



OFFICE OF MAYOR DONNA DEEGAN

NEIGHBORHOODS INITIATIVES SUBCOMMITTEE MEETING OF THE INFRASTRUCTURE TRANSITION COMMITTEE MEETING MINUTES

Wednesday July 12, 2023
12:00 pm – 2:00 pm

Committee Members

PRESENT:

Wayne Wood, Co-Chair
Eunice Barnum
James Coggin
David Garfunkel
William Hoff
Carla Jones (late arrival)
Tyler Matthews
Jim Robinson

ABSENT:

Diallo-Sekou Seabrooks, Co-Chair
Garrett Dennis
Leslie Jean-Bart
Michael Kirwan
Isaiah Rumlin

COJ Staff Support:

Barbara Florio

Guests Present:

JEA: Kurt Wilson, Kyle Schoettle, Greg Corcoran, Mickhael Sulayman, Jennell Milton, and Renee Manna.

Lewan Brunson – Blue Zones
Michael Haskins – Springfield Preservation
Warren E. Jones – Citizen
Kenny Logsdon – COJ HCDD
John J. Nooney – Resiliency Subcommittee
Kim Pryor – Citizen

Call Meeting to Order, Welcome

Co-Chair Wood called the meeting to order at 12:02 pm welcoming members and visitors. Quorum was present.

Minutes from 7/5/2023 were presented for approval. Clerical changes were identified and minutes were moved for vote by Jim Robinson and seconded by William Hoff. Approved by vote of 7-0.

The Neighborhoods Initiatives Subcommittee has been tasked with developing recommendations through specified actions and focus.

- Recommend processes and procedures to revitalize and improve underserved communities.
- Explain how investing into these communities will improve quality of life for residents, socially, economically, and educationally.
- Hold publicly noticed listening sessions with the established CPACs and major neighborhood groups.
- Meet with the current and/or immediate past chair of the City Council's Neighborhoods, Community Services, Public Health, and Safety Committee (NCSPHS) to review current or future priorities and to identify neighborhoods with the greatest need.



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JEA representatives were in attendance and Mickhael Sulayman presented information on the septic tank phase out project. The related documents and power point presentation are attached to and made part of these minutes.

JEA addressed several questions from the members and provided clarification. JEA does not do monitoring of septic tanks. The Health Department and COJ Environment Quality Division (EQD) monitor and determine issues and needs through the permit requests.

JEA's greatest challenge with septic tank phase out is connecting with the homeowners in a neighborhood. They are successful reaching 75%+ residents in a community and they make multiple efforts to reach all. There is no cost to the homeowners to connect to City water and communication of that information is critical to the success of the program.

JEA explained the priority list for projects, identified current projects, and provided chart identifying these items.

JEA is in process of writing a white paper for the Mayor's office which is expected to outline current status of JEA, projects in play, future plans, funding and other issues. This Subcommittee will be receiving a copy of this paper which is expected to be completed this week or next week.

Subcommittee will review paper and revisit any questions they may have. JEA is willing to return to address any questions.

JEA addressed the replacement of piping serving water supply. Currently most are 2" galvanized pipe. There is an initiative started, some shovel ready, to upgrade the piping to a larger one – 4", 6" or 8". This results the addition of new fire hydrants in the neighborhood.

With road or property cave ins and sink holes, JEA has a 4-6 hour response time. The response times increases for potholes and other water related issues.

Subcommittee created a list of topics Public Works (PW) will receive to prepare for their presentation next week.

- Explain how PW prioritizes projects.
- Overview of CIP – how it comes to PW
- How does PW procure – process, provide information on JSEB's
- Current issues in NW Jacksonville
- Provide information of CIP neighborhoods type of projects for the last 4 years
- How can PW be more productive
- How is community voice being heard by PW
- Provide details of performance and timeliness results
- What is on your wish list?

The Subcommittee will develop a list of questions for the 630-City Manager presenting on July 26th. Subcommittee has requested Municipal Code Compliance Division be invited to present regarding blight issues on the 26th.

Next presenters to be scheduled: JTA/DOT; CPAC's and Neighborhoods; others as determined by Subcommittee.



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Suggestion is to focus next week and create a Framework of Agenda Items the Subcommittee will work through, gather information, and develop the recommendations to be submitted to the Administration. Discussion regarding recommendations for 'low hanging fruit', a future agenda item will be to discuss the proposed Urban Core Ambassador program, including inviting a subject matter expert. Mike Haskins Springfield Preservation and Revitalization Executive Director will be invited to speak. The Ambassador program is focused on blight, so the thought is to include this discussion on the 26th when 630-City and Municipal Code Compliance are scheduled. Member Bill Hoff is editing the survey being sent to CPAC's. Expect to receive before next meeting and it will be distributed.

Co-Chair Wood addressed the selection of a single 'low hanging fruit' project to recommend. The Subcommittee agreed to provide Garrett Dennis with the following project:
'Open the neighborhood pools.

Meeting was adjourned at 2:10.

THE DATE FOR THE NEXT MEETING IS DATE.
WEDNESDAY JULY 19, 2023
NOON – 2:00
ED BALL BUILDING – 7TH FLOOR
CONFERENCE ROOM 721
HOUSING AND COMMUNITY DEVELOPMENT DIVISION



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CERTIFICATION

Recorded, Transcribed and Submitted by:

Handwritten signature of Barbara Florio in black ink.

Barbara Florio, Operations Manager-HCDD
COJ Staff Support

Approved by:

Handwritten signature of Wayne Wood in black ink.

Wayne Wood, Co-Chair
Neighborhoods Subcommittee

SEPTIC TANK PHASE OUT (Failure Areas)



Mickhael Sulayman, P.E.
Senior Manager,
Programs and Special Projects

Mike Williams, P.E.
STPO Program Manager

JEA

Building Community

Agenda

- ▶ Introduction
- ▶ STPO Overview
- ▶ Program Matrix
- ▶ Project Status
- ▶ Financial Summary
- ▶ Questions

STPO Program Overview

2016: – COJ passes Ord. 2016-490

- ▶ Reappropriating balance in the septic tank superfund to the water/wastewater system fund;
- ▶ Providing council with table and maps that identify priority areas for water/wastewater system funds;
- ▶ Creates criteria factors for scoring septic tank failure areas and prioritizing them;
- ▶ Mandatory connection to the sewer system
- ▶ Providing for oversight by the department of public works.



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STPO Program Overview

JEA and COJ Interagency Agreement and two Amendments

- ▶ Details how COJ will authorize JEA to perform the projects
- ▶ Provides for funding from COJ and JEA
- ▶ Discusses how BMAP Total Nitrogen TMDL credits will be given to COJ
- ▶ Asset ownership



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STPO Program Overview

JEA responsible for program management

- ▶ Community outreach
- ▶ Procurement
 - Engineering
 - Construction
 - Construction Administration



STPO Program Overview

How a Project is Managed

- ▶ Neighborhoods are identified in the Matrix (codified in ordinance)
- ▶ The funding must be identified before community outreach begins (per ordinance)
- ▶ JEA Community Outreach works to get 70% participation from the neighborhood residents (can take up to a year to complete)
- ▶ Once 70% is achieved, the project is sent out for engineering design (12-24 months)
- ▶ Bids go out for construction (3-6 months)
- ▶ Construction is awarded and project begins
- ▶ Entire process can take 4-5 years per neighborhood

The logo for JEA, consisting of the letters 'JEA' in a stylized, bold, white font.

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STPO Program Overview

Project Process

- ▶ Failure Area Neighborhoods are identified and ranked using the STPO Prioritization Matrix, as laid out in the ordinance.
- ▶ With identified and available funding, JEA Community Outreach works to get 70% participation from the Matrix's highest ranked Neighborhood.
- ▶ Once 70% is achieved, an engineering design team is procured to perform the survey, design, and permitting.
- ▶ Based upon the neighborhood size, the engineering or construction may be divided into several phases.

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STPO Program Overview

Project Process, continued

- ▶ The project will then be bid out and constructed, including demolition of the septic tank and connecting the structure to the new sewer system.
- ▶ Entire process can take multiple years per neighborhood.
- ▶ JEA is currently exploring alternative design and construction delivery methods to better facilitate future neighborhoods and/or their phasing.

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STPO Matrix

Septic Tank Phase-Out Prioritization - June 2023

Area Designation	Environmental, Health & Welfare (Max. 70 points)							Community Considerations (Max. 30 points)							Overall Total Score	Sewer Cost			Water Cost		
	DCHD 2023 Score (50 pts) ^D	No. of Units ¹ Within Area	No. of Units ¹ Within 150M Buffer ^A (BMAP)	Factor For Lots Within The 150 M Buffer	Potential Annual Water Quality Benefit ^B (Mmpg/10 Tons)	Impaired Tributary Exceedance Factor ^C	Environ. Health & Welfare Score Subtotal	Development Prior to 1968 10 pts	Median Home Value ^H 5 pts	Other Infrastructure F.Y.			Elimination of Future Proliferation ^M 5 pts	Offsite Economic Development Opportunities 5 pts		Community Considerations Score Subtotal	Sewer Capacity Fee Available From IEA (%) of lots	Sewer Cost per Connected House (2022 \$)		Area Total Sewer Cost	Area Water Cost ¹
										Water 5 pts	Drain. 5 pts	Curb S/W 5 pts									
Biltmore C		358	266		0.12					N	N	N				78	\$62,303	\$14,578,971	\$4,975,509		
Beverly Hills		749	514		0.25					N	N	N				40	\$68,215	\$44,339,828	\$0		
Christobel		511	123		0.06					N	N	P				0	\$66,538	\$34,001,171	\$1,296,844		
Riverview		2943	840		0.56					N	N	N				0	\$66,538	\$155,899,696	\$11,942,170		
Champion Forest	48.64	610	262	3	0.24	4.17	55.81	10	4.32	5	N	N	N	4.51	1.0	22.83	78.64	0	\$66,538	\$40,588,482	\$4,429,401
Emerson	48.66	751	437	3	0.4	4.77	56.43	10	3.17	0	N	N	N	5.00	2.0	20.17	76.60	0	\$66,538	\$49,970,410	\$0
St. Nicholas	48.69	623	343	3	0.31	4.79	56.48	10	2.94	0	N	N	P	3.40	3.0	19.35	75.83	0	\$66,538	\$41,453,483	\$0
Eggleston Heights	47.01	3416	1446	3	1.31	4.87	54.88	10	3.39	0	P	P	P	4.42	2.7	20.51	75.39	0	\$66,538	\$227,295,502	\$0
Hullington Creek	58.09	2000	1282	4	1.16	2.33	64.36	0	2.73	2	P	P	P	3.90	1.0	9.62	73.98	0	\$66,538	\$133,076,992	\$9,681,750
Empire Point	45.08	342	212	4	0.19	5.72	52.80	10	2.76	0	P	P	N	0.89	1.5	15.15	67.95	0	\$66,538	\$22,756,166	\$0
Sub-Totals:		11703			4.6												\$763,960,701		\$31,065,673		

Area Designation	3A	1B	2	3	4	5	6	7	8	DCHD 2023 Score
Thompson Federal	0	0	0	0.27	0.17	0	7	4	0	46.64
St. Nicholas	10	0	0	2.74	0.95	4	8	10	0	48.40
Empire Point	10	6	6	4.11	2.53	4	8	7	0	66.66
Eggleston Heights	10	4	4	2.36	0.47	6	5	10	0	47.81
Hullington Creek	10	2	2	2.05	2.97	6	5	10	10	66.66
Kutard	2	0	0	0.7	0.92	0	5	10	10	39.11
Woodfield	6	6	6	10	10	0	3	10	10	59.89
Atlanta English	0	0	0	0.85	0.11	10	1	10	0	41.16
Empire Point	10	4	4	1.47	1.46	6	6	10	0	62.88
Club Level	10	6	6	4.09	0.42	4	6	10	0	47.11

Environmental, Health & Welfare Notes

^A Potential to qualify for water quality benefit credits

Factor For Lots Within The 150 M Buffer

% Within Buffer	Factor
0	0

Community Considerations Notes

Home Value^H Scoring: This score is computed by dividing the area's median home value by the highest area's median home value on the list. This value is then subtracted from 1. This is sum subtracted from 5 (the maximum points in the category).
 $= 5 \cdot (1 - (a_1 / d))$

^H Value source - Duval Co. Property Appraiser

Water Scoring:
 5 = No existing water system in Area
 4 = Existing water system in 20% of Area
 3 = Existing water system in 40% of Area
 2 = Existing water system in 60% of Area
 1 = Existing water system in 80% of Area
 0 = Existing water system in 100% of Area

Elimination of Proliferation Score:
 This score is computed by dividing the area's number of vacant parcels by the largest number of vacant parcels on the list. This value is then multiplied by 5 (the maximum points in the category).
 $= 5 \cdot ((a_1 - d) / d)$

^M Vacant Parcels from Duval Co. Property Appraiser

Standard Costs per Dwelling (incl. Connection)⁶

Type	Unit Cost	Units	Per lot Sub-Total
Gravity Sewer Systems: Includes main, manholes, laterals, pump station, force main, tank abandonment, on-site construction, testing, restoration, and general conditions - lump sum per lot (Based on Biltmore, Beverly Hills Bid)	\$ 51,873	1	\$ 51,873
Real Estate for PS	\$ 60,000	serves 300 lots	\$ 200
Capacity Fee & Main Ext. Fee ¹ (Apr. 2023)	\$ 5,114	0.8	\$ 4,091
Proj. Mgmt., Eng., CEI (20% +/-)	\$ 10,375	1	\$ 10,375
Total			\$ 66,538
Water Systems Includes mains, hydrants, valves, fittings, services, and connections (No restoration or gen. conditions)	\$ 9,105	1	\$ 9,105
Connection & capacity fee ¹ (Apr. 2023)	\$ 1,470	0.8	\$ 1,176

Project Status

Biltmore C

- ▶ Construction completed in September 2022
- ▶ 222 septic tanks abandoned and connected to JEA sewer
- ▶ 214 homes connected to water system.
- ▶ 6 additional connections made in March 2023.

Beverly Hills West

- ▶ Beverly Hills Offsite Force Main is complete.
- ▶ Beverly Hills West is under construction with a forecast substantial completion date of Fall 2023. Individual hookups have begun in Phase 1, 2 and 3; approximately 280 completed.
- ▶ All of the gravity sewer work has been constructed.



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Project Status

Beverly Hills East

- ▶ Work continues; the force main and is about 50% complete.
- ▶ Pump station wet well has been installed.
- ▶ Gravity sewer coming from the pump station is underway and installation is happening on several streets.
- ▶ Approx. 70% of the water main has been installed.
- ▶ No individual hookups have been constructed.

Christobel

- ▶ Resident sign-up reached 70% participation.
- ▶ Design started June 20, 2023



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Project Status

Riverview

- ▶ Vacuum system instead of gravity mains
- ▶ Kickoff meeting held with engineering firm in January.
- ▶ Beginning to work on setting up workshops with Procurement and JEA O&M.
- ▶ Working on Procurement module, safety module and real estate.
- ▶ Vacuum sewer and controls workshop being coordinated for July.



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Project Status

Monthly Progress Meetings

- Mayor's Deputy CAO
- COJ Public Works Director and delegates
- Multiple JEA members representing program & community outreach managers, government relations, water development managers, etc.



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STPO Project Pictures



Project Financial Summary

Septic Tank Phase-Out

Monthly Financial Summary - June 2023
FY 2016 - FY 2023 Interagency Agreement

SUMMARY	Sources of Program Funding		Total Program Costs						
			Area	# of Parcels	Sewer (incl. capacity fee)	Water (incl. capacity fee)	Outreach	Total	Actual Costs to Date
	JEA One Time Contribution to COJ (FY16)	\$ 15,000,000							
	COJ Contribution (FY21) ⁵	5,000,000							
	JEA Additional Contribution (FY19)	15,000,000	Biltmore C	358	\$ 14,578,971 ³	\$ 4,375,509	\$ 238,769	19,207,818	19,207,818
	COJ Contribution (FY17)	911,094	Beverly Hills	749	44,522,780 ³		275,468	44,798,251	27,089,739
	JEA Additional Contribution for Christobel (FY22)	12,500,000	Christobel	511	34,001,171 ⁴	1,236,844	329,918	35,567,937	336,711
	COJ Additional Contribution for Christobel (FY22)	14,384,362	Riverview	2343	88,182,102 ⁷	\$ 11,342,000 ⁸		99,524,109	-
	COJ Grant from FDEP (LPA0177) - BH East (FY22)	6,000,000	Pilot Project Program Management					5,593,024	85,358
	COJ American Rescue Plan FY22	50,000,000							
	COJ American Rescue Plan FY23	25,000,000							
	JEA Maximum Annual Contribution ¹	5,000,000							
	JEA Capacity Fees ²	2,000,000							
		\$ 150,795,456			\$ 181,285,024	\$ 16,954,353	\$ 844,155	\$ 204,691,139	\$ 46,719,626
		- 202,182,308						- 44,796,964	
		(\$51,386,852)	Remaining Program Funds					\$ 159,894,175	Remaining Program Costs



***Cost of service averages \$55k to \$65k per lot
(Sewer only).**

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Thank You

**We appreciate your time and
welcome your questions.**



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City of Jacksonville Septic Tank Phaseout Program

1. Why was my neighborhood selected?

The City chose your neighborhood based on community and environmental needs.



2. What is this program?

This program will bring new sewer pipes to neighborhoods without these central services. It will also have a positive environmental impact to our City, including our natural waterways.



3. Why is the City and JEA doing this?

The City and JEA are working in partnership to help improve the environment, health and quality of life in your neighborhood.



4. How much will it cost me?

Nothing. The City and JEA will pay ALL the installation and connection costs. **This includes the work on private property.**

Once connected, the customer will pay a monthly water/sewer bill to JEA.



5. How many people in my neighborhood need to say yes for this to happen?



70 percent
of property owners

must sign the program agreement before we can proceed with construction.

6. What are the benefits of having sewer?

You'll never need to pump, repair or replace your septic tank again. Your old septic tank will be abandoned and your neighborhood restored including newly paved roads following the work.



7. What happens once I've signed the agreement?

We will contact you with next steps before each phase of the project. Help us by spreading the word!

Encourage your neighbors to sign the agreement so that we can get to the 70% needed to proceed with the project!



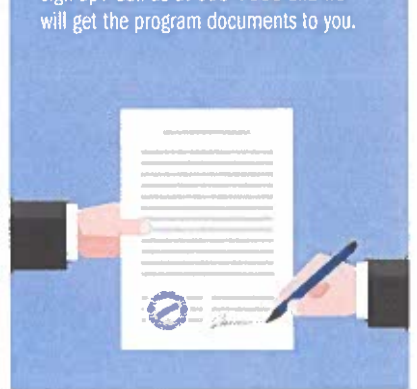
8. What happens if I don't sign the agreement?

If you don't sign but 70% of your neighbors do, the City will not pay your future connection costs should your septic system fail (\$3,000-\$15,000). Failure to connect will result in a **\$21.15 monthly charge** for sewer system availability.



9. What do I need to do next?

To learn more, visit our website jea.com/septic-tank or attend a community project meeting. Ready to sign up? Call us at 665-7500 and we will get the program documents to you.



For more information, call Project Outreach at 665-7500 or visit jea.com/septic-tank



Septic Tank Phase-Out Prioritization - June 2023

Area Designation	Environmental, Health & Welfare (Max. 70 points)							Community Considerations (Max. 30 points)						Overall			
	DCHD 2023 Score (60 pts) ^D	No. of Units* Within Area	No. of Units* Within 150M Buffer ^A (BMAP)	Factor For Lots Within The 150 M Buffer	Potential Annual Water Quality Benefit ^B (Metric Tons)	Impaired Tributary Exceedance Factor ^C	Environ, Health & Welfare Score Subtotal	Development Prior to 1968 10 pts	Median Home Value ^H 5 pts	Other Infrastructure			Elimination of Future Proliferation ^H 5 pts	Offsite Economic Development Opportunities 5 pts	Community Considerations Score Subtotal	Total Score	
										Water 5 pts	Drain.	Curb					S/W
Biltmore C		358	266		0.12					N	N	N					
Beverly Hills		749	314		0.25					N	N	N					
Christobel		511	123		0.06					N	N	P					
Riverview		2343	840		0.56					N	N	N					
Champion Forest	48.64	610	262	3	0.24	4.17	55.81	10	4.32	3	N	N	N	4.51	1.0	22.83	78.64
Emerson	48.66	751	437	3	0.4	4.77	56.43	10	3.17	0	N	N	N	5.00	2.0	20.17	76.60
St. Nicholas	48.69	623	343	3	0.31	4.79	56.48	10	2.94	0	N	N	P	3.40	3.0	19.35	75.83
Eggleston Heights	47.01	3416	1446	3	1.31	4.87	54.88	10	3.39	0	Y	P	P	4.42	2.7	20.51	75.39
Jullington Creek	58.03	2000	1282	4	1.16	2.33	64.36	0	2.73	2	P	P	P	3.90	1.0	9.62	73.98
Empire Point	45.08	342	212	4	0.19	3.72	52.80	10	2.76	0	P	P	N	0.89	1.5	15.15	67.95
Sub-Totals:		11703			4.6												

Sewer Cost			Water Cost
Sewer Capacity Fee Available From IEA (%) of lots	Sewer Cost per Connected House (2022 \$\$)	Area Total Sewer Cost	Area Water Cost ^F
76	\$62,303	\$14,578,971	\$4,375,509
40	\$68,215	\$44,339,828	\$0
0	\$66,538	\$34,001,171	\$1,236,844
0	\$66,538	\$155,899,696	\$11,342,170
0	\$66,538	\$40,588,482	\$4,429,401
0	\$66,538	\$49,970,410	\$0
0	\$66,538	\$41,453,483	\$0
0	\$66,538	\$227,295,502	\$0
0	\$66,538	\$133,076,992	\$9,681,750
0	\$66,538	\$22,756,166	\$0
Sub-Totals:		\$763,960,701	\$31,065,673

Area Designation	DCHD Determining Criteria									DCHD 2023 Score
	1A 2023 Repair Score	1B Age of Septic Tank Systems	2 Average Lot Size	3 Soil Potential	4 Seasonal High Water Table	5 Threat to Potable Water	6 Sanitary Conditions	7 Proximity to Surface River	8 Potential for Flooding	
Champion Forest	6		0	9.27	9.37	8	7	4	5	48.64
St. Nicholas	10		0	7.74	8.95	4	8	10	0	48.69
Emerson	10		6	6.13	7.53	4	8	7	0	48.66
Eggleston Heights	10		4	2.56	4.45	6	5	10	5	47.01
Jullington Creek	10		2	7.06	7.97	6	5	10	10	58.03
Kinard	2		0	8.2	8.92	6	5	10	10	50.12
Westfield	6		6	10	10	0	3	10	10	59.00
Atlantic Highlands	0		0	8.85	9.31	10	3	10	0	41.16
Empire Point	10		4	3.42	5.66	6	6	10	0	49.08
Oak Lawn	10		6	4.49	6.62	4	6	10	0	47.11

Community Considerations Notes	
Home Value^H Scoring:	This score is computed by dividing the area's median home value by the highest area's median home value on the list. This value is then subtracted from 1. This is in turn subtracted from 5 (the maximum points in the category). $(1 - ((a-z)/Q)) = 5$
^H Value source - Duval Co. Property Appraiser	
Water Scoring:	5 = No existing water system in Area 4 = Existing water system in 20% of Area 3 = Existing water system in 40% of Area 2 = Existing water system in 60% of Area 1 = Existing water system in 80% of Area 0 = Existing water system in 100% of Area
Elimination of Proliferation Score:	This score is computed by dividing the area's number of vacant parcels by the largest number of vacant parcels on the list. This value is then multiplied by 5 (the maximum points in the category). $= 5 * ((a-z)/Q)$
^H Vacant Parcels from Duval Co. Property Appraiser	
Other Infrastructure:	'N' denotes infrastructure is not in-place 'P' denotes infrastructure is partially in-place 'Y' denotes infrastructure is fully in place

Standard Costs per Dwelling (Incl. Connection) ^G			
Type	Unit Cost	Units	Per lot Sub-Total
Gravity Sewer Systems: Includes main, manholes, laterals, pump station, force main, tank abandonment, on-site construction, testing, restoration, and general conditions - lump sum per lot (Based on Biltmore, Beverly Hills bids)	\$ 51,873	1	\$ 51,873
Real Estate for PS	\$ 60,000	serves 300 lots	\$ 200
Capacity Fee & Main Ext. Fee ^I (Apr. 2023)	\$ 5,114	0.8	\$ 4,091
Proj. Mgmt., Eng., CEI (20% +/-)	\$ 10,375	1	\$ 10,375
Total			\$ 66,538
Water Systems Includes mains, hydrants, valves, fittings, services, and connections (No restoration or gen. conditions)	\$ 9,105	1	\$ 9,105
Connection & capacity fee ^I (Apr. 2023)	\$ 1,470	0.8	\$ 1,176
Proj. Mgmt., Eng., CEI (20% +/-)	\$ 1,821	1	\$ 1,821
Total			\$ 12,102

Environmental, Health & Welfare Notes

- ^A Potential to qualify for water quality benefit credits
- ^B Per Septic Tank Phase Out Water Quality Prioritization (by consultant) dated May 11, 2016.
- ^C Refers to fecal coliform impairment only and is the score provided by the COJ Environmental Quality Division.
- ^D Maximum DCHD score allowable in matrix = 60.00.

Factor For Lots Within The 150 M Buffer

% Within Buffer	Factor
0	0
1 to 20	1
21 to 40	2
41 to 60	3
61 to 80	4
81 to 100	5

^{*} "Unit" - a parcel that is non-vacant or could potentially be non-vacant, i.e., a home or business that could occupy a buildable parcel. This unit counts as one, but could have multiple, habitable separate structures in its boundary or could have multi-family residential buildings.

Legend

- Denotes columns to be scored.
- Denotes updated May 2023

Cost Consideration Notes

- ^F Area Water Cost=Standard Cost per dwelling x number of lots x the percent without existing water.
- ^G Costs include restoring road and drainage to pre-construction condition. These costs updated June 2022 based on Biltmore and Beverly Hills construction bids.
- ^I Assumes that 80% of lots will connect to the system.
- ^J Based on bids or Actuals of completed project

Septic Tank Phase-Out Prioritization

Area Designation	Environmental, Health & Welfare (Max. 70 Points)							Community Considerations (Max. 30 points)							Overall Total Score		
	DCHD 2023 Score	No. of Units Within Failure Area	No. of Units Within 150M Buffer ^A (BMAP)	Factor For Lots Within The 150 M Buffer	Potential Annual Water Quality Benefit ^B (Metric Tons)	Impaired Tributary Exceedance Factor ^C	Environ, Health & Welfare Score Subtotal	Development Prior to 1968 10 pts	Median Home Value ^H 5 pts	Other Infrastructure			Elimination of Future Proliferation ^H 5 pts	Offsite Economic Development Opportunities 5 pts		Community Considerations Score Subtotal	
										Water 5 pts	Drain. FYI	Curb	S/W				
Champion Forest	48.64	610	262	3	0.24	4.17	55.81	10	4.32	3	N	N	N	4.51	1.0	22.83	78.64
Emerson	48.66	751	437	3	0.40	4.77	56.43	10	3.17	0	N	N	N	5.00	2.0	20.17	76.60
St. Nicholas	48.69	623	343	3	0.31	4.79	56.48	10	2.94	0	N	N	P	3.40	3.0	19.35	75.83
Eggleston Heights	47.01	3416	1446	3	1.31	4.87	54.88	10	3.39	0	Y	P	P	4.42	2.7	20.51	75.39
Julington Creek	58.03	2000	1282	4	1.16	2.33	64.36	0	2.73	2	P	P	P	3.90	1.0	9.62	73.98
Empire Point	45.08	342	212	4	0.19	3.72	52.80	10	2.76	0	P	P	N	0.89	1.5	15.15	67.95
Westfield	55.00	190	13	1	0.01	0.00	56.00	10	1.94	0	N	N	N	0.00	0.0	11.94	67.94
Kinard	50.12	81	59	5	0.05	3.03	58.15	0	3.58	3	N	P	P	0.61	2.0	9.19	67.35
Oak Lawn	47.11	230	220	5	0.20	2.74	54.85	10	2.12	0	Y	Y	Y	0.21	0.0	12.33	67.19
Atlantic Highlands	41.16	102	54	5	0.05	2.74	48.90	10	3.90	3	N	N	P	0.77	0.0	17.66	66.56
Sans Perell	43.98	369	181	5	0.16	3.50	52.48	0	1.71	5	N	N	N	3.34	0.0	14.00	66.48
Cedar River	42.82	386	263	4	0.24	3.95	50.77	10	3.27	0	P	P	P	0.80	0.5	14.57	65.34
Lakeshore	45.99	1344	253	1	0.23	1.84	48.83	10	3.64	0	P	N	P	1.29	1.0	15.93	64.76
Holly Oaks	41.56	282	171	4	0.16	4.67	50.23	10	3.03	1	P	P	P	0.21	0.2	14.44	64.67
Spring Glen	41.13	485	348	4	0.32	3.72	48.85	10	2.76	0	P	P	P	1.99	1.0	15.76	64.61
Mill Creek	41.26	435	141	2	0.13	4.02	47.28	10	3.47	1	Y	Y	P	0.80	0.9	16.16	63.45
Inwood Terrace	41.00	95	52	4	0.05	4.77	49.77	10	3.62	0	Y	P	P	0.00	0.0	13.62	63.39
Julington Hills	49.52	617	432	4	0.39	3.43	56.95	0	2.23	0	P	P	P	1.84	1.0	5.07	62.02
Lone Star Park	39.33	321	127	2	0.12	4.67	46.00	10	3.24	0	Y	P	P	0.52	0.9	14.67	60.66
Hood Landing II	47.64	509	410	5	0.37	3.43	56.07	0	2.34	0	Y	Y	Y	0.55	0.0	3.09	59.15
Northlake	42.00	121	121	5	0.11	0.83	47.83	0	2.06	5	Y	N	N	0.40	3.0	10.46	58.29
Point La Vista	40.70	830	143	1	0.13	3.91	45.61	10	0.00	0	Y	P	P	0.52	0.2	10.72	56.33
Beauclerc Gardens	44.88	530	300	3	0.27	4.38	52.26	0	1.14	1	Y	P	P	0.58	0.0	2.72	54.98
Ortega	39.84	167	31	2	0.03	1.84	43.68	10	0.05	0	Y	N	N	0.06	0.0	10.11	53.79
Clifton	31.93	524	309	3	0.28	4.02	38.95	10	1.69	0	Y	P	P	1.07	1.9	14.67	53.62
Oakhaven	30.91	790	500	4	0.45	3.72	38.63	10	2.69	0	P	P	N	1.47	0.5	14.66	53.29
The Cape	39.64	40	35	5	0.03	0.00	44.64	0	2.81	5	Y	N	N	0.18	0.0	7.99	52.63
Odessa	31.00	34	31	5	0.03	0.00	36.00	10	4.19	0	Y	N	N	0.09	0.1	14.38	50.38
Southside Estates	20.94	2305	1780	4	1.61	4.67	29.61	10	3.36	0	P	N	P	4.02	1.0	18.38	47.98
Pablo Point	39.31	238	133	3	0.12	2.74	45.05	0	0.99	0	Y	Y	N	0.06	0.6	1.65	46.70
Mt. Pleasant	32.87	439	280	4	0.25	1.38	38.25	0	2.37	3	Y	P	P	0.37	0.0	5.74	43.98
This page sub total:		19206			9.4												
Totals:	Lots	23167		MT Removed:	10.39												

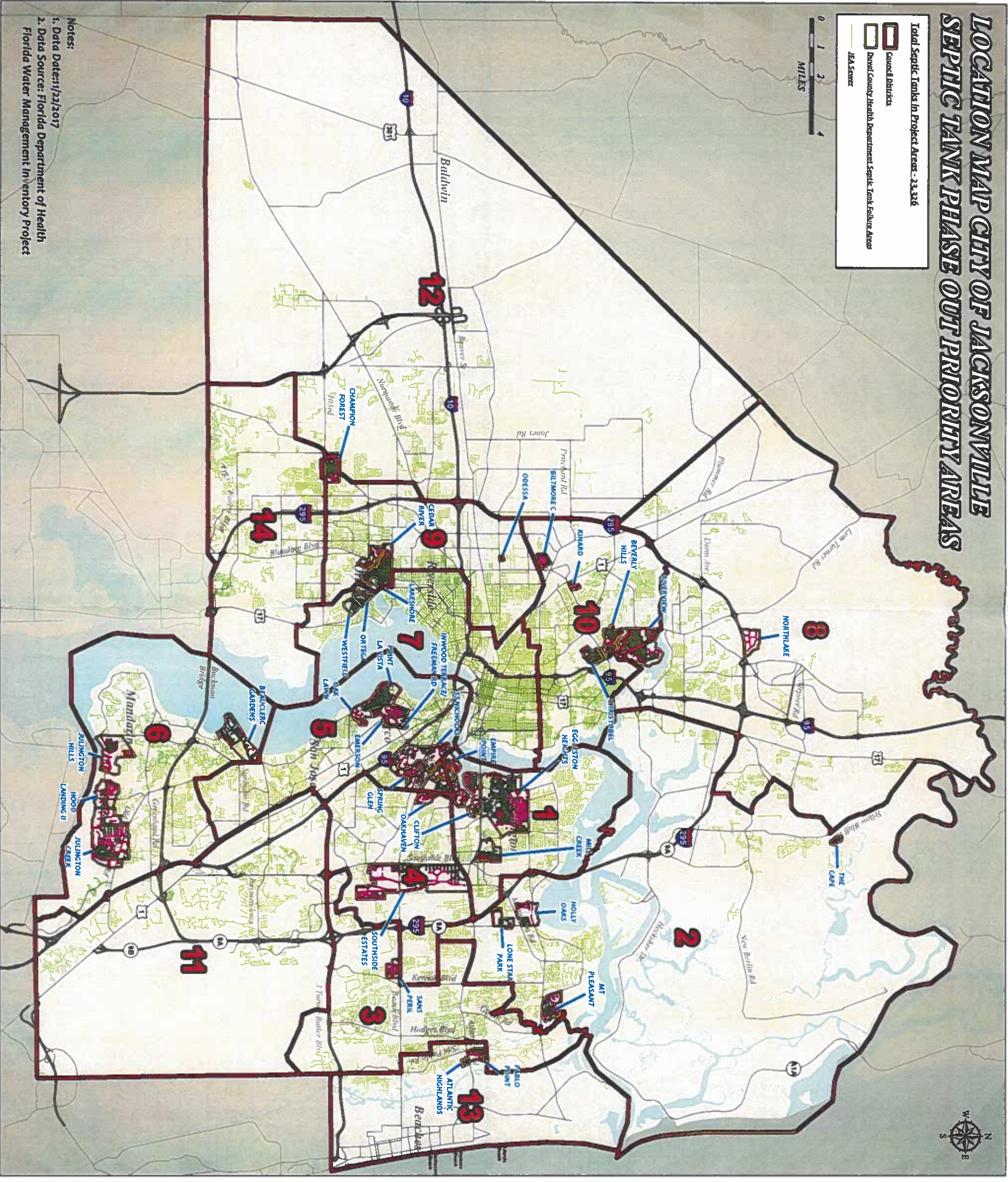
Sewer Cost			Water Cost
Sewer Capacity Fee Available From JEA (% of lots)	Sewer Cost per House (2022 \$'s)	Area Total Sewer Cost	
0	\$66,538	\$40,588,482	\$4,429,401
0	\$66,538	\$49,970,410	\$0
0	\$66,538	\$41,453,483	\$0
0	\$66,538	\$227,295,502	\$0
0	\$66,538	\$133,076,992	\$9,681,750
0	\$66,538	\$22,756,166	\$0
0	\$66,538	\$12,642,314	\$0
0	\$66,538	\$5,389,618	\$588,166
0	\$66,538	\$15,303,854	\$0
0	\$66,538	\$6,786,927	\$740,654
0	\$66,538	\$24,552,705	\$4,465,707
0	\$66,538	\$25,683,859	\$0
0	\$66,538	\$89,427,738	\$0
0	\$66,538	\$18,763,856	\$682,563
0	\$66,538	\$32,271,170	\$0
0	\$66,538	\$28,944,246	\$1,052,890
0	\$66,538	\$6,321,157	\$0
0	\$66,538	\$41,054,252	\$0
0	\$66,538	\$21,358,857	\$0
0	\$66,538	\$33,868,094	\$0
0	\$66,538	\$8,051,158	\$1,464,365
0	\$66,538	\$55,226,952	\$0
0	\$66,538	\$35,265,403	\$1,282,832
0	\$66,538	\$11,111,929	\$0
0	\$66,538	\$34,866,172	\$0
0	\$66,538	\$52,565,412	\$0
0	\$66,538	\$2,661,540	\$484,087
0	\$66,538	\$2,262,309	\$0
0	\$66,538	\$153,371,233	\$0
0	\$66,538	\$15,836,162	\$0
0	\$66,538	\$29,210,400	\$3,187,716
Total This Page		\$1,277,938,352	\$13,948,981
Overall Total		\$1,526,758,018	\$45,014,654

- Notes:** 1. Other areas not yet identified as septic tank failure areas, will be entered on the above spreadsheet when assigned a DCHD score.
2. Offsite Economic Dev. Opportunity Scoring: Whole points are awarded for the potential to connect significant undeveloped/under-developed (SU/UD) parcels along the offsite route of new wastewater mains providing service. Whole points are awarded for the potential to connect exterior SU/UD parcels abutting the area.
- If the area is bi-sected by a major commercial highway, fractional points are awarded for the potential to connect interior SU/UD parcels on the highway.

LOCATION MAP CITY OF JACKSONVILLE SEPTIC TANK PHASE OUT PRIORITY AREAS

Total Septic Tanks in Project Areas: 3,336

-  Council Districts
-  Duval County Health Department Septic Tank Failure Areas
-  IEA Score



- Notes:
1. Data Date: 1/22/2017
 2. Data Source: Florida Department of Health Florida Water Management Inventory Project

Florio, Barbara

From: Bill Hoff <william.f.hoff@gmail.com>
Sent: Wednesday, July 12, 2023 12:04 AM
To: Wayne Wood; Tyler Mathews; carla@carlamechele.com; diallosekou1@gmail.com; eunicebarnum@bellsouth.net; rumlini@rumlininsurance.com; jcoggin@jaxcf.org; Michael Kirwan; jrobinson@bgeinc.com; jean-bart@terrellhogan.com; david
Cc: Florio, Barbara; Dennis, Garrett
Subject: For Neighborhoods transition meeting - 7/12
Attachments: DVI Downtown Ambassador stats.jpg; Urban Core Ambassador Program - Proposal NEW_copy.pdf; Draft CPAC Survey.pdf

EXTERNAL EMAIL: This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hello All,

Last week, the committee spoke about sending a survey to all CPAC members. I volunteered to draft the survey. Please find a draft ****attached to this email****. The exact format may be determined by which survey software COJ has access to. Suggested edits can be offered at the 7/12 committee meeting.

Also last week, I proposed that the committee consider endorsing a "low hanging fruit" project: Jacksonville Urban Core Ambassador Program. I briefly summarized the program, mentioned that I would send the program details via email, and we talked about inviting the subject matter experts to share.

In case a decision on "low hanging fruit" is time sensitive, I have included the program proposal details ****attached to this email.****

Two notes: (1) the program coverage area would include portions of Durkeeville, Springfield, Eastside, San Marco and the Rail Yard District - all areas which are directly adjacent to the existing DVI Downtown Ambassador areas. (2) the annual cost is projected to be between \$150-250k annually, depending on variables.

Looking forward to the meeting tomorrow, 7/12.

Thank you,

Bill Hoff
904.449.1753

DRAFT Survey to CPAC Members - 20 Questions

1. Name of CPAC representative
2. Name of the organization/business you represent on CPAC
3. Which CPAC do you serve on?
4. How long have you been engaged with CPAC's, generally speaking?
5. How long have you served as an official CPAC representative?
6. How long has your organization/business been a member of CPAC?
7. How many of your fellow CPAC member representatives typically attend CPAC meetings?
8. Does your CPAC use Zoom to allow people to attend virtually? If yes, does it work well? Why or why not?
9. Has your CPAC sent any positions letters to our local elected representatives or COJ departments? If so, did you receive a response?
10. Which topics of discussion or subject matter are brought up most frequently by CPAC members?
11. At each CPAC meeting, COJ and other local government representatives are allotted time on the agenda to share information and receive questions about their various departments, ie, Planning Dept, JSO, Code Enforcement, etc. How often are these representatives absent? If absenteeism is a problem, which government entity(s)/department(s) are most absent?
12. Who or what entity/person/department do you think should be included to share at each monthly CPAC meeting, and is currently not involved?
13. CPAC's typically meet monthly. How often should CPAC's meet?
14. There are six CPAC's representing different areas within the city. Is that the right number of CPAC's? If not, how would you determine how many CPAC's is appropriate?
15. How do you feel about the specific boundaries/geographic size of your CPAC?
16. Why do you volunteer to serve as a CPAC representative?
17. What does your CPAC do well?
18. How could your CPAC improve?
19. If you could change one thing about CPAC, what would it be?
20. Any other thoughts, suggestions, concerns, ideas, or general comments about CPAC?

Proposal Jacksonville Urban Core Ambassador Program

Date: [DATE]

Proposal: Downtown Vision, Inc. ("DVI"), the Jacksonville Chapter of the Local Initiative Support Corporation ("LISC"), and the Springfield Preservation and Revitalization Council, Inc. ("SPAR") propose the establishment of the Urban Core Ambassador Program. This program will provide cleaning, safety/hospitality, and social services outreach services in each the following five neighborhoods in Jacksonville's Urban Core:

- Springfield
- [NEIGHBORHOOD 2]
- [NEIGHBORHOOD 3]
- [NEIGHBORHOOD 4]
- [NEIGHBORHOOD 5]

The Program: The Urban Core Ambassador Program ("Program") will provide enhanced services above and beyond the standard municipal services provided by the City of Jacksonville. Specifically, two full-time Ambassador staff will each work one, eight-hour shift per week throughout the public realm in a defined service area in each of the participating neighborhoods. During these shifts, Urban Core Ambassadors ("Ambassadors") will provide the following services:

- **Cleaning:** Litter, debris, waste, and handbill removal; graffiti cleanup; weed control
- **Safety / Hospitality:** Directions provision; business check-ins; nuisance response; a visible welcoming presence to residents, workers, and visitors
- **Social Services Outreach:** Proactive outreach to homeless and indigent individuals and provision of information as to available social services

During each shift, Ambassadors will focus on the mix of the above services that best fits the unique character and needs of each participating neighborhood.



The Pilot: During March, April, and May of 2022, DVI and SPAR partnered on a pilot of a program similar to that proposed with great success. During the 12-week pilot, two Ambassadors worked one, two-hour shift per week in the Springfield Commercial District providing several of the above services. During that time, the Ambassadors achieved the following results:

Service	Results
Pounds of Litter and Debris Collected	1,034
Business Check-Ins	42

The community response to these activities throughout Springfield was overwhelmingly positive and based on that demand, the partners elected to continue the pilot program beyond the initial end date.

Expertise: The Program will be provided as an extension of the existing Ambassador Program overseen by DVI throughout Downtown Jacksonville. The Downtown Ambassador Program consists of approximately twenty-four full-time staff who provide services similar to those proposed in the DVI Business Improvement District. To implement the Downtown Ambassador Program, DVI contracts with national consultant Block by Block, which provides similar programs and services in more than 100 downtowns and other urban districts across the United States. This Program will engage that expertise and leverage the economies of scale provided by DVI's existing staff and resources to maximize the return on participating neighborhoods' investment. For more information about Block by Block, please visit:

<https://www.blockbyblock.com/>

For examples of the productivity achieved by the Downtown Ambassador Program throughout the DVI District during Fiscal Year 2022, please see the excerpt from the DVI Annual Report attached as Exhibit A.

Cost: The total cost for the Program as proposed is \$XXXXXXX. Included in this fee is:

- Annual compensation for two full time (40 hours per week) Ambassadors at a rate of \$20.00 per hour for the Lead and \$16.25 per hour for the additional staff ambassador, along with all taxes and benefits
- Unique, professional uniforms that help to **establish and reinforce a brand for Jacksonville's Urban Core**
- Acquisition and maintenance of all needed supplies and equipment
- Acquisition and maintenance of a dedicated vehicle to transport staff, supplies, and equipment to and throughout the participating neighborhoods
- An administrative and supervisory back-end to complete all human resources functions, including hiring, firing, payroll, and general supervision
- Sophisticated data collection software to track and measure Program productivity in participating neighborhoods
- Experienced strategic oversight of the Program by DVI and Block by Block in consultation with the participating neighborhoods

Thank you for your consideration of this proposal. If you have any questions or require any additional information, please contact Eric Miller, Vice President of District Services for DVI at eric@dtjax.org.

EXHIBIT A
Downtown Ambassador Program
Fy2022 Productivity Statistics

Downtown Ambassador Program Fy2021 Productivity Statistics

District Services **KEEPING DOWNTOWN CLEAN & SAFE**

The cornerstone of a great Downtown is a clean, safe and hospitable environment, which is why we focus on it seven days a week. We collaborate to address unsightly issues in the public realm and we partner with the City, Sheriff's Office, property owners and others to support economic growth and the live/work/visit experience. Key in supporting our mission, Downtown Ambassadors work across five divisions to provide extra eyes and ears on the street, to clean sidewalks and mend building facades, to reach out to those in need and to activate shared spaces.

- SAFETY & HOSPITALITY DIVISION
- CLEAN DIVISION
- SOCIAL SERVICES OUTREACH DIVISION
- PROPERTY MAINTENANCE DIVISION
- PLACE MANAGEMENT DIVISION

New this year, the Life Builders Program in partnership with the City of Jacksonville and City Rescue Mission provides a career pathway for persons experiencing homelessness while increasing the impact of the Ambassadors. LifeBuilders participants are paired with Downtown Ambassadors and trained on responsibilities to improve the quality of life Downtown. This partnership helps connect homeless citizens with important community resources through peer-to-peer contact.

In our expanded district, we will greatly expand our team to better serve the new area, focus on the riverwalk and increase the presence near residential areas.



5,000+
HOSPITALITY
ASSISTS



46 TONS
OF LITTER
REMOVED



1,400+
GRAFFITI TAGS
REMOVED



5,200
NUISANCE
WARNINGS

**SOCIAL
SERVICES
OUTREACH**



731
CLIENTS
SERVED



590
DOCUMENTATION
ASSISTS



247
TRANSPORTATION
FACILITATIONS