

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, AUGUST 03, 2021 – 7:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag - **Pastor Patrick Martin, Russell Baptist Church**

Roll Call

COUNCIL MEMBERS PRESENT: Mayor Ed Gaw, Vice Mayor Matt Johnson, Council Member Connie Butler, Council Member Steven Kelley, Council Member Van Royal

STAFF MEMBERS PRESENT: L.J. Arnold, III, City Attorney, Steve Kennedy, City Manager, Mike Null, Assistant City Manager, Erin West, City Clerk

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

1. Geroge Giouroukos 1149 Idlewild Ave, GCS, speaks to the Council concerning raising the speed limit on a section of US 17 from 30 to 35.
2. Felicia Hampshire 508 Franklin St., GCS, thank you to the Council for approving Jenkins Way and updates the Council on Soul Food Festival.
3. Brian Cook 840 St. John Ave, GCS, advises the Council about a recent fire on Clay Ave. with the resident of 16 years losing everything owned. The first responders did a great job.

PUBLIC HEARINGS

1. First Reading of Ordinance No. O-06-2021, an ordinance requesting to rezone property from Agriculture / Industrial (County) to Planned Unit Development for the Ayrshire Development on land owned by Gustafson's Cattle, Inc., approximately 560.52 acres on CR 15 A, a portion of 016515-000-00. **Michael Daniels**

City Attorney Arnold reads Ordinance No. O-06-2021 by title.

Development Services Director, Michael Daniels presents about the Ordinance.

Ellen Avery-Smith a representative from Rogers Towers presents on behalf of DR Horton which is the contract purchaser of the property.

Rajesh Chindalur with Chindalur Traffic Solutions. speaks about traffic conditions followed by Council discussion concerning traffic conditions.

John Gislason with DR Horton speaks concerning the construction traffic route followed by Council discussion.

Mayor Gaw opens the public hearing.

Carolyn Roberts 717 S Oakridge Ave, GCS, advises the road and traffic are already a mess on Oakridge Ave.

Joe Sobotta 212 North St., GCS, 17 North is an issue, but it won't change because there are only 2 ways to go. 15A needs to be redone and widen.

Ed Carter GCS, speaks concerning safety and speed.

Following no further public comment, Mayor Gaw closes the public hearing.

Council discussion follows.

Motion of the first reading of Ordinance O-06-2021 for form and legality, the proposed rezoning from Agriculture/Industrial (County) to PUD for 560.62 acres for the Ayrshire Development (a portion of parcel #016515-000-00) subject to the listed conditions and subject to the developer coming up with a language for traffic control on 15A for construction traffic to go south if possible, home square footage of 1200 square feet minimum for single family and subject to Council review of a independent traffic analysis by the City at Oakridge Ave and 17 North.

Motion made by Council Member Royal, Seconded by Council Member Butler.

Voting Yea: Mayor Gaw, Vice Mayor Johnson, Council Member Butler, Council Member Kelley, Council Member Royal

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.

Motion to approve Consent Agenda Items 2 through 7.

Motion made by Council Member Butler, Seconded by Vice Mayor Johnson.

Voting Yea: Mayor Gaw, Vice Mayor Johnson, Council Member Butler, Council Member Kelley, Council Member Royal

2. City Council approval of, and authorization for the Mayor to execute, Disbursement Request #3 which includes Contractor's Pay Request #2 for Williams Industrial Services, LLC, in the amount of \$459,854.82 (already paid) and Mittauer & Associates Invoice # 21289 in the amount of \$8500.00, for 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**
3. City Council approval of funding in the amount of \$125,038.65 to Gresco for electrical materials for inventory and the Magnolia Point reconductor project. **Scott Schultz**
4. City Council approval of the FY 2021 Revenues and Expenditures Report and the Quarterly Investment Report for the period ending June 30, 2021. **Marlena Guthrie**
5. City Council approval of Magnolia Point Reconductor Phase 1- Council authorization to award Heart Utility with Phase 1 of installing the backbone feeder for the reconductor project at Magnolia Point in an amount not to exceed \$300,000. **Andy Yeager**
6. City Council approval to pay Invoice # 1 and # 2 to SPX Transformer Solutions in the total amount of \$977,105.00 for the purchase of Chapman Transformer #3. **Andy Yeager**
7. City Council approval of Pay Application #6 to Terry's Electric for Chapman Substation Construction Improvements in the amount of \$114,950.00, leaving a balance of \$184,126.80 in contract number LC 2020-17 in the total amount of \$879,086.00. **Andy Yeager**

COUNCIL BUSINESS

8. FMPA - August 2021 **Bob Page**
Mr. Page gave an overview of August 2021 report.

9. Lien Reduction Request For 704 Governors Cir **Ben Plourd**
Code Enforcement Officer Ben Plourd presents the information for the lien reduction request.
Eric Honeycutt, the property owner speaks concerning the lien reduction request.
Council discussion follows.
Planning & Zoning Board Member Brian Cook 840, St. John Ave, GCS, speaks concerning a discussed the Council had in 2017 concerning a process to forgive or reduce liens to help create affordable housing.
Council discussion follows.

Motion to deny the lien reduction.
Motion made by Council Member Royal, Seconded by Council Member Butler.
Voting Yea: Mayor Gaw, Vice Mayor Johnson, Council Member Kelley, Council Member Royal
Voting Nay: Council Member Butler

10. Lien Reduction Request For 402 Roberts St. **Ben Plourd**
Lien reduction was withdrawn from tonight's agenda

11. Lien Reduction Request For 115 St. Johns **Ben Plourd**
Code Enforcement Officer Ben Plourd presents the information for the lien reduction request.
William Higgins, the property owner speaks concerning the lien reduction.
Council discussion follows.
Joe Sobotta 212 North St., GCS, speaks concerning liens on the Rivers House and questions if it is up to code.
Mayor Gaw advises if there had been a complaint brought to the Code Enforcement Officer then the city would make it correct.

Motion to deny the lien reduction.
Motion made by Vice Mayor Johnson, Seconded by Council Member Royal.
Voting Yea: Mayor Gaw, Vice Mayor Johnson, Council Member Kelley, Council Member Royal
Voting Nay: Council Member Butler

12. City Manager and City Attorney Reports and/or Correspondence/Executive Summary Reports.
The City Manager and City Attorney made comments regarding various city activities, events, operations, and projects.

13. City Council Reports and/or Correspondence.
The City Council made comments regarding various city activities, events, operations, and projects.
Mayor Gaw advises he will not be at the voting portion of the Florida League of Cities Conference.

Emergency motion to change the FLC Voting Delegate to Steven Kelley with alternate being Connie Butler.

Motion made by Council Member Royal, Seconded by Vice Mayor Johnson.
Voting Yea: Mayor Gaw, Vice Mayor Johnson, Council Member Butler, Council Member
Kelley, Council Member Royal

Adjournment

There being no further business to come before the City Council, the meeting was adjourned at 10:42
p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA



Edward R. Gaw, Mayor

Attest:



Erin West, City Clerk