

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, MARCH 15, 2022 – 7:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag – **City Manager, Steve Kennedy**

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, Kimberly Thomas, Executive Assistant

Mayor to call on members of the audience wishing to address the Council on matters not on the Agenda.
No comments

PRESENTATIONS

1. Presentation regarding the School District plans for the City property on Roderico Street and the additional request to close Roderico Street between Center Street and Walnut Street ***Lance Addison, Clay County School District***

Mr. Lance Addison with the Clay County School District presents to the Council briefing them on the plans for the property on Roderico Street the district plans to purchase and to foster a working relationship between the City and School District.

Motion to move Council Business Item #15 to 1A for discussion and possible approval.

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

- 1A. City Council discussion and possible approval of closing Roderico Street between Center Street and Walnut Street. ***Steve Kennedy***

Mayor Gaw asks Mr. Addison if the closing of the road is a deal breaker.

Mr. Addison advises yes, the closing of the road is a deal breaker.

Clay County School Board Attorney, Bruce Bickner 900 Walnut St. GCS, speaks concerning the closing of the road.

Mayor Gaw speaks about what closing Roderico Street could mean to the City in the future.

Mr. Addison advises the Clay Board needs to expand so if there street cannot be closed where can they expand.

Mayor Gaw asks what happens when they outgrow what they have now and questions putting everything in one building.

Mike Kemp 925 Center St. GCS, speaks to the Council and advises of the look and vision of the School Board has concerning the property.

Council Member Royal speaks concerning the site plan and closing of the road.

Mr. Kemp speaks concerning funding for projects.

Council discussion follows concerning topics of the road closure, growth, and the new Walnut Street design.

Council Member Butler questions thoughts about shifting the road over instead of closing it.

Mr. Kemp advises that shifting the road has not been discussed.

Council discussion follows.

City Manager, Steve Kennedy advises the original motion was for the sale of the property and included that a discussion of the road closure would be at a later date.

Council discussion follows.

Motion to not move forward with any further discussion of closing Roderico at this time.

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

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 Gaw pulled item 9 and City Manager, Steve Kennedy pulled item 13 to have it moved to Council Business.

Motion to Consent Agenda Items 2 through 13 minus items 9 and 13.

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

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

2. City Council approval of the Water Conservation Month Proclamation. *Erin West*
3. City Council approval of Resolution No. R-02-2022, requesting the reduction of permit fees by St. Johns River Water Management District and the Florida Department of Environmental Protection. *Steve Thomas*
4. City Council Approval to award Thomas May Construction Bid #2022-01 to construct the Police Metal Storage Building, in the amount of \$79,750.00. *Mike Null*
5. City Council approval of Docking Confirmation Summary - 2023 *Kim Thomas*
6. City Council approval of Minutes from Regular Sessions 1/4, 1/18 and 2/1. *Erin West*
7. City Council approval of Emergency Home Energy Assistance Program (EHEAP) Vendor Payment Agreement with Aging True. *Erin West*

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8. City Council approval of Contractor's Pay Request #10 for Williams Industrial Services, LLC, in the amount of \$849,125.22, for 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 addition, upon completion by Mittauer staff, authorization for the mayor to sign the subsequent Disbursement Request which returns funds to the Wastewater CIP Budget. **Scott Schultz**
 9. City Council approval to surplus the Information Technology items listed in the attachment. **Scott Schultz**

Mayor Gaw asks Assistant Water Utilities Director, Scott Schultz if any of the surplus items are able to be used at the Mentor Center. Mr. Schultz advises he can speak to IT Director. Assistant City Manager, Mike Null advises that IT Director, Angel Alicea has completed the rehab on computers that are being used at the Mentoring Center and the items being surplus are items that are beyond repair.

Motion to approve Consent Agenda Item 9.

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

10. City Council approval to surplus Bucket Truck #219, a 1992 Ford F-700 that has reached the end of its service life. **Scott Schultz**
11. City Council approval of Pay Application # 9 in the amount of \$29,421.50 and Pay Application # 10 in the amount of \$4,351.00 to Terry's Electric for Chapman Substation Construction Improvements, leaving a balance of \$47,731.01 in contract number LC 2020-17 in the total revised amount of \$954,620.17. **Andy Yeager**
12. City Council approval of the Houston Place plat, a replat of a portion of Lots 1 and 2, Block 64, North Suburbs of Green Cove Springs, identified as parcel ID 018094-000-00. **Michael Daniels**
13. Update on Walnut St roadway and streetscape construction. **Mike Null**

Assistant City Manager, Mike Null updates the Council on the results of the studies that have been completed, studies we are doing, the funding the Council has set aside and moving forward with construction plans on the Downtown area.

Council discussion follows.

Feleicia Hampshire 508 Franklin St. GCS, questions if the enhancements will be in specific areas.

Mr. Null advises this project is for Walnut Street.

Ms. Hampshire questions if there will be enhancements to MLK in the future.

Mayor Gaw advises this project will be a model of what is possible.

Mr. Null advises staff will bring back a task order to the April 5, 2022 meeting.

COUNCIL BUSINESS

14. Passage of attached Ordinance No. O-10-2022 on first reading as to form only to authorize the Non-Ad Valorem Assessment Program for Code Violation Abatement and Recovery of City Costs. ***L.J. Arnold, III***

City Attorney Arnold reads the Ordinance by title and presents to the Council.

Mayor Gaw questions how long once someone stops paying their taxes until it goes to auction.

Mr. Arnold advises 2 to 3 years.

Council Member Royal questions the enforcement board wording.

Council discussion follows.

Motion to approve Ordinance No. O-10-2022 on first reading as to form only to authorize the Non-Ad Valorem Assessment Program for Code Violation Abatement and Recovery of City Costs.

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

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

Voting Nay: Council Member Royal

15. Moved to item 1A

16. City Manager & City Attorney Reports / Correspondence

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

City Attorney Arnold advises there was an incident at the Soul Food Festival in 2018. In 2019 we received a letter concerning someone getting hurt. Mr. Arnold advises the City has received a lawsuit concerning a citizen getting hurt. Soul Food, Inc. has also received a lawsuit.

Ms. Hampshire speaks as a representative of Soul Food, Inc.

Council discussion follows.

Emergency Motion to have the City Manager and City Attorney engage with an outside attorney and utilize funds to provide assistance if needed not to exceed \$5,000 with the caveat that Soul Food Festival, Inc will use their \$2,000 first.

Amended emergency motion that Soul Food Festival, Inc will engage an outside attorney and after Soul Food Festival, Inc has exhausted their funds, the City will provide assistance if needed to not exceed \$5,000.

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

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

Voting Nay: Council Member Royal

17. 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 9:57 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Edward R. Gaw, Mayor

Attest:

Erin West, City Clerk