4 (Environmental Quality Div), Sec 34.401 (Establishment; Functions) & Creating a New Sec 34.403 (Enforcement Officers); Amending Chapt 360 (Environmental Regulation), Part 1 (Public Policy; General Provisions), Sec 360.107 (Administration); Amending Title X (Environmental Affairs) to Create a New Chapt 388 (Boats & Waterways), Ord Code; Providing for Codification Instructions. (Grandin) (Introduced by CM Ferraro)
9/22/20 CO Introduced: NCSPHS, TEU,JWC
10/5/20 NCSPHS Read 2nd & Rerefer
10/5/20 TEU Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 10/13/20

READ 2ND & REREFER

10. [2020-0590](#) ORD Approp \$6,700.00 in Fund Balance from Environmental Protection Fund (The "Fund") to Provide Funding for Completion of 4-Yr, Comprehensive Study of Mercury in the Duval County Environment; Providing for Carryover of Fund thru 9/30/21; Provide for Waiver of Sec 111.755 (Environmental Protection Fund), Part 7, (Environment & Conservation), Chapt 111 (Special Rev & Trust Accounts), Ord Code, to Auth the Environmental Protection Board (EPB) to Utilize Funds from the Fund to Purchase Equipmnt to be Used During Mercury Study; Invoking the Exception of Sec 126.107(G), Chapt 126, Ord Code, to Allow for Direct Contract with Jacksonville University (JU) for the Mercury Study; Providing for Waiver of Sec 360.602, (Uses of Fund), Part 6 (Environmental Protection Fund), Chapt 360 (Environmental Regulation), Ord Code, to Auth EPB to Utilize Funds to Purchase Equipmnt to be Used During Mercury Study; Apv & Auth the Mayor, his Designee, & Corp Secretary to Execute & Deliver for & on behalf of the City, Any Amendmnts to Agreemnt btwn City of Jax & JU to Effectuate the Intent of this Ord; Oversight by Neighborhoods Dept, Environmental Quality Div; Requiring a Final Report. (B.T. 20-114) (Staffopolous) (Req of Mayor) (Co-Sponsored by CM Morgan)
9/22/20 CO Introduced: NCSPHS, TEU, F, R, JWC
10/5/20 NCSPHS Read 2nd & Rerefer
10/5/20 TEU Read 2nd & Rerefer
10/6/20 F Read 2nd & Rerefer
10/6/20 R Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 10/13/20

READ 2ND & REREFER

11. [2020-0591](#) ORD Making Certain Findings & Auth the Mayor, his Designee, & Corp Secretary to Execute: (1) Redevelopment Agreement btwn the City of Jax & Armory Redevelopment Associates, LLC; (2) Lease Agreement Btwn the City of Jax & Armory Redevelopment Associates, LLC (“Developer”); (2) A lease Agreement btwn City of Jax & Armory Redevelopment Associates, LLC with an Initial Lease Term of 40 Yrs; (3) A Quitclaim Deed with Right of Reverter Conveying a City-Owned Parcel of Land to the Developer;& (4) Related Agreements as Described in the Redevelopment Agreement, for the Renovation & Lease of Armory Building, to Provide for the Purchase by the Developer of Adjacent 2.97± Acre of City-Owned, Improved Property, located at 928 Liberty St, to be Developed into Approx 100 Residential Units, & Provide an Option to Developer to Purchase the Armory Building for a Period of 15 Yrs from the Effective Date of Lease at Purchase Price of \$2,749,975.00 with Annual Increases As Set Forth in Lease; Designate Office of Economic Dev as Contract Monitor for the Redevelopment Agreement, Lease; Designating the OED as Contract Monitor for the Redevelopment agreement, Lease, Quitclaim Deed & Related Agreements; Oversight By Dept of Public Works & OED; Auth Execution of All Docs Related to Above Agreements & Transactions, & Auth Technical Changes to the Docs.(Sawyer) (Req of Mayor)
9/22/20 CO Introduced: NCSPHS, TEU, F, R
10/5/20 NCSPHS Read 2nd & Rerefer
10/5/20 TEU Read 2nd & Rerefer
10/6/20 F Read 2nd & Rerefer
10/6/20 R Read 2nd & Rerefer
Public Hearing Pursuant to Chapt 166, F.S. & C.R. 3.601 – 10/13/20

READ 2ND & REREFER

Public Comment – Cornell Oliver discussed the Charter Revision Commission Report and stressed the importance of the Urban Core Investment authority and the proposed City-wide Strategic Planning Commission.

NOTE: The next regular meeting will be held Monday, October 19, 2020.

*******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: 7 - Chair Ron Salem, Vice Chair LeAnna Cumber, Council Member Reggie Gaffney, Council Member Scott Wilson, Council Member Al Ferraro, Council Member Joyce Morgan and Council Member Danny Becton