

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, JUNE 15, 2021 – 7:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag - **Pastor Christian Pope**

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. No comments.

AWARDS & RECOGNITION

1. Recognition of the Sanitation Department for their work with helping Clay County - ***Steve Thomas***

Assistant Public Works Director, Steve Thomas recognizes the Sanitation Department for all their work and overtime helping Clay County get caught up on their sanitation routes.

2. FCCMA 75 Year Recognition Certificate - ***Sarah Campbell, Town Manager of Orange Park***

Town Manager of Orange Park, Sarah Campbell speaks to the Council and presents a 75 Year Recognition Certificate to City Manager Steve Kennedy.

PRESENTATIONS

3. Kimberly Morgan will be sharing a Tourism Update with the Council for all of Clay County

Kimberly Morgan gives a Clay County Tourism update to the Council.

Mayor Gaw advises he attend the mural dedication and received a framed picture of the mural.

PUBLIC HEARINGS

4. Second and Final Reading of Ordinance No. O-09-2021, Future Land Use Amendment from Residential Medium Density (RMD) to Residential Professional Office (RPO) for property located at 3 West St. ***Michael Daniels***

City Attorney Arnold reads Ordinance No. O-09-2021 by title.
Development Services Director, Michael Daniels presents.

Mayor Gaw opens the public hearing.

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

Motion to approve second and final reading of Ordinance No. O-09-2021, amending the future land use from Residential Medium Density to Residential Professional Office for property located at 3 West St.

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

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

5. Second and Final Reading of Ordinance No. O-10-2021, Rezoning from R-2 to Residential Professional Office (RPO) for property located at 3 West St. *Michael Daniels*

City Attorney Arnold reads Ordinance No. O-10-2021 by title.

Development Services Director, Michael Daniels presents.

Mayor Gaw opens the public hearing.

Carolyn Edwards, Director of Habitat speaks about the excitement of moving Habitats office to the City of GCS.

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

Motion to approve on second and final reading Ordinance No. O-10-2021, amending the official zoning map from R-2 to Residential Professional Office for property located at 3 West St.

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

6. Second and Final Reading of Ordinance No. O-11-2021, Proposed Revisions to the Residential Riverfront (RRF) Zoning District. *Michael Daniels*

City Attorney Arnold reads Ordinance No. O-11-2021 by title.

Development Services Director, Michael Daniels presents.

Mayor Gaw opens the public hearing.

Brian Cook, 840 St. John's Ave GCS speaks concerning the ordinance.

Joe Sobotta, 212 North St. GCS concerning the property being an old asbestos dumping group and questions the City's responsibility.

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

Council discussion followed.

Council Member Royal advises he will abstain due being a broker for the property.

Motion to approve on second and final reading of Ordinance No. O-11-2021, amending City Code Chapter 117, Article II, Division 5.

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

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

Voting Abstaining: Council Member Royal

7. Second and Final Reading of Ordinance O-13-2021, an Ordinance authorizing staff to refinance in an amount not to exceed \$9,800,000.00 a prior City loan for Electric Infrastructure. **Jim Arnold**

City Attorney Arnold reads Ordinance No. O-13-2021 by title.

Finance Director, Marlana Guthrie presents and explains the purpose of refinancing. Ms.

Guthrie advises the refinance will save the City approximately \$920,000 of net present value debt service savings and more than \$1 million total cash flow savings.

Mayor Gaw opens the public hearing.

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

Motion to approve on second and final reading of Ordinance No. O-13-2021, authorizing staff to refinance in an amount not to exceed \$9,800,000.00 a prior City loan for Electric Infrastructure.

Motion made by Council Member Kelley, 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.

Council Member Butler pulled Consent Agenda Item 15

Motion to approve Consent Agenda Items 8 through 18 minus 15.

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

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

8. City Council approval of, and authorization for the Mayor to execute, **Final** Disbursement Request #14 in the amount of \$20,130.00 to the Design Loan Agreement for the Florida Department of Environmental Protection (FDEP), Drinking Water State Revolving Fund (SRF) Loan Application DW 100102 for \$356,800.00, for the design of capital improvements to the City's Water System. **Mike Null**
9. City Council Approval of Pay Application # 8 For KBT Contracting Corp in the Amount of \$23,912.70 for the Library Building final payment. **Steve Thomas**
10. City Council approval of, and authorization for the Mayor to execute, a Request for Inclusion (RFI) in the amount of \$3,815,700.00 for construction of the Bonaventure Water Plant, to the

Florida Department of Environmental Protection (FDEP), Drinking Water Revolving Fund (SRF), loan / grant program. *Mike Null*

11. City Council approval to award Bid # 2021-07 to Jax Utilities Management in the amount of \$35,000.00 for generator installation and station improvements for Lift Station #3 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. *Mike Null*
12. City Council approval to award Bid # 2021-08 to Jax Utilities Management in the amount of \$118,000.00 for generator installation and station improvements for Lift Station #6 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.
13. City Council approval to award Bid # 2021-09 to Brooks Building Solutions in the 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. *Mike Null*
14. City Council approval of Contractor's Pay Request #1 for Williams Industrial Services, LLC, in the amount of \$669,305.42, 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. *Mike Null*
15. City Council approval of the 2021 Memorial Day - After Action Report. *Kimberly Thomas*

Cheryl Starnes 3714 Glyn Cottage Court GCS - thank you for Memorial Day Fest.
Council Member Butler thanks staff for a great event.
Mayor Gaw thanks staff.

Motion to approve Consent Agenda Item 15.

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

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

16. City Council approval to Cancel Change Order #4 (water main and sewer force main extension down County Road 315 to US 17 in the amount of \$49,100.00) and increase Change Order #3 in the amount of \$51,000.00 for a total amount of \$170,950.00 for water main and sewer force main extension down Wilkes Point Road, to General Underground, under Bid Award LC 2020-06, Reynolds Water System Improvements for a total amount of \$1,631,644.00. *Mike Null*
17. City Council approval of Resolution No. R-09-2021, a Resolution canceling the regularly scheduled meetings of the Green Cove Springs City Council for November 16, 2021 and December 21, 2021. *Erin West*
18. City Council approval of Minutes from 4/20/2021 Regular Session. *Erin West*

COUNCIL BUSINESS

19. City Council approval of Resolution No. R-08-2021, a Resolution authorizing the issuance of its Electric Utility Revenue Refunding Note, Series 2021 in the principal amount of \$9,800,000 for the purpose of refunding the Electric Utility Revenue Note, Series 2018. ***Marlena Guthrie***

Finance Director, Marlena Guthrie speaks and explains the.
Council discussion follows.

Motion to approve Resolution No. R-08-2021, a Resolution authorizing the issuance of its Electric Utility Revenue Refunding Note, Series 2021 in the principal amount of \$9,800,000 for the purpose of refunding the Electric Utility Note, Series 2018, and to pay associated transactional costs.

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

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

20. City Council final approval of the Comprehensive Online Mapping System ***Heather Glisson***

Planning Technician Heather Glisson speaks and explains the Comprehensive Online Mapping System. Heather advises the GeoHub is ready to deploy and introduces Rives Dueterman with Geographic Technologies Group.

Mr. Dueterman with GTG presents the finalized GeoHub.

Council discussion followed.

Motion to approve the Green Cove Springs GeoHub.

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

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

21. First reading and approval as to form only or Ordinance O-14-2021 modifying Chapter 66, Solid Waste, of the City Code of Ordinances. ***Mike Null***

City Attorney Arnold reads Ordinance No. O-14-2021 by title.

Assistant City Manager, Mike Null explains the ordinance and advises the change that Council suggested on June 1, 2021 have been made.

Motion to approve Ordinance No. O-14-2021 as to form only and set July 6, 2021 at 7:00 P.M. as the second and final Public Hearing.

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

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

22. City Manager and City Attorney Reports and/or Correspondence/Executive Summary Reports.2
The City Manager and City Attorney made comments regarding various city activities, events, operations, and projects.

23. City Council Reports and/or 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 9:25 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

B. Van Royal, Mayor

Attest:

Erin West, City Clerk