

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, MAY 18, 2021 – 7:00 PM



MINUTES

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

Roll Call

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

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

Motion to approve the Military Service Day and National Safe Boating Week proclamations.
Motion made by Council Member Butler, Seconded by Council Member Kelley.
Voting Yea: Mayor Royal, Vice Mayor Gaw, Council Member Butler, Council Member Johnson, Council Member Kelley

1. Proclamation - Military Service Day
Council Member Johnson reads the proclamation.
2. Proclamation - National Safe Boating Week - **U.S. Coast Guard Auxiliary**
Vice Mayor Gaw reads the proclamation and present it to the U.S. Coast Guard Auxiliary.
3. Recognize Jen Halter, GCSJR Principal
Mayor Royal speaks and presents Jen Halter with a certificate from the City of Green Cove Springs congratulating her on being the State of Florida Principal of the Year.

PRESENTATIONS

4. City Council election of a Mayor and Vice Mayor to serve from May 18, 2021 through May 16, 2022. **Erin West**

Motion to nominate Ed Gaw as Mayor.

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

Motion to nominate Matt Johnson as Vice Mayor.

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

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

PUBLIC HEARINGS

5. Second and Final Reading of Ordinance No. O-07-2021, Future Land Use Amendment from Commercial High Intensity to Central Business District for property located at 200-206 S. Orange Avenue *Michael Daniels*

City Attorney Arnold reads Ordinance No. O-07-2021 by title.

Development Services Director, Michael Daniels presents and explains the Ordinance.

Mayor Gaw opens the public hearing.

The applicant, Janis Fleet with Fleet and Associates speaks to the Council.

Following no further public comment, the public hearing is closed.

Council discussion follows.

Motion to approve for the second and final reading of Ordinance O-07-2021, to amend the Future Land Use of the property described therein from Commercial High Intensity to Central Business District.

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. Second and Final Reading of Ordinance No. O-08-2021, Rezoning from Gateway Corridor Commercial to Central Business District for property located at 200-206 S. Orange Avenue *Michael Daniels*

City Attorney Arnold reads Ordinance No. O-08-2021 by title.

Development Services Director, Michael Daniels advises the presentation for Item 5 and Item 6 were the same.

Mayor Gaw opens the public hearing.

Following no public comment, the public hearing is closed.

Motion to approve the second and final reading of Ordinance O-08-2021, to amend the Zoning of the property described therein from Gateway Corridor Commercial to Central Business District

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

7. First Reading of Ordinance No. O-02-2021, Review of an Annexation request for the Ayrshire Development for the Gustafson's Cattle, Inc. approximately 560.52 acres on CR 15 A (a portion of parcel #: 016515-000-00) *Michael Daniels*

City Attorney Arnold reads Ordinance No. O-08-2021 by title.

Development Services Director, Michael Daniels advises his presentation is for Items 7, 8, and 9.

Mayor Gaw opens the public hearing.

Ellen Smith with Rogers Tower speaks on behalf of DR Horton, speaks and presents about the annexation for the Ayrshire Development for the Gustafson's Cattle, Inc.

John Gislason a representative with DR Horton speaks concerning the annexation and development.

Grayson Jones 1355 Blackmon Rd, GCS speaks concerning the project and previous developments by DR Horton.

Kim Candelaria 3070 Gosman Rd, GCS questions how this development will change the traffic flow.

Rajesh Chindalur a representative with DR Horton speaks to the Council concerning the traffic issue.

Jim Morrissey 1327 Riveria Dr., GCS questions the 561 acres and what happens to the future acreage. Mr. Morrissey also questions the bridge being finished and the traffic.

Doug Johnson 5345 Deer Island Rd, GCS thought the Gustafson's Farm was 5,000 acres but this is only 561 acres.

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

Council discussion followed.

Motion to approve for form and legality the first reading of Ordinance O-02-2021, to annex the property described therein.

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. First Reading of Ordinance No. O-03-2021, Review of a Future Land Use Map Amendment request from Rural Fringe / Industrial (County) to Residential Low Density (RLD) for the Ayrshire Development for Gustafson's Cattle, Inc. approximately 560.52 acres on CR 15 A (a portion of parcel #: 016515-000-00) *Michael Daniels*

City Attorney Arnold reads Ordinance No. O-03-2021 by title.

Development Services Director, Michael Daniels presents and explains the ordinance.

Mayor Gaw opens the public hearing.

Following no public comment, the public hearing is closed.

Council discussion follows.

Motion to approve for form and legality first reading of Ordinance O-03-2021, and approve transmittal to the Florida Department of Economic Opportunity (DEO) a request to amend the Future Land Use Designation from Rural Fringe (County) and Industrial (County) to Residential Low Density for a portion of parcel 016515-000-00.

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

9. First Reading of Ordinance No. O-04-2021, Review of a Future Land Use Site Specific Text Policy request for the Ayrshire Development for Gustafson's Cattle, Inc. approximately 560.52 acres on CR 15 A (related to Future Land Use Map Amendment, Ordinance O-03-2021) *Michael Daniels*

City Attorney Arnold reads Ordinance No. O-04-2021 by title.
Development Services Director, Michael Daniels speaks and explains the ordinance.
Mayor Gaw opens the public hearing.
Following no public comment, the public hearing is closed.
Council discussion follows.

Motion to approve for form and legality first reading of Ordinance O-04-2021 and approve transmittal to the Florida Department of Economic Opportunity (DEO) a Site-Specific Policy Amendment regarding development restrictions for the proposed Future Land Use Amendment in Ordinance No. O-03-2021.

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

10. First Reading as to Form Only 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 presents on solar net metering.
Mayor Gaw opens the public hearing.
Grayson Jones 1355 Blackmon Rd., GCS, speaks concerning Net Metering and advises he has spoken to several companies and the contract with FMPA is not in Green Cove's favor.
Ellen Castle 10418 New Berlin Rd., Jacksonville, is an employee of A1A Solar Contracting. Ms. Castle explains her concerns with the Net Metering rate schedule.
Kim Candelaria 3070 Gosman Rd., GCS, speaks concerning the Net Metering rate schedule.
Tara Prieto 2064 Belle Grove Trce., Fleming Island, CEO of Alternate Energy Technologies speaks concerning the Net Metering rate schedule.
Following no public comment, the public hearing is closed.
Council discussion follows.

Motion to approve Ordinance O-12-2021 as to form only upon first reading and set June 1, 2021 at 7:00PM as the second and final hearing for adoption.

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
Abstain: Mayor Gaw

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 11 through 18.

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

11. City Council approval for final payment for JJ Mares Basic Recruit Program. **Derek Asdot**
12. City Council approval of, and authorization for the Mayor to execute, Disbursement Request #1, in the amount of \$35,000.00 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**
13. City Council approval of, and authorization for the Mayor to execute, Disbursement Request #13 in the amount of \$116,670.00 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. **Scott Schultz**
14. City Council approval to award rehabilitation of the Scioto Court Gravity Sewer in the amount of \$96,000.00 to Jeff's Excavating and approve service to be excepted from informal and formal bidding processes in the best interest of the City. With the 5% local contractor discount Jeff's is the lowest estimate. **Scott Schultz**
15. City Council approval of Mittauer Invoice # 21207 in the amount of \$25,500.00 for surveying, topographic analysis, permitting, design and construction management for water and sewer force main extension on County Road 209 South for a total Task Order amount of \$49,500.00. **Scott Schultz**
16. City Council approval of Pay Application #1 in the amount of \$94,547.33 to General Underground for water and sewer force main extension on County Road 209 South. **Scott Schultz**
17. City Council approval of Pay Request #7 (Final) in the amount of \$120,706.95 to General Underground for Bid Award LC 2020-06, Reynolds Water System Improvements in the amount of \$685,724.00 (Base Bid), and Alternate #1 (water & sewer extension to MOBRO) in the amount of \$314,275.00 for a total amount of \$1,000,449.00. **Scott Schultz**
18. City Council approval of Pay Application #4 to Terry's Electric for Chapman Substation Construction Improvements in the amount of \$106,594.30, leaving a balance of \$421,864.30 in contract number LC 2020-17 in the total amount of \$879,086. **Andy Yeager**

COUNCIL BUSINESS

19. City Council discussion and possible approval of the recommended projects for the American Rescue Plan Act Funds. **Steve Kennedy**
City Manager, Steve Kennedy advises staff put together a list of projects Council to review and suggest projects to be completed. Council will review and provide feedback on the projects.
20. 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.
21. 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 10:15 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Edward R. Gaw, Mayor

Attest:

Erin West, City Clerk