

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, SEPTEMBER 07, 2021 – 7:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag - **Pastor Chad Weeks, 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. John Sanders 518 Pine Ave North, GCS, with The Vineyard Transitional Center introduces Pastor David who advises the Council what The Vineyard Transitional does. Mr. Sanders explains with the virus they have not been able to do a lot of fundraisers to bring in extra money. They are at the point where they need to fill out applications for land usage which is around \$2000. Mr. Sanders asks the Council to waive the fees for them. Development Services Director Michael Daniels advises the group has submitted their applications.
Council discussion follows.

Emergency motion to waive the fee requirements for the Planning and Zoning applications.

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

Discussion follows concerning the newspaper ad costs.

Emergency amended motion to waive the fee requirements for the Planning and Zoning applications with no ad fees.

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

2. Felicia Hampshire 508 Franklin St., GCS, thank you for the support of Soul Food Festival. Ms. Hampshire updates the Council on the Soul Food Festival.

AWARDS & RECOGNITION

1. Proclamation: Lineman Appreciation Day
Mayor Gaw reads and presents the proclamation to the lineman.
Electric Director Andy Yeager speaks and introduces the lineman.
2. Proclamation: Patriot Day
Vice Mayor Johnson speaks about September 11, 2001. He brings Commander Guzman and Boy Scout Troop 309 to the front while he reads the proclamation.

PUBLIC HEARINGS

3. Public Hearing and approval of Final Assessment Resolution No. R-16-2021, a Resolution relating to the reimposition of Solid Waste Service Assessments in the Magnolia West Assessment Area, Approving the Solid Waste Assessment Roll; and Confirming the Initial Assessment Resolution. *Marlena Guthrie*

Finance Director Marlena Guthrie presents Resolution No. R-16-2021.

Mayor Gaw opens the public hearing.

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

Motion to approve Resolution No. R-16-2021, a Resolution which authorizes the City to collect Solid Waste Assessments with the Magnolia West Subdivision.

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

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

4. Public Hearing and approval of Final Assessment Resolution No. R-17-2021, a Resolution relating to the reimposition of Stormwater Management Service Assessments against real property within the City of Green Cove Springs; Approving the Stormwater Assessment Roll; and Confirming the Initial Assessment Resolution. *Marlena Guthrie*

Finance Director Marlena Guthrie presents Resolution No. R-17-2021.

Mayor Gaw opens the public hearing.

Rebecca Coble, Fleming Island questions what the funds are being used for.

Mayor Gaw advises the funds will be used for future capital improvement projects.

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

Motion to approve Resolution No. R-17-2021, a Resolution which authorizes the City to collect Stormwater Service Assessments within the entire City.

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

5. First Public Hearing and approval of Resolution No. R-18-2021 adopting the Tentative Millage Rate for Fiscal Year 2021/2022 and set September 21, 2021 at 7:00 p.m. as the final hearing date. *Marlena Guthrie*

Finance Director Marlena Guthrie presents the Tentative Millage Rate for Fiscal Year 2021/2022 Resolution No. R-18-2021.

Mayor Gaw opens the public hearing.

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

Motion to approve Resolution No. R-18-2021 setting 3.8000 as the tentative millage rate for the fiscal year 2021/2022 and set September 21 at 7:00 pm as the second and final hearing on the millage, budget, and CIP.

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

6. First Public Hearing on the Fiscal Year 2021/2022 Annual Operating Budget and approval of Resolution No. R-19-2021 adopting the Tentative Annual Operating Budget for Fiscal Year 2021/2022 and set September 21, 2021 at 7:00 p.m. as the final hearing date. **Marlena Guthrie**

Finance Director Marlena Guthrie presents the Tentative Annual Operating Budget for Fiscal Year 2021/2022 Resolution No. R-19-2021.

Mayor Gaw opens the public hearing.

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

Motion to approve Resolution No. R-19-2021 and tentatively adopt the Annual Operating Budget for FY 2021/2022 and set September 21, 2021 at 7:00 pm as the final public hearing on the budget.

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

7. First Public Hearing on the Five Year Capital Improvement Plan for Fiscal Year 2022/2026 and approval of Resolution No. R-20-2021 adopting the Tentative Capital Improvement Plan for Fiscal Year 2022/2026. **Marlena Guthrie**

Finance Director Marlena Guthrie presents the CIP Resolution No. R-20-2021.

Mayor Gaw opens the public hearing.

Rebecca Coble, Fleming Island questions where the CIP is located for the public to view.

Ms. Guthrie advises the budget and CIP can be found on the City's website.

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

Motion to approve Resolution No. R-20-2021 and tentatively adopt the Five Year Capital Improvement Plan for FY 2022/2026 and set September 21, 2021 at 7:00 pm as the final public hearing on the Capital Improvement Plan.

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

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

8. First Reading of O-15-2021, an ordinance amending the Future Land Use from MUH, Mixed Use Highway, to RHD, Residential High Density, for property located in the 1300 Block of Energy Cove Court for approximately 9.4 acres. **Michael Daniels**

City Attorney Arnold reads Ordinance No. O-15-2021 by title.

Development Services Director, Michael Daniels presents.

Mayor Gaw opens the public hearing.

Colin Groff Black Creek Engineering speaks and presents on behalf of the current owners and the company that has the contract for purchase of the project.

Rebecca Coble, Fleming Island speaks concerning the cost, size, and height restriction of the condos that could be built if approved.

Mr. Groff speaks concerning Ms. Coble's concerns for the cost, size, and height of the condos.

Council discussion follows.

Council Member Royal advises he will abstain during voting due to knowing the buyer and seller
Council discussion.

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

Council discussion follows with Mayor Gaw asking questions concerning traffic.

Mr. Daniels answers Mayor Gaw's questions concerning traffic.

Joe Sobotta 212 North St., GCS, speaks to the Council concerning the traffic and the project.

Motion to approve first reading of Ordinance No. O-15-2021 for form and legality only, to amend the Future Land Use of the property described therein from Mixed Use Highway to Residential High Density.

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

Voting Yea: Mayor Gaw, Council Member Butler, Council Member Kelley

Voting Abstaining: Council Member Royal

9. First Reading of O-16-2021, an ordinance Rezoning from C-2, General Commercial, and M-2, Industrial, to R-3 Residential High Density for property located in the 1300 Block of Energy Cove Court for approximately 9.4 acres. *Michael Daniels*

City Attorney Arnold reads Ordinance No. O-16-2021 by title.

Development Services Director, Michael Daniels advises the presentation from the previous items was also for this item.

Mayor Gaw opens the public hearing.

Rebecca Coble, Fleming Island speaks concerning public transportation in Clay County.

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

Motion to approve first reading of Ordinance No. O-16-2021 for form and legality only, to amend the Zoning of the property described therein from General Business C-2/Industrial M-2 to Residential High Density, R-3.

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

Voting Yea: Mayor Gaw, Council Member Butler, Council Member Kelley

Voting Abstaining: 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.

Council Member Royal pulls items 16, 18, 20

Council Member Butler pulls item 17

Motion to approve Consent Agenda Items 10 through 20 minus 16, 17, 18, 20

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

10. City Council approval to purchase a 2021 F-250 work truck from the Florida Sheriff's bid # 18-VEL 26.0, in the total amount of \$40,222.00 from Duval Ford and to surplus truck # 954, a 2004 Dodge which has far outlived its useful life. **Scott Schultz**
11. City Council approval of, and authorization for the Mayor to execute, Disbursement Request #4, in the amount of \$341,701.95 for construction of the Advanced Wastewater Treatment Plant (AWWTP), 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 in the total amount of \$15,426,644.33. **Scott Schultz**
12. 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. The agreement pertains to the School Resource Officer and Emergency Communications Officer services. **Derek Asdot**
13. City Council approval of the Patriot Day Proclamation. **Erin West**
14. City Council approval of, and authorization for the mayor to execute, HMGP / FDEM Project # 4283-55-A, Governors Creek Hardening Project, Utility Mitigation Phase II, with an award to the City of \$502,500.00 (75%) of the total project cost of \$670,000.00 to move the electric transmission lines crossing Governors Creek along US17 from overhead to underground. **Mike Null**
15. City Council approval of Final Contractor's Pay Request #2 in the amount of \$29,417.00 to Brooks Building Solutions for Bid # 2021-09 in the total amount of \$58,834.80 for installation of generators as part of the Hazard Mitigation Grant Program (HMGP), Federally-Funded Subaward and Grant Agreement # H0297 / Project Number 4337-217-R. This project includes 75% grant funding from HMGP. **Scott Schultz**
16. City Council approval of funding in the amount of \$29,303.93 to Jax Utilities Management for manhole and asphalt repair for four manholes on SR 16, and one manhole on US 17, piggybacking on City of Jacksonville Contract # 8258-19. **Scott Schultz**

Council Member Royal his question is for 16 and 20 together. He questions the funding for the items and if they are able to be taken from the ARPA fund.

City Manager, Steve Kennedy advises the funds can be used but we are still waiting on the funds and the projects are moving forward.

Motion to approve Consent Agenda Items 16 and 20

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

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

17. City Council approval for staff to continue moving forward with the Governor's Creek Boat Ramp project to include coordination with FDOT, Clay County, Design, Engineering and Construction. *Steve Kennedy*

Motion to move forward with the Governor's Creek Boat Ramp Project to include coordination with FDOT, Clay County, Design, Engineering, and Construction

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

Amended with time frame – we have a place in plan to move forward with county and FDOT by the end of the year. If not by end of year, first meeting in January will discuss other boat ramp.

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

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

18. City Council review and approval of Resolution R-24-2021, a resolution endorsing and conceptually approving the land exchange of ±5.18 acres of property within the proposed Ed Gustafson Regional Park for ±8.01 acres of property within the Ayrshire Development, 016515-000-00. *Michael Daniels*

Council Member Royal questions if the land exchange is the bird sanctuary.

Development Services Director Michael Daniels advises the bird sanctuary is further south.

Motion to approve Consent Agenda Item 18

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

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

19. City Council approval of Minutes from 8/17/2021 Special Session. *Erin West*

20. City Council approval of a Pay Application # 3 from KBT Contracting Corp in the amount of \$55,065.43 for design & build out of ASACC classroom for AMIkids. *Steve Thomas*

Motion to approve Consent Agenda Items 16 and 20

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

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

COUNCIL BUSINESS

21. FMPA - September 2021 *Bob Page*

Mr. Page gave an overview of September 2021 report.

22. City Manager & City Attorney Reports / Correspondence

The City Manager and City Attorney made comments regarding various city activities, events, operations, and projects.


23. City Council Reports / Correspondence

The City Council made comments regarding various city activities, events, operations, and projects.

Adjournment

There being no further business to come before the City Council, the meeting was adjourned at 10:28 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA



Edward R. Gaw, Mayor

Attest:



Erin West, City Clerk

