

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, MAY 03, 2022 – 7:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag - **Chaplain Joseph Williams, CCSO**

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. Proclamation - National Police Week
Council Member Royal reads the proclamation and presents it to Chief Guzman.

PRESENTATIONS

2. Presentation by the North Florida TPO for the draft of the 2022/2023 to 2026/2027 Transportation Improvement Program (TIP) *Elizabeth De Jesus, Transportation Programs Manager*
Ms. De Jesus gave a presentation and overview of the 5 Year Plan and Highlighted Projects.
Council discussion followed.
3. Presentation by James Moore and Company of the Audited Financial Statements for the period ending September 30, 2021. *Marlena Guthrie*
Finance Director, Marlena Guthrie introduces James Halleran and Webb Shepherd with James Moore and Company. Mr. Shepherd presents the Audited Financial Statements for the period ending September 30, 2021.
4. Recommendations for the Rivers House. *CAC Rivers House Sub-Committee*
CAC Rivers House Sub-Committee Chairman, Al Herndon explains the recommendations provided to the Council by the CAC for the Rivers House property.
Council Member Royal would like to see the property restored.
Mr. Herndon advises there are quite a few historic items in the house including doorknobs, the kitchen sink, and possibly some Savannah bricks.
Mayor Gaw questions restoring the house back to the original era.
Council discussion follows.

City Manager, Steve Kennedy advises this recommendation is part of the vision of the committee and thanks the committee for their efforts. Mr. Kennedy advises the first part would be making sure the building is structural safe and then second would be considering the use of the building. Joe Sobotta 212 North St. GCS advises he has a thumb drive with information on 300 or 400 old houses in GCS.

Pam Lewis 426 Mrytle Ave. GCS thanks the Council for listening to the recommendations.

PUBLIC HEARINGS

5. Second and Final Reading of Ordinance O-06-2022, a Future Land Use Amendment from Residential Low Density to Public of 21.89 acres for a portion of parcel #: 016515-008-00. ***Michael Daniels***

City Attorney Arnold reads Ordinance No. O-06-2022 by title.

Development Services Director, Michael Daniels presents and explains the presentation is for items 5 through 9.

Ellen Avery-Smith with Rogers Towers presents for items 5 through 9.

Raj Chindalur with Chindalur Traffic Solutions, Inc. presents the traffic report.

Mayor Gaw opens the public hearing.

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

Council Member Royal asked Mr. Daniels if any other large property owners have come forward concerning the coming developments and traffic.

Mr. Daniels advises a public meeting will be held on US 17 Corridor.

Motion to approve on second and final reading of Ordinance No. O-06-2022 to amend the Future Land Use of the property described therein from Residential Low Density to Public.

Motion made by Council Member Royal, 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 O-07-2022, a Rezoning from Planned Unit Development to Recreation of 21.89 acres for a portion of parcel #: 016515-008-00. ***Michael Daniels***

City Attorney Arnold reads Ordinance No. O-07-2022 by title.

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-07-2022 to amend the Zoning of the property described therein from Planned Unit Development to Recreation.

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. Second and Final Reading of Ordinance O-08 -2022, a Future Land Use Map Amendment from Recreation to Neighborhood for 21.3 acres, a portion of parcel number 016515-002-00. ***Michael Daniels***

City Attorney Arnold reads Ordinance No. O-0r8-2022 by title.

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-08-2022 to amend the Future Land Use of the property described therein from Public to Neighborhood.

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

8. Second and Final Reading of Ordinance O-09-2022, a Rezoning from Recreation to Planned Unit Development for 21.3 acres, a portion of parcel number 016515-002-00. *Michael Daniels* City Attorney Arnold reads Ordinance No. O-09-2022 by title.
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-09-2022 to amend the Zoning of the property described therein from Recreation to Planned Unit Development.

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

9. First Reading of Development Agreement for approximately 559.9 acres for the Rookery Residential Development located on CR 15 A south of Green Cove Avenue, parcel # 016515-008-00. *Michael Daniels*
Mayor Gaw opens the public hearing.
Following no public comment, Mayor Gaw closes the public hearing.
Council Member Royal comments on the Police Department Substation and questions if it would be needed or if we should use the money for something else.
Chief Guzman advises he was not involved in the original talk with the Developer but believes the substation will be needed in the future as the City continues to grow as they will need more room for additional Officers and personnel
Council discussion follows.
Mayor Gaw calls on Raj Chindalur with Chindalur Traffic Solutions, Inc. to discuss traffic issues along US 17.
Council discussion follows concerning the traffic.
John Gislason with DR Horton advises CSX has approved the proposed bridge plan so they will be submitting the signed and sealed plans. They are expecting to within 60 days to have a permit to start construction of the bridge that will direct traffic to 17 and the new interchange.
Council discussion follows concerning traffic.
Brian Snyder, Project Engineer, advises he has reviewed the TIA in full and everything conforms with DOT standards.
Council discuss follows.

Motion to approve for form and legality on first reading of the Rookery Development Agreement concerning 559.9 acres located on CR 15A, south of Green Cove Avenue.

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

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 10 through 19.

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

10. City Council approval of the National Safe Boating Week Proclamation. *Erin West*
11. City Council approval of CAC Minutes for 11/09/21, 12/09/21, 1/13/22 & 3/10/22. *Kimberly Thomas*
12. City Council approval of Pay Application # 1 in the amount of \$11,000.00 to Thomas May Construction Company for installation of the Police Metal Storage Building, leaving a balance of \$68,750.00. *Greg Bauer*
13. City Council approval of the May Mann Jennings Proclamation. *Erin West*
14. City Council approval of Minutes from 3/1/2022 Regular Session. *Erin West*
15. City Council approval of, and authorization for the Mayor to execute, Disbursement Request #12, in the amount of \$1,535,057.39 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. Note: This request returns funds to the Wastewater CIP budget. *Scott Schultz*
16. City Council approval of the FY 2022 Revenues and Expenditures Report and the Quarterly Investment Report for the period ending March 31, 2022. *Marlena Guthrie*
17. City Council approval and execution of Construction and Maintenance Agreement (CMA) with FDOT to construct the entire Palmetto Trail project and maintain the portion outside of FDOT right of way and approval of Resolution R-04-2022. *Mike Null*
18. City Council approval of Amendment #1 to contracts for each of CHW, CPH, Jones Edmunds and WGI for engineering services under Bid LC 2021-02 covering the period from April 21, 2022 through April 20, 2023. *Mike Null*
19. City Council approval of Amendment #1 to contract with Patterson & Dewar for engineering services under Bid LC 2021-04 covering the period from April 21, 2022 through April 20, 2023. *Mike Null*

COUNCIL BUSINESS20. FMPA - May 2022 **Bob Page**

Mr. Page gave an overview of the May 2022 report.

21. City Council approval of a task order to WGI, Inc. in an amount not to exceed \$256,790 to survey most of the downtown area and design roadway, utility, pedestrian and streetscape improvements on Walnut St from Palmetto Ave to the River. **Mike Null**

Assistant City Manager, Mike Null explains the task order to WGI, Inc.

Council Member Royal questions being able to include some type of streetscape plan that will include the buildings/businesses.

Mr. Null advises that is part of this and has been explained to WGI.

Council discussion follows.

Motion to authorize the Mayor to execute a task order to WGI, Inc. in an amount not to exceed \$256,790 to survey most of the downtown area and design roadway, utility, pedestrian and streetscape improvements on Walnut St. from Palmetto Ave to the River.

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

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

22. Lien Reduction Request For 1124 Houston St. **Michael Daniels**

Development Services Director, Michael Daniels speaks to the Council about the lien reduction.

Robert Seidler speaks on the behalf of the citizen requesting the reduction.

Council discussion follows.

Motion to approve staff recommendation of not reducing the lien due to the amount of time the violation remained and the impact it had on the surrounding neighbors. Multiple notices were sent to the owners listed address and code enforcement did not get a response until after the lien hearing.

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

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

23. City Manager & City Attorney Reports / Correspondence

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

24. 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 10:56 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Edward R. Gaw, Mayor

Attest:

Erin West, City Clerk