

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, JUNE 01, 2021 – 7:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag – **Council Member Johnson**

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. Mr. Bob Page speaks concerning the Net Metering for Public Hearing #2.

AWARDS & RECOGNITION

1. Recognition - Van Royal - Mayor May 19, 2020 - May 18, 2021 **Ed Gaw**
Mayor Gaw speaks and presents Council Member Royal with his Mayor plaque.

PUBLIC HEARINGS

2. Second and Final Reading of Ordinance O-12-2021 amending Green Cove Springs Electric Net Metering Service Rate Schedule. **Mike Null**
City Attorney Arnold reads Ordinance No. O-12-2021 by title.
Assistant City Manager, Mike Null speaks and gives a brief history on the Ordinance.
Mayor Gaw opens the public hearing.
Mike Burrell 514 Highland Ave. GCS questions if he will be grandfathered in due to just signing the contract to have solar added.
Grayson Jones 1355 Blackmon Rd. GCS speaks concerning the Net Metering and the 2% bonus being given.
Following no further comment, Mayor Gaw closes the public hearing.
Mayor Gaw speaks concerning Mr. Page and Mr. Greyson's comments.

Motion to adopt Ordinance No. O-12-2021 on second and final reading.

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

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

Voting Abstaining: Mayor Gaw

3. First Reading of Ordinance O-09-2021, a 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 on the Ordinance.

Mayor Gaw opens the public hearing.

Following no comment, Mayor Gaw closes the public hearing.

Council discussion follows.

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

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

4. First Reading of Ordinance O-10-2021, a 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 on the Ordinance.

Mayor Gaw opens the public hearing.

Following no comment, Mayor Gaw closes the public hearing.

Motion to approve first reading of Ordinance No. O-10-2021 for form and legality only, amending the official zoning map from R-2 to Residential Professional Office for property located at 3 West St.

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

5. First Reading of O-11-2021, an Ordinance which Proposes 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 on the Ordinance.

Mayor Gaw opens the public hearing.

Following no comment, Mayor Gaw closes the public hearing.

Council discussion follows.

Motion to approve first reading of Ordinance No. O-11-2021 for form and legality only, amending City Code Chapter 117, Article II, Division 5.

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

Voting Yea: Mayor Gaw, Vice Mayor Johnson, 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.

Motion to approve Consent Agenda Items 6 through 19.

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

6. City Council approval of the CAC Minutes from 5/13/2021 Regular Meeting. *Kimberly Thomas*
7. City Council approval to distribute the 2020 Drinking Water Consumer Confidence Report (CCR) in customer bills. *Scott Schultz*
8. City Council approval of Invoice # 96-74415 in the amount of \$28,382.74 and Invoice # 96-73928 in the amount of \$28,367.29 to Cummins Southeast for a total amount of \$56,750.03 for purchase of generators as part of the Hazard Mitigation Grant Program (HMGP), Federally-Funded Subaward and Grant Agreement # H0297 / Project Number 4337-217-R, for \$537,018.75, for Utility Mitigation and Generator Project to install generators on 17 of the City's lift stations. Note: When you factor in the 75% funding from HMGP, the actual budgetary impact will be \$109,692.90. Staff has requested an advance from HMGP in the amount of \$333,578.20 but due to lead times the generator orders need to be placed prior to receipt. *Scott Schultz*
9. City Council review and approval of Resolution R-01-2021, Adoption of Affirmative Action Plan / Equal Employment Opportunity Policy. *Michael Daniels*
10. City Council review and approval of Resolution R-02-2021, Adoption of Anti-Displacement and Relocation Policy. *Michael Daniels*
11. City Council review and approval of Resolution R-03-2021, Adoption of Separate Procurement Requirements for CDBG Grants. *Michael Daniels*
12. City Council review and approval of Resolution R-04-2021, Citizen Participation Policy. *Michael Daniels*
13. City Council review and approval of Resolution R-05-2021, 2025 Comprehensive Plan to be adopted as Community Development Plan. *Michael Daniels*
14. City Council review and approval of Resolution R-06-2021, Citizen Complaint and Grievance Policy. *Michael Daniels*
15. City Council review and approval of Resolution R-07-2021, Prohibition on Excessive Use of Force Policy. *Michael Daniels*

16. City Council approval of a modification of Professional Services Agreement between Geographic Technologies Group (GTG) and the City of Green Cove Springs to develop a comprehensive online mapping system *Michael Daniels*
17. City Council approval of Minutes from 3/16/2021 Special Session *Erin West*
18. City Council approval of the CAC By-Laws *Steve Kennedy*
19. City Council approval of Sales and Service Order 3792 in the amount of \$31,595.90 to The Scarlett Group for Microsoft Office 365 Email and Software Licensing. *Angel Alicea*

COUNCIL BUSINESS

20. FMPA - June 2021 *Bob Page*

Mr. Page gave an overview of June and discussion followed.

Motion to allow Bob Page to vote no on the debt extension at this time.

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

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

21. City Council approval of lease agreement with AMIkids Clay County, Inc. to lease a portion of the August Savage Arts and Community Center (ASACC) Classroom Building. *Mike Null*
Assistant City Manager, Mike Null speaks and explains the item.
Council discussion follows.

Motion to approve the lease agreement with AMIkids Clay County, Inc. and authorize the Mayor to execute same with adding a HVAC maintenance agreement after the first 7.5 term.

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 Council Approval to Award Bid 2021-05 to KBT Contracting Corp. in the amount of \$460,030.00 for renovation of the ASACC Classroom Building, Rooms # 1, 2, 3, 4, 11 and the gang restrooms. *Mike Null*
Assistant City Manager, Mike Null speaks and explains the item.

Motion to approve award of Bid 2021-05 to KBT Contracting Corp. in the amount of \$460,030.00 for renovation of the ASACC Classroom Building Rooms #1, 2, 3, 4, 11 and the gang restrooms plus additive alternat #1. Authorize the Mayor to execute the City's standard construction contract with KBT.

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

-
23. First reading of Ordinance No. 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 and speaks about the ordinance. Finance Director, Marlena Guthrie speaks about the ordinance and advises there will be a savings of \$920,000.00.

Motion to approve on first reading Ordinance No. 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.

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

24. Award of Loan Provider and Loan Option in an amount of not-to-exceed \$9,800,000 for the refunding of Electric Utility Revenue Note, Series 2018 *Marlena Guthrie* Finance Director, Marlena Guthrie speaks and explains the item. PFM Rep Jeremy Niedfeldt speaks to the Council concerning the loan refinance.

Motion to award a Loan Provider and Loan option in an amount not to exceed \$9,800,000 for the refunding of Electric Utility Revenue Note, Series 2018.

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

25. City Council discussion and direction regarding reduction of automobile insurance requirements for Solid Waste C&D franchise haulers. *Mike Null* Assistant City Manager, Mike Null speaks and explains this item. Council discussion followed.

Motion to approve staff drafting an ordinance with the reduction of the vehicle insurance for C&D Haulers from \$1,000,000.00 to \$300,000.00 in automobile liability coverage and cleaning up the wording of the ordinance.

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

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

26. 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.

27. 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 9:07 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Edward R. Gaw, Mayor

Attest:

Erin West, City Clerk