

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, JULY 19, 2022 – 7:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag - **Pastor Bob Brown, Cornerstone Church**

Roll Call

COUNCIL MEMBERS PRESENT: Vice Mayor Connie Butler, Council Member Ed Gaw, Council Member Steven Kelley, Council Member Thomas Smith

COUNCIL MEMBERS ABSENT: Mayor Matt Johnson

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. Scott Thomas 50 N. Laura St. Jacksonville with Burr & Forman, LLP speaks on behalf of Pegasus Technologies. Mr. Thomas advises Pegasus appreciated the good faith of the decisions making by the Council but they also feel the next steps being done are in good faith to protect their 150 acres. Pegasus will still continue working with the Council and the role in the community.

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.

Vice Mayor Butler pulled item 1.

Motion to approve Consent Agenda items 2 through 4.

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

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

1. City Council approval of a Mutual Aid Agreement between the Green Cove Springs Police Department and the Clay County School Board. **Chief Guzman**
Vice Mayor Butler asks Chief Guzman about the signing dates on the agreement.
Chief Guzman advises the dates are correct and the agreement will be fully executed after the meeting.

Motion to approve Consent Agenda item 1.

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

2. City Council approval of scrivener's error. *Erin West*
3. City Council approval of Resolution No. R-10-2022, a Resolution canceling and rescheduling the regularly scheduled meetings of the Green Cove Springs City Council for December 2022. *Erin West*
4. City Council approval of Minutes from 6/7/2022 Special Session and 6/7/2022 Regular Session. *Erin West*

COUNCIL BUSINESS

5. Establish Tentative Millage Rate for Fiscal Year 2022/2023. *Marlena Guthrie*
Finance Director Marlena Guthrie speaks and presents the numbers for tentative millage rate for fiscal year 2021/2022. With the 3.8 millage rate the City will see a valuation of \$556,461,965 for next year which is an increase of \$29,432,393 from the prior year's final taxable value.
City Manager Steve Kennedy reads a letter into the record from Mayor Johnson, as he could not attend tonight's meeting.
Council discussion follows concerning the tentative millage rate.
Van Royal 3688 Lacosta Ct, GCS speaks to the Council concerning the tentative millage rate and what it means to the City and residents.
Ms. Guthrie advises due to Mayor Johnson being absent she looked into what the vote needed to be and there are no set specifics for tonight's vote to pass the tentative millage rate.
Mr. Kennedy speaks to the Council and advises what the millage rate means to this years budget.

Motion to approve 4.5 as the tentative millage rate for fiscal year 2021/2022.

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

Motion to approve setting September 7th and September 21st at 7:00 pm as the public hearing dates on the millage, budget, and CIP.

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

6. Consider adoption of Resolution No. R-07-2022, a Resolution estimating the cost of Stormwater Management Services provided by the City, determining certain tax parcels will be benefited thereby and related issues, including setting a Public Hearing for Final Proposed Stormwater Assessments. *L.J. Arnold, III*
City Attorney Arnold explains items 6, 7, and 8 to the Council.
Council Member Gaw asks about the last increase.
Assistant City Manager, Mike Null speaks concerning the last increase being 6 years ago but a user fee was added last year.
Council discussion followed.

Motion to approve Resolution No. R-07-2022, a Resolution estimating the cost of Stormwater Management Services provided by the City, determining certain tax parcels will be benefited thereby and related issues, and setting a Public Hearing for Tuesday, September 6, 2022 at 7:00p.m.

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

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

7. Consider adoption of Resolution No. R-08-2022, 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***
City Attorney Arnold explains this resolution to the Council.
Council discussion followed.

Motion to approve Resolution No. R-08-2022, a Resolution relating to collection of Solid Waste and Recyclable Material within the Magnolia West Subdivision and related issues, and setting a Public Hearing for Tuesday, September 6, 2022 at 7:00p.m.

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

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

8. Consider adoption of Resolution No. R-09-2022, a Resolution relating to the provision of Property Abatement Services provided by the City, determining certain tax parcels will be or have benefited thereby and related issues, including setting a Public Hearing for Final Proposed Property Abatement Service Assessments. ***L.J. Arnold, III***
City Attorney Arnold explains this resolution to the Council.
Council discussion followed.

Motion to approve Resolution No. R-09-2022, a Resolution estimating Property Abatement costs expended by the City, determining certain tax parcels will be or have benefited thereby and related issues, and setting a Public Hearing for Tuesday, September 6, 2022 at 7:00p.m.

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

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

9. Approve Engagement Letter between City and Lewis Longman & Walker, P. A. (“LLW”) for representation of the City in two suits filed against the City by Pegasus Technologies, Inc. (“Pegasus”). ***L. J. Arnold III***
City Attorney Arnold speaks concerning using Lewis Longman & Walker, P.A. for representation.
Council Member Gaw asks if the Council will be called for questioning.
City Attorney Arnold advises he does not think so due to everything discussed during the public hearings are on record.

Motion to approve the Engagement Letter with LLW and authorize the appropriate City officials to execute the same.

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

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

10. Discussion of Development Fees regarding the Site Development Plan for Prelude, 310 Orange Ave – the 300 Block bounded by Orange Avenue, Cove St, Magnolia Ave, and Bay St. ***Michael Daniels***

Development Services Michael Daniels presents this item and advises the Council of the changes to the development since the last discussion.

Kelly Hartwig 3420 Wall Rd. GCS the project agent speaks about the project.

Council discussion followed.

Brian Knight the developer speaks about the project.

Council discussion followed.

Motion to recommend that as part of the future approval of the Prelude Site Development Plan and Developer's Agreement the following incentives and fee reductions shall be considered: • \$100,000 in Commercial Development Incentives • Waiving of Parking Mitigation Fees • Dollar for Dollar Credit for the repaving of Magnolia Avenue between Bay and Cove Street • \$75,000 reduction of Cost in Aid of Construction (CIAC) fees for placing the Electric Lines underground in the City Right of Way.

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

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

11. City Manager & City Attorney Reports / Correspondence

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

12. 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 9:09 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Constance Butler, Vice Mayor

Attest:

Erin West, City Clerk