

**MINUTES OF MEETING  
EAST NASSAU STEWARDSHIP DISTRICT**

The Board of Supervisors of the East Nassau Stewardship District held a Telephonic Public Meeting on April 16, 2020, at 10:00 a.m., at 1-888-354-0094, CONFERENCE ID: 2144145.

**Present at the meeting, via telephone, were:**

Mike Hahaj	Chair
Dan Roach	Vice Chair
Janet Price	Assistant Secretary
Rob Fancher	Assistant Secretary

**Also present, via telephone, were:**

Craig Wrathell	District Manager
Cindy Cerbone	Wrathell Hunt and Associates, LLC
Daniel Rom	Wrathell Hunt and Associates, LLC
Jonathan Johnson	District Counsel
Sarah Warren	Hopping Green & Sam, P.A.
Zach Brecht	District Engineer
Amy Norsworthy	CCMC
Anuj Chokshi	Florida Power & Light (FPL)

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Wrathell called the meeting to order at 10:05 a.m. Supervisors Hahaj, Roach, Price and Fancher were attending via telephone. Supervisor Hord was not present. Mr. Wrathell stated, in consideration of the COVID-19 pandemic, this meeting was being held telephonically, as permitted under the Florida Governor’s Executive Order 20-69, which allows local governmental public meetings to occur via telephone. The meeting was advertised to be telephonic and the meeting agenda was posted on the District’s website.

**SECOND ORDER OF BUSINESS**

**Roll Call**

Mr. Wrathell reiterated that Supervisors Hahaj, Roach, Price and Fancher were attending telephonically.

**THIRD ORDER OF BUSINESS**

**Chairman’s Opening Remarks**

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Mr. Hahaj thanked everyone for attending the meeting and voiced his appreciation that the meeting could be held virtually, in light of the COVID-19 pandemic.

**FOURTH ORDER OF BUSINESS**

**Public Comments (*limited to 3 minutes per person*)**

There were no public comments.

▪ **Consideration of FPL Electric Vehicle Charging Station Overview and Form of Agreement**

**This item, previously the Eighth Order of Business, was presented out of order**

Mr. Hahaj stated the District was coordinating with Mr. Anuj Chokshi, of FPL, for the past few months to identify a site and give FPL an opportunity to provide vehicle charging stations to the community. The Developer has been included in the finalization of the site plan.

Mr. Chokshi gave the following overview of the program:

- FPL is launching Florida’s largest charging network for electric vehicles.
- The program is called FPL Evolution; it will be a statewide network with 60 universally-constructed charging stations.
- The charging stations will be high-powered and fast, with the latest technology; drivers pay for charging stations through a mobile app.
- There would be no upfront costs to the District; FPL covers 100% of the installation, operations, maintenance and repairs.
- Fees collected would be sent directly to the CDD and, if there was any electricity impact, FPL would reimburse the District for the electricity costs.
- This would be a potential income stream for the District as utilization increases.
- The fee structure is \$0.25 to \$0.35 per Kilowatt hour; there could be a range as utilization increases.
- The program would be operational by the end of 2020.

Mr. Hahaj explained that the District owns the property and engaged the electric company to provide this service. It is essentially a cash flow mechanism, with the District essentially paying for the electricity and collecting charges, via FPL, and any costs to the District would be reimbursed, if they are not provided for through the charges. Mr. Chokshi responded to questions regarding costs reimbursed to the District, additional locations, the mobile app, Wildlight and the increase in traffic. Mr. Johnson stated he and Ms. Warren reviewed the terms

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and conditions of the agreement and, although a few modifications in verbiage are needed, the agreement could be approved in order to proceed with the program.

**On MOTION by Mr. Roach and seconded by Ms. Price, with all in favor, the Electric Vehicle Charging Equipment Agreement between the ENSD and FPL, in substantial form, and authorizing the Chair to work with District Staff to finalize, was approved.**

**Mr. Chokshi left the meeting**

**FIFTH ORDER OF BUSINESS**

**Consideration of Martex Services Contract No. – 8207 for Maintenance of Trails and Associated Retention Ponds and Trash Receptacles**

This item was deferred.

**SIXTH ORDER OF BUSINESS**

**Consideration of Transit Stop Lease Agreement with JTA**

Mr. Hahaj explained the correlation between the Transit Stop Lease Agreement and the FPL Electric Charging Stations. The site plan would be managed through the Developer with commercial planning. The site is located north of the Indian charging station. Mr. Wrathell asked if, procedurally, this item could be acted upon today or after receiving comments from JTA. Mr. Hahaj stated the Agreement could be approved in substantial form to be finalized with District Counsel, for signature.

**On MOTION by Mr. Roach and seconded by Ms. Price, with all in favor, the Transit Stop Lease Agreement between the ENSD and the Jacksonville Transportation Authority, in substantial form, was approved.**

**SEVENTH ORDER OF BUSINESS**

**Consideration of FY19-20 Public Facilities Report**

Mr. Brecht presented the FY19-20 Public Facilities Report. He highlighted the landscape, conservation habitat network, stormwater ponds, roadway infrastructure and maintenance

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map and responded to questions. Ms. Warren stated the annual report provides an update about the District’s public facilities; the report would be filed with the Nassau County Clerk of Courts, in accordance with a special act in Chapter 189 of the Florida Statutes.

Mr. Hahaj identified the following corrections to be made:

Section E, “Roadway Infrastructure”: Change “Nassau County or commercial owners association” to “Property Owners Association (POA)”

Section E, “Roadway Infrastructure: Include an alleyway that is a part of the roadway network as part of the infrastructure and change it in the reference.

Section E, “Roadway Infrastructure: Adjust the Maintenance Map, where Wildlight is heading north where Dog Trot is indicated.

**On MOTION by Ms. Price and seconded by Mr. Fancher with all in favor, the Fiscal Year 2019/2020 Public Facilities Report, in substantial form, was accepted.**

**EIGHTH ORDER OF BUSINESS**

**Consideration of FPL Electric Vehicle Charging Station Overview and Form of Agreement**

This item was presented following the Fourth Order of business.

**NINTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial Statements as of February 29, 2020**

Mr. Wrathell presented the Unaudited Financial Statements as of February 29, 2020. The District had been operating under one checking account but, if there were no objections, at some point, Management would open a second account specifically related to the Special Revenue Fund to pay Operations and Maintenance (O&M) expenses.

**On MOTION by Mr. Hahaj and seconded by Mr. Roach, with all in favor, the Unaudited Financial Statements as of February 29, 2020, were accepted.**

Mr. Wrathell stated the proposed Fiscal Year 2021 budget would be presented at the May meeting and a Public Hearing to adopt the budget would be held in August.

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TENTH ORDER OF BUSINESS**

**April 16, 2020  
Approval of January 16, 2020 Public  
Hearing and Regular Meeting Minutes**

Mr. Wrathell presented the January 16, 2020 Public Hearing and Regular Meeting Minutes. The following change was made:

Lines 25, 100 and throughout: Change "Mr. Price" to "Mr. Paul Rice"

**On MOTION by Mr. Hahaj and seconded by Mr. Fancher, with all in favor, the January 16, 2020 Public Hearing and Regular Meeting Minutes, as amended, were approved.**

**ELEVENTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Hopping Green & Sam, P.A.***

There being no report, the next item followed.

**B. District Engineer: *England-Thims & Miller, Inc.***

There being no report, the next item followed.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

- **NEXT MEETING DATE: May 21, 2020 at 10:00 A.M.**
  - **QUORUM CHECK**

Mr. Wrathell stated that the next meeting was scheduled for May 21, 2020.

**TWELFTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There being no Board Members' comments or requests, the next item followed

**THIRTEENTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

**On MOTION by Mr. Hahaj and seconded by Mr. Fancher, with all in favor, the meeting adjourned at approximately 10:53 a.m.**

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DocuSigned by:  
*Craig Wrathell*  
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Secretary/Assistant Secretary

DocuSigned by:  
*Mike Hahay*  
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Chair/Vice Chair