

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, JULY 16, 2024 – 7:00 PM



MINUTES

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

Roll Call

COUNCIL MEMBERS PRESENT: Mayor Steven Kelley, Vice Mayor Thomas Smith (via Teams), Council Member Connie Butler (via Teams), 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. Police Department Promotion **Chief Guzman**
Sergeant Nick Rulon
Chief Guzman speaks and swears-in Sergeant Rulon.

PRESENTATIONS

2. FMPA - July 2024 **Bob Page**
Mr. Page presents the July report.

PUBLIC HEARINGS

3. Second and Final Reading of Ordinance O-01-2024, regarding the Large-Scale Future Land Use Map Amendment for property located at the Southeast corner of US 17 and SR 16 for approximately 58.12 acres of parcel #016451-000-00 and a portion of parcel #016451-003-00. Future Land Use Amendment: from: Mixed Use to: Industrial **Michael Daniels**
City Attorney Arnold reads Ordinance No. O-01-2024 by title.
Development Services Director, Michael Daniels presents and advises his presentation is on agenda items 3, 4, and 5.
Mayor Kelley opens the public hearing.
Kelly Hartwig 3420 Wall Road Green Cove Springs speaks about the aggregate material yard and advises there will be 300 feet and can go through back when leaving the property. There will be another 400 or 500 feet for the M1 buildings which allows even more space for the aggregate material.
Van Royal 3688 LaCosta Ct. GCS supports this project and speaks about the aggregate material and traffic.
Following no further public comment, Mayor Kelley closes the public hearing.
Council discussion followed concerning traffic and aggregate material.
Mr. Daniels advises a traffic study will be conducted by FDOT.

Mr. Royal speaks about the aggregate material issue.

Mr. Hartwig advises he is asked when the commercial development is going to happen but with the current land use, he cannot sign leases or sell property. If you sell the property, you lose the architectural controls.

Council discussion followed about washed granite.

Mr. Daniels advises it is not in the language and but there is a proposal to put that in the language.

Council discussion followed concerning the amount of commercial traffic that will be in the 16 and 17 area.

Motion to approve for second and final reading of Ordinance O-01-2024 and approve the adoption of the Future Land Use Designation from Mixed Use to Industrial for property located at the Southeast corner of US 17 and SR 16 for approximately 58.12 acres of parcel #016451-000-00 and a portion of parcel #016451-003-00.

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

4. Second and Final Reading of Ordinance O-02-2024, regarding the Large-Scale Future Land Use Text Amendment for property located at the Southeast corner of US 17 and SR 16 for approximately 58.12 acres of parcel #016451-000-00 and a portion of parcel #016451-003-00. Future Land Use Amendment: from: Mixed Use to: Industrial *Michael Daniels*
City Attorney Arnold reads Ordinance No. O-02-2024 by title.
Development Services Director, Michael Daniels advises his presentation was completed during item 3 and staff recommends approval.
Mayor Kelley opens the public hearing.
Following no comments, Mayor Kelley closes the public hearing.

Motion to approve on second and final reading of Ordinance O-02-2024 and approve transmittal to the Florida Department of Commerce a Site-Specific Policy Amendment regarding development restrictions for the proposed Future Land Use Amendment in Ordinance O-01-2024.

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

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

5. Second and final reading of Ordinance O-10-2024 PUD Rezoning request for property located at the Southeast corner of US 17 and SR 16 for approximately 112 acres of parcel #016451-003-00 and 016451-000-00. Zoning Amendment: from: C-2, General Commercial to: PUD, Planned Unit Development. *Michael Daniels*
City Attorney Arnold reads Ordinance No. O-10-2024 by title.
Development Services Director, Michael Daniels advises his presentation was completed during item 3 and staff recommends approval.
Mayor Kelley opens the public hearing.
Joe Sobotta 212 North St. GCS speaks about the property and advises it is good property for industrial. There is a traffic issue but he doesn't know how to fix that.
Following no further comments, Mayor Kelley closes the public hearing.

Council discussion followed about aggregate materials and the concerns about traffic increase that the development will bring.

Motion to approve the Second and Final Reading of Ordinance O-10-2024 for the Rezoning of Parcel IDs 016451-000-00 and 016451-003-00 from C-2, General Business to Planned Unit Development based on the factual support provided in the staff report with the additional condition to provide revisions as shown on the applicant's version of the PUD Written Description with an additional requirement that washed granite is the only product and any other products must come for approval before the City Council.

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

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.

Mayor Kelley pulled item 7, City Clerk, Erin West pulled item 14, and Council Member Gaw pulled items 6, 9, 15.

Motion to approve Consent Agenda items 6 through 15 minus 6, 7, 9, 14, and 15.

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

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

6. City Council approval of the updated ACL 2025 Docking Schedule - Additional dated added to list. *Kimberly Thomas*
Council Member Gaw speaks about the cruise line adding more docking and the opportunity to show case Green Cove Springs.
Executive Assistant to the City Manager, Kim Thomas advises the Clay County Tourism department is talking to the cruise line and working on tours, packets, and activities.
Van Royal 3688 LaCosta Ct. GCS speaks about walking tours and advises the CRA has a budget and they are working on plaques to be placed.

Motion to approve Consent Agenda items 6, 7, 9 and 15.

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

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

7. City Council review of a Site Development Plan for the Clay County Economic Development Building at 633 N Orange Avenue. *Michael Daniels*
Van Royal 3688 LaCosta Ct. GCS speaks about the setbacks of the building and is excited about the new building.

County Manager Howard Wanamaker speaks about the new building and the improvements made to the other county administrative buildings. He appreciates the city staff help with the project.

Motion to approve Consent Agenda items 6, 7, 9 and 15.

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

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

8. City Council approval of an Interlocal Agreement Between Clay County and Green Cove Springs Community Redevelopment Agency. *Michael Daniels*
9. City Council approval of Pay Application #3- Walnut Street Improvements, to provide roadway, utility, pedestrian and streetscape improvements on Walnut St from Palmetto Ave to the River in the amount of \$709,763.39 to CGC, Inc. *Greg Bauer*
Council Member Gaw speaks on this item and item 15 and questions holding payment until further resolution is completed. Mr. Gaw asks Assistant Public Works Director, Greg Bauer to give an update.
Mr. Bauer advises all materials are in and the crew is worked on the irrigation today. Mr. Bauer advises the problem now is with the landscaping company and that issue has been addressed with the contractor.
Council discussion followed concerning the project and completion date. The contract states the complete project will be completed by September 23, 2024.

Motion to approve Consent Agenda items 6, 7, 9 and 15.

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

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

10. City Council approval of Pay Application #3 for the West Street CDBG Stormwater Improvements and Highland Sidewalk Improvements to Besch and Smith in the amount of \$913,522.06. *Greg Bauer*
11. City Council approval of Minutes. *Erin West*
Regular Sessions: 5/21/2024 and 6/18/2024
Special Session: 6/26/2024
12. City Council approval of the Sawcross (Tender Contractor) Pay Request #2, in the amount of \$788,500.00, 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*
13. City Council approval of the School Safety Interlocal Agreement among the School Board of Clay County, Florida; the City of Green Cove Springs, Florida; and the Green Cove Springs Police Department. *Kimberly Thomas*

14. City Council approval of the Final Plat for phase 1 of the Rookery Development for a portion of parcel #: 016515-008-00. **Michael Daniels**
City Clerk Erin West advises this item will be tabled to another meeting date.
15. City Council approval of Change Order #1 to contract with CGC, Inc for Walnut Street Improvements in the additive amount of \$32,232.00, bringing the total contract amount to \$3,204,979.00. **Mike Null**
Discussion for this item was included with Consent Agenda item 9.

Motion to approve Consent Agenda items 6, 7, 9 and 15.

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

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

COUNCIL BUSINESS

16. Consider adoption of Resolution No. R-09-2024, a Resolution estimating the cost of Stormwater Management Services provided by the City, determining certain tax parcels will be benefited thereby and related issues, including setting a Public Hearing for Final Proposed Stormwater Assessments. **L. J. Arnold III**
City Attorney Arnold speaks about Resolution No. R-09-2024 and explains the process that is used for Resolution No. R-09-2024 and R-10-2024.
Assistant City Manager Mike Null advises this is a preliminary rate notice and allows notices to be sent. He advises this increase will be to the base fee only and will increase by \$12 for the year per parcel within the city limits.
Council discussion followed concerning the increase.

Motion to approve Resolution No. R-09-2024, a Resolution estimating the cost of Stormwater Management Services provided by the City, determining certain tax parcels will be benefited thereby and related issues, and setting a Public Hearing for Tuesday, September 3, 2024 at 7:00p.m.

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

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

17. Consider adoption of Resolution No. R-10-2024, a Resolution relating to collection of Solid Waste and Recyclable Material within the Magnolia West Subdivision, including setting a Public Hearing for Final Proposed Solid Waste Service Assessments. **L. J. Arnold III**
City Attorney Arnold speaks about Resolution No. R-10-2024.
Assistant City Manager Mike Null advises this resolution includes an anticipation of a 10% increase. With the increase the city will be on par with the county rates and still under what Orange Park charges.

Motion to approve Resolution No. R-10-2024, a Resolution relating to collection of Solid Waste and Recyclable Material within the Magnolia West Subdivision and related issues, and setting a Public Hearing for Tuesday, September 3, 2024 at 7:00p.m.

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

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

18. City Council discussion of proposed rates for Water, Wastewater, Reclaimed Water, Electric, Solid Waste and Stormwater for Fiscal Year 2025. *Mike Null*
Assistant City Manager Mike Null advises these rate increases are coming from the rate study that was presented to the Council in January and from the suggestion of the auditors. Council discussion followed concerning the increases and fixing any deficit the utilities may be causing.
City Manager Steve Kennedy advises these increases will be a step in the right direction of getting the utilities in order and creating a more structured plan.
City Attorney Arnold advises these increases are not done via special assessment so these rates can be changed during the year if a decrease or another increase is needed.
More Council discussion followed about the increases.
Assistant Water Utilities Director Scott Schultz speaks about the increases.
Finance Director Sue Wang speaks about the increases and the upcoming budget year.

Motion to:

***Approve advertisements in each customer's August 2024 utility bill of proposed rates for Water, Wastewater, Reclaimed Water, Electric, Solid Waste and Stormwater for Fiscal Year 2025.**

***Direct staff to prepare ordinances to effect each proposed utility rate as of October 1, 2024.**

***Set September 3, 2024, at 7:00 PM as the first reading of each proposed utility rate ordinance reviewed in this staff report.**

***Set September 17, 2024, at 7:00 PM as the second and final reading of each proposed utility rate ordinance reviewed in this staff report.**

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

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

19. City Council designation of Voting Delegate for the Annual Florida League of Cities Conference in Hollywood, Florida on August 15-17, 2024. *Erin West*
City Clerk Erin West speaks and advises the Council there are 2 members attending the conference: Mayor Kelley and Council Member Butler.

Motion to appoint Mayor Kelley as the voting delegate and Council Member Butler as the alternate voting delegate.

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

20. City Manager & City Attorney Reports / Correspondence
The City Manager and City Attorney made comments regarding various city activities, events, operations, and projects.
21. 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 10:20 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Steven R. Kelley, Mayor

Attest:

Erin West, City Clerk