

**Nassau County Board of County Commissioners  
Workshop Session, July 14, 2020, 1:00 p.m.  
Commission Chambers, 96135 Nassau Place, Yulee, Florida**

Call to Order, Invocation and Pledge of Allegiance to the American Flag.

**County Commissioners:**

**Present:** Chairman Daniel B. Leeper, Commissioners Aaron C. Bell, Pat Edwards, Justin Taylor, and Thomas R. Ford.

**Other Official 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 representing the Clerk's office Brenda Linville, Deputy Clerk, and Kimberly Minter, recording secretary.

**Official Agenda Summary:**

**WS200714 - 1:01:22** Mr. Mullin explained that this meeting is being live-streamed; therefore, the public is able to submit an e-mail with their name, address, and comments to [contact@nassaucountyfl.com](mailto:contact@nassaucountyfl.com) and their emails will be brought into the boardroom to be read during the meeting or staff will answer any questions that are posed. Members of the public can also call 904-530 6009 to leave their name, address and comments in order to be shared with the Board members. Also, there are televisions placed throughout the facility. For anyone wishing to speak, they can locate a staff member to fill out a card to be given to the Chairman.

**Audience Input: Non Agenda Items**

None.

**Audience Input: Agenda Items**

None.

**PRESENTATION(S) :**

**WS200714 - 1:03:59 (Tab A)** Taco Pope, Assistant County Manager regarding 2020 Growth Trends Report

**Discussion:** Mr. Pope provided a PowerPoint presentation regarding the 2020 Nassau County Growth Trends Report noting he would be addressing the population estimates and projections from the Bureau of Economic and Business Research (BEBR) and the US Census Bureau. Mr. Pope discussed the estimated population increase from 2018 to 2019 by BEBR at 2.81 percent and the US Census Bureau at 3.25 percent. The annual population percentage change has been tracked by staff since 2000. He discussed the new dwelling unit permits between 2000 and 2019. Mr. Pope stated that the County expects 1,000 new dwelling units to be permitted each year in order to keep up with the population expansion between 2015 and 2025. He broke down the new dwelling unit permits in 2019 by districts.

Next, Mr. Pope addressed the population projection. He explained that the projections largely relied upon BEBR projections. He commented that BEBR broke the projection into three categories; Low, Medium, and High growth rates. He stated that the County used the medium and high rate. It is projected that the County will grow by 36.5 percent between the years 2020 and 2030; and in 2045, it is expected that the County will grow 74 percent. He addressed the BEBR and US Census Bureau baseline population estimates from 2019 through 2025. Mr. Pope reviewed the chart of the 2030 fastest growing counties by percentage growth. In closing Mr. Pope addressed the completed and in progress planning tools.

**WS200714 - 1:16:19 (Tab B)** Doug Podiak, Public Works Director, and Robert Companion, County Engineer, regarding 2020 Improvement Project update.

**Discussion:** Mr. Companion came forward to provide a PowerPoint presentation outlining engineering projects. He discussed the status and cost of the following projects (1) Recently completed: Bailey Simmons Trail retaining wall and Chester Road Resurfacing. (2) Currently under Construction: County Road 115, Miner Road Turn Lane. (3) Construction to begin within next six months: Pages Dairy Road, Crawford Road improvements, CR108 Safety Improvements Middle Road to

US 17, and Dyal Road. (4) Under Design: Pages Dairy and Chester Road Intersection Improvements, CR108 Safety Improvements from Bay Road to Middle Road, William Burgess Boulevard Extension [William Burgess to Miner Road], Henry Smith Road, Pratt Siding Road, Amelia Island Parkway Trail [South Fletcher to South 8<sup>th</sup> Street], River Road Safety Improvements, and Citrona Pedestrian Safety Improvements.

**Discussion:** Mr. Podiak came forward to provide a PowerPoint presentation regarding the projects update for 2019/2020. He discussed the status and cost on the following projects: Detention Center Attic Conditioning, Detention Security and Lighting Control Upgrades, Detention Design; Fabricate, and Install Platform related to plumbing, Fire Station #71, IFAS Office(Miner Road County Extension Office), Cattery Expansion, Burney Park Lighting, Burney Park Walkover, Westside Regional Park, Goffinsville Park, Goffinsville Boat Dock, Tributary Community Parks, Nassau Crossings Community Park, Road Department Overlay Program, Double Chip Seal, Edwards Road Resurfacing, County Wide Road Striping, and Drainage.

**WS200714 - 1:31:37(Tab C)** Doug Podiak, Public Works Director, regarding Nassau County Greenscape and Right-of-Way Enhancements Project.

Mr. Podiak provided a PowerPoint presentation regarding Nassau County Greenscape and Row Enhancements Program. He addressed future cost saving solution. Mr. Podiak discussed the estimated cost for outsourcing all County rights-of-way mowing. Contracted mowing will increase mowing on 14<sup>th</sup> Street, Sadler Road, William Burgess Boulevard, Miner Road, Courtney Isle Way, and David Hallman Parkway. He stated that the proposed contract for mowing would make available eight (8) employees to perform essential maintenance services on a regular basis. He discussed the creation of the following crews and their programs: Paved Road Crew, Dirt Road Crew, and Pedestrians Safety Crew. Brief discussion followed.

**WS200714 - 2:00:56** Michael Hickox, Nassau County Property Appraiser, came forward to briefly discuss the property value. He also addressed the loss of income by the Ritz-Carlton Hotel and Omni Hotel and Resorts due to COVID-19. Mr. Hickox explained that for 2020 there is no tax relief

for property owners based upon last year sales. There is a proposal out of Hillsborough County that requests the Legislation to take action. They are proposing to prorate taxes based upon the number of days they were required to shut down which could have an effect on their County's income this year. For the 2020 tax roll, the COVID-19 had no effect on values as of January 1st. Brief discussion followed.

Mr. Hickox urged the Board to consider what the construction numbers will be next year. He would hope that the loss in value would be offset by the new construction for 2020. Chairman Leeper requested that Mr. Hickox keep the board informed if any other counties are requesting prorating taxes like Hillsborough County. Discussion followed.

The Board recessed at 2:07 p.m. and reconvened at 2:22 p.m.

**WS200714 - 2:22:32 (Tab D)** Megan Diehl, Director of Office of Management and Budget, regarding the introduction of the tentative budget for Fiscal Year 2020-2021 Budget and Capital Improvement Plan.

**Discussion:** Ms. Diehl came forward to provide a PowerPoint presentation. She explained that a budget is a living document that should be updated throughout the development process. Ms. Diehl addressed the Fiscal Year 2020/2021 Assumption: Health Insurance Premiums (25 percent increased budget), Collective Bargaining Agreement, Florida Retirement System, Salary Plan, Minimum Funding Balance, and Prior Operating Commitments and the recommended budget by Revenue type.

Ms. Diehl commented on the items included in the Public Safety budget: (1) Public Safety: eight new deputies - four patrol, four corrections; nine new fire fighters; one new Animal Control officer; two fire/rescue apparatus replacements; (2) Critical Infrastructures: continues Level and Overlay Program; Bridge Inspection and Maintenance Program; Double Chip Seal Program; Drainage Projects [Will Hardee and CR108]; Fleet Replacement Program; and, the next phases of Pages Dairy Road Improvement/William Burgess Extension [Impact Fee Funded with mobility fees]; and (3) Parks and Recreational additional \$1.7 million to West Side Regional Park [Impact Fee Funded]; improvements to south

end beach walkover; and, improved custodial services and management of existing park facilities. (4) Efficiencies and Service Level Improvements: Greenscape and Right-of-Way enhancement; contracted beach security; reduced expense for external contractors; centralization of services; and, departmental budget;" right sizing".

Ms. Diehl explained the millage rate scenarios: (1) No change requires a 4/5 vote, \$7.5 million in additional Ad Valorem Revenue, shared revenue down \$7.5 million equals break-even, maximize \$330 million in new construction value, and the budget is balanced. (2) Majority vote requires 3/5 vote, \$5.3 million in additional Ad Valorem Revenue, shared revenue down \$7.5 million equals net loss, gap in total revenue collected versus capacity from new construction. (3) Rollback Rate: Millage Rate would generate the same revenue as prior year. Rate calculation excludes new construction and widens gap in total revenue verses capacity from new construction, \$2.6 million in additional Ad Valorem Revenue, and shared revenue down \$7.5 million equals negative beginning balance with an estimated \$4 million shortfall. She also provided an effect of millage scenarios by value of a property owner Unincorporated verses Incorporated, as well as a list of projects that are called candidates, regarding which can be looked at if the County has an opportunity to fund additional projects. Discussion followed.

**Request:** Ms. Diehl to provide the cost and dates of future obligations from the State of Florida regarding roadside maintenance.

**COUNTY ATTORNEY'S BUSINESS:**

**WS200714 - 3:09:03**

- Thanked staff for their presentations.

**DISCUSSION ITEMS:**

**WS200714 - 3:08:17** Commissioner Taylor's Business:

- Commented that it was a great workshop and he would see everyone in the morning.

**WS200714 - 3:08:40** Commissioner Ford's Business:

- Concurred with Commissioner Taylor and Bell regarding the workshop.

**WS200714 - 3:08:54** Commissioner Edwards's Business:

- Thanked everyone for all the information.

**WS200714 - 3:08:24** Commissioner Bell's Business:

- Thanked staff for their great presentation today.

**WS200714 - 3:07:58** Commissioner Leeper's Business:

- Concurred with the Commissioners comments.

There being no further business, the workshop session of the Nassau County Board of County Commissioners adjourned at 3:09 p.m.

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Daniel B. Leeper, Chairman

Attest:

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John A. Crawford, Ex-Officio Clerk