

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, DECEMBER 19, 2023 – 7:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag - **Reverend McCallister, First African Missionary Baptist Church**

Roll Call

COUNCIL MEMBERS PRESENT: Mayor Connie Butler, Vice Mayor Steven Kelley, Council Member Ed Gaw, Council Member Matt Johnson, Council Member Thomas Smith

STAFF MEMBERS PRESENT: L.J. Arnold, III, City Attorney, Steve Kennedy, 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. City Council Recognition of Volunteers for the Parade of Trees and Christmas on Walnut Street Festival and Parade events. **Kim Thomas**
Executive Assistant Kimberly Thomas recognizes the Volunteers for the Parade of Trees and Christmas on Walnut Street Festival.
2. Key to the City - Dane Dunning
Mayor Butler speaks and presents Texan Rangers World Series Champion, Dane Dunning with a Key to the City.
Dane Dunning speaks and expresses his gratitude.

PUBLIC HEARINGS

3. Passage of City Ordinance No. O-38-2023 on second and final reading authorizing the leasing of the City owned old firehouse building located at 25 Roderigo Avenue, Green Cove Springs, Florida (Firehouse). **L. J. Arnold III**
City Attorney Arnold reads Ordinance No. O-38-2023 by title and presents.
Mayor Butler opens the public hearing.
Paul Nesbitt 3379 Olympic Dr. GCS speaks as part of the JP Hall Charity. Mr. Nesbitt advises they use the firehouse to store and refurbish bikes to give to kids at the JP Hall Christmas Party and others that need it.
Jim Reap coaches wrestling at Clay High. He advises the GCS Wrestling Club is interested in leasing the firehouse. The club is willing to invest in the building while using it and making it a resource for the youth.
Travis Hartzog 3739 CR 315 GCS speaks for the Wrestling Club.
Colby Hancock GCS advises he wrestled at Clay High and speaks for the Wrestling Club.

Darrol Watson 733 Calico Jack Way GCS speaks for Coach Reap and the Wrestling Club. Mr. Watson thinks both groups are good for the community.
Following no further comments, Mayor Butler closes the public hearing.
Council discussion followed with members speaking highly of both groups interested in leasing the firehouse.

Motion to Approve Ordinance No. O-38-2023 on second and final reading.

Motion made by Council Member Smith, Seconded by Council Member Johnson.
Voting Yea: Mayor Butler, Vice Mayor Kelley, Council Member Gaw, Council Member Johnson, Council Member Smith

4. Consideration of passage of Resolution No. R-25-2023 electing to use the uniform method of collecting Non-Ad Valorem Special Assessments levied within the incorporated area of the City known as Reynolds Park / Clay County Port ("Property"). *L.J. Arnold III*
City Attorney Arnold reads Resolution No. R-25-2023 by title and the first Whereas section and presents on the resolution.
Mayor Butler opens the public hearing.
Rob Bradley speaks representing property in the resolution. He advises he just learned of this plan this morning and is hoping to have better dialogues with the city in 2024.
Following no further comments, Mayor Butler closes the public hearing.
Council discussion followed concerning special assessment needs.
City Manager Steve Kennedy advises this is to establish a method so that the process is in place when it is needed.

Motion to Approve Resolution R-25-2023 and take necessary legal steps as shown in the Correspondence.

Motion made by Council Member Smith, Seconded by Council Member Gaw.
Voting Yea: Mayor Butler, Vice Mayor Kelley, Council Member Gaw, Council Member Johnson, Council Member Smith

5. Second and Final Reading of Ordinance O-35-2023 and Re-Adoption Hearing amending the Comprehensive Plan to incorporate Multimodal and Mobility Fee Policies. *Michael Daniels*
City Attorney Arnold reads Ordinance No. O-35-2023 by title.
Development Services Director Michael Daniels presents.
Mayor Butler opens the public hearing.
Following no public comment, Mayor Butler closes the public hearing.

Motion to approve on the second and final reading of Ordinance O-35-2023 to adopt the proposed Comprehensive Plan Amendments to the Future Land Use, Transportation and Capital Improvement Elements to the Florida Department of Economic Opportunity for form and legality.

Motion made by Council Member Smith, Seconded by Council Member Johnson.
Voting Yea: Mayor Butler, Vice Mayor Kelley, Council Member Gaw, Council Member Johnson, Council Member Smith

6. Second and Final Reading of Ordinance O-36-2023, Adding Street Walls as an alternative design standard in the Gateway Corridor District. *Michael Daniels*
City Attorney Arnold reads Ordinance No. O-36-2023 by title.

Development Services Director Michael Daniels presents.

Mayor Butler opens the public hearing.

Following no comment, Mayor Butler closed the public hearing.

Council discussion followed concerning any applicants, uses in the areas being what is intended, making sure the code supports street walls and special exceptions.

Motion to decline the second and final reading Ordinance No. O-36-2023 which would add the street walls as an alternative design standard in the Gateway Corridor with the intention of bringing in the standard exception.

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

Council discussion followed, concerning creating a case-by-case basis if a special exception is used.

Council Member Gaw questions bringing in outside expertise to answer questions and tabling the item until a further date.

Mr. Arnold advises that would be a good idea because if the ordinance fails on second reading staff will have to start back at the beginning of the process.

Council Member Smith withdraws his motion with the intent to amend based on tabling.

Council Member Gaw agrees to withdrawal his second of the motion.

Council discussion follows concerning outside expertise and the next steps.

Motion to defeat Ordinance No. O-36-2023.

Motion made by Council Member Gaw.

Discussion followed on the next steps.

Due to the lack of second the motion dies.

Motion to defeat Ordinance No. O-36-2023.

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

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

Council Member Gaw asks Mr. Daniels to continue the same thing but employing the special exception process in the determination of the street walls.

7. City Council approval on Second and Final Reading Ordinance O-37-2023 authorizing a loan in the amount of \$2,171,400.00 from the Florida Department of Environmental Protection (FDEP), State Revolving Fund (SRF), for the design of the Magnolia Point Reclaimed Water System, and improvements to the Reynolds Water Treatment Facility. *Scott Schultz*

City Attorney Arnold reads Ordinance No. O-37-2023 by title.

Assistant Water Utilities Director Scott Schultz presents and advises this is step one in complying SB64.

Mayor Butler opens the public hearing.

Following no comment, Mayor Butler closed the public hearing.

Council discussion followed.

Motion to approve on Second and Final Reading Ordinance O-37-2023 authorizing a loan in the amount of \$2,171,400.00 from the Florida Department of Environmental Protection (FDEP), State Revolving Fund (SRF), for the design of the Magnolia Point Reclaimed Water System and improvements to the Reynolds Water Treatment Facility.

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

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

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 Gaw pulled item 13.

Motion to approve Consent Agenda items 8 through 12 pulling item 13.

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

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

8. City Council approval of the ACL 2025 Docking Schedule. *Kim Thomas*
9. Consideration and passage of Resolution No. R-26-2023, authorizing the City to borrow an amount not to exceed \$8,560,000.00 to finance the acquisition and construction of certain improvements to the City's Stormwater utility, and approving the lender and the various terms and conditions of the loan. *L.J. Arnold III*
10. City Council Authorization to award Equix Energy Services the bid No. 2023-15 Annual Directional Boring Contract for a period of one year from the date of the award. City Counsel approval to issue a purchase order to Equix Energy Services for contractual underground bores as needed for FY2024. *Andy Yeager*
11. City Council approval of Minutes. *Erin West*
Regular Sessions: 10/17/2023 and 11/7/2023
Special Session: 11/7/2023
12. City Council approval of the Martin Luther King, Jr Day Proclamation. *Erin West*
13. City Council approval of the Site Development Plan for a 57,000 square foot Warehouse located in the 1300 Block of Energy Cove Court for approximately 3.6 acres of parcel #016562-000-00. *Michael Daniels*
Council Member Gaw asks the developer of this site to provide an update.
Joe Wiggins advises they are working with staff on their vision of a 48,000 square foot warehouse and a 9,000 square foot warehouse to help with the limited warehouse availability.

Motion to approve Consent Agenda item 13.

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

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

COUNCIL BUSINESS

14. Downtown Wayfinding Location Installation. *Michael Daniels*
Development Services Director Michael Daniels presents on Wayfinding.

Council discussion followed concerning the design and location of the signs.

Motion to approve the proposed wayfinding installation locations.

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

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

15. City Manager & City Attorney Reports / Correspondence

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

Assistant Water Utilities Director Scott Schultz updates the Council on the Wastewater treatment facility.

16. 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 10:21 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Constance W. Butler, Mayor

Attest:

Erin West, City Clerk