

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, AUGUST 06, 2024 – 7:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag - **Pastor Looney, Doxa Church**

Roll Call

COUNCIL MEMBERS PRESENT: Mayor Steven Kelley, Vice Mayor Thomas Smith, Council Member Connie Butler, Council Member Ed Gaw, Council Member 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.
No comments

AWARDS & RECOGNITION

1. Presentation of a check from the Northeast Florida League of Cities to the First Presbyterian Church on behalf of Boy Scout Troop 577. **Mayor Kelley**
Mayor Kelley presents to Richard Knoff and Boy Scout Troop 577.
Mr. Knoff speaks about the Boy Scout Troop 577.
2. Presentation of a check from the Northeast Florida League of Cities to the Friends of Augusta Savage Arts & Community Center. **Mayor Kelley**
Council Member Butler speaks to Ms. Heneritta Francis.
Ms. Francis speaks the Friends of Augusta Savage Arts & Community Center.

PRESENTATIONS

3. FMPA - August 2024 **Bob Page**
Mr. Page presents the FMPA report.
Van Royal 3688 La Costa Court speaks to the Council concerning the electric revenues and electric rates. Mr. Royal advises buying at the lower point at a longer range will keep sustained manageable costs.

PUBLIC HEARINGS

4. First reading of Ordinance O-17-2024 requesting a modification to the Rookery Planned Unit Development (PUD) regarding the percentages, types and design criteria of proposed housing units **Michael Daniels**
City Attorney Arnold reads Ordinance No. O-17-2024 by title.
Development Services Director Michael Daniels presents the ordinance.
Mayor Kelley opens the public hearing.

Ellen Avery-Smith with Rogers Tower speaks and advises Mr. Daniel did a great job on the presentation and she is available for any questions.

Felecia Hampshire 508 Franklin St. GCS questions the costs of the homes and advises she supports affordable housing.

Ms. Smith speaks on affordable housing and advises this project is a market rate project not based on income.

Mayor Kelley speaks about affordability and believe coming up with a product that is the right size people are looking for. He believes adding duplexes is a creative way to help with the cost. Joe Sobotta 212 North St. GCS speaks about the cost of everything going up and it has nothing to do with poverty.

Following no further public comments, Mayor Kelley closes the public hearing.

Council discussion following concerning the numbers of units, parking, and the cost of the housing.

Ms. Smith advises there is product mix in the community and the area this is what the market is asking for.

Mayor Kelley reopens the public hearing.

Mr. Royal speaks about the housing market.

Discussion over parking and the amount each unit or house will have.

Ms. Smith advises this is outline in the PUD that has been amended for the addition of duplexes.

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

Discussion over demand, sales, and market rates.

Motion to approve on the first reading of Ordinance O-17-2024 regarding amending and restating the PUD text and concept plan pursuant to revisions to the percentages, types and design criteria of proposed housing units within the Rookery PUD.

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

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

Voting Nay: Council Member Gaw

5. First Reading of Ordinance O-16-2024 - Request for rezoning of 24.22 acres of property located in the 4000 block of South US 17:

From: MUH, Mixed Use Highway To: C-2, General Commercial *Michael Daniels*

City Attorney Arnold reads Ordinance No. O-16-2024 by title.

Development Services Director Michael Daniels presents the ordinance.

Mayor Kelley opens the public hearing.

Ellen Avery-Smith with Rogers Towers advises this property is owned by DR Horton and the request is to rezone it to commercial for use as a grocery-anchored shopping center and other kinds of retail spaces that would be complementary to the rookery development.

Van Royal 3688 La Costa Ct. GCS speaks in favor for this and asks the Council once they see the site plan to make sure wide sidewalks are planned.

Felecia Hampshire 508 Franklin St. GCS asks if a site plan will be available because she would like to see what is going into the shopping area.

Ms. Smith advises this is just a rezoning but a site plan will have to come before Council and it will likely be a grocery/shopping center.

Following no further public comments, Mayor Kelley closes the public hearing.

Council discussion concerning traffic and sidewalks.

Motion to approve on first reading of Ordinance O-16-2024 for form and legality, to amend the Zoning of Parcel ID 016579-000-00 from MUH, Mixed Use Highway to C-2, General Commercial.

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

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

6. First Reading of Ordinance O-19-2024, requesting for closure of transportation connection between Grove Street and St Johns Avenue *Michael Daniels*
 City Attorney Arnold reads Ordinance No. O-19-2024 by title.
 Development Services Director Michael Daniels presents the ordinance.
 Mayor Kelley opens the public hearing.
 Joe Sobotta 212 North St. GCS speaks about the parking situation and who is concerned
 Mr. Daniels advises there have been a significant number of complaints back and forth about all of the requirements that were set forth in the 2016 special exception. Mr. Daniela also advises this has been an ongoing issue between the property owners and the neighbors.
 James Whitehouse on behalf of Springs Chapel advises when the special exception was approved in 2016, the residents did not want them using Grove Street to access the church and school because their fears were that people would use Grove and then go down St. John's. Mr. Whitehouse advises this caused a Code Enforcement issue, so a special exception was approved.
 Van Royal 3688 La Costa Ct. GCS asks is St. Vincent's has been reached out to. They have an approved site plan to access the emergency room on Grove Street.
 Mr. Daniels advises it would be on their property along Grove St.
 Mr. Sobotta questions why people can't come off St. John's onto the property.
 Mr. Whitehouse speaks concerning the property and the decision of the Planning & Zoning Board.
 Following no further public comments, Mayor Kelley closes the public hearing.
 Council discussion followed concerning the traffic, parking and residents thoughts on closing the street.
 Mayor Kelley reopens the public hearing
 Mr. Royal speaks about the wall and making it a dead end.
 Following no further public comments, Mayor Kelley closes the public hearing.
 Council discussion followed concerning the closing of the street and making it a dead end and make it safe for the student drop off and pickup.

Motion to pass Ordinance No. O-19-2024, determining closure of transportation connection between Grove Street and St. Johns Avenue with the additional condition of asking the zoning director to come up with language that specifies explicitly that the city will grant a specific advance notice before changing the condition of the closure of Grove Street.

Motion made by Council Member Gaw, Seconded by Vice Mayor Smith.

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

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 item 7, Mayor Kelley pulled item 11 and a blue card pulled items 15 and 16

Motion to approve Consent Agenda items 7 through 21 minus 7, 11, 15, and 16.

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

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

7. City Council approval of funding in the amount of \$72,225.00 for rehabilitation of Lift Station # 315 and \$88,500.00 for rehabilitation of lift Station # 316 for a grand total of \$160,725.00. **Scott Schultz**

Council Member Butler asks where these lift stations are located.

Assistant Water Utilities Director Scott Schultz advises the lift stations are located in Magnolia Point and they have had little improvements made over the last 4 years but these two need rehabilitation in order to move further along.

Motion to approve Consent Agenda items 7, 11, 15, and 16.

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

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

8. City Council approval to standardize on Oakonite Cable for the Rookery Development, and funding in the amount of \$233,500.00 (includes \$11,400.00 refundable reel deposit) for Rookery Phase I cable and \$668,700.00 (includes \$51,300.00 refundable reel deposit) for Rookery Phase II. The developer is responsible for 66% of the funding. **Scott Schultz**
9. City Council approval of the Lineman Appreciation Day Proclamation. **Erin West**
10. City Council approval to add funding in the amount of \$953,000.00 to the Harbor Road WWTF Construction Loan WW100420, SG100421, to purchase a Centrisys trailer mounted centrifuge. **Scott Schultz**
11. City Council approval of Resolution No. R-11-2024 establishing standard operating procedures to implement the requirements set forth in Senate Bill 328, Live Local Amendment Act relating to Affordable Housing Regulations. **Michael Daniels**
Mayor Kelley advises this item was pulled to get an update on the Live Local Act.
Development Services Director Michael Daniels gives an update on the Live Local Amendment Act and updates on the changes.
Felecia Hampshire 508 Franklin St. GCS asks if this is for the Rookery or commercial.
Mayor Kelley advises this will be a tool used for developments where 40% will need to be affordable housing.

Motion to approve Consent Agenda items 7, 11, 15, and 16.

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

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

12. City Council approval of Resolution No. R-12-2024, a resolution authorizing Amendment No. 8 to the FDOT Traffic Signal Maintenance and Compensation Agreement, Contract No. ARV47, for the period of July 1, 2023, through June 30, 2024 in the amount of \$41,007.00 and authorizing the City Manager to execute said Agreement. **Greg Bauer**
13. City Council approval of change order #1 to Kirby Development, Inc. for construction of the Julia Street Stormwater Improvement Project in the additive amount of \$61,767.30. **Greg Bauer**
14. City Council approval for Atlantic Pipe Services to perform CIPP and pressure grouting the Cove Subdivision in the amount of \$229,957.80. **Greg Bauer**
15. City Council approval of Pay Application #4- Walnut Street Improvements, to provide roadway, utility, pedestrian and streetscape improvements on Walnut St from Palmetto Ave to the River in the amount of \$532,539.38 to CGC, Inc. **Greg Bauer**
Van Royal 3688 La Costa Ct. GCS questions the balance left after the payment is made. Assistant Public Works Director Greg Bauer advises the remaining balance will be \$735,000

Motion to approve Consent Agenda items 7, 11, 15, and 16.

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

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

16. City Council Approve Pay Application #4 for the West Street CDBG Stormwater Improvements and Highland Sidewalk Improvements to Besch and Smith in the amount of \$796,826.43. **Greg Bauer**
Van Royal 3688 La Costa Ct. GCS advises the backup states a fiscal impact of one million dollars of unexpected funds from FY2023 CIP budget. Where is the one million dollars? Assistant City Manager Mike Null advises it is a carryover from the initial staff where we approved the project. So that was a breakdown of where all the funding came from in the initial beginning of the project.

Motion to approve Consent Agenda items 7, 11, 15, and 16.

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

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

17. City Council Approve Change Order #2 for the West Street CDBG Stormwater Improvements and Highland Sidewalk Improvements to Besch and Smith in the amount of \$4,226.82. **Greg Bauer**
18. City Council approval of Minutes. **Erin West**
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19. City Council approval of the Sawcross (Tender Contractor) Pay Request #3, in the amount of \$367,650.00, for construction of the Harbor Road Advanced Wastewater Treatment Facility (HRAWWTF), 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. *Scott Schultz*
20. City Council approval of the Patriot Day Proclamation. *Erin West*
21. City Council approval of Change Order #2 to contract with CGC, Inc for Walnut Street Improvements in the additive amount of \$14,873.00, bringing the total contract amount to \$3,219,852.00. *Mike Null*

COUNCIL BUSINESS

22. Award of Bid 2024-04 for the River House Renovation *Michael Daniels*
Development Services Director Michael Daniels speaks to the Council about the bid and awarding the bid to Bourre Construction group.
Michael Bourre with Michael Bourre Construction Group introduces himself to the Council and speaks about the project.
Council discussion followed concerning the project and the best path for the project to take.
Joe Sobotta 212 North St. GCS speaks about the project and restoring the building. Mr. Sobotta would like to see it restored and used as a welcome center or a rental place for birthday parties. He sees it being like the Clark House in Orange Park.

Motion to approve the award of Bid 2024-4 to the Bourre Construction Group
Motion made by Vice Mayor Smith, Seconded by Council Member Butler.
Voting Yea: Mayor Kelley, Vice Mayor Smith, Council Member Butler, Council Member Gaw, Council Member Johnson
23. City Council approval of appointments to the 2024 Charter Review Committee. *Erin West*
City Attorney Arnold speaks to the Council about the upcoming charter review and speaks about Municode doing a legal review on the charter.
City Clerk Erin West speaks about the committee meetings.
Council Member Gaw questions about Council Members being on the committee.
Mr. Arnold advises the Council as a whole can review the charter because the charter states a review shall be completed by registered electors of the city.
Council Member Butler = Henrietta Francis
Vice Mayor Smith = Chris Nelson, Josh Danley
Council Member Johnson = Randy Dew, Pam Lewis
Mayor Kelley = Luke Byrne, Bob Page

Motion to approve the appointments for the 2024 Charter Review Committee
Motion made by Vice Mayor Smith, Seconded by Council Member Butler.
Voting Yea: Mayor Kelley, Vice Mayor Smith, Council Member Butler, Council Member Gaw, Council Member Johnson

24. City Council Meeting Time Update. *Heather Fincher*

Public Information Officer Heather Fincher advises the Council she submitted polls Facebook, Nextdoor, and Instagram and the time that was picked most was 6:00 p.m.

Council discussion followed about different start times and if another poll should be created for 4:00, 5:00, and 6:00.

City Attorney Arnold advised once a time was set a resolution would need to be passed and before setting a date for the meetings to start upcoming public hearings that already had ads run need to be looked at because the ad will state a start time of the meeting.

Joe Sobotta 212 North St. GCS speaks and states the meetings are for the public not the employees.

Mayor Kelley states he would agree to a 6:00 p.m. start since that is what the public voted for.

Motion to begin City Council meetings at 6:00 p.m. beginning in October 2024.

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

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

25. City Manager & City Attorney Reports / Correspondence

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

City Manager Steve Kennedy speaks about Emergency Resolution No. R-13-2024 and asks the Council for approval.

Emergency Motion to approve Emergency Resolution No. R-13-2024, declaring a local state of emergency due to Tropical Storm Debby.

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

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

26. 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 11:00 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Steven R. Kelley, Mayor

Attest:

Erin West, City Clerk

