

**Urban Core Citizens Planning Advisory Committee
September 6, 2023, Meeting Summary**

Hybrid Meeting: 303 North Laura Street, Conference Room Level, Multipurpose Room and on ZOOM
(NOTE: Meeting was originally scheduled for Room G-4, but was reassigned by Library Staff)

Meeting Attendance

CPAC Members: Bryant Shumaker, Chair, SPAR Council; Juanita Senor, Vice Chair, Planet Watch Neighborhood Association; Dimitri Demopoulos, Churchwell Lofts at East Bay Condo Association; Ernest Smith, Plaza Condominium Association; Cindy Watson, JASMYN; Terry Canty, Planet Watch Neighborhood Association; Marcia Ellison, New Town Success Zone.

Excused: Keith Davis, All things Common Ministries, Inc.; Kim Pryor, Preservation SOS; Bill Hoff, SAMBA.

ZOOM: Becca Dinger, 2nd Mile Ministries; Sheronda Holzendorf and two (2) on phones – names not provided.

Visitors: Reginald Horace; David Johnson; Marlo Zarka

Staff and Elected Officials: Chris Billings, Municipal Code Compliance Division; Cpt. Charles Johnson, Jacksonville Fire and Rescue Department; Keli Likins, Jacksonville Public Library; Jennell Milton, JEA; Jay Stowe, CEO JEA; Daniel Piastuck, Parks, Recreation and Community Services Department; Caroline Fulton, Planning and Development Department; Tiffany Morales, Military and Veterans Affairs Department.

Meeting Summary:

1. Call to Order/Verify Quorum: Chair Shumaker called the meeting to order at 5:32 p.m. Edwina Henry confirmed a quorum was present.

2. Approval of Previous Meeting Summary: The August 7, 2023, Meeting Summary was approved by CPAC Members.

3a. Presentation: Jennell Milton, JEA Government Relations Coordinator, introduced Jay Stowe, Managing Director and CEO of JEA, who gave a presentation on the (Electric) Integrated Resource Plan (IRP).

JEA spent nearly two years engaging various stakeholders, including community stakeholders in the development of the Integrated Resource Plan (IRP). At the end of May 2023, JEA held a large event with over 150 people in attendance to learn about the IRP through stakeholder panel discussions. JEA plans to continue those conversations.

JEA's goals are, in less than a decade:

- JEA's power supply portfolio will be 35 percent clean energy.
- To retire less efficient generating assets.
- To lead the way by using 100 percent clean energy to serve JEA facilities.
- Increase and enhance energy efficiency programs to offset growing demands from the ongoing electrification of homes, businesses, and vehicles.

Accomplished together by 2030, these goals will result in an 80 percent reduction in JEA's overall carbon emissions since 2005. JEA wants to ensure that it has enough (power) generation of the right type at the right time to be able to serve all their customers 24 hours a day, seven days a week, 365 days a year.

The goals for 2030 means that 35% of clean energy will come from solar, primarily, and from the Vogel Nuclear Plant in Georgia. In 2007-08, JEA signed a 20-year contract to purchase nuclear energy from the Vogel Plant, once it is up and running.

When asked “what checks and balances have been implemented” under his leadership that would prevent the utility from being put up for sale, again unless the taxpayers want to do so. Mr. Stowe stated that the biggest check and balance would be the Board of Directors, put in place by the mayor and the council president, along with the changes in the city charter.

Mr. Stowe was then asked about JEA’s use of solar panels. He admitted that JEA does not have as many as they should, but they have four sites inside the City of Jacksonville and are looking at proposals to put in two large solar farms by 2030.

The final question for Mr. Stowe, was whether JEA’s “obligation” to purchase nuclear power from plant Vogel in Georgia so many years into the future would “hamstring” decision-making? JEA is obligated to purchase electricity from Vogel from now until 2043-44, which is about 10 to 11% of their overall energy load. At the end of the 20-year contract, JEA will need to find a replacement source that has zero carbon emissions. The Integrated Resource Plan will help, and it is his belief that 10 years from now things will be more positive.

To learn more about JEA’s IRP process: jea.com/irp for feedback or questions: irp@jea.com - Jennell Milton, (904) 665-5102.

3b. Presentation: David Johnston, Office of Inspector General (OIG), Director of Audits, City of Jacksonville - Mr. Johnston provided an overview of the Jacksonville’s Office of Inspector General (OIG), which was established by City Charter and Municipal Code in 2014, and has three main purposes:

- **Provide Independent Oversight** of publicly funded activities, transactions, and other local government operations.
- **Investigate, audit, and provide contract oversight** to promote economies and efficiencies; improve agency operations; and prevent and deter fraud, waste, and abuse; and
- **Receive, review, and investigate any complaints** regarding projects, programs, contacts or transactions of any office, agency, department, or part of the entire consolidated government.

The OIG conducts presentations/trainings designed to inform citizens of the Office of Inspector General’s role and responsibilities; to raise awareness of what constitutes fraud, waste, and abuse; and to discuss best practices to help increase efficiency. The Office of Inspector General is also able to grant Whistleblower status to keep information confidential. Matters may be reported anonymously and confidentially.

The Office of Inspector General does not receive a lot of “tips.” Their case load is comprised primarily of program audits. Their current focus is on “COVID Fraud.” OIG has had lots of success in this area. Since they are not a “law enforcement” agency, they must collaborate with the State and U.S. Attorney General Offices.

The Office of Inspector General also interfaces with the Office of Ethics and the Jacksonville Human Rights Commission. Reports are posted on the city’s website: <https://www.coj.net/departments/inspector-general> (904) 255-5800

4. Elected Officials Reports: None.

5. Chair’s Report: Bryant Shumaker noted the lighter than usual attendance tonight and stated that, we normally meet on Monday nights, but due to the Labor Day Holiday, the meeting was rescheduled to

Wednesday night and that may have kept a few people away. Also, Mayor Deegan is holding a Community Conversation tonight in our area at Riverside Church (Park & King Streets), and several UC CPAC Members have asked to be excused to attend the mayor's meeting.

The city's videographer was here and interviewed the chair for the upcoming 30th Anniversary Celebration of CPACs, but due to the low attendance, he will be back next month to film some candid video of the UC CPAC in session.

6. Staff Reports:

- **JSO – Not Present.**

- **Captain Charles Johnson: Jacksonville Fire and Rescue – Prevention Division** Captain Johnson acknowledged that the city "dodged" serious damage from Hurricane Idalia last week. He then inquired as to whether anyone had used the JAXReady App and a few attendees indicated yes. Cpt. Johnson encouraged everyone to download the app.

Last week Captain Johnson was in Mandarin and was asked an interesting question about lining one's kitchen oven with aluminum foil. He suggested checking the oven's manufacturer's recommendations as doing so on some models may cause the heating elements to become embedded in the foil, which would void the warranty.

Captain Johnson was asked about smoke and CO2 detector requirements for new construction. Under the building code, there is a requirement for all new construction that the smoke and CO2 detectors be interconnected, so that they will alarm in tandem. Also, when purchasing new smoke detectors, the 10-year, non-tamper battery is preferred. Captain Johnson stated that the older smoke detector versions are being phased out.

The question arose as to the status of short-term rental or transient rental properties, such as Air B&Bs. According to Captain Johnson, they are considered commercial properties from a code standpoint; however, he added that regulations surrounding Air B&Bs remain a gray area and that he will report back if anything changes. JohnsonC@coj.net (904) 255-8560

- **Keli Likens: Jacksonville Public Library** - The Jacksonville Book Fest makes its return on Saturday, September 23, from 10 am to 3 pm. Joe Hill, Steven King's son, will be one of the featured authors. On Friday, September 22, the library will host several writers' workshops, from 10 am to 3 pm. Check the website for additional information.

Everyone is invited to attend the Art Walk Opening Reception of the Americans and the Holocaust Exhibit Tour, located on the 4th Floor, Special Collections Department. The tour runs from September 6 through October 12. Docent led tours are available with registration.

The Main Library is receiving new carpeting, so some areas will be closed for short periods of time. After the Book Fest, the Conference Center area will have carpet replaced, as well as the G-Rooms. The library apologizes in advance for any inconvenience in locating books.

KLikens@coj.net (904) 255-6090

- **Chris Billings: Municipal Code and Compliance Division** MCCD Updates for the Urban Core since August 7th: 1,458 Inspections completed within the Urban Core, citing 664 nuisance properties; 342 residential maintenance issues and removed 75 junk vehicles.

In the aftermath of the storm last week, it is highly encouraged that all property owners check the exterior areas for possible safety hazards and windstorm issues. Dead or dying trees are a big concern. MCCD is requesting that citizens report any debris that has been left unaddressed,

by calling 630-CITY or visiting the www.MYJAX.custhelp.com website. As a reminder, Florida Statute requires those reporting nonlife-threatening issues to provide their name and address.

Last month, MCCD removed 28 litter signs and distributed educational materials. Billings indicated that the JAR Program (Jacksonville Assistance and Relief Program) is a resource that helps eligible property owners address specific nuisance issues and can help assist homeowners in preventing liens from being placed on properties after abatement or removal of existing liens. CBillings@coj.net (904) 497-9543

- **Daniel Piastuck: Acting Chief of Recreation and Community Programming, Parks, Recreation and Community Service** Piastuck commented that despite last week's storm, there was very minor damage. The primary problem has been fallen tree limbs and other debris, and the department is still in the process of cleaning up parks.

The biggest update is the Parks Master Plan [Home \(imaginejaxparks.com\)](http://Home.imaginejaxparks.com). Visit the website to find information on the timeline and feedback on the surveys. Through the consultants, the Parks Department has collected lots of, city-wide, information: how residents use the parks, what they are interested in, etc. The information is very useful in allowing the Parks Department to better develop the Parks 10-Year Master Plan. DPiastuck@coj.net (904) 255-7918

- **JTA – Not Present.**

- **Tiffany Morales: Veterans Outreach Supervisor, Military and Veterans Affairs** The department just recently started a free, new program, "Ask A Lawyer." Lawyers from the Jacksonville area, Legal Aide, come in once a month on the third Thursday from 9 am to 12 noon, where any veteran can come and ask any questions they want.

The Military and Veterans Affairs Department is taking applications, up through September 29th, for those interested in being in the Veterans Day Parade. <https://tinyurl.com/2023VeteransDayParade>

The Veterans Summit is scheduled for December 1st, which is a free event for veteran business owners or those who want to become business owners, to learn how to start, market and finance a business. The Veterans Stand Down, scheduled for January 26 – 27, 2024 is a two-day event designed as a job fair and support services day. TMorales@coj.net (904) 255-5524

7. Old Business: The CPAC Chair raised the question as to whether the Blight Subcommittee has made progress with planning the Trash Pick-Up Day? There are no updates on the Trash Pick-Up Day.

8. New Business: The CPAC Chair asked for volunteers to serve on the Nominations Subcommittee to develop a slate of candidates for the November Leadership Elections. Cindy Watson volunteered to serve as Chair of the Nominations Subcommittee. Terry Canty agreed to serve on the subcommittee. As three CPAC Members are needed to form a subcommittee, the membership will be polled for the third member.

The committee does not have to meet until October. They will generate a slate of nominees and will reach out to each member on the slate to see if they will accept the nomination. The election will take place during the November UC CPAC Meeting.

Councilman Jimmy Peluso will be the speaker at the November UC CPAC Meeting. He attended the SPAR Council Quarterly Meeting last evening and was very engaged with the community. Chair Shumaker thinks Councilmember Peluso will "take any issues to heart," raised by the UC CPAC. His talk for the November UC CPAC meeting will be focused on homelessness. He will be able to provide some information regarding what he is working on with City Council to address the issue of homelessness.

9. Subcommittees and Liaisons:

- **Governmental Affairs** – Bryant Shumaker: Two items were discussed. No action taken on either.
- **Blight and Code Enforcement** – Keith Davis, Subcommittee Chair: Not Present.
- **Homelessness** – Cindy Watson, Subcommittee Chair: The minutes were not available at the August UC CPAC Meeting, but the subcommittee met on June 20, 2023, following the UC CPAC presentation by Dawn Gilman, Changing Homelessness, and the subcommittee had many follow-up questions for JSO Assistant Chief Ricks. The subcommittee met to try to assimilate the new information and gather data together to think about next steps.

The Homelessness Subcommittee felt hopeful about the JSO Co-Responder Program. The subcommittee would like the program expanded as it presents an immediate way for police officers to have mental health professionals on the street who can deal with people who may be having a mental health crisis, who are also homeless.

The UC CPAC Homelessness Subcommittee was also curious about what the new mayor's initiatives might be regarding homelessness. The subcommittee will prepare questions for the UC CPAC Chair to address at the next CPAC Chairs' Quarterly Meeting with the Mayor. The Homelessness Subcommittee was pleased to learn that Councilman Peluso will be addressing the issue in November.

The UC CPAC Homelessness Subcommittee also wants to continue to support affordable housing and housing options for people, as that is a major solution for homelessness. The subcommittee is also curious about zoning for tiny houses and whether that has been explored as a response to homelessness.

10. Public Comments and Announcements: Nothing.

11. Adjourn: Meeting was adjourned at 6:55 pm

The next Urban Core CPAC Meeting is Monday, October 2, 2023, at 5:30 pm – The Main Public Library, 303 North Laura Street, 32202, in Room G-4.

Summary prepared by: Edwina Henry, Neighborhood Coordinator, (904) 255-8260 or EHenry@coj.net. A copy of the audio recording of this Urban core CPAC Meeting is available through a Public Information Request by calling (904) 630-CITY. Details about Public Records can be found on the City's Website: Public Records.

Under the Americans 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) 255-5476 or email your request to ADAaccommodationsRequest@coj.net.