

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, JULY 11, 2023 – 7:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag - **Pastor Bob Brown, Cornerstone 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 (via Teams)

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. Cindy Ross 1611 Lucas Ave GCS speaks to the Council concerning the wild life roaming in yards, fence replacement requirements, and a medical marijuana dispensary.
2. Joe Sobotta 212 North St. GCS speaks to the Council concerning residents that have passed away recently.
3. Felicia Hampshire 508 Franklin St. GCS speaks to the Council about upcoming activities happening in the City. On July 13th Fun in the Sun will be taking place at the Augusta Savage Complex. Ms. Cheryl Starnes speaks about the several activities for kids. Ms. Hampshire speaks about a pop up soccer class for kids and thanks the Council for their support with community activities.

AWARDS & RECOGNITION

1. Proclamation - Eagle Scout - Evan Crook
Vice Mayor Kelley reads the proclamation and presents to Evan.
2. Proclamation - Eagle Scout - Tyler Crook
Council Member Johnson reads the proclamation and presents to Tyler.

PRESENTATIONS

3. FMPA - July 2023 **Bob Page**
Mr. Bob Page gave an overview of the July 2023 report.
4. Presentation by James Moore and Company of the Audited Financial Statements for the period ending September 30, 2022.
City Manager, Steve Kennedy speaks and introduces Webb Shepherd with James Moore and Company.
Mr. Shepherd presents the Audited Financial Statements for the period ending September 30, 2022.

Motion to accept the Audited Financial Statements for the Fiscal Year ended September 30, 2022.

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

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

PUBLIC HEARINGS

5. First reading of Ordinance O-20-2023 requesting a Small Scale Future Land Use Amendment for property located in the 1300 Block of Energy Cove Court for approximately 3.6 acres of parcel #016562-000-00 from: Mixed Use to: Industrial. *Michael Daniels*
City Attorney Arnold reads Ordinance No. O-20-2023 by title.
Development Services Director Michael Daniels presents on O-20-2023 and O-21-2023.
Mayor Butler opens the public hearing.
Joe Sobotta 212 North St. GCS speaks concerning the ordinance and advises he supports the ordinance.
Janis Fleet with Fleet Associates speaks about the project and thanks Mr. Daniels for his report.
Following no further public comment, Mayor Butler closes the public hearing.
Council discussion followed concerning the warehouse and project.

Motion to approve on first reading of Ordinance O-20-2023 for form and legality, to amend the Future Land Use of the property described therein from Mixed Use to Industrial.

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

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

6. First reading of Ordinance O-21-2023 requesting a Zoning Amendment for property located in the 1300 Block of Energy Cove Court for approximately 3.6 acres of parcel #016562-000-00 from: R-3, Residential High Density to: M-2, Heavy Industrial. *Michael Daniels*
City Attorney Arnold reads Ordinance No. O-21-2023 by title.
Mayor Butler opens the public hearing.
Following no public comment, Mayor Butler closes the public hearing.

Motion to approve on first reading of Ordinance O-21-2023 for form and legality, to rezone the property described therein from R-3 Multifamily Residential to M-2 Heavy Industrial.

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.

Mayor Butler pulls and move item #8 to the August 1, 2023 meeting.

Motion to approve Consent Agenda items 7 through 10 minus 8.

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

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

7. City Council approval of Pay Application #10 from EltonAlan, Inc. for construction of the Palmetto Trail Project in the amount of \$164,378.04 from the amended contract amount of \$1,551,660.92, leaving a balance of \$217,242.15 in the contract. **Mike Null**
8. City Council approval of Rookery Development Performance Bond **Michael Daniels**
PULLED AND MOVED TO THE AUGUST 1, 2023 MEETING.
9. City Council approval of 2/21/2023 Special Session Minutes. **Erin West**
10. City Council approval of the VIA 140th Year Recognition Proclamation. **Erin West**

COUNCIL BUSINESS

11. City Council designation of Voting Delegate for the Annual Florida League of Cities Conference in Orlando, Florida on August 10-12, 2023. **Erin West**
City Clerk Erin West advises Mayor Butler and Vice Mayor Kelley are the members attending the FLC Conference.

Motion to approve Mayor Butler as the Voting Delegate and Vice Mayor Kelley as the alternate.

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

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

12. Rivers House Staff Findings **Michael Daniels**

Development Services Director Michael Daniels speaks about the staff findings.

Council Member Gaw speaks concerning the options regarding the house and the cost to rehab. Joe Sobotta 212 North St. GCS speaks about the house, the options for the house, and expresses his concerns.

Kevin Hurley 10 St. Johns Ave. GCS speaks about the importance of the house and advises he works on remodeling properties. Mr. Hurley advises he has been in that house and believes it can be saved.

Felicia Hampshire 508 Franklin St. GCS speaks concerning saving the house and how saving the Augusta Savage Mentoring Center has helped the community.

Discussion followed concerning the construction of the house and getting the outside looking nice for citizens to view.

City Manager, Steve Kennedy speaks and advises Council directed staff to see the condition of the house. The staff has completed this and now some absolute numbers are needed to move forward.

Building Official John Cioffi speaks about the report findings and advises due to this being a public building it will need to be evaluated by a design official. Mr. Cioffi advises the Council of the steps that need taken to move forward.

Discussion followed concerning the report findings, the historic meaning, and the next steps to move forward.

Kathy Robert 717 South Oakridge Ave. GCS speaks concerning the house and would like to see it remained in the current location.

13. City Manager & City Attorney Reports / Correspondence

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

14. 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 9:48 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Constance W. Butler, Mayor

Attest:

Erin West, City Clerk