

Greater Arlington / Beaches ~ Citizens Planning Advisory Committee

**Regency Branch Library – 9900 Regency Square Boulevard
6:30 p.m. Monday, August 8, 2011**

Meeting Summary

Members and Alternates

Larry Belge	Jerry Petoskey
Gary Dickinson	Mary Anne Saadeh
Kacy Evans	Chip Seymour
Lad Hawkins	Roger Sharp
Sherrie Jarnutowski	Ben Tucker
Tami Moe	
Thomas Monell	
Eddi Parsons	

Members Excused

Michael Anania
Jim Blache
Michele Davis
Chynequa King
Marcella Lowe
Helen Ludwig
Edward Maxted
Patty McPeek
David Peck
Patricia Schorr

Guest

Jim Gilmore
Misty Skipper
Howard Korman
Jim Walker

Staff/Resources

Tera Meeks, Mayor's Liaison (on behalf of Kelley Boree)
Paul Davis, Planning and Development
Jim Green, FDOT
Elaine Lancaster, Code Compliance
Rosemary Wesolowski, Community Development
Clay Yarborough, City Council District 1

Call to Order

Roger Sharp called the meeting to order at 6:30 p.m., the meeting started with the Pledge of Allegiance and a moment of silence. It was established that a quorum was present.

Chairs Report

No report

Approval of the Minutes

Motion to approve the July 2011 meeting summary was made. The motion was properly seconded and approved by the group.

Speakers

Jamie Shelton, Chief Financial Officer, Jacksonville Greyhound Racing informed the group on the Jacksonville Greyhound Racing (JGR) organization and their plans for a new Poker Room at the current Garden Ridge Store on Monument Road.

Some history and background on Jacksonville Greyhound Racing; JGR is a State licensed pari-mutuel organization with facilities in Clay and St. Johns Counties. JGR facilities offer pari-mutuel wagering, dining and special events. The pari-mutuel wagering that is offered include live greyhound racing, simulcast wagering and card games (poker and other authorized card games). The current locations are Orange Park Kennel Club, 455 Park Avenue, Orange Park, FL 32073 and The Best Bet at St. Johns Greyhound Park, 6322 Racetrack Road, Jacksonville, FL 32259.

The Orange Park Kennel Club offers clubhouse dining and over 1,100 clubhouse seats and seating for 4000 in the grandstand seats. Throughout the kennel club food/drinks are available and large screen TV monitors offer instant replay, wagering information and sporting events. The Orange Park Kennel Club offer matinee races (12:35 pm) on Wednesdays, Saturdays and Sundays and evening races on Mondays, Wednesdays, Thursdays, Fridays and Saturdays at 7:45 pm. Mr. Shelton also explained that this location abuts a historic neighborhood on the St. Johns River and they have worked closely with the neighbors to ensure that the kennel club remains a good neighbor in the community.

The Best Bet at St. Johns Greyhound Park has recently been redesigned. There are more than 400 televisions from 9" to 120" that televise thoroughbred and harness racing, greyhound racing and Jai Alia from across the country. The redesigned also included a poker room. Various types of cards games are offered in the poker room and the facility is open Sunday through Thursday from 10:00 am to 4:00 am and open 24 hours on Fridays and Saturdays.

Through market research (internal and third party) the findings stated that the Jacksonville market can support a third pari-mutuel facility. Research also supported that there is a very strong propensity to play cards in the north/northeast areas of Duval County, the beaches communities, Nassau county and Southeast Georgia. From this research findings the JGR started looking at many different locations. The Garden Ridge site was selected for several reasons: the existing site is located in a commercial trade area, has the proper zoning and has sufficient parking (approx. 900 parking spaces on 15 ½ acres). Accessibility to 9A is important to customers from the beaches, Nassau county and Southeast Georgia.

Mr. Shelton also stated that there would be major renovations (interior and exterior) to the existing building. He stated that all the renovation will be completed with local contractors and subcontractors. The parking lot will also undergo significant upgrade with lighting and landscaping.

Once the facility is open, there will be 200 new jobs with an average salary in excess of \$50,000. This will bring JGR's total employees to approximately 800 employees. The types of positions that will be created will be dealers, floor personnel, food service (waitresses, bartenders and kitchen staff), security personnel, information technology, accounting and management. Operations are expected to generate approximately \$1.3 million in tax revenues in the initial year of operation. JGR also plans to work with area hotels and restaurants in connection with events to be held at the new facility.

Security, crime and traffic were topics also acknowledged by Mr. Shelton. He stated that JGR employs full time security staff comprised of former and active police officers. JGR is currently partnering with the Office of the Sheriff in Clay and St. Johns Counties and they will develop the same working relationship with JSO in providing security detail for the new facility. Traffic is not expected to impact the area at all. Employees arrive and depart outside of typical peak traffic times and customers will have a moderate flow throughout the daytime hours, but steadily increase in the evening and after work hours.

After Mr. Shelton's presentation there were only a few questions from the CPAC. From those questions we learned that:

JGR does not fear that traffic on Monument Road will not significantly impact the area. If a traffic issue does develop JGR will have a traffic study and complete any recommendations.

Mr. Howard Korman, Jacksonville Greyhound Racing, President clarified a question on salaries. Mr. Korman stated that \$50,000 was an average across the board for all employees. There will be \$10-12 per hour positions, but many of the dealers can make close to \$80,000 per year (including their tips).

At this time, the hours of operation will probably be the same as the poker room in St. Johns County – 10:00 am to 4:00 am. These operating hours are allowed by state law, but if the demand is not there to stay open these hours JGR will adjust the hours.

It was acknowledged that JGR will renovate the interior & exterior of the building and the parking lot; Mr. Shelton did clarify that at this time JGR will not be using the entire building. At this time the poker room will occupy approximately half of the building. At a later date it will be determined how JGR will utilize the rest of the building. Also, signage for the building will be done in accordance with the codes; no Las Vegas or casino type of signage will be used.

Mr. Shelton extended an invitation to visit one of their other facilities or to contact him if anyone had any additional questions. Jamie Shelton can be reached at 646-0001.

Subcommittee Reports

PARKS & RECREATION – Chair - Tami Moe – no report

BEAUTIFICATION – Chair Larry Belge – informed the group that wild boars/pigs were running loose in the Arboretum. A trapper was called to handle the situation; the animals were trapped and relocated. Mr. Howard Korman, Jacksonville Greyhound Racing, President

LAND USE & ZONING – Chair Mike Anania – Larry Belge stepped in on behalf of Mike Anania. The LUZ Subcommittee discussed several application and made motions on 3 applications: E-11-45, E-11-46 and 2011-0517. There was significant discussion in regard to application E-11-46; the former Red Lobster on the Arlington Expressway. The motions were made and seconded, discussed and approved unanimously.

E-11-45 ~ CPAC voted to support the application.

E-11-46 ~ CPAC voted to deny this application.

2011-0517 ~ CPAC voted to support the application.

Copies of the letters are attached at the end of this summary.

MEMBERSHIP – Chair Pat Schorr – not present

TRANSPORTATION – Co-Chairs Roger Sharp and Richard Witzel – no report

ENVIRONMENT – Chair Lad Hawkins – informed the group that there will be a community meeting on “Mile Point” on August 15th, 5-7 p.m. at UNF in the University Center.

T.R.U.E Commission – Marcella Lowe – not present, but Marcella sent 2 resolutions from the T.R.U.E. Commission; copies were provided at the meeting and copies were attached at the end of this summary. .

Craig Airport Advisory Committee – Dave Evans – not present

Staff Reports:

Mayor's Liaison – Tera Meeks on behalf of Kelley Boree, Recreation & Community Services – informed the group that Mayor Brown has proposed that the City should take a more active role with our local education system; Mayor Alvin Brown issued an executive order naming the first Education Commissioner for the City of Jacksonville. The office will have no executive powers over the school system but will serve a crucial supportive function to raise private money and rally community support at a time the schools are facing cutbacks. The first day of school is Duval county Public Schools is Monday, September 22, 2011.

JSO- Gary Dickinson – Informed the group that over 133 communities participated in the 2011 National Night Out program. Gary encouraged everyone to get their association involved and active with ShAdCo. For those that are interested, JSO offers Crime Stats and Crime Mapping on www.Jaxsheriff.org. This feature on the JSO website has the ability to focus on types of crime, location in town, date range; you can customize this program to your associations needs.

PLANNING & DEVELOPMENT – Paul Davis – no report; but informed the group that redistricting is coming to a close. Details and maps will be provided in the near future.

FDOT – Jim Green – informed the group that FDOT will be hosting a pre-construction meeting on the Mathews Bridge Painting on September, 8, 2011 at the Jacksonville Fairgrounds. An open house will be held from 5-6 p.m. and the meeting will begin at 6:00 p.m.

MUNICIPAL CODE – Elaine Lancaster – completed 2 systematic inspections: Arlington Manor and Alderman Park. A lot of the investigations in GAB have been coming from phone calls. If there is a situation that has you concerned, please call 630-CITY and register your concern. Also, if you would like to request a Code Compliance officer, please send the request to ElaineL@coj.net.

COMMUNITY DEVELOPMENT –Neighborhood Coordinator Rosemary Wesolowski – there are additional upgrade scheduled for the COJ email system. If you have any problems with email communication over the next couple of days, please be patient.

Announcements

Donna Barrow introduced herself as Executive Council Assistant to At-Large District 5 Council Member Robin Lumb.

Councilman Yarborough recognized city staff that was present for their commitment to the City. He also acknowledged the “Arlington Monthly” for helping to spread the news/information of Old Arlington. He also informed the group that the Budget Hearings start on Thursday, August 11th.

Public Comments

(Comments are limited to 2 minutes)

Adjournment - There being no other business, the meeting was adjourned at 7:56 p.m.

**The next meeting will take place on
Monday, September 12, 2011
6:30 pm at the Regency Branch Library – 9900 Regency Square Blvd.**

**GREATER ARLINGTON/BEACHES
Citizens Planning Advisory Committee**

Chair: H. Roger Sharp Vice Chair: Patricia Schorr



August 9, 2011

To: W. Marc Hardesty, Chair, Planning Commission

Re: Exception E-11-046 7707 Arlington Expressway Service Road

The District 2 Greater Arlington/Beaches Citizens Planning Advisory Committee (CPAC) met at the regular set meeting time on August 8, 2011. The Committee discussed application E-11-046 and the following concerns were raised:

- Business activity starts around midnight to runs into the early morning hours.
- The site was never developed in accordance to the original conditions of approval.
- Whisky bottles and other litter are routinely deposited on nearby property.
- There are reports of entertainment activities (dancing girls and private rooms) that are not ordinarily typical of a neighborhood restaurant.
- There are numerous previous citations that the owner or operator has not responded to correct.

The CPAC wishes to support business activity in appropriate locations; the proposed use is not compatible with nearby similar uses and there have been problems with past problems on the site. The proposed activity was not properly and legally implemented.

However, the representatives present reached a consensus that this application should be denied, or alternatively (if approved) should be controlled as to hours of operation, site development standards, trash collection, parking and so forth.

Sincerely,

H. Roger Sharp, P.E.
Chair Greater Arlington/Beaches Citizens Planning Advisory Committee

cc: The Honorable Alvin Brown, Mayor of Jacksonville
William Killingsworth, Director, Planning and Development Department
Sandy Simmons, Planning and Development Department

**GREATER ARLINGTON/BEACHES
Citizens Planning Advisory Committee**

Chair: H. Roger Sharp Vice Chair: Patricia Schorr



August 9, 2011

To: W. Marc Hardesty, Chair, Planning Commission

Re: Approval of Exception E-11-045

The District 2 Greater Arlington/Beaches Citizens Planning Advisory Committee (CPAC) met at the regular set meeting time on August 8, 2011. The Committee discussed application E-11-045 and came to a consensus to support its approval.

The CPAC wishes to support business activity in appropriate locations; the proposed use is compatible with nearby similar uses that are operating without problems. It is hoped that the proposed activity will encourage development of the corridor.

Sincerely,

H. Roger Sharp, P.E.
Chair Greater Arlington/Beaches Citizens Planning Advisory Committee

cc: The Honorable Alvin Brown, Mayor of Jacksonville
William Killingsworth, Director, Planning and Development Department
Sandy Simmons, Planning and Development Department

**GREATER ARLINGTON/BEACHES
Citizens Planning Advisory Committee**

Chair: H. Roger Sharp Vice Chair: Patricia Schorr



August 9, 2011

To: W. Marc Hardesty, Chair, Planning Commission
The Honorable Reginald Brown, Chair Land Use and Zoning Committee

Re: 2011-0517 Seagrass PUD Second Amendment

The District 2 Greater Arlington/Beaches Citizens Planning Advisory Committee (CPAC) met at the regular set meeting time on August 8, 2011. Representatives of the community discussed application 2011-0517 and determined that it should be **denied** based on the principle that developers should bear the cost of their own projects rather than the general public, and that the previous commitment that was made should be upheld.

The CPAC wishes to support development in appropriate locations.

Sincerely,

H. Roger Sharp, P.E.
Chair Greater Arlington/Beaches Citizens Planning Advisory Committee

cc: The Honorable Alvin Brown, Mayor of Jacksonville
William Killingsworth, Director of Planning and Development Department
Sandy Simmons, Planning and Development Department



Taxation, Revenue and Utilization of Expenditures (TRUE) Commission

Marc El Hassan, Chair
Mike McCollum, Vice Chair
Joe Andrews, Secretary

RESOLUTION 2011-4

A RESOLUTION IN OPPOSITION TO ORDINANCE 2011-400

WHEREAS, the TRUE Commission has the authority and responsibility to gather information on the soundness of the City's current and long-term financial status including long range projections and unfunded liabilities; and

WHEREAS, it is the responsibility of the Commission to provide important information on and raise public awareness of public finance issues by encouraging in-depth media coverage of these issues and by meeting with community, neighborhood, and civic organizations; and

WHEREAS, the Commission may choose to review any aspect of fiscal policy within the consolidated government, including without limitation, the pre- and post-retirement benefit structure for City employees and the potential impact on the financial status of the City; and

WHEREAS, the proposed ordinance modifies the Restated Agreement of March 5, 2001 which has a term of 30 years; and

WHEREAS, Sec. 447.309 of the Florida Statutes – Collective bargaining; approval or rejection – provides in subsection (5) "Any collective bargaining agreement shall not provide for a term of existence of more than 3 years and shall contain all of the terms and conditions of employment of the employees in the bargaining unit during such term except those terms and conditions provided for in applicable merit and civil service rules and regulations; and

WHEREAS, the Office of General Counsel states the position of the City regarding the 30 year agreement regarding pension benefits includes but is not limited to the following points: 1.) The agreement between the City and the P&FPF was not intended to and did not bind the City regarding benefits; 2.) According to the Charter - only the Council can establish benefits - not the P&FPF; absent waiver, that can only be accomplished through collective bargaining; 3.) The P&FPF has acknowledged it has no power to set benefits; 4.) Chapter 447 establishes that all benefits are binding for no more than 3 years; 5.) It would be in violation of public policy - and therefore unenforceable - for any Council to commit to benefits for more than 3 years.

WHEREAS, the Council Auditor has stated the City's actuary's estimated future savings within a wide range of precision do not appear unreasonable. Most of the projected savings occur far in the future as the changes apply only to employees hired on or after October 1. This will not provide material relief to the City budget for many years. Estimated future savings of \$790 million for Police and Fire Pension Fund - The net present value of these savings discounted 8% annually is \$115 million. The savings calculations are based on several assumptions. A change in any assumption can result in a material change in projected savings. These assumptions include: Growth in payroll, COLAs, promotions

and step increases, changes in number of covered employees, projected earnings of pension plan investments, retirement and termination patterns and mortality tables.

WHEREAS, the City's Comprehensive Annual Financial Report of September 30, 2010 stated the Police and Fire Pension Fund (PFPF) was 46.79 % funded; and this calls into question the ability of the City to pay the pension benefits of current and retired employees in the future; and

WHEREAS, the Comprehensive Annual Financial Report of September 30, 2010 states the combined Unfunded Actuarial Accrued Liabilities (UAAAL) of the PFPF pension plan is nearly \$1 billion dollars and is expected to continue to increase; and

WHEREAS, after considering recent substantial market investment gains, the unfunded liability (UAAAL) of the PFPF increased by \$ 81,560,532 for the year ended September 30, 2010. The recent gains have only restored the pension fund to less than the level of September 30, 2007. The assumed annual rate of return for the PFPF is 8.5%; the average gains for 1 year was 9.33%; for 3 years was -1.81%; for 5 years was 3.45%, and for 10 years, 3.93%. The pension fund has lost four years of assumed compounded investment growth; and

WHEREAS, only defined benefit pension plans can have an unfunded liability where the taxpayers are required to provide for any shortage of funds. The taxpayers' obligation ends when the required contribution is made to defined contribution plans; now therefore

BE IT RESOLVED, that the TRUE Commission hereby recommends that the City Council not pass Ordinance 2011-400 and that a defined-contribution plan be considered for any future changes to pensions for new employees.

Adopted by a 6-2 vote of the Commission this 4th day of August, 2011.

Marc Majed Li Hassan
Chairman



Taxation, Revenue and Utilization of Expenditures (TRUE) Commission

Wes Benwick, Chair
Jason Fischer, Vice Chair
Joe Andrews, Secretary

RESOLUTION 2011-2

A RESOLUTION RECOMMENDING GREATER TRANSPARENCY AND CITY OVERSIGHT OF THE CONTRACT WITH SMG JACKSONVILLE FOR MANAGEMENT OF THE CITY'S PUBLIC ASSEMBLY FACILITIES

WHEREAS, the TRUE Commission is composed of a number of citizens representing community and business interests, all of whom bring a variety of skills and perspectives to the process of reviewing and commenting upon City financial and management issues; and

WHEREAS, the Commission has spent several months reviewing the operation of the contract between the City of Jacksonville and SMG Jacksonville to manage the City's public assembly facilities, including EverBank Field, Jacksonville Veteran's Memorial Arena, the Baseball Grounds of Jacksonville, the Times-Union Center for the Performing Arts, the Jacksonville Equestrian Center, and the Prime Osborn Convention Center; and

WHEREAS, in particular, a committee of the TRUE Commission examined in some depth several issues reported in the local media, including SMG's food service contract with SAVOR, a wholly-owned subsidiary of SMG, SMG's procurement process for general liability insurance, and SMG's event promotion agreement with Live Nation, the successor company to TicketMaster; and

WHEREAS, some of the issues identified in relation to the City's oversight and management of the SMG contract reflect broader themes identified by the TRUE Commission in its review of other City contracts and indicate to the Commission that further work is needed in this area to identify persistent weaknesses and to propose corrective actions; now therefore

BE IT RESOLVED that the TRUE Commission hereby identifies the following concerns and proposes to the City the following corrective actions regarding the SMG public facilities contract:

Concerns

- The budget process for SMG's use of taxpayer money doesn't seem to be given detailed scrutiny and the contract seems only marginally managed by the City, leading to questions about how much latitude SMG is given to make decisions that impact on the City's financial obligations under the contract.
- How much, if any, was the City involved in making decisions about how much insurance SMG would carry on the City's facilities or the level of health insurance the employees would receive?
- The food service contract with SAVOR (a wholly-owned subsidiary of SMG) appears to be a place where abuse could take place because of the way the contract is structured and expenses could be shifted from one entity to the other without the City's knowledge. There needs to be more clarity about, and regulation of, use of corporate affiliates.

- Similar to the Trail Ridge Landfill contract, this appears to be a situation where an original bid contract has been extended and renewed for many years without a competitive re-bid process. Such contract renewals should never exceed 5-7 years without a new competitive process.
- Contractors participating in cost-plus contracts should be subject to the public records law and more transparent disclosure of financial details so the public's interest can be protected.
- It appears there are too few guarantees of what results SMG will produce in return for its annual guaranteed management fee. The company obviously has a financial incentive to meet performance benchmarks and increase its revenue, but what happens if the company chooses to merely collect the base fee and put little or no effort into marketing the properties? Does the City have any recourse to deal with ineffective or non-existent work on SMG's part?

Corrective Actions

- The City should be given greater control over the selection and retention of the local SMG General Manager.
- Contracts of this size should be subject to mandatory re-bid opportunities at least every 7 years.
- Steps should be taken to increase oversight of this contract and a City department should be made more accountable for the budget SMG submits for the City to pay. Perhaps management of this contract should be moved from JEDC to another department such as Recreation and Community Development. The Council Auditor should do an audit at least every other year of both the finances and the contractual performance of SMG.
- Approval by the City Council should be required whenever a company under contract to the City wishes to utilize the services of a related corporate affiliate.
- Use of taxpayer funds in an open-ended, cost-plus agreement such as this one should include specific requirements to adhere to public records laws and the budget should be transparent and available to the public to scrutinize.
- The City contract administrator should utilize the City's subject matter experts (Human Resources, Risk Manager, etc.) to help determine appropriate levels of venue insurance coverage, SMG employee health insurance and retirement benefits, and other expenses incorporated into the contract costs.

Adopted by an 11-0 vote of the Commission this 14th day of July, 2011.

Wes Benwick, Chairman

Municipal Code Compliance Division
 Systematic Insp. Cases from 07/14/2011 to 07/18/2011

Code Section	# of active cases	# of completed cases
Neighborhood:	Arlington Manor	
Junk Vehicles	12	0
Nuisance	84	0
Residential	3	0

Systematic Insp. Cases from 07/20/2011 to 7/21/2011

Code Section	# of active cases	#of completed cases
Neighborhood:	Alderman Park	
Junk Vehicles	10	0
Nuisance	26	1
Residential	2	0
Zoning-Residential	3	0