

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, DECEMBER 05, 2023 – 7:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag – **Bob Page**

Roll Call

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

COUNCIL MEMBERS ABSENT: Council Member Ed Gaw

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. New Police Department Employees *Chief Guzman*
Administrative Assistant - Megan Young
Dispatcher - Courtney Harris
Chief Guzman introduces and reads the Oath to swear-in Administrative Assistant Megan Young and Dispatcher Courtney Harris.
2. Police Department Swearing-In *Chief Guzman*
Chaplain Marshall MacClellan
Officer Stephen Donohue
Officer Jeffery Kummoung
Chief Guzman introduces and reads the Oath to swear-in Chaplain Marshall MacClellan and Officer Stephen Donohue.
3. Police Department Promotion *Chief Guzman*
Sergeant Brett Morando
Chief Guzman reads the Oath to swear-in Sergeant Brett Morando.

PRESENTATIONS

4. Presentation and recommendation for stormwater project loan and capital equipment financing RFP process. *Mike Null*
Assistant City Manager Mike Null speaks to the Council and introduces Jeremy Niedfeldt with PFM Financial Advisors.
Mr. Niedfeldt presents to the Council the finance plan for the Stormwater project.

Motion to accept the presentation and direct staff to pursue the recommended financing options of the lease for the truck with the 20 year maturity option with the 4 year put with Truist for the stormwater funds.

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

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

5. FMPA - December 2023 *Bob Page*

Mr. Bob Page presents the December FMPA report.

PUBLIC HEARINGS

6. City Council approval on Second and Final Reading of Ordinance O-32-2023 authorizing water rate changes for Fiscal Year 2024. *Scott Schultz*

City Attorney Arnold reads Ordinance No. O-32-2023 by title.

Assistant City Manager Mike Null presents and advises this will be a 3% increase.

Mayor Butler opens the public hearing.

Following no comments, Mayor Butler closes the public hearing.

Motion to approve Second and Final Reading of Ordinance O-32-2023 authorizing water rate changes for Fiscal Year 2024.

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

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

7. City Council approval on Second and Final Reading of Ordinance O-33-2023 authorizing wastewater rate changes for Fiscal Year 2024. *Scott Schultz*

City Attorney Arnold reads Ordinance No. O-33-2023 by title.

Assistant City Manager Mike Null presents and advises this will be a 3% increase.

Mayor Butler opens the public hearing.

Following no comments, Mayor Butler closes the public hearing.

Motion to approve Second and Final Reading of Ordinance O-33-2023 authorizing water rate changes for Fiscal Year 2024

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

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

8. City Council approval on First 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 Manager Scott Schultz presents on the ordinance.

Mayor Butler opens the public hearing.

Following no comments, Mayor Butler closes the public hearing.

Motion to approve on First 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 Council Member Johnson, Seconded by Council Member Smith.

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

9. First 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 on the ordinance.
Mayor Butler opens the public hearing.
Following no comments, Mayor Butler closes the public hearing.

Motion to approve on the first 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 Johnson, Council Member Smith

10. First 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 on the ordinance.
Mayor Butler opens the public hearing.
Donna Snelling 504 North St. GCS questions where the money will come from for the street walls.
Mr. Daniels advises the developers will be the ones paying for the street walls.
Following no further comments, Mayor Butler closes the public hearing.
Council discussion followed concerning street walls.

Motion to approve on the first reading of Ordinance No. O-36-2023 amending City Code Chapter 117, Sec. 117-656 for form and legality.

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

Voting Yea: Mayor Butler, Vice Mayor Kelley, 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.

Motion to approve Consent Agenda items 11 through 17.

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

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

11. City Council approval to purchase electric inventory items from Anixter in the amount of \$83,515.00. *Scott Schultz*
12. City Council ratification of Amendment #6 to the St. Johns River Water Management District (SJRWMD) Cost Share Program, Agreement #36028, for the Harbor Road Wastewater Treatment Facility (HRWWTF) Phase II Construction, extending the construction completion date to December 31, 2024. *Scott Schultz*
13. City Council approval of 60-month lease renewal for 8 Canon multi-function copiers under the NASPO State of Florida Contract # 44000000-NASPO-19-ACS. *Angel Alicea*
14. City Council approval of Minutes. *Erin West*
Regular Sessions: 9/5/2023 and 10/3/2023
Special Session: 8/15/2023
15. City Council approval of Resolution No. R-24-2023, approving the keeping and maintaining of the City's record (master) copy documents on electronic media. *Erin West*
16. City Council approval of Resolution No: R-23-2023 Authorizing a negotiated loan for not to exceed \$600,000.00 for the purpose of financing a vehicle and equipment for the City's Stormwater System. *L.J. Arnold III*
17. City Council approval of a Key to the City for Dane Dunning. *Erin West*

COUNCIL BUSINESS

18. Approve on first reading as to form only City Ordinance No. O-38-2023 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.
Mr. Arnold advises the Council they are not approving anyone to lease the building tonight the ordinance is allowing the city to lease the building, if it comes up.
Council discussion followed concerning the leasing of the firehouse.
Assistant City Manager Mike Null speaks and advises an interested party is looking to make some sort of investment into the building.
Felicia Hampshire 508 Franklin St. GCS questions who is interested in leasing the building.
Mr. Null advises it is Green Cove Wrestling Club.
Ms. Hampshire asks about the AMI Kids renewing a contract with the city.
Mr. Null advises the lease is a 10-year lease and we are using that contract as a template.
Ms. Hampshire questions when the pickleball courts will be complete.
City Manager Steve Kennedy advises the courts have been approved and the bids came back above budget. The County is looking into projects and funds available.
Joe Sobotta 212 North St. GCs speaks about the firehouse on the hill.
Council discussion followed.

Motion to approve Ordinance No. O-38-2023 as to form only on first reading.

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

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

19. City Manager & City Attorney Reports / Correspondence

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

20. 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 9:05 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Constance W. Butler, Mayor

Attest:

Erin West, City Clerk