

# CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
TUESDAY, SEPTEMBER 17, 2024 – 7:00 PM



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## MINUTES

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Invocation & Pledge of Allegiance to the Flag - **Pastor Robert Cook, Praise in the Park**

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.

1. Pat Sickles Garlinghouse 3520 Gwinn St. GCS speaks to the Council about getting a MOU between the City and Clay County for a historical marker to be placed at the St. Mary's Church.
2. Felicia Hampshire 508 Franklin St. GCS updates the Council on the Soul Food Festival and speaks about the lights at the ball field.
3. Sandy Dunnivant 303 N Magnolia Ave. GCS speaks to the Council about the budget.
4. Mike Kelter 630 Myrtle Ave. GCS speaks to the Council about stormwater usage.
5. Susan Prtichett 215 Magnolia Ave. GCS speaks to the Council concerning the increases on the agenda.
6. Greg Will 218 N Magnolia Ave. GCS speaks to the Council about stormwater usage.
7. Chris Wills 630 N. Magnolia Ave. GCS speaks to the Council about the second component of the stormwater assessment being unfair.

## PUBLIC HEARINGS

1. Second and Final Reading of Resolution No. R-24-2024, a Resolution in compliance with Florida Statute 200.065 establishing a Millage Rate of \$5.3000 Per Thousand of Non-Exempt Real Property within the City of Green Cove Springs, Florida for Fiscal Year 2024/2025. **Sue Wang**

Finance Director Sue Wang presents on the millage rate.

Mayor Kelley opens the public hearing.

Tonny Hayes 1241 Forbes St. GCS speaks to the Council concerning his property and the charge being added to his empty piece of property.

Assistant City Manager Mike Null gives Mr. Hayes his card and asks him to contact him so they can look at the assessment and make the correction.

John Whiteman 723 N. Magnolia Ave. GCS speaks to the Council about the services he receives in living in the city limits and believes 5.3 millage is a bargain for the services received.

The following individuals spoke to the Council about the millage rate and opposed the increase:

Mike Kelter 630 Myrtle Ave. GCS

Greg Will 218 N. Magnolia Ave. GCS

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

Council discussion followed concerning the millage rate.

**Motion to approve Resolution No. R-24-2024, a Resolution establishing the millage rate for Fiscal Year 2024/2025 at \$5.3000 per thousand which is an increase of 19.13% over the rolled-back rate of 4.4490.**

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

2. Second and Final Reading of Resolution No. R-25-2024, a Resolution setting forth the Annual Budget for Fiscal Year beginning October 1, 2024 and ending September 30, 2025. *Sue Wang* Finance Director Sue Wang presents on the annual operating budget.

Mayor Kelley opens the public hearing.

Glee Glisson 1087 Spring St. GCS asks for more information on the port issue.

The following individuals spoke to the Council about the annual budget rate and opposed the annual budget:

Mike Kelter 630 Myrtle Ave. GCS

Greg Will 218 N. Magnolia Ave. GCS

Krissy Weeks 515 Myrtle Ave. GCS

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

Council discussion followed concerning the operating budget.

City Manager Steve Kennedy speaks concerning the budget and personnel positions that were questioned.

**Motion to approve Resolution No. R-25-2024, a Resolution setting forth the Annual Operating Budget for Fiscal Year beginning October 1, 2024 and ending September 30, 2025.**

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

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

3. Second and Final Reading of Resolution No. R-26-2024, a Resolution setting forth the Annual Capital Improvement Plan for Fiscal Years beginning October 1, 2024, to September 30, 2029. *Sue Wang*

Finance Director Sue Wang presents on the annual Capital Improvement Plan.

Mayor Kelley opens the public hearing.

The following individuals spoke to the Council about the proposed Capital Improvement Plan:

Mike Kelter 630 Myrtle Ave. GCS

Greg Will 218 N. Magnolia Ave. GCS

Krissy Weeks 515 Myrtle Ave. GCS

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

**Motion to approve Resolution No. R-26-2024, a Resolution setting forth the Annual Capital Improvement Plan for Fiscal Years beginning October 1, 2024 to September 30, 2029.**

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

4. Second and Final Reading of Ordinance No. O-20-2024, amending City Code Chapter 90, Article III, Electric Utility. **Mike Null**  
City Attorney Arnold reads Ordinance No. O-20-2024 by title.  
Assistant City Manager Mike Null presents the ordinance.  
Mayor Kelley opens the public hearing.  
Stanley Forfa 1827 Shoal Creek Circle GCS speaks to the Council about the bulk power purchasing.  
The following individuals spoke to the Council about the electric rates and opposed the increase:  
Mike Kelter 630 Myrtle Ave. GCS  
Greg Will 218 N. Magnolia Ave. GCS  
Krissy Weeks 515 Myrtle Ave. GCS  
Following no further comments, Mayor Kelley closes the public hearing.  
Council discussion followed concerning the electric rates.

**Motion to approve on second and final reading of Ordinance No. O-20-2024, to amend City Code Chapter 90, Article III, Electric Utility.**

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

5. Second and Final Reading of Ordinance O-21-2024 authorizing water rate changes for Fiscal Year 2025. **Mike Null**  
City Attorney Arnold reads Ordinance No. O-21-2024 by title.  
Assistant City Manager Mike Null presents the ordinance.  
Mayor Kelley opens the public hearing.  
Joe Sobotta 212 North St. GCS speaks about the growth.  
The following individuals spoke to the Council about the water rates and opposed the increase:  
Mike Kelter 630 Myrtle Ave. GCS  
Greg Will 218 N. Magnolia Ave. GCS  
Following no further comments, Mayor Kelley closes the public hearing.  
Mr. Null updates the Council on the city serving the Rookery.  
Council discussion followed concerning the water rates.

**Motion to approve Ordinance O-21-2024 on Second and final Reading authorizing water rate changes for Fiscal Year 2025.**

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. Second and Final Reading of Ordinance O-22-2024 authorizing wastewater rate changes for Fiscal Year 2025. **Mike Null**  
City Attorney Arnold reads Ordinance No. O-22-2024 by title.  
Assistant City Manager Mike Null presents the ordinance.  
Mayor Kelley opens the public hearing.  
The following individuals spoke to the Council about the wastewater rates and opposed the increase:  
Mike Kelter 630 Myrtle Ave. GCS  
Greg Will 218 N. Magnolia Ave. GCS

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

**Motion to approve Ordinance O-22-2024 on Second and Final Reading authorizing wastewater rate changes for Fiscal Year 2025.**

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

7. Second and Final Reading of Ordinance No. O-23-2024 which increases the base charge City stormwater utility for fiscal year 2025. *Mike Null*

City Attorney Arnold reads Ordinance No. O-23-2024 by title.

Assistant City Manager Mike Null presents the ordinance.

Mayor Kelley opens the public hearing.

Mike Kelter 630 Myrtle Ave. GCS speaks about he street sweeper.

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

**Motion to approve Ordinance No. O-23-2024 on second and final reading.**

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

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

8. Second and Final Reading of Ordinance O-24-2024 authorizing reclaimed water (irrigation) rate changes for Fiscal Year 2025. *Mike Null*

City Attorney Arnold reads Ordinance No. O-24-2024 by title.

Assistant City Manager Mike Null presents the ordinance.

Mayor Kelley opens the public hearing.

The following individuals spoke to the Council about reclaimed water:

Mike Kelter 630 Myrtle Ave. GCS

Susan Pritchett 215 Magnolia Ave. GCS

Assistant Water Utilities Director Scott Schultz speaks about reclaimed water and explains the reason why the city is doing reclaimed water.

Greg Will 218 N. Magnolia Ave. GCS

Joe Sobotta 212 North St. GCS

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

Mayor Kelley speaks about reclaimed water.

**Motion to approve Ordinance O-24-2024 on second and Final Reading authorizing reclaimed water rate changes for Fiscal Year 2025.**

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

9. Second and Final Reading Ordinance O-25-2024 which amends the residential solid waste monthly rates for City provided services from \$19.95 to \$21.95 monthly and for governmental, industrial commercial and the like noncontainerized services from \$27.04 to \$29.75 effective October 1, 2024. *Mike Null*

City Attorney Arnold reads Ordinance No. O-25-2024 by title.

Assistant City Manager Mike Null presents the ordinance.

Mayor Kelley opens the public hearing.

Mike Kelter 630 Myrtle Ave. GCS speaks about solid waste.

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

**Motion to approve second and final reading of Ordinance No. O-25-2024, which amends the residential solid waste monthly rates for City provided services from \$19.95 to \$21.95 monthly and for governmental, industrial commercial and the like noncontainerized services from \$27.04 to \$29.75 effective October 1, 2024.**

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

### 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 20.

**Motion to approve Consent Agenda items 10 through 19.**

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

10. City Council approval of Minutes. *Erin West*  
Special Session: 7/23/2024
11. City Council approval of the Soul Food Festival Proclamation *Erin West*
12. City Council approval of the Breast Cancer Month Proclamation. *Erin West*
13. City Council approval of the Florida City Government Week Proclamation. *Erin West*
14. City Council approval of Resolution No. R-27-2024 adopting the 2024/25 CRA Budget *Michael Daniels*
15. City Council approval of Disbursement Request #1 in the amount of \$66,500.00 for Mittauer & Associates for permitting and design services for the Magnolia Point Reclaimed Water System & Reynolds Water System Improvements. *Scott Schultz*
16. City Council approval of Change Order #1 to Sawcross in the additive amount of \$34,360.00 for modified concrete coating on the influent structure at the Harbor Road WWTF. *Scott Schultz*
17. City Council approval of the Annual Soul Food Festival *Michael Daniels*

- 18. City Council review and approval of Trunk or Treat Major Special Event and temporary street closure of Melrose Avenue sponsored by the Green Cove Springs Police Department. **Michael Daniels**
- 19. City Council approval of the Law Enforcement Mutual Aid Agreement with the Orange Park Police Department **Steve Kennedy**
- 20. City Council approval to purchase OpenGov Procurement software to manage the City’s formal purchasing program and contract management in the amount of \$19,000 for Professional Deployment Services and \$13,828.58 for the first-year software subscription. **Mike Null**  
City Attorney Arnold advises the agreement needs to mention Florida Statutes 768.28 and it just needs to be included in the motion.

**Motion to approve Consent Agenda item 20 with the City Attorney making the necessary changes.**

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

**COUNCIL BUSINESS**

- 21. City Manager & City Attorney Reports / Correspondence  
The City Manager and City Attorney made comments regarding various city activities, events, operations, and projects.
- 22. 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 10:44 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Steven R. Kelley, Mayor

Attest:

Erin West, City Clerk