

# CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
TUESDAY, JULY 16, 2024 – 7:00 PM



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Anyone wishing to address the city council regarding any topic on this agenda is requested to complete a card available at the city clerk's desk. Speakers are respectfully requested to limit their comments to three (3) minutes.

The city council prohibits the use of cell phones and other electronic devices which emit an audible sound during all meetings with the exception of law enforcement, fire and rescue or health care providers on call. Persons in violation may be requested to leave the meeting

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## AGENDA

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Invocation & Pledge of Allegiance to the Flag - **Chaplain Joseph Williams, CCSO**

Roll Call

Mayor to call on members of the audience wishing to address the Council on matters not on the Agenda.

### AWARDS & RECOGNITION

1. Police Department Promotion **Chief Guzman**  
Sergeant Nick Rulon

### PRESENTATIONS

2. FMPA - July 2024 **Bob Page**

### PUBLIC HEARINGS

3. Second and Final Reading of Ordinance O-01-2024, regarding the Large-Scale Future Land Use Map Amendment for property located at the Southeast corner of US 17 and SR 16 for approximately 58.12 acres of parcel #016451-000-00 and a portion of parcel #016451-003-00. Future Land Use Amendment: from: Mixed Use to: Industrial **Michael Daniels**
4. Second and Final Reading of Ordinance O-02-2024, regarding the Large-Scale Future Land Use Text Amendment for property located at the Southeast corner of US 17 and SR 16 for approximately 58.12 acres of parcel #016451-000-00 and a portion of parcel #016451-003-00. Future Land Use Amendment: from: Mixed Use to: Industrial **Michael Daniels**
5. Second and final reading of Ordinance O-10-2024 PUD Rezoning request for property located at the Southeast corner of US 17 and SR 16 for approximately 112 acres of parcel #016451-003-00 and 016451-000-00. Zoning Amendment: from: C-2, General Commercial to: PUD, Planned Unit Development. **Michael Daniels**

### CONSENT AGENDA

All matters under the consent agenda are considered to be routine by the city council and will be enacted by one motion in the form listed below. There will be no separate discussion on these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately. Backup documentation and staff recommendations have been previously submitted to the city council on these items.

6. City Council approval of the updated ACL 2025 Docking Schedule - Additional dated added to list. **Kimberly Thomas**
7. City Council review of a Site Development Plan for the Clay County Economic Development Building at 633 N Orange Avenue. **Michael Daniels**
8. City Council approval of an Interlocal Agreement Between Clay County and Green Cove Springs Community Redevelopment Agency. **Michael Daniels**
9. City Council approval of Pay Application #3- Walnut Street Improvements, to provide roadway, utility, pedestrian and streetscape improvements on Walnut St from Palmetto Ave to the River in the amount of \$709,763.39 to CGC, Inc. **Greg Bauer**
10. City Council approval of Pay Application #3 for the West Street CDBG Stormwater Improvements and Highland Sidewalk Improvements to Besch and Smith in the amount of \$913,522.06. **Greg Bauer**
11. City Council approval of Minutes. **Erin West**  
Regular Sessions: 5/21/2024 and 6/18/2024  
Special Session: 6/26/2024
12. City Council approval of the Sawcross (Tender Contractor) Pay Request #2, in the amount of \$788,500.00, for construction of the Harbor Road Advanced Wastewater Treatment Facility (HRAWWTF), as part of the Florida Department of Environmental Protection (FDEP), State Revolving Fund (SRF), Harbor Road Water Reclamation Facility (WRF) Expansion, Phase 2, SRF Agreement No. WW1000420. **Scott Schultz**
13. City Council approval of the School Safety Interlocal Agreement among the School Board of Clay County, Florida; the City of Green Cove Springs, Florida; and the Green Cove Springs Police Department. **Kimberly Thomas**
14. City Council approval of the Final Plat for phase 1 of the Rookery Development for a portion of parcel #: 016515-008-00. **Michael Daniels**
15. City Council approval of Change Order #1 to contract with CGC, Inc for Walnut Street Improvements in the additive amount of \$32,232.00, bringing the total contract amount to \$3,204,979.00. **Mike Null**

### COUNCIL BUSINESS

16. Consider adoption of Resolution No. R-09-2024, a Resolution estimating the cost of Stormwater Management Services provided by the City, determining certain tax parcels will be benefited

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thereby and related issues, including setting a Public Hearing for Final Proposed Stormwater Assessments. *L. J. Arnold III*

17. Consider adoption of Resolution No. R-10-2024, a Resolution relating to collection of Solid Waste and Recyclable Material within the Magnolia West Subdivision, including setting a Public Hearing for Final Proposed Solid Waste Service Assessments. *L. J. Arnold III*
18. City Council discussion of proposed rates for Water, Wastewater, Reclaimed Water, Electric, Solid Waste and Stormwater for Fiscal Year 2025. *Mike Null*
19. City Council designation of Voting Delegate for the Annual Florida League of Cities Conference in Hollywood, Florida on August 15-17, 2024. *Erin West*
20. City Manager & City Attorney Reports / Correspondence
21. City Council Reports / Correspondence

Adjournment

**The City Council meets the first and third Tuesday of each month beginning at 7:00 p.m., unless otherwise scheduled. Meetings are held in City Hall at 321 Walnut Street. Video and audio recordings of the meetings are available in the City Clerk's Office upon request.**

**City may take action on any matter during this meeting, including items that are not set forth within this agenda.**

**Minutes of the City Council meetings can be obtained from the City Clerk's office. The Meetings are usually recorded, but are not transcribed verbatim for the minutes. Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recordings, if available, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be at the expense of the requesting party.**

**Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The City is not responsible if the in-house recording is incomplete for any reason.**

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#### ADA NOTICE

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In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 5:00 p.m. on the day prior to the meeting.

#### **PUBLIC PARTICIPATION:**

Pursuant to Section 286.0114, Florida Statutes, effective October 1, 2013, the public is invited to speak on any "proposition" before a board, commission, council, or appointed committee takes official action regardless of whether the issue is on the Agenda. Certain exemptions for emergencies, ministerial acts,

etc. apply. This public participation does not affect the right of a person to be heard as otherwise provided by law.

#### **EXPARTE COMMUNICATIONS**

Oral or written exchanges (sometimes referred to as lobbying or information gathering) between a Council Member and others, including staff, where there is a substantive discussion regarding a quasi-judicial decision by the City Council. The exchanges must be disclosed by the City Council so the public may respond to such exchanges before a vote is taken.