

# CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
TUESDAY, MAY 04, 2021 – 7:00 PM



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## MINUTES

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Invocation & Pledge of Allegiance to the Flag - **David Poupard - Hibernia Baptist**

Roll Call

**COUNCIL MEMBERS PRESENT:** Mayor Van Royal, Vice Mayor Ed Gaw, Council Member Connie Butler, Council Member Matt Johnson, Council Member Steven Kelley

**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

**Motion to approve the National Public Service Recognition Week and National Police Week proclamations.**

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

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

1. Proclamation - National Public Service Recognition Week  
Mayor Royal reads the proclamation and recognizes all City Staff.
2. Proclamation - National Police Week  
Mayor Royal reads the proclamation and recognizes the Green Cove Springs Police Department.

### PRESENTATIONS

3. Presentation by the North Florida TPO for the draft of the 2021/2022 to 2025/2026 Transportation Improvement Program (TIP) **Wanda Forest, Transportation Planning Manager**  
Ms. Forest gave a presentation and overview of the 5 Year Plan and Highlight Projects. Council discussion followed.

### PUBLIC HEARINGS

4. Future Land Use Amendment from Commercial High Intensity to Central Business District for property located at 200-206 Orange Avenue **Michael Daniels**

City Attorney Arnold reads Ordinance No. O-07-2021 by title.  
Development Services Director, Michael Daniels presents and explains the Ordinance.  
Mayor Royal opens the public hearing.  
Following no public comment, the public hearing is closed.  
Council discussion follows.

**Motion to approve for form and legality the first reading of Ordinance O-07-2021, to amend the Future Land Use of the property described therein from Commercial High Intensity to Central Business District.**

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

5. Rezoning from Gateway Corridor Commercial to Central Business District for property located at 200-206 Orange Avenue *Michael Daniels*

City Attorney Arnold reads Ordinance No. O-08-2021 by title.  
Development Services Director, Michael Daniels advises the presentation for Item 4 and Item 5 were the same.  
Mayor Royal opens the public hearing.  
James Morrissey 1327 Riviera Dr, GCS speaks to the Council concerning the shared property rights.  
City Attorney Arnold advises there would be a shared parking agreement between the property owners.  
Following no further public comment, the public hearing is closed.  
Council discussion follows.

**Motion to approve for form and legality the 1st reading of Ordinance O-08-2021, to amend the Zoning of the property described therein from Gateway Corridor Commercial to Central Business District.**

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

### 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 Item 6 through 10.**

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

6. City Council approval of, and authorization for the Mayor to execute, Disbursement Request #12 in the amount of \$27,500.00 to the Design Loan Agreement for the Florida Department of Environmental Protection (FDEP), Drinking Water State Revolving Fund (SRF) Loan Application DW 100102 for \$356,800.00, for the design of capital improvements to the City's Water System. *Scott Schultz*
7. City Council approval to pay Application #7 to KBT Contracting Corp in the amount of \$50,111.16 for the new library building. *Steve Thomas*
8. City Council to approve an Invoice for the Engineering and construction of the Drive through canopy at the Food Bank Facility in the amount of \$ 87,000.00. *Steve Thomas*
9. City Council approval for Amanda Upton to attend Special Event Planning and Management Training in Orlando, FL. *Derek Asdot*
10. City Council approval of, and authorization for the City Manager to execute, a Professional Services Agreement with Planet Swim, LLC *Steve Kennedy*

### COUNCIL BUSINESS

11. FMPA - May 2021 *Bob Page*

Mr. Page gave an overview of May and discussion followed.

12. City Council discussion and direction related to solar power net metering rates. *Mike Null*

Assistant City Manager, Mike Null explains the item, the process, and the timeline for solar power net metering rates.

Dan O'Hagan with FMPA speaks to the Council concerning the City's solar power net metering program.

Blue Cards:

Tina Sachs 3061 Anderson Rd., GCS, speaks to the Council concerning GCS solar power net metering program. Ms. Sachs approves of the decision and advises she was the first solar power customer in GCS.

James Morrissey 1327 Riviera Dr., GCS, speaks to the Council concerning GCS solar power net metering program and the issues he had setting up his solar power.

Grayson Jones 1355 Blackmon Rd., GCS, speaks to the Council concerning GCS solar power net metering program. Thank you to Mike Null for working with him on this issue.

Pete Wilking 10418 New Berlin Rd. Unit 223, Jacksonville, speaks to the Council concerning GCS solar power net metering program. Mr. Wilking advises he is the president and founder of A1A Solar Contracting.

Council discussion follows.

Kim Candelaria 3070 Gosman Rd., GCS, speaks concerning the grandfathering in of solar customers for the solar power net metering rates and advises they also use batteries.

Council discussion follows.

**Motion to direct staff to prepare and bring back an ordinance to amend the City's Net Metering Service Rate Schedule to reimburse customers at the "avoided cost" rate only, to include a grandfathering clause for existing solar customers, pending approval by the Florida Public Service Commission.**

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

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

Abstain: Vice Mayor Gaw

13. City Manager and City Attorney Reports and/or Correspondence/Executive Summary Reports.

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

14. City Council Reports and/or 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 10:03 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

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B. Van Royal, Mayor

Attest:

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Erin West, City Clerk