

**Nassau County Board of County Commissioners
Special Session, February 16, 2018, 2:00 p.m.
Commission Chambers, 96135 Nassau Place, Yulee, Florida**

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

Commissioners:

Present: Chairman Daniel B. Leeper, Commissioners Steve W. Kelley, George Spicer, Justin Taylor, and Pat Edwards.

Other Official Present: Michael S. Mullin, County Attorney; and Shanea Jones, County Manager.

Staff Present: Justin Stankiewicz, Office of Management and Budget Director; Becky Bray, Public Works Director; Taco Pope, Planning and Economic Opportunity Director; and representing the Clerk's office Brenda Linville, Deputy Clerk.

Official Agenda Summary:

Audience Input:

None.

SS180216 - 2:02:08 (Tab A) Discuss proposed Legislation regarding Sector Plans.

Discussion: Mr. Mullin distributed for the Board's review the proposed committee substitute for Senate Bill (SB) 324 and proposed committee substitute for House Bill (HB) 697. He explained that Mark Anderson, Nassau County Lobbyist, contacted him regarding two bills related to the Sector Plan. Mr. Mullin stated that on page two of SB 324, it addresses amendments to the impact fees which does not cause sufficient issues. He noted that staff's concern is in regards to page 7, paragraphs 3 and 4, regarding changes to the Detailed Specific Area Plan (DSAP) as it relates to public facilities and funding. Mr. Mullin noted that HB 697 mirrors the language in SB 324. Mr. Anderson has indicated that the bill is moving forward. Mr. Mullin commented that the Board of County Commissioners was unaware that the bill

had been amended and submitted which would affect Nassau County. Mr. Anderson is in the process of finalizing some legislative meetings and believes that it is necessary for the Commissioners and staff to travel to Tallahassee, Florida, late February 19, 2018 in order to meet with legislators who are sponsors of those amendments on February 20, February 21, and February 22, 2018.

Mr. Mullin commented that at the East Nassau Stewardship District meeting on February 15, 2018, he invited two representatives from Raydient and the Stewardship District representatives to the special meeting that the Board of County Commissioners scheduled for February 16, 2018. He ensured them that the Board of County Commissioners would afford them time to address the Commissioners. He briefly addressed the letters he received from the Stewardship District Attorney and the Raydient Attorney in regards to the special meeting. Discussion followed regarding travel to Tallahassee. Mr. Mullin responded to an inquiry that the partnership was to consist of Raydient and the Stewardship District.

Chairman Edwards questioned whether there was a County financing option to ensure that the ENCPA property owners pay for the infrastructure within their boundaries if Raydient does not do what they have promised. Mr. Stankiewicz responded that a Municipal Service Taxing Unit (MSTU) can be established and the Board can set the specific boundaries through an Ordinance. The group briefly addressed their partnership with Raydient, questioned whether the Board could rescind the ENCPA, and whether Raydient and the Stewardship District can take legislative action if the Board establishes an MSTU.

Noted: Mr. Mullin to research whether the Board can rescind the ENCPA and bring back to the Board.

Motion: Authorization for the Commissioners, County Attorney, County Manager, Office of Budget and Management, and Planning and Economic Opportunity, to travel to Tallahassee, Florida late February 19, 2018 for as long as needed.

Maker: Commissioner Spicer

Second: Commissioner Taylor

Action: Aye: Commissioners Leeper, Kelley, Edwards, Spicer, and Taylor

Follow Up: Finance, OMB, County Manager, County Attorney

SS180216 - 2:43:50 (Tab B) Staff report regarding the meeting of the Board of Supervisors of the East Nassau Stewardship District held on February 15, 2018.

Discussion: Mr. Mullin advised that staff presented the letter to the Stewardship District as approved by the Board of County Commissioners requesting that they continue any discussion of the Resolution for the bonds until such time as a meeting can take place between the Board of County Commissioners and the Stewardship District and Raydient. He stated that they also verbally requested that they come before the Board of County Commissioners to address the issues that County staff has identified with the reports done by the England, Thims and Miller and Wrathell, Hunt and Associates related to legal, financing, and planning concerns. He noted that the Stewardship District and Raydient representatives would not attend the meeting on February 16, 2018 and they moved forward with their agenda; but, afforded County staff another three minutes at the end of their meeting. Mr. Mullin requested that they allow County staff additional time to address their concerns with the reports, but were not allowed the additional time. He commented that there was an indication by the Stewardship District that they were not a partner, but was created as a separate entity. Mr. Mullin stated that it was not what was presented to both the Legislative Delegation and the Board of County Commissioners by Raydient. He addressed the benefits to the Stewardship District. The Stewardship District responded that they were separate from Raydient. The Stewardship District indicated that Raydient did not have a great deal of interaction with them. Mr. Mullin commented that Mike Hahaj, Chairman of the East Nassau Stewardship District, works for Raydient and since Raydient is a landowner in the ENCPA, they are subject to the Stewardship District.

Mr. Mullin commented that one of the concerns in the Wrathell, Hunt and Associates, LLC report was the creation of phasing within the first DSAP. He clarified that nowhere in the current DSAP does it provide for phasing, and they state that they will contribute \$500,000.00 for recreation for Phase I, but no recreation was identified on the map. The Stewardship had indicated that the County requested that they move recreation to Phase I. Mr. Mullin advised

that neither he nor the County Manager, OMB Director, and Planning and Economic Opportunity Director, have had any conversation regarding this matter.

Mr. Pope commented that the Stewardship District documents did not include the community park that is going to be located in Wildlight and that the phasing schedule was created outside of any county staff coordination.

Mr. Stankiewicz commented that the County has been promised that county taxpayers dollars would not be burdened inside the ENCPA and that the cost of facilities, especially parks, would be paid for by the developers (Raydient); builders; and the Stewardship District. He also addressed the funding, and establishing an MSTU for the ENCPA.

Ms. Jones agreed that the County's partnership is with Raydient. The Stewardship District was created for the ENCPA to be a funding mechanism tool in order to accomplish what the partners want to accomplish together, which she expressed that in her three minutes at the February 15, 2018 Stewardship District meeting. Ms. Jones recommended that the Board of County Commissioners' first step would be to protect the taxpayers that are outside of the ENCPA and especially at a time when most of the land in the ENCPA is undeveloped, but they are starting to build houses. The public needs to know that if they are going to purchase property inside the ENCPA that they may be taxed at a much higher rate than the rest of the county if Raydient does not fulfill their end of the agreement with the County. Discussion followed.

Mr. Mullin responded to an inquiry that staff would bring back at the appropriate time an avenue to notify individuals that are purchasing property inside the ENCPA that Nassau County has the right to impose a special assessment within the ENCPA. Discussion followed.

Chairman Edwards commented that opening day ceremony for Yulee Little League is March 10, 2018.

COUNTY MANAGER BUSINESS:

SS180216 - 3:09:21 Ms. Jones requested that the Board consider the consent items from the February 21, 2018 regular meeting agenda due to the Commissioners and staff

traveling to Tallahassee. All other items would be moved to the agenda for the meeting on February 26, 2018.

Motion: Move the consent items from the February 21, 2018 meeting to the February 16, 2018 special meeting.

Maker: Commissioner Spicer

Second: Commissioner Kelley

Action: Aye: Commissioners Leeper, Kelley, Edwards, Spicer, and Taylor.

Follow Up: County Manager, Board

Motion: Approve the following consent items from the February 21, 2018 meeting: (1) Authorization to use of \$11,607.00 from the Law Enforcement Trust Fund to be used as Matching funds for the Fiscal Year 2017-18 VOCA Grant; (2) Authorization for the Chairman to sign the 2018-2019 Victims of Crime Act (VOCA) Grant Application; the Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion; the Special Conditions Certification; the Standard Assurance Form; the Equal Employment Opportunity Plan Certification; and the Related Parties Questionnaire; (3) Finance Package 2018-09 and associated Resolutions; and (4) Approve Board minutes from the regular sessions held on January 8, January 17, and January 22, 2018. (See Attachment "A" for Finance Package 2018-09)

Maker: Commissioner Taylor

Second: Commissioner Leeper

Action: Aye: Commissioners Leeper, Kelley, Edwards, Spicer, and Taylor.

Motion: Cancel the special meeting to be held on February 21, 2018 regarding Fiscal Year 18/19 Budget.

Maker: Commissioner Spicer

Second: Commissioner Taylor

Action: Aye: Commissioners Leeper, Kelley, Edwards, Spicer, and Taylor.

Follow Up: County Manager, County Attorney, Board, Clerk Staff

Motion: Cancel the regular meeting for February 21, 2018.

Maker: Commissioner Taylor

Second: Commissioner Kelley
Action: Aye: Commissioners Leeper, Kelley, Edwards,
Spicer, and Taylor.
Follow Up: County Manger, County Attorney, Board, Clerk
Staff

DISCUSSION ITEMS:

SS180216 - 3:13:27 Commissioner Kelley's Business:
None.

SS180216 - 3:13:30 Commissioner Spicer's Business:
None.

SS180216 - 3:13:32 Commissioner Leeper's Business:
None.

SS180216 - 3:13:34 Commissioner Taylor's Business:
None.

SS180216 - 3:13:37 Chairman Edwards' Business:

- Thanked everyone for participating in today's meeting.

SS180216 - 3:14:04 John Pelican came forward to recommend that the Board of County Commissioners make it as difficult as they can for the Stewardship District and Raydient until they meet with the Commissioners.

There being no further business, the workshop session of the Nassau County Board of County Commissioners adjourned at 3:14 p.m.

Pat Edwards, Chairman

Attest:

John A. Crawford, Ex-Officio Clerk

ATTACHMENT "A"

Finance Package 2018-09:

Resolution(s):

1. Resolution 2018-15, regarding budget amendment in the General Fund in the amount of \$15,593.00 which will receive reimbursable Homeland Security Grant proceeds in Fiscal Year 17/18.
2. Resolution 2018-16, regarding budget amendment in the General Fund in the amount of \$2,246.00 which is estimated to receive more funds in EMPG/EMPA base grants then was budgeted in Fiscal Year 17/18.

Inventory Deletions/Changes:

Cooperative Extension, 8339, 2006 Dodge Caravan, Vin No. 1D4G24R56B535498.