

**Nassau County Board of County Commissioners
Workshop Session, June 8, 2020, 5:00 P.M.
Regular Session, June 8, 2020, 6:00 P.M.
Commission Chambers, 96135 Nassau Place, Yulee, Florida**

Call to Order.

Commissioners:

Present: Chairman Daniel B. Leeper.

Present via Go To Meeting: Commissioners Justin Taylor, Aaron C. Bell, Pat Edwards, and Thomas R. Ford.

Other Officials Present: Michael S. Mullin, County Manager/County Attorney, and Taco Pope, Assistant County Manager.

Staff Present: Megan Diehl, Office of Management and Budget Director, and Brenda Linville and Melissa Lucey, Deputy Clerks.

ADDITIONAL MEETING

WS200608 - 5:03:54 Mr. Mullin explained that this meeting is being live streamed and encourages anyone who wants to provide any public comments into the record during the meeting to submit an email to comments@nassaucountyfl.com and for the individuals to provide their name and address. He advised that if anyone would like to be called during the meeting to call 904-530-6009 and leave a message with their name, phone number, address and topic of discussion.

WS200608 - 5:04:51 (Tab A) 5:00 p.m. workshop session for a presentation presented by Dr. David Barth, Barth & Associates, regarding the Recreation Master Plan.

Discussion: Valerie Feinberg, Planning Director, introduced Dr. Barth, Consultant with Barth and Associates, who provided a PowerPoint presentation regarding the June 2020 Interim Report regarding the Parks, Recreation and Open Space Master Plan. The purpose of the Parks, Recreation and Open Space Master Plan is to meet the expected demand for financially viable parks, recreation facilities and programs as a result of the increased population to Nassau

County. Dr. Barth provided a brief overview of the purpose of the plan; preliminary implementation framework to identify what the future parks and recreation systems may look like; comprehensive plan; and, benchmarking. Next, Dr. Barth provided a summary of the conceptual long-range parks and open space vision including prototype examples of regional and local parks. He advised that staff has been addressing Impact Fees to fund these multi-purposes regional parks; Bikeways and Trails Master Plan; Conservation Lands Master Plan; and, public/private partnerships.

Dr. Barth explained that this workshop would address the planning process involving the existing conditions analysis and the needs and priorities assessment findings. He provided a summary of the recreation trends that indicates a possible need for additional golf courses, swimming pools, multi-purpose trails, fishing and boating access, and additional campsites and athletic fields. He explained that staff visited all of the County's parks and applied 32 criteria to identify if those parks need, met or exceeding expectations and provided a summary of the improvements needed. Next, he provided a brief overview of the operations, programs and maintenance.

Dr. Barth summarized the operations, programs, and maintenance associated with the County parks as well as the facilities level of service and regional and community parks. Regarding funding, he explained that there may be a need for increased taxes and impact fees. In summary, the needs assessment shows facility priorities as multi-purpose trails, swimming pools, indoor recreation/community centers, additional large community parks and multi-purpose sports fields. The programs priorities include community special events, fitness/wellness, nature and environmental, movies in the park, arts and craft classes, water fitness and camps. A brief discussion followed.

The workshop meeting recessed at 5:48 p.m. and reconvened at 6:01 p.m. into regular session.

Official Agenda Summary:

RS200608 - 6:01:25 Mr. Mullin explained that this meeting is being live streamed and encourages anyone who wants to provide any public comments into the record during the

meeting to submit an email to comments@nassaucountyfl.com and for the individuals to provide their name and address. He advised that if anyone would like to be called during the meeting to call 904-530-6009 and leave a message with their name, phone number, address and topic of discussion.

Audience Input: Non Agenda Items

RS200608 - 6:02:39 Todd Washecheck, a resident of Clements Road, came forward to voice his concerns regarding the Woodbridge Planned Unit Development (PUD) flooding and his neighbor's properties and neglecting to place the necessary separation fencing. As a result, Woodbridge was sent an ordinance violation from the County seven days ago. In addition, Woodbridge PUD's engineer, Daniel McCranie, requested access to his property in order to move his construction equipment. As a result, Mr. Washecheck requested the County issue a cease and desist order to stop further construction work. He also advised that other residents in the area have drainage issues as well as a result of the Woodbridge PUD construction since 1975. Mr. Mullin responded that Engineer has been out to the properties and Code Enforcement is actively pursuing remedies for the violation through the process. He offered to meet with Mr. Washecheck later this week to discuss the Code Enforcement process and the other issues he has experienced.

RS200608 - 6:10:24 Carl Freeman, a resident of Clements Road, came forward to request all public records request for the last four (4) years of any records regarding Woodbridge Subdivision as it relates to *Florida Statutes 163.3235, periodic review of a development agreement.*

Audience Input: Agenda Items

None.

PRESENTATION(S) :

RS200608 - 6:31:42 (Tab B) Sean Lahav and Jack Shad, Northeast Florida Regional Council (NFRC), regarding the regional economic effects on Coronavirus Disease 2019 (COVID-19).

Discussion: Mr. Shad telephonically advised that this is a study addressing how the economic shutdown affected Northeast Florida Region. He explained that the study was performed by using the Regional Economic Models, Inc. (REMI).

Mr. Lahav telephonically provided a PowerPoint presentation to address the results of the economic impact study. The study predicted a "V-shaped" recession to take place April 2020 through May 2020; however, it would be followed by a rapid recovery to take place May 2020 through June 2020 when restrictions were lifted. Mr. Lahav discussed an overall decline in the Gross Domestic Product (GDP) of 2.7 percent projected across the entire nation and how the economics effects will be different from the nation as a whole resulting in more than 41,000 jobs lost locally with 30,000 of these jobs are out of Duval County. The hardest hit jobs included construction; finance and insurance; real estate and rental and leasing; health care; accommodation and food services; and, other services that are not broken down into the table. NFRC is working with partners to review data and conclusions in order to create strategies on moving forward and is anticipating receiving funding from the federal government to address economic resilient challenges over the next two (2) years for long term recovery. The COVID-19 situation is still evolving.

RS200608 - 6:45:50 (Tab C) Gil Langley, President and CEO for the Amelia Island Convention and Visitors Bureau regarding Tourist Development Council (TDC) quarterly report.

Discussion: Mr. Langley provided an update on Amelia Island Tourist Development Board (AITDC) activities. He provided a brief overview of the taxable sales; budget; bed tax collections and, and, COVID-19 impact and recovery.

Amy Boek, TDC Director of Marketing came forward to provide the Amelia Island Tourist Development Council quarterly report. She provided a PowerPoint presentation regarding statistic related to tourism, marketing efforts that mitigate the COVID-19 impacts, and focused messaging relating to the safety measures in place on keeping travelers safe. She also provided video clips of a new marketing campaign.

CONSENT ITEM(S) :

RS200608 - 7:04:19 Approve the following: **(Tab D)** Board minutes from the regular sessions held on April 13; April 15; and, April 27, 2020; and the special sessions held on April 1; April 8; April 17; April 22; and, April 29, 2020. **(Tab E)** Finance Package 2020-14 and associated Resolution.

**Motion: Approve Consent Items D and E as stated above.
(See Attachment "A" for Tab E).**

Maker: Commissioner Ford

Second: Commissioner Taylor

**Action: Aye: Commissioners Leeper, Bell, Edwards,
Ford, and Taylor**

Follow Up: Clerk Staff, Finance, OMB

REGISTER:

The Chairman signed the register for the following warrants: Wire Transfer No. 2011315 dated 4-30-20 for a register total of \$56,306.89; Wire Transfer Nos. 2011316 dated 5-18-20 for a register total of \$400.00; Warrant Nos. 264090 thru 264173 dated 5-22-20 for a register total of \$952,214.98; Wire Transfer Nos. 2011418 dated 5-20-20 for a register total of \$241.77; Warrant Nos. 264714 thru 264761 dated 5-27-20 for a register total of \$165,057.85; Wire Transfer Nos. 2011514 thru 2011515 dated 5-27-20 for a register total of \$6,349.75; Warrant Nos. 264762 thru 264795 dated 5-29-20 for a register total of \$48,142.29; Wire Transfer Nos. 2011623 thru 2011628 dated 5-29-20 for a register total of \$2,483,036.88; Warrant Nos. 264796 thru 264850 dated 6-2-20 for a register total of \$126,175.99; Warrant Nos. 264851 thru 264927 dated 6-5-20 for a register total of \$178,393.06; Wire Transfer No. 2011830 dated 6-02-20 for a register total of \$200.00; Wire Transfer Nos. 2011827 thru 2011829 dated 6-03-20 for a register total of \$15,376.00; Warrant No. 264928 dated 6-8-20 for a register total of \$4,000.00; and, Wire Transfer No. 2011962 dated 6-5-20 for a register total of \$75,712.52.

NEW BUSINESS:

RS200608 - 7:04:50 (Tab F) Approve the following: (1) Award Bid NC20-008 to DB Civil Construction, LLC., in the amount of \$104,870.00 for the Citrona Drive Storm Drain Replacement Project; and, authorization for the Chairman to sign agreement contract CM2852, and, the associated

requisition. (2) Award Bid NC20-006 to Pars Construction Services, LLC., in the amount of \$169,066.00 for the Eastwood Drive Outfall Project; and, authorization for the Chairman to sign agreement, CM2851 and, the associated requisition. Funding source: 03402541-546510 DRAR.

Motion: Approve Tab F as stated above.
Maker: Commissioner Bell
Second: Commissioner Edwards
Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor
Follow Up: OMB, Contract Management, Road Department, Finance

RS200608 - 6:43:13 (Tab G) Approve a Resolution of the Board of County Commissioners of Nassau County, Florida, authorizing the submittal of one Habitat Conservation Planning (HCP) Assistance Grant to the U.S. Fish and Wildlife Conservation Commissioner Cooperative Endangered Species Conservation Fund; authorize a cost-sharing partnership between the Florida Fish and Wildlife Commission (FWC), Nassau County, and, the City of Fernandina Beach City Commission; and, providing for an effective date.

Discussion: City of Fernandina Beach Commissioner Len Kreger came forward to encourage the board to accept the HCP Assistance Grant. He specified that the \$179,000.00 grant submitted by FWC addressed the Endangered Species Act into full compliance for the Florida Beaches Habitat Conservation Plan. He indicated that FWC will be contributing \$11,000.00 towards the study and that the local share cost of \$33,000.00 would be divided equally between the City of Fernandina Beach and Nassau County.

Motion: Approve Tab G as stated above and authorize the Chairman to sign Resolution 2020-105 regarding same.
Maker: Commissioner Bell
Second: Commissioner Ford
Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor
Follow Up: County Manager, Finance, OMB

RS200608 - 7:05:07 (Tab H) Cancel and/or reschedule the July 27, 2020 meeting due to the Supervisors of Elections (SOE) utilizing the Chambers for early election.

Discussion: Mr. Mullin reviewed the request.

Motion: Approve to cancel the July 27, 2020 meeting as stated above.

Maker: Commissioner Taylor

Second: Commissioner Ford

Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor

Follow Up: County Manager

RS200608 - 7:06:31 (Tab I) Approve and authorize the Chairman to sign the CDM Smith, Inc. Work Authorization CM2418-WA06 for Construction Engineering Inspection Services for the Pavement Management Plan. Funding source: 63461541-546550 L&O.

Motion: Approve Tab I as stated above.

Maker: Commissioner Edwards

Second: Commissioner Ford

Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor

Follow Up: OMB, Contract Management, Road Department, Finance

RS200608 - 7:06:52 (Tab J) Approve and authorization for the Chairman to sign Amendment Number 2 to the agreement with the City of Fernandina Beach, Contract CM1721-A2, for Ocean Rescue Services. Funding source: 01075572-534000.

Motion: Approve Tab J as stated above.

Maker: Commissioner Bell

Second: Commissioner Edwards

Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor

Follow Up: Contract Management, OMB, Finance, County Manager

APPOINTMENT:

RS200608 - 7:07:26 (Tab K) Appoint two (2) County Commissioner representatives and one (1) staff liaison to the Small County Coalitions Board of Directors.

Motion: Approve to appoint Commissioners Leeper and Ford as County Commissioner representatives; and, Taco Pope, Assistant County Manager, as the staff liaison to serve on the Small County Coalitions Board of Directors.

Maker: Commissioner Bell

Second: Commissioner Edwards

Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor

Follow Up: County Manager

Discussion: Commissioner Edwards reminded the Board that the Community Alliance of Northeast Florida (CANEFL) would be in need of a new Chairman. Chairman Leeper suggested bringing back this discussion to the June 17, 2020 meeting.

COUNTY MANAGER BUSINESS:

RS200608 - 7:09:15 (Tab L) Discussion of a proposed Ordinance establishing wrecker/towing rates.

Discussion: Mr. Mullin explained that the towing rates are set based on the County's local Ordinance or by the Highway Patrol rates when there is no local Ordinance. He advised that Nassau County does not have a set towing rate and has been utilizing the Highway Patrol rates. The Nassau County Sheriff's Office had no objections to the Board drafting a local Ordinance establishing wrecker/towing rates.

Motion: Schedule public hearing for July 20, 2020 at 6:00 p.m., or as soon thereafter as the matter maybe heard, for consideration of Tab L as stated above.

Maker: Commissioner Ford

Second: Commissioner Taylor

Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor

Follow Up: County Attorney

EXPANSION ITEMS:

RS200608 - 6:11:48 (1) Discussion of Kings Ferry property.
(2) Approve and execute the Professional Services Agreement

between Nassau County and the Fourth Judicial Circuit of the State of Florida for the Assistant Court Administrator position (CM2823).

Motion: Expand the meeting to consider two (2) items as stated above.

Maker: Commissioner Edwards

Second: Commissioner Ford

Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor

Follow Up: County Manager

RS200608 - 6:12:38 Expansion Item #1: Discussion of Kings Ferry property.

Discussion: Dr. Barth advised that during his assessment of the property that he identified several concerns with the property including that it is located in jurisdictional wetlands and inquired if it was feasible to create the attractive waterfront experience that local residents were seeking; whether the property was close enough to the existing Kings Ferry boat ramp and with no beach or grassy area the cost to build an attractive well drained multi-purpose recreation area with a playground; and, the cost to permit and develop infrastructure for an overflow parking lot. Dr. Barth stated that upon further reflection on what the County is trying to achieve he went back to the original existing Kings Ferry site and noticed that there is a vacant land including an old store that is for sale. He inquired if it would be more feasible to inquire about expanding the Kings Ferry site as a potential alternative in order to create a larger multipurpose site that would meet all of the needs of over flow parking; additional recreation area; and, trail system.

Mr. Mullin advised that during the due diligence period, the title information was received indicating that the neighboring property is a platted subdivision that obtains one (1) lot that encroaches upon the property that is under contract. In addition to that platted subdivision, he advised that it was recorded prior and contains specific restrictions that would require 70 percent of the neighboring owners' approval to change the plat or the conveyance of restrictions to accomplish that. Mr. Mullin raised concerns regarding the dock that was built. He stated that the property owner visited the site with an

environmental consultant and indicated that Department of Environmental Protection (DEP) states that there were no issues. Staff has requested a 90 day extension to address these concerns including the title issues but the property owner countered that they would offer a 45 day extension and for the County to put a deposit of 2.5 percent of the purchase price. He advised that with the concerns that were raised by Dr. Barth, it would require to hire a consultant at the estimated cost of \$25,000.00 to \$30,000.00. Brief discussion followed.

Motion: Approve to terminate the Real Estate Sales Agreement with Allison Lands, Inc. for purchase of 35+ acres at Kings Ferry.

Maker: Commissioner Ford

Second: Commissioner Bell

Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor

Follow Up: County Manager

RS200608 - 7:11:19 Expansion Item #2: Approve and execute the Professional Services Agreement between Nassau County and the Fourth Judicial Circuit of the State of Florida for the Assistant Court Administrator position (CM2823).

Discussion: Mr. Mullin reviewed the request.

Motion: Approve expansion item 2 as stated above.

Maker: Commissioner Bell

Second: Commissioner Taylor

Action: Aye: Commissioners Leeper, Bell, Edwards, Ford, and Taylor

Follow Up: County Manager, Contract Management, Finance, OMB

DISCUSSION ITEMS:

RS200608 - 7:12:13 Commissioner Edwards' Business:

- Thanked County staff and Dr. Barth on the work on the Recreation Master Plan.
- Appreciates the TDC on moving forward on bringing visitors into the County.

- Encourages citizens to support the community and buy local.

RS200608 - 7:13:06 Commissioner Taylor's Business:

- Thanked Dr. Barth, County staff and citizens who participated in the surveys for the Recreation Master Plan.
- Expressed appreciation for the Road Department addressing a collapsed culvert on Ratliff Road and flooding concerns.

RS200608 - 7:14:31 Commissioner Ford's Business:

- Thanked the Road Department for their prior work on D.B. Hicks Road.

Request: Road Department to investigate ruts in the road on County Road 121 and County Road 108.

- Thanked County staff for their hard work.

RS200608 - 7:15:33 Commissioner Bell's Business:

- Echoed Commissioner Edwards' comments regarding the Recreation Master Plan.
- Felt it was a wise decision on not moving forward with the purchase of the Kings Ferry property.
- Voiced concerns about the "best case" scenario of 41,000 jobs loss from the regional economic effects on COVID-19.
- Expressed appreciation to the TDC for addressing getting tourism back into the County.

RS200608 - 7:16:29 Commissioner Leeper's Business:

Request: Staff to address the public input concerns related to Clements Road and the surrounding area.

- Thanked everyone for their participation in tonight's meeting.

- Acknowledged City of Fernandina Beach Commissioners Kreger and Dr. Chip Ross in the audience.

There being no further business, the regular session of the Nassau County Board of County Commissioners adjourned at 7:18 p.m.

Daniel B. Leeper, Chairman

Attest:

John A. Crawford, Ex-Officio Clerk

Attachment "A"

Finance Package 2020-14

Resolutions:

1. Resolution 2020-104 , regarding budget amendment in the General Fund in the amount of \$22,800.00 for a donation received by the Nassau County Library System not anticipated in the Fiscal Year 2019/2020 budget.

Deletions from Inventory Forms

Library - Finance, 0066, Lateral File Cabinet,
Serial No. not applicable.