

Nassau County Board of County Commissioners
Special Session, May 14, 2014, 4:00 P.M.
Regular Session, May 14, 2018, 6:00 P.M.
Commission Chambers, 96135 Nassau Place, Yulee, Florida

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

Commissioners:

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

Other Officials Present: Michael S. Mullin, County Attorney.

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 Peggy Snyder and Melissa Lucey, Deputy Clerks.

Official Agenda Summary:

ADDITIONAL MEETING:

SS180514 - 4:01:06 Special Meeting with Raydient/Rayonier and the Stewardship District to discuss public funding, current status of the public/private partnership, the Stewardship local bill and any other items brought forth.

Noted: No representatives from Raydient/Rayonier or the Stewardship District were in attendance.

Discussion: Mr. Mullin distributed letters and e-mails the County has received from a representative of the East Nassau Community Planning Area (ENCPA). He then read a copy of an email dated May 10, 2018 from Chris Corr, Senior Vice President Real Estate and Public Affairs with Rayonier, regarding their decision to decline attending today's special meeting. Rayonier/Raydient preferred to attend a meeting with the Board under their terms which included a facilitator in a neutral location. The master-planned

ENCPA, 24,000 acres, is within Nassau County and under the authority of the Board of County Commissioners.

Mr. Mullin provided a brief history of how the ENCPA began as a public/private partnership. The Board wanted a master-planned development that reflected what is termed as "smart growth", and so did the entity known as TerraPointe LLC at that time. The ENCPA was converted to a Sector Plan with a Comprehensive Plan Element. He explained the potential benefits of the public/private partnership. Mr. Mullin briefly addressed the Detailed Specific Area Plan (DSAP) process by Raydient.

Next, Mr. Mullin addressed the Stewardship District legislation known as House Bill 1075, which was approved by this Board in December of 2016 and the Florida Legislature in 2017. The Stewardship District Board began studies for recreation; however, County staff was never advised that these reports were being undertaken. The County Manager had to make a public records request to receive these documents after they had already been printed. Rayonier, through their lobbyist, tried to have a legislative amendment approved that would have amended HB1075; however, because of the efforts of the Board of County Commissioners, the House bill failed.

Mr. Mullin stated that the Board recommended adding discussion of HB 1075 to their regular meeting agendas. Raydient/Rayonier representatives are encouraged to attend.

Mr. Stankiewicz clarified that the study done by Raydient was to identify the public facilities and to determine the cost. There was no discussion by Raydient regarding funding.

Discussion: The group briefly addressed the letter Mr. Mullin read. Chairman Edwards addressed the possibility of rescission of the partnership from the standpoint of TIF and the option for HB1075 being removed through the Legislature. Mr. Mullin advised that if the Board wished to rescind it, the Board should seek the advice of Nabors, Giblin and Nickerson, P.A. regarding rescission. Regarding HB1075 and the public/private partnership on the Board's agenda, Mr. Mullin suggested beginning the legislative hearing process in order for the Board to determine whether HB1075, as represented, is being adhered to by both the Stewardship District Board and Raydient/Rayonier. If the

Board makes the determination they are not, then the Board could make the legislative recommendation to Representative Cord Byrd and Senator Aaron Bean to address that either by the rescission of HB1075, an amendment to HB1075, or, whatever the Board may determine after they conduct legislative hearings over the next sixty to ninety days. Staff would provide presentations regarding compliance with HB 1075 and other items presented to the Board. Regarding the public/private partnership, he recommended that the Board schedule discussion regarding that item on the regular meeting agendas. If it is determined that there is no public/private partnership, the Board would become a reviewing agency to ensure that they are meeting the requirements. Rayonier/Raydient will be welcome to attend the legislative hearings and make a presentation if they feel they are in compliance.

Motion: County Attorney to contact Nabors, Giblin & Nickerson, P.A. to attend the June 11, 2018 Board meeting in order for the Board to discuss potential rescission of the mobility fee and TIF.

Maker: Commissioner Leeper

Second: Commissioner Taylor

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

Follow Up: County Attorney, County Manager

Discussion: The group discussed adding House Bill 1075 and the public/private partnership for discussion at each regular meeting.

Motion: Include, as an agenda item on every regular meeting agenda, discussion of the public/private partnership with Rayonier/Radiant.

Maker: Commissioner Kelley

Second: Commissioner Spicer

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

Follow Up: County Attorney, County Manager

Request: Mr. Stankiewicz and Mr. Mullin to bring back to a future agenda a draft ordinance entertaining the institution of a MSTU within the ENCPA.

The Board recessed at 4:40 p.m. and reconvened in regular session at 6:00 p.m.

Audience Input: Non-Agenda Items

RS180514 - 6:00:10

None.

RESOLUTION(S) :

RS180514 - 6:05:37 (Tab B) Approve a Resolution of the Board of County Commissioners of Nassau County, Florida, proclaiming May 2018 as Mental Health First Aid Month.

Motion: Approve Tab B as stated above and authorize the Chairman to sign Resolution 2018-64 regarding same.

Maker: Commissioner Taylor

Second: Commissioner Leeper

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

Follow Up: County Manager

PRESENTATION(S) :

RS180514 - 6:06:24 (Tab C) Will Ketchum, President and CEO, and Ginny Walthour, Senior Director of Public Relations & Community Affairs, both of Burdette Ketchum re: Nassau County Rebranding Project.

Discussion: Mr. Ketchum provided a PowerPoint presentation regarding the Nassau County Branding Initiative process.

Noted: Mr. Stankiewicz explained that the rebranding costs of \$45,000.00 had already been incurred for this study and was budgeted in this current budget year that the Board adopted. This agenda item will be made available for public viewing on the County's website. No finalization will be made until June 2018. Discussion followed.

RS180514 - 6:46:28 (Tab D) Phil Scanlan, CEO of Friends of the Amelia Island Trail, Inc. re: designation of portions of the Amelia Island Trail within the County limits as part of the Florida Greenways and Trails System.

Discussion: Mr. Scanlan provided a PowerPoint presentation regarding the trail path and requested the Board's approval to pursue a designation of a Cumberland to Timucuan Regional Trail which will connect the two National Parks; one north and one south, on the Florida Department of Environmental Protection (FDEP) Greenways and Trail System

Maps. This will help to obtain future grants to help close gaps in the section of the East Coast Greenway.

Public Input: Mike Pikula came forward to read a Proclamation of Appreciation from the Friends of the Amelia Island Trail and the North Florida Bicycle Club for the County's support of trails and bicycling.

Motion: Approve application to the Florida Department of Environmental Protection (FDEP) for designation of certain public lands as part of the Florida Greenways and Trails System and authorize Chairman to sign Resolution 2018-65 regarding same and authorize County Manager to sign Owner Consent form as required by FDEP. (Noted that Chairman also signed Owner Consent form)

Maker: Commissioner Leeper

Second: Commissioner Kelly

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

Follow Up: County Manager

RS180514 - 6:46:48 (Tab E) Gil Langley, Amelia Island Convention & Visitors Bureau re: quarterly report.

Discussion: Mr. Langley provided a PowerPoint presentation and a short video related to the first quarter 2018 (January through March) visitor profile. He provided an overview of the total economic impact of visitors to Amelia Island and highlighted the value of tourists on jobs in the area.

Audience Input: Non Agenda Item(s)

RS180514 - 6:52:22 Deborah Manser, owner of Amelia Island Horseback Riding, came forward to address her concerns regarding how the new hours of closure at the beach are affecting hers and other businesses.

Request: Ms. Manser to contact the County Manager and explain her situation and then the County Manager will meet with the County Attorney to discuss whether there needs to be a public hearing to consider changing the hours at the beach.

CONSENT ITEM(S) :

RS180514 - 7:02:45 Approve the following: **(Tab F)** Authorization for the use of \$2,500.00 from the Law Enforcement Trust Fund to be donated to the Boys Scouts of America for youth development programs. Funding source: 13031521-582000. **(Tab G)** Updates to Nassau County's Personnel Policies and Procedures. **(Tab I)** Finance Package 2018-19 and associated Resolutions. **(Tab J)** Board minutes from the regular session held on March 12, the regular and special session held on March 21, and the regular and workshop sessions held on March 26, 2018.

Motion: Approve consent items (Tabs F, G, I, and J) as stated above. (see Attachment "A" for Tab I)

Maker: Commissioner Taylor

Second: Commissioner Spicer

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

Follow Up: Finance, OMB, County Manager, Human Resources, Sheriff's Office, Clerk Staff

RS180514 - 6:00:54 (Tab H) For recording purposes only, consider the final plat for Crane Island - Phase 1, filed by the Range at Crane Island, LLC, owner, and Clary & Associates, agent, to construct forty seven (47), single family lots on approximately 56.47 acres. Property is zoned as PUD and is located where Bailey Road becomes Crane Island Drive, approximately 0.8 miles south of 8th Street, off of the Amelia Island Parkway.

Motion: Continue to May 16, 2018 consideration of Tab H as stated above.

Maker: Commissioner Spicer

Second: Commissioner Leeper

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

Follow Up: Planning and Economic Opportunity

REGISTER:

The Chairman signed the register for the following warrants: Warrant Nos. 245051 thru 245114 dated 4-24-18 for a register total of \$317,573.52; Wire Transfer No. 1809612 dated 4-24-18 for a register total of \$12,687.05; Wire Transfer No. 1809613 dated 4-24-18 for a register total of \$12,687.05; Wire Transfer No. 1809614 dated 4-25-18 for a

register total of \$8,291.48; Wire Transfer No. 1810372 dated 4-25-18 for a register total of \$5,099.29; Warrant Nos. 245115 thru 245212 dated 4-27-18 for a register total of \$957,542.57; Wire Transfer No. 1809929 dated 4-27-18 for a register total of \$15,644.96; Wire Transfer No. 1809930 dated 4-27-18 for a register total of \$15,644.96; Wire Transfer No. 1809931 dated 4-30-18 for a register total of \$6,562.26; Wire Transfer No. 1809932 dated 5-1-18 for a register total of \$9,662.52; Wire Transfer No. 1809933 dated 5-1-18 for a register total of \$1,744,875.00; Warrant Nos. 245213 thru 245281 dated 5-1-18 for a register total of \$38,963.85; Wire Transfer No. 1809934 dated 5-2-18 for a register total of \$4,639.58; Wire Transfer No. 1809935 dated 5-2-18 for a register total of \$27,347.01; Wire Transfer No. 1809936 dated 5-2-18 for a register total of \$65,705.20; Wire Transfer No. 1809937 dated 5-2-18 for a register total of \$188,796.66; Wire Transfer No. 1809938 dated 5-2-18 for a register total of \$1,707,092.33; Warrant Nos. 245282 thru 245368 dated 5-3-18 for a register total of \$534,988.38; Wire Transfer No. 1810373 dated 5-3-18 for a register total of \$6,860.00; Wire Transfer No. 1810374 dated 5-3-18 for a register total of \$2,604.00; Wire Transfer No. 1810375 dated 5-7-18 for a register total of \$261.00; Wire Transfer No. 1810376 dated 5-7-18 for a register total of \$3,081.52; Warrant Nos. 245369 thru 245424 dated 5-8-18 for a register total of \$733,885.14; and, Warrant Nos. 245425 thru 245524 dated 5-11-18 for a register total of \$448,995.02.

OLD BUSINESS:

RS180514 - 6:00:54 (Tab K) Discussion of the current Beach and Park Cleaning Contract with Rollins Snelling Beach Services; and determine whether the Board wishes to increase level of service for pickup of litter on the beach between Burney Park and Peters Point.

Motion: Continue to May 16, 2018 consideration of Tab K as stated above.

Maker: Commissioner Spicer

Second: Commissioner Leeper

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

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

RS180514 - 7:03:50 (Tab L) Discussion of the Stewardship District and House Bill 1075.

Discussion: Mr. Mullin explained that at the 4:00 p.m. special meeting today; it was approved to hear discussion of the Stewardship District and House Bill 1075 on each agenda every month. He requested that the Board continue this discussion until June 11, 2018.

Motion: Continue to June 11, 2018 discussion of Tab L as stated above and place discussion of the Stewardship District and House Bill 1075 on the agenda twice a month.

Maker: Commissioner Spicer

Second: Commissioner Taylor

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

Follow Up: County Manager, County Attorney

NEW BUSINESS:

RS180514 - 6:00:54 (Tab M) Approve and authorize the Chairman to sign the Post-Closing Agreement with The Commercial Range at Amelia, LLC, Contract No. CM2559, related to obligations that have been fulfilled for exchange of real property.

Motion: Continue to May 16, 2018 consideration of Tab M as stated above.

Maker: Commissioner Spicer

Second: Commissioner Leeper

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

Follow Up: County Manager, County Attorney, Public Works, Road and Bridge Department

RS180514 - 7:05:21 (Tab N) Approve a Resolution authorizing the execution of the agreement between the State of Florida Department of Transportation and the Board of County Commissioners of Nassau County, Florida, for Traffic Signal Maintenance and Compensation Agreement; and authorize the Chairman to sign Contract No. CM2302-A3.

Motion: Approve Tab N as stated above and authorize the Chairman to sign Resolution 2018-68 regarding same.

Maker: Commissioner Leeper
Second: Commissioner Spicer
Action: Aye: Commissioners Leeper, Kelley, Edwards, Spicer, and Taylor
Follow Up: Finance, OMB, County Manager, Contract Manager, Public Works, Road and Bridge Department

RS180514 - 7:06:02 (Tab O) Approve a Resolution authorizing the execution of the agreement between the State of Florida Department of Transportation and the Board of County Commissioners of Nassau County, Florida; and authorize the Chairman to sign Contract No. CM2554 for widening and resurfacing of Pages Dairy Road from Felmor Road to Chester Road.

Motion: Approve Tab O as stated above and authorize Chairman to sign Resolution 2018-69 regarding same.

Maker: Commissioner Spicer
Second: Commissioner Taylor
Action: Aye: Commissioners Leeper, Kelley, Edwards, Spicer, and Taylor
Follow Up: Finance, OMB, County Manager, Public Works, Road and Bridge Department

RS180514 - 7:06:36 (Tab P) Discussion regarding limiting the size of loads accepted at the Nassau County Convenience Recycle Center.

Discussion: Lynn Diden, Solid Waste Department, came forward to address an issue at the Nassau County Convenience Recycle Center as it relates to accepting trash from County residents. He requested direction from the Board regarding oversized loads. Discussion followed.

Request: Bring back on June 11, 2018 a report on the weekly amount of trash for an average household.

Motion: Continue to June 11, 2018 consideration of Tab P.
Maker: Commissioner Leeper
Second: Commissioner Spicer
Action: Aye: Commissioners Leeper, Kelley, Edwards, Spicer, and Taylor
Follow Up: County Attorney, County Manager, Public Works, Solid Waste

RS180514 - 7:16:38 (Tab Q) Consider authorizing the Nassau County Convenience Center to close each business day for lunch from 1:30 pm to 2:00 pm effective June 18, 2018.

Discussion: Ms. Bray reviewed the request. Discussion followed regarding signage as it relates to the closing during lunch from 1:30 p.m. to 2:00 p.m.

Motion: Approve Tab Q as stated above.

Maker: Commissioner Taylor

Second: Commissioner Spicer

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

Follow Up: County Manager, Public Works, Solid Waste

RS180514 - 7:18:41 (Tab R) Consider request from Richard Davis to purchase a parcel of County owned land located at Block 215, Lot 12, in the Town of Hilliard.

Discussion: Mr. Pope reviewed the request.

Motion: Approve to move forward with the process of selling County owned property located at Block 215, Lot 12, in the Town of Hilliard.

Maker: Commissioner Spicer

Second: Commissioner Taylor

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

Follow Up: County Manager, County Attorney, Planning and Economic Opportunity Department, Property Appraiser

RS180514 - 7:20:02 (Tab S) Discussion of beach driving in the unincorporated areas.

Discussion: Commissioner Leeper commented that he has received several telephone calls from homeowners expressing concern with nighttime driving on the beach at Peters Point. He suggested that staff work with the Sheriff's office and bring back a Resolution on how to control the nighttime driving on the beach. Commissioner Leeper also discussed limiting beach driving from May to November due to the Sea Turtle nesting season. Discussion followed.

APPOINTMENT(S) :

RS180514 - 7:25:10 (Tab T) Consider the following: (1) confirm reappointment of Danny Leeper as a Commissioner Representative on the Small County Coalition's Board of Directors; (2) reappoint Justin Taylor as the second Commissioner Representative, or appoint a new Commissioner Representative; and (3) appoint a Staff Liaison replacing County Manager, Shanea Jones.

Motion: Approve reappointment of Commissioner Leeper as a Commission Representative on the Small County Coalition's Board of Directors; Commissioner Taylor as the second Commission Representative; and appoint Michael Mullin as the new Staff Liaison replacing the County Manager.

Maker: Commissioner Spicer

Second: Commissioner Taylor

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

Follow Up: County Manager, County Attorney

RS180514 - 7:26:50 (Tab U) Continue discussion regarding appointment of a County representative to the Northeast Florida Regional Council's Board of Directors to replace Bob Spaeth.

Motion: Appoint John Martin as the County representative to the Northeast Florida Regional Council's Board of Directors replacing Bob Spaeth.

Maker: Commissioner Taylor

Second: Commissioner Spicer

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

Follow Up: County Manager

NON-QUASI-JUDICIAL PUBLIC HEARING(S) :

RS180514 - 7:00:08 (Tab V) Consideration of an Ordinance of the Board of County Commissioners of Nassau County, Florida, amending Ordinance No. 88-31, as amended, regarding the Amelia Island Tourist Development Tax, be further amended by Amending Section 1 by adding Paragraph (h) to provide for the levy and imposition of an additional one cent (5th cent) of each dollar above the tax rate; providing for severability; providing a repealing clause; and providing an effective date.

Discussion: Mr. Mullin read the legislative procedures.

Motion: Open the public hearing for Tab V.

Maker: Commissioner Leeper

Second: Commissioner Spicer

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

Discussion: Gil Langley, Executive Director of the Amelia Island Tourist Development Council, came forward in support of this ordinance.

No Public Input.

Motion: Close the floor to public discussion.

Maker: Commissioner Leeper

Second: Commissioner Taylor

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

Motion: Approve Tab V as stated above and authorize the Chairman to sign Ordinance 2018-16 regarding same.

Maker: Commissioner Leeper

Second: Commissioner Spicer

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

Follow Up: County Manager, County Attorney, Tax Collector

EXPANSION ITEMS:

RS180514 - 6:00:18 (1) Advise the Board regarding the issue of schools as emergency shelters and the reimbursement by FEMA and request a joint meeting be set with the appropriate parties, to include the Sheriff, Clerk of Court, School Board Superintendent and School Board members and to discuss an interlocal agreement between the parties. (2) Advise the Board of Florida Law Chapter 2018-3 regarding School Resource Officers and the financial obligation, and request a joint meeting be set with the appropriate parties, to include the Sheriff, Clerk of Court, School Board Superintendent and School Board members to discuss the financial obligation and an interlocal agreement.

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

Maker: Commissioner Leeper
Second: Commissioner Taylor
Action: Aye: Commissioners Leeper, Kelley, Edwards,
Spicer, and Taylor
Follow Up: County Attorney

RS180514 - 7:28:56 Expansion Item #1: Advise the Board regarding the issue of schools as emergency shelters and the reimbursement by FEMA and to request a joint meeting be set with the appropriate parties, to include the Sheriff, Clerk of Court, School Board Superintendent and School Board members to discuss an interlocal agreement between the parties.

Discussion: Mr. Mullin reviewed the request. Mr. Stankiewicz provided a summary of FEMA reimbursements.

RS180514 - 7:32:22 Expansion Item #2: Advise the Board of Florida Law Chapter 2018-3 regarding School Resource Officers and the financial obligation, and to request a joint meeting be set with the appropriate parties, to include the Sheriff, Clerk of Court, School Board Superintendent and School Board and to discuss the financial obligation and an interlocal agreement.

Discussion: Mr. Mullin reviewed the request. Mr. Stankiewicz provided a breakdown of costs. Discussion followed regarding dates for the special meeting.

Motion: Set a special meeting for June 11, 2018 at 4:00 p.m. with the Sheriff, Clerk of Court, School Board Superintendent, and School Board members to discuss schools as emergency shelters and the reimbursement by FEMA and the financial obligation of School Resource Officers.

Maker: Commissioner Taylor
Second: Commissioner Spicer
Action: Aye: Commissioners Leeper, Kelley, Edwards,
Spicer, and Taylor
Follow Up: OMB, Finance, County Manager, County Attorney,
Sheriff, School Board Superintendent, School
Board Members

DISCUSSION ITEMS:

RS180514 - 7:42:30 Commissioner Kelley's Business:
None.

RS180514 - 7:42:42 Commissioner Spicer's Business:
None.

RS180514 - 7:42:47 Commissioner Leeper's Business:
None.

RS180514 - 7:42:44 Commissioner Taylor's Business:
None.

RS180514 - 7:42:49 Chairman Edwards' Business:

- Commented on his meeting with the County Manager regarding the wages of various County employees. The County Manager and Human Resources found 17 employee positions where the pay was below standard. He suggested that the Commissioners meet with the County Manager if they have any questions and she will review her findings with them
- Received several telephone calls and e-mails from businesses that operate outside of the A1A Overlay District relating to alcohol sales on Sunday

Motion: Direct County Attorney to draft an amendment to the alcohol ordinance to address businesses north, south, and east of I-95 outside of the A1A/SR200 Overlay District and Amelia Island to allow the sale of alcohol at 7:00 a.m. on Sunday and bring back to the Board to set for public hearing.

Maker: Commissioner Spicer

Second: Commissioner Taylor

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

Follow Up: County Attorney, County Manager

There being no further business, the regular and special sessions of the Nassau County Board of County Commissioners adjourned at 7:47 p.m.

Pat Edwards, Chairman

Attest:

John A. Crawford, Ex-Officio Clerk

ATTACHMENT "A"

Finance Package 2018-19

Budget Transfer(s):

1. In the General Fund in the amount of \$254,372.00 for Hurricane Irma expenditures.

Resolution(s):

1. Resolution 2018-66, regarding budget amendment in the General Fund in the amount of \$21.00 received as a donation which was not anticipated in the 2017/2018 budget by the Nassau County Library System.
2. Resolution 2018-67, regarding budget amendment in the General Fund in the amount of \$284.00 received as a donation which was not anticipated in the 2017/2018 budget by the Nassau County Library System.