



## OFFICE OF THE CITY COUNCIL

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Monday, June 26, 2023  
11:00 AM

### **RE: Noticed Meeting CMs Carlucci and Amaro**

**Location:** Henry Cook Room, City Hall

#### **Attendees:**

CM Matt Carlucci  
CM Ken Amaro

Sheri Webber  
Joe Johnson

Amber Lehman  
John Nooney

#### **Audio Link:**

[https://www.coj.net/getmedia/57909497-5c56-4aa1-8c06-f4d5ecb04ff1/Council\\_06262023091312\\_CommRmB.aspx](https://www.coj.net/getmedia/57909497-5c56-4aa1-8c06-f4d5ecb04ff1/Council_06262023091312_CommRmB.aspx)

**Meeting Convened:** 11:01 AM

CM CARLUCCI

Okay, this meeting with you is all public, which is the way it's supposed to be, and this is something I used to do years ago. I called sunshine meetings and would meet with different councilmembers, and I thought this would be a good time, with new Council members coming in, just to kind of get to know them. And gosh, I've known you for so long, I could almost sit here and tear up. I'm telling you, and how kind you always were to my family. And, you know, Ken, there are certain things that leave a stamp on people's hearts and lives. You've left a lot of those, and one of those [stamps] is on mine.

I would have never guessed in a million years that you and I would have the chance to serve together. So, this meeting really is—I mean, you can ask me what's important to me, but I'm really here to make it your meeting. Just talk to me as an At-Large, and maybe you could share with me just a little bit of what inspired you to run just for the heck of it. And also, if you have a funny story you want to share, or not, from during your campaign or along your way here.

CM AMARO

Not really. I mean, it's... First off, thank you for the opportunity to be with you, and I really am humbled and glad to be here. I've respected your passion, your family's commitment to this community, that you guys, the Carlucci's, have given back in blood-sweat equity. You love this place, and it shows and so I thank you for the commitment that your family has given down through the ages to make Jacksonville a better place for everyone. So that's something that's commendable. I'm humbled to sit here with you.



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Would I have thought in a thousand years that we would be both on the City Council? No. But the dawning of Aquarius, you know, the moon and the stars align, and you just never know what. You know when doors of opportunities are open, if you're smart, you step in and try and make a difference.

You asked me you know what made me decide to get into this arena. Well, you know, as you know, I was retired, and I thank you for coming over to the station during that season in presenting a resolution and all that. But I was retired and...

CM CARLUCCI

By the way, that was one of my great honors. Honest to goodness. And that was the only bowtie I have.

CM AMARO

Tremendous gratitude for that.

But I didn't want to go back into the workforce. I didn't feel that I was finished working or giving back to the community. And the incumbent, Joyce Morgan, was termed out, and I, just for a moment, the thought crossed my mind about doing that, you know, while I was still working. Hazouri and a bunch of other folks approached me about entering public service and I'd say, "*Hey, I'm working. I'm not even thinking about that.*" When, after I retired, it just came back in my spirit and so the opportunity presented itself and I decided to walk through that door.

It's been a learning process, to be honest. As a journalist covering City Hall from the outside is a whole different perspective as to when you are in on the inside. When you're watching how the sausage is made, and what the outcome is. It's a little bit different. One of the hardest things in the process for me was asking people for money because I'm not a transactional person. I mean, you know, I don't do things to get things, or you know, with the expectation of something in return. So, I'm not transactional and I hope that doesn't change. So that was a difficult task. But the [fundraising] experience was not that bad because I think many of those who did give to the campaign, knew who I was, and they were supporting my integrity more so than politics. But here I am. So, I've started this new agenda as the representative for district one.

CM CARLUCCI

By the way, I heard a lot of good things about you as you went about [your campaign] because you're Ken Amaro. Everybody knows Ken Amaro. Nobody looked at you in any view of some presumption that you could run and just win. You worked hard, and you listened. A lot of positive feedback that I picked up on during the campaign.



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CM AMARO

Good, good. You asked for a funny story. When I was telephone canvassing my guy gave me a list of the NPAs and a list of the Democrats. So, it's funny. *"This is Ken Amaro, Republican candidate for District 1..."* and then *"I don't vote Republican."* And I said, "ok, that's fine." I guess my name didn't matter. It was just the fact that I had the "R" tag.

CM CARLUCCI

Yeah, and that's why I don't play party politics.

CM AMARO

Yeah, well, at this level, it's irrelevant. LaGuardia, the former mayor of New York-- three-time mayor of New York—he's famous for saying that there's no Democrat or Republican way to sweep the streets. [laughter] So at this level, it doesn't matter.

CM CARLUCCI

I just wanted to, real quick, I wanted to meet mainly to hear what your priorities are, what I can help you with, and so forth. And if you want to ask me some questions, you can.

CM AMARO

Sure. I'm still working through the legislative priorities with District one. But there are a couple of things that have been on the agenda that I would like to see come to fruition, or at least get started in '23, in this cycle.

Number one, there's a fire station that has been budgeted. I think it's station #67. I'm not sure what the exact identification number is, but it's on Merrill Road, at Merrill and Hartsfield. And I saw where the budget has already been approved, and it looked like they were supposed to turn dirt in '22, but here we are in '23. And I don't know what the status is, as far as whether Real Estate Division has acquired land. I don't know any of that. But that's something that I would like to see get going in this cycle, and not wait until '24. Especially since it's already funded from what I've read. Because you know how capital costs are' you know, you fund it this year, with these dollars and then you drag your feet and then when it's time to build you need \$2 million more. Where's that supposed to come from?

CM CARLUCCI

And as we go through the budget on Finance [Committee], whether we're members or not, you can still attend, and you can find out more about that. Let me just throw one thing out for you that has been a great help to me. It's, first of all, always, and you know this, lean on the Council Auditor. There is no more important department, or whatever you want to call it, than Council Auditors. They are



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independent by Charter. Lean on the General Counsel. But when you're just not sure what to do and it deals with finances, I really lean hard on our Council Auditors. And also, on our own Council staff, Jeff Clements and his research team. So, if I want to do some research on an issue. Or Sheri, who is a great researcher in her own right. By the way we have Sheri Webber. We have... Joe, I'm not sure what your last name is?

CM AMARO  
Johnson.

CM CARLUCCI  
Joe Johnson, your Council aide, and we have Amber Lehman, who is Council Member Howland's aide here, and then we have John Nooney in the back.

CM AMARO  
Hello, John, Amber.

CM CARLUCCI  
But Jeff Clements is in Research, and they can really help you find out information. What's coming up in the CIP, the auditors especially are helpful, for things in your district and so forth. And having a meeting with Council Auditors once a month, you could do worse things. Especially during the budget season. I didn't mean to interrupt.

CM AMARO  
Oh, no, that's fantastic. And I'll take advantage of the wisdom because I anticipate a six-month learning curve for me, but no longer. I'm ready to hit the ground running. It's just trying to navigate the processes. I was on a zoom call recently with JEA, JTA, and COJ about some road work in District One and I walked away flabbergasted that they'd been talking about it for a year, and it looks like it's gonna be another year before completing it. And I'm like, there has to be a better way. Come on! [laughter]

CM CARLUCCI  
Welcome to government. [laughter]

CM AMARO  
And I told them that, I said, "Guys, there has to be a better way, but I don't know what the better way is." Anyway. So, there are a couple of things on, immediately, in my foresight. You know, I mentioned the fire station. I'd like to see more "black and whites" [officers in uniform]. Of course, that's working



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with JSO to get some kind of beefing up in Zone Two, at least. Because Zone Two covers a wide area, but more police officers, more cars or something.

I just met Daryll Joseph on the way in. And parks are a big concern of mine and we've got Bruce Park, Victory Park, Cyprus, Ft. Caroline...

CM CARLUCCI

Do you have Ed Austin [Park]?

CM AMARO

No, it's... Ed Austin Park is in District Two. That's Mike Gay, I think. There's a park over in "Sin City." I can't remember the name of it right now. There's a boys and girls club.

CM CARLUCCI

So, do you need more parks?

CM AMARO

They need to be brought up to date. Blue Cypress has done wonderful, but for example, what's lacking now is the swimming pool, which there used to be a pool they demolished the pool to redo the park and from the last conversation with Mr. Joseph, the funds are there. I don't know why they can't put the pool in. Victory Park which was a gem in the jewel of the crown of Arlington, bathrooms don't function. It is, again, as just as a layperson, some of these things are inexcusable and should be done either through regular maintenance or something. They should not be in a place where they're completely dysfunctional.

CM CARLUCCI

Where is [indecipherable, off mic]?

CM AMARO

It's all for Ft. Caroline. And Impact Church, one of the largest employers, and there's a park that they have been a part of in "Sin City" over there by Kona Park. What's that area called? Anyway, there's some issues with that park as well that need to be addressed. So, because they're facilitating and targeting an underserved community there and they just can't seem to get it done well.

CM CARLUCCI

Ever since I, you know, was a teenager, I've always heard about that area and heard it called that.



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CM AMARO

What, Sin City?

CM CARLUCCI

Yeah, Sin City. And a good friend of mine lived in there. He kinda lived back towards the back of it. And I would drive through there, and I tell you, back in those days, I'm not sure about nowadays, but back in those days. It looked like a rough place.

CM AMARO

[laughter] That's why they call it that.

CM CARLUCCI

I know that's not the official name.

CM AMARO

I know, and it's on the main [streets]... O'Hare and Galveston are some of the main roads throughout that neighborhood.

CM CARLUCCI

Do you think there would be some value in trying to change its name?

CM AMARO

Well, you know, the good thing, Councilman Carlucci, is that the neighborhood is in transition. There is a rejuvenation that is taking place. Some of the mobile homes have been removed and small, you know, craftsman-type homes are going up in the air. So, there is—oh, it's woodland acres, the park I'm trying to remember. There is some transition that is taking place. And I got the sensibility on the campaign trail that for some reason, that community just has always felt left out. And I don't know that to be true. That's just a perception. It's always felt left out from the rest of district one, and I don't know why. I don't know if it's true. Again.

CM CARLUCCI

I think it has. I think one of the reasons is, it's like you can pass by it real easy, but once you get in there, there's quite a number of units.

CM AMARO

Well, there used to be bikers, and some of the rough guys had occupied it and had domain, historically, over the years, but they're just like any neighborhood, there are decent people who are living there, and



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that's what they can afford. And so that's their home. And unfortunately, our culture is such that we don't differentiate. We co-mingle, and so everyone takes the stain of the bad when in fact they're good folks who are living there.

But anyway, so parks, you know. One of the things that have troubled me in District one—and I've lived there since 1975—I've seen a steady decline in, and now it's at a stagnant level, if you will, where there's an introduction of blight, and Arlington was always a very clean, suburban community. But now it's not, and the cause is two things: it's the aging of the properties, and secondly, in my observation, the absentee of property owners. They've now become renters, and they don't feel that, you know, you've got tenants that don't feel the responsibility of ownership, and you've got owners who are absentee. They're not engaged as long as they get the check, you know, and it's a shame. So, I'd like to see... and I'm not a big fan of this, but I think it's necessary. I'd like to see Municipal Code Enforcement at least step up the game in that area and enforce whatever code violations there are. And then we've got the three corridors that are covered by the CRA that some of the businesses are non-compliant, and granted, I know they've got until '25, but why wait until '25? Start doing something to beautify and landscape the area now, so that when I'm driving down Merrill Road, I don't have to go like, "*Oh my God, where am I?*"

CM CARLUCCI

Yeah, Joyce worked hard on that CRA, and they do have until 2025. What month, do you know?

CM AMARO

I don't know what month. But my thing is, why wait until then?

CM AMARO

Well, I get it, and you know what? You and I both know as fast as time goes, '25 will be here.

CM AMARO

Yes, sir, '25 will be here, and then they'll have to hit you with the heavy hammer. There's a tire shop, for example, at Merrill and Red Oak. My gosh. I would hate to live next to that thing. I mean, just number one, it's an eyesore right now, and it's a business, I get that, and you don't want to choke off a business but it's an eyesore. Secondly, I believe it's an environmental concern. I mean tires are—and this just my work experience—big breeding grounds for mosquitoes and things of that nature, and they're homes right next to it. And I'm like, "*Oh my gosh.*" I'd hate to be there, and then heaven forbid that there's a fire or something, and you know what happens.

CM CARLUCCI



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Yeah, I know.

CM AMARO

A tire fire doesn't go out.

CM CARLUCCI

If you'd like, I'll share with you one of the ways that I handled code violations in my district when I was a district council person. Sometimes it works and sometimes it doesn't. But more times than not, it worked in that, and I'll use one place as an example. There was a mechanic on Hendricks Avenue. Of all the concrete... because it was an old service station before.

CM AMARO

Hendricks and Emerson?

CM CARLUCCI

Uh, yes, and the gentleman that owned it, he had done some work before, nice guy. But he was basically using—and he didn't know any better—but he was basically using that as a car lot for sale, selling used cars. And so, I had somehow, I guess somebody called me, that must be what prompted me. And they said I want to turn that one in, and will you turn it in for me. And if they're violating the code, you know, I have an obligation to do that. So, what I did was—the owner now has passed away—but I went to see Bill. And I said, "Look, I have got to tell you all those cars parked out there are in violation and I've gotten some complaints. So, I'd rather just tell you, share with you that, so you could take care of eliminating that. Because I don't want to turn it over to the government. You know, he could not have more appreciated the fact that I didn't turn it in, and I couldn't appreciate more how quickly he took care of the property. And he became one of my biggest fans.

CM AMARO

Yeah, and you know, they are responsible individuals like that. Where you pull their shirttail and say, "*Hey, this is not what it's supposed to be,*" and they respond. And then we've got some that are the renters of the property, so, you know, the citation is not going to them as an individual. It is more likely going to who's ever name is on the title.

CM CARLUCCI

You know, the work you did at Channel 12 for years, that has prepared you well to work on some of these problems.

CM AMARO





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Well, you know, I used to tell folks that I didn't have any police authority, I just had a guy with a 40-pound camera behind me. [laughter] So I mean, those are the couple of things that are immediate, but I have to, and with Joe's assistance, we've been trying to weed through the capital improvement projects and see where they are. Where things are, and so by the time third quarter gets here, you know, we hope to be up to par and running with my wish list. To get things accomplished.

CM CARLUCCI

So, what else about your district?

CM AMARO

Those are things that are immediate to mind.

CM CARLUCCI

Is Norman Studios in your district?

CM AMARO

Yeah, that's something else I need to talk with Mr. Daryl Joseph. Ms. Rita Regan, apparently her health is... she's in a state of health where she is not as active as she has been. But there are other members of the board of directors who are trying to complete the Norman Studios vision, if you will. I was over there recently, and they've done a tremendous work on the first floor, and it looks fantastic. Their next effort is the second floor, to give you that museum-type ambience. But the city was acquiring the church in the back of them. And I think the transaction has completed. I'm not sure, and that's where the limbo is. Because that is all part of the development of Norman Studios as a place for people to come and visit. And yeah, and see how silent movies were made here in Jacksonville and were done at the Norman Studios.

CM CARLUCCI

I think that's the bill that's to be voted on tomorrow. Sheri, correct me if I'm wrong. I don't know if you co-sponsored that or not. Oh, I keep forgetting you aren't yet on Council. [laughter]

CM AMARO

I was going to say, I have co-sponsored nothing.

CM CARLUCCI

Years ago, I put together with a lot of other council members—Jim Overton, Elaine Brown, and some others. We all chipped in equally. We developed the Downtown Historic Building Trust Fund. Okay, and so that has done a remarkable job in helping restoration in these older, historic districts.



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CM AMARO

Oh, yeah. And it's... listen, than it's more than preserving an old building. It's more than that. It's repurposing, it's continuing an identity, keeping character. You know, it's all those things.

CM CARLUCCI

You got it. You nailed it. So, I am thinking, and I thought about this before, so I'm glad we're having a meeting today because this helped to remind me. So, we lost the Ford plant.

CM AMARO

Okay, okay. That's over by Talleyrand.

CM CARLUCCI

whether we'd had this program in place or not, that we're voting on tomorrow night, but basically what we're doing is, we call it REHAB. This is Restore Endangered Historic Adaptable Buildings. And that's why it's called REHAB. And it is for for-profits, for mixed use type of uses, and is modeled after the historic trust fund for downtown. But it's for property outside the downtown boundary. It's a general trust fund to help people rehab or restore some of our historic properties outside of the downtown districts. And this bill will do that. It will start out with half a million bucks. And I think that Norman Studios would be...

CM AMARO

Sounds like it would qualify and could tap into it.

[off mic, ECA Sheri Webber offers to send CM Amaro more details on the bill and the REHAB program eligibility]

That's good, I can forward it to the board at Norman Studios because it's a nonprofit. They're looking for resources. And they're leasing. In fact, they're leasing that property from the city. That's the arrangement to my understanding. I mean, it's for, like, a forever lease.

CM CARLUCCI

There's a process that you have to go through to apply and be sure you're eligible, and so forth. But I think that is already a local historic landmark. It meets that criteria, or maybe not owned [indecipherable] so I don't know how that would affect it. But if Norman Studios applied, they could be... [indecipherable] up to \$100,000, of which you know, you know, it's completion grant money, so you got to complete the project in order to get the grant.



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CM AMARO

In my meeting with the leadership there, I know that the city was finalizing the acquisition of the church property, which will then be reincorporated with the Norman Studios because initially the studio operated out of five buildings, right there on Arlington Road. And over the years, those buildings were parceled off, and the largest one is now a church, but the church has moved out. And so, the city...

CM CARLUCCI

I think there was an electrician's office there.

CM AMARO

Yeah, it's got a rich history.

CM CARLUCCI

And they were using the actual studio, and [indecipherable] a lot of people in Arlington got involved.

CM AMARO

And it's amazing. He and I would sit there, and said, "*Well, why would anyone want to be making movies out here in the middle of Arlington?*" But apparently, it was a very functional site and they used a lot of talent, local talent, like... there's a Black physician, and he's now deceased. I can't remember his name now but anyway, he was on a recurring actors and one of these. They named A school on the east side after him. What's the name? R.L. Brown, Dr. Brown. He was one of the recurring actors in some of these films.

CM CARLUCCI

You know, I never made that connection.

CM AMARO

Yeah, and I'm sitting there going, "*Oh, okay.*" Yeah, it's interesting. They used a lot of local folks in making these silent movies. It's so... people or actors, I don't know whether they were ever compensated, but it's the history. It's just so rich and the connection as to why it's important to the culture of Jacksonville. While they were making movies out west, they were making movies here on the East Coast in Jacksonville.

So that's one of the items that that needs a little bit of closure from their perspective. As to, has the city completed the transaction, when will it be turned over to see them so that they can start moving forward with plans...



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CM CARLUCCI

That does need to come to a closure.

CM AMARO

And as you mentioned, there's some other resources that they can tap into just to keep it going. But it's a brilliant idea. I mean, and what I'm seeing? I see the potential and the necessity of it.

CM CARLUCCI

This REHAB bill, if it passes tomorrow night, I have 11-12 co-sponsors, so I think I can get it over the goal line. But it won't be funded until the budget is approved. The money came from our strategic plan. But Norman Studios, I think, might be eligible.

CM AMARO

There should be some level of eligibility.

CM CARLUCCI

I would say, you know, getting into the Fall after October 1. Getting into mid-October, you know, if those folks wanted to talk with Planning. I guess they would start with Planning. [off mic, indecipherable]

CM AMARO

One of the things I like that, you know, at first, I was a little bit careful in my choice of words because words matter. I was a little bit skeptical about, and in my research, while in the running process, I noticed there were a number of civic organizations who were trying to do things to revitalize, rejuvenate, restore the community. But everyone seems like they have their own path. And I think that eventually led to the creation of the CRA. But they're still active, and I commend them for their continued the pursuit to make the community that we call home a better place. I had the opportunity to speak to one group the other night. I think it's Old Arlington. And I see where their heart is. And so hopefully during my tenure, I can really harness their energies and pull it all together and we all can get on the same path and get things accomplished.

CM CARLUCCI

And I have no doubt, Ken, that you'll have great success up here.

CM AMARO

Well, I hope so, Councilman. I know I'm just one vote.

CM CARLUCCI



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Well, here's part of the best unkept secret in City Hall: those district Council members tend to stick together certain things. Because they may need something in their district.

CM AMARO

Well, yeah. It's the unspoken the rule of law, HUH?

CM CARLUCCI

But I will say, being a district council member is, at least I found it to be, very satisfying. You've been there since '74 or '75, something like that. You've grown to love the district and now have the opportunity, candidly, [indecipherable] by the time you're out of office. But it is real and very satisfying.

CM AMARO

Well, you know, what I did in my career, one of the things that I learned is, you know, one person at a time. You touch one light, and you make a difference in that one light. And so I see the role of City Council as not just overlooking the concerns of the entire city, but when you're a district representative you have to be concerned about the lives in your area. And we have. The community that I call home has transitioned to where it's more diversified now than it's ever been. We've got—and I don't know what the percentages are—but we've got, I think, a high level of absentee ownership so that leads to renting situations, which I'm not against renting. I just think that there has to be some responsibility either directly from the property owner or from the property owner to whomever who he or she rents the property to because we all want to make... I don't want to drive down... one of the things that I hate is driving down Cesery from Ft. Caroline to Merrill, and these blue, big blue trash bins had been sitting on the road for more than a week because the trash pickup was you know six days ago. And I'm like, *"Where's that personal responsibility of removing it from the road and taking it to the side of the house where it's out of sight out of mind?"*

CM CARLUCCI

Pride of ownership.

CM AMARO

I just don't get that, and what that does is it contributes to blight. Because, aesthetically, as you're driving down, the place looks stinky, funky, ugly, whatever. Yeah. It's one of my pet peeves.

CM CARLUCCI

Maybe that might be an opportunity, I don't know. But to have some sort of meeting.

CM AMARO



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We're going to begin the town halls. Joyce did them. Crescimbeni did them. So, town halls are a part of the District One DNA and the community expects to see the town halls continue. Unfortunately, those who need to be there don't come unless it's something pertinent to that neighborhood or that street, and the whole purpose of, you know, when I was working, I couldn't attend them given the hours, but after I retired, I started attending them, and I thought that were very enriching. Where someone was bringing City Hall into the community. And I'm like, you know, "*What more can you ask for?*" And, you know, Mr. Joseph, Public Works' John Pappas, you know, they would spend the two hours precisely and they would explain what's taking place, what's the status of projects, why this hasn't been done, what again, whether it was satisfactory or not, they were there, and those who were concerned attended and they heard and they were informed. And you know what, most of us, we may not like the speed of things, we may not like decisions, but we like being informed. Because it makes this part of the process.

CM CARLUCCI

Well, I have found, and still do, that if you stay in touch with the people, you help people get engaged authentically, not tokenly, then even if you make a decision they don't agree with, they feel like at least they understand where I came from. So, if I kept my district informed, and it's a little different on an At-Large level. I don't have town meetings, and if I have town meetings, I have to be careful that the district Council members don't get upset. We try to engage with the district Council person about the meetings, and one of those was with Joyce [Morgan]. She was wonderful. And another one, the location got changed at the last minute and we weren't able to contact the District Council person in time. But it was about the garbage pickup.

CM AMARO

Oh yeah. No doubt that one touched a lot of front doors.

CM CARLUCCI

So, one of the issues that this Council will have to look, it's like the big elephant in the room that nobody wants to talk about. And I tried to do something with it in 2013. I chaired Finance back then—wait, not 2013, 2020 I think. Our garbage fee does not equal the cost of the service, so we have to borrow from the general fund, and that becomes a loan and the loan, back when I was trying to do something with it was \$13M. But I couldn't get the support, or what support I had evaporated. And the garbage fee... so we've got a \$40 million loan right now to be paid back. And so, the reason we have to pay it back, is an interlocal agreement with the Beaches. And I see my Council aide sneaking up on me.

[off mic]



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Okay, okay. So, real quick, I think this is important for you understand. We've got about a \$38-40M loan. Now, the Beaches paid for their garbage, the three Beaches, they pay their own garbage fee. And then they also pay Ad Valorem taxes. So, the city did a garbage fee, and one reason why we did a garbage fee is because the governor can't touch our fees. But the governor can require a municipality to... well, he can affect your property tax rate. The state can do that. And so, [Mayor] Peyton did a fee because he knew that his revenue stream of Ad Valorem taxes was drying up because he was faced with some real challenges. He did a stormwater fee and a garbage fee. The garbage fee then had an escalator so that each year it would go up a little bit to keep up with the cost of service. In 2016, that particular Council did away with the inflationary increase. So then, you know, nobody's ever touched it to increase it to what with the actual cost is. But that garbage fee, when we do increase it, will have to be enough to pay back the loan plus the cost of the service. Now, you can do that, you can pay that loan back over a period of five years or six years, if you want to. But we will have to find a way to pay that off. Because if it keeps getting that big? If we ever said, "*Well, let's just go back to letting Ad Valorem taxes pay for it like we used to.*" Remember, Jake [Godbold] had commercials about having your trash picked up free? Which was true back then.

CM AMARO

It's the expectation, however, of taxpayers.

CM CARLUCCI

But it was paid for with Ad Valorem, so you never really saw it itemized. So now, the fee is itemized, but it's way below cost. But if we just went back to letting our Ad Valorem taxes pay it, that breaks the interlocal agreement we have with the Beaches because they're gonna say, "*Look, we're paying for our garbage with a fee, and we're paying our Ad Valorem taxes. We're not going to pay your garbage, too.*" That's the interlocal, and I will tell you, the interlocal agreements with the city are not something that you want to get involved in changing because they're real tough. The Beaches, you know, they don't want to be viewed as a little brother, I guess, and words matter, and I want to posture that in the right way. But they have a lot of pride in each of those beaches, and they really don't like Jacksonville fiddling around with them unless they need us.

CM AMARO

And they have a high tax base. Not high ad valorem, but tax base and property values.

CM CARLUCCI

So, that will have to be paid off, and if we can't pay it off all the way with the American Rescue Plan money, then it has to be paid off with that fee.



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CM AMARO

So, the fee is gonna go up.

CM CARLUCCI

Well, it's gonna have to, and because it's an assessment on the ad valorem tax bill—it's actually a non-ad valorem assessment. Then the first step is just advertising, sending out a card to every taxpayer that says we're going to start reviewing the garbage fee to see if it's matching the cost. There would be public hearings, and so on and so forth.

CM AMARO

Councilman, I can tell you that, just as common sense kind of guy, when I see that card in the mail, I'm gonna say, *"Oh, they're gonna raise the damn fees."* Even if they haven't heard nothing yet, that's the conclusion.

CM CARLUCCI

Anyway, the Council didn't feel it was time to talk about rising the fee. But my concern was, well, if we don't talk about it now.... I'd rather talk about it when it's \$13M loan rather than a \$40M loan. So when we had the town meetings about the garbage not getting picked up, there were people saying, *"Look, if you're not if you're not charging the right amount, charge it. You know, we're big boys and girls."*

CM AMARO

That's probably when they should have done it.

CM CARLUCCI

Anyway, I'm just throwing that out. Because that's something that we have got to address somehow or another.

CM AMARO

I agree. I followed the conversation the other day when they were discussing holding the contract or approving some small increase in the contract through the end of the year, whatever it is, with Meridian Waste, and they're gonna have to redo the contract.

CM CARLUCCI

Those contracts won't make the fee any less.

CM AMARO

Nope.





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CM CARLUCCI

Ken, I appreciate you meeting with me.

CM AMARO

Thank you for your time. I think he [Nooney] had something?

CM CARLUCCI

Mr. Nooney?

CM AMARO

John, how are you, sir?

NOONEY

Thank you. And can you know that I'm telling Ken when you took my call only about 20 years ago, almost feeling it's a mini reunion. But, you know, you know, my thing really is always here in Jacksonville is the water waves, you know? The word waterway waterways, the river, the creeks, you know, even the ocean, you know, it's it's the entire city. So, you know, my thing right now is with your district. I believe that you know, the waterway with the Arlington River, and three rowing clubs are in your district. Okay, well, I'm the next next district over I'm in District Four, and I'm on Plattsburgh Creek. And in fact, I'm going to a CPAC meeting tonight. You know...

CM AMARO

Is that the one at Austin's Park?

NOONEY

No, sir. This one you know is for C pack three. So which C pack are you in? You're so you're in a different seat. I am so you know, I attended the meeting with Councilman Clark Murray. And so now I am realizing I really need to be in touch with you as well. Because the public access on the Pottsburg Creek, the Arlington River, out to the St. Johns River is just there's only one access and that's the boat ramp at beach. Right here. These are new showers. They're one of the in the Burlington rose. Well, that's there is but again you that goes right out into the river near exchange pool by afternoon. Oh, yeah, yeah, yeah, there is still there. Oh, yeah, it's there. But gentlemen, I just you know, I shared this I'm sharing with everybody. You know, Facebook, there's all these Facebook groups. And let me just say to I'm on the St. Johns River Keeper Facebook but have been banned from posting. Well, I think I think it was I think it was after I said you know, save Rodman feed the manatees, I think, I think that one really may have done it. But anyway, the point is, that that shouldn't be allowed to happen. And there are Facebook groups with 1000s of members and the moderators control the posts and I'm really becoming a realize



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that but anyway back to the waterways in can self-serving. My wife and I we've been there we have category one wetlands. We're next to a FEMA house that should have been demolished. So public access and where do you live John? At 356 Bascom road, it dead ends it's a waterfront public access Street and, and previously, like when Scott Wilson was Inderal, Joseph, I mean, they're on record. It could be a public park but it really would require the political will. And then in the meantime, let me just say this when we put up that sign for neighbors, they came up in this at nobody know we're gonna do with your place. We're gonna make this a private launch. It was like, well, good for you. You know, go ahead, but you don't want in my heart. Give it the first shot, that it can be public. And let me just say end frame you know, he's on the waterways commission. Owner of all wood sports, he's supportive. If the legislation ever were to present itself, the North Florida Land Trust, Allison, before you know, that group, you know, they see the benefit of the recreational benefits. So, again, let me just share with you again, welcome to the City Council. I'm just reaching out to the billionaire and it's starting to work, believe it or not, and just having fun with it. But this could be in especially how it connects to your district. It is it is an unbelievable category one ecosystem that would be again next one Beaman house that should have been demolished FEMA, federal. So it's the big boys right next door, but you can deal with that issue separately. But the missus and I, we are making an attempt. And so I am looking now for a sponsor, unless the political will from within the council district or whatever happens. But that is the avenue that we are presently you looking for a sponsor for what specifically? Well, to you, you could you know, we have our chief resiliency officer, Anne Coglianesse and make it Resiliency Park, Anne Coglianesse Park. You know, you'd be you know, the, but anyway, we've created a new department, the Office of philanthropy. So, it's almost like with the stadium it's almost like with anything else you're looking for those big money people who may just want to just say you know what, this will be the Canna marrow, Kevin Cara go public launch and find that billionaire who will just say, You know what, guys, here you are. And let me just share with you real quick and I appreciate the time but you know what, there is a there's a piece of legislation public hearing tomorrow night on a on a piece of property on Scott on Scott mill. It's gonna be with the fire department, and you don't want it's 100 feet on the on the river. And they're buying it for the fire department for 2 million bucks, a million bucks over with Iran over the assessed value. But anyway, I'll be speaking that tomorrow night. So anyway, that is another option. There's so many different options, can but I just wanted to reach out to you let you know. They're going to put a fire department on Scott Mill Road and manner. It's going to be on the river. Yeah, it's the summer it's going to be a Marine unit. And you know what? I'll be telling, but you know what, it's not on the CPAC. You know, for tonight, maybe it is you know, Joe could even you know, go to it. But yeah, there's another example. There's dozens and dozens and dozens of examples that I can just share with everybody but anyway when it comes to the waterways, this is right now unbelievable. You need it would be the only the second public access and an entire waterway Pottsburg, Arlington River, St. Johns River, and I'd be more than happy to take you and show you. Thank you. I know.



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CM CARLUCCI

John, let the record reflect, I showed you more than three minutes and I didn't gavel you down.

NOONEY

Thank you. I'll tell you, thank you very much.

CM CARLUCCI

No, I appreciate you coming and speaking and, and but I know Ken's got stuff he's got to do. I got a 12 o'clock.

CM AMARO

Yeah. Well, thank you for the opportunity to be here, Councilman.

CM CARLUCCI

Well, I love ya brother and I want to help you succeed in all that you can.

CM AMARO

I'm looking forward to today's the ahead. Thank you.

CM CARLUCCI

This meeting is adjourned.

**Meeting Adjourned: 11:57 AM**

Transcribed by <https://otter.ai> Corrected by Sheri Webber, Executive Council Assistant – At-Large, Group 4, 904-255-5159, [swebber@coj.net](mailto:swebber@coj.net) Meeting minutes are not verbatim, and as such, are not legally binding.

NOTICED ON: June 13, 2023, at 3:00 p.m., pursuant to 15.103(c), Ordinance Code.

cc: Council Members and Staff  
Margaret "Peggy" Sidman, Director/Council Secretary  
Merriane Lahmeur, Chief, Legislative Services Division  
Teresa Eichner, Chief, Public Information Division  
Yvonne Mitchell, Chief, Administrative Services Division



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