

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, DECEMBER 13, 2022 – 7:00 PM



MINUTES

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

Roll Call

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

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. Cheryl Gonzalez 549 N. Palmetto Ave. GCS speaks to the Council about the support for the Multicultural Fundraising Magazine and about the 150th Anniversary of Mt. Zion AME Church.
2. Hope Chessel 1310 North St. GCS speaks to the Council concerning issues with the Code Enforcement Officer and a permit being required for fencing.
3. Mary Bolla 925 Longridge Ct. Orange Parks speaks to the Council about the Dolly Parton Imagination Library.
4. Heidi and Matthew Myers 714 Ferris St. GCS speaks to the Council about the code violation notice they received. The violation is for their food truck trailer. They have been in business since 2020 and have never received any complaints.
5. Larianne Stutts 25 S. Palmetto Ave. GCS thanks the Council for allowing the cookie decorating event and updates them on the turnout.
6. Felecia Hampshire 508 Franklin St. GCS thanks the Council for allowing the cookie decorating event. Ms. Hampshire speaks concerning Code Enforcement issues.
7. Nancy Martin 427 Saint Johns Ave. GCS speaks to the Council concerning Code Enforcement issues and the sidewalk in front of her residence.

Council thanks everyone for the information and suggests having the CAC review the ordinances.

Council thanks Ms. Stutts and Ms. Hampshire for creating the cookie decorating event.

City Attorney Arnold advises the Magistrate makes the final decision on fines and fees for Code Enforcement.

PRESENTATIONS

1. FMPA - December 2022 **Bob Page**
Mr. Bob Page presents the December FMPA report.
2. Property Assessment Discussion - **Tracy Drake, Clay County Property Assessor**
Clay County Property Assessor, Tracy Drake speaks to the Council advising that a Pegasus operation building was not properly assessed. It has been properly assessed now and the roll has

been adjusted by \$4,472,672. The property owner has 25 days to appeal, if they do not then the adjusted will be sent to the tax collector.

Mr. Drake speaks to the Council about property assessments.

Council discussion followed.

PUBLIC HEARINGS

3. Consider adoption on second and final reading of attached City Ordinance No. O -24-2022 which creates the Green Cove Springs Community Redevelopment Agency among other items. ***L.J. Arnold, III***

City Attorney Arnold reads Ordinance No. O-24-2022 by title.

Development Services Director, Michael Daniels speaks to the Council about the creating of the CRA.

Mayor Johnson opens the public hearing.

Following no public comment, Mayor Johnson closes the public hearing.

Motion to Ordinance No. O-24-2022 on second and final reading.

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

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

Vice Mayor Butler pulled items 5 and 9

Motion to approve Consent Agenda items 4 through 12 minus 5 and 9.

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

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

4. City Council approval of Minutes from 10/04/2022, 10/18/2022, and 11/01/2022 Regular Sessions and 11/09/2022 Special Session. ***Erin West***
5. City Council approval of Memorial Plaque for Antal Thomas Molnar, Sr. ***Kimberly Thomas***
Vice Mayor Butler asks if the plaque will be given to the family or placed in the park.
City Clerk, Erin West advises it will be placed in Spring Park.

Motion to approve Consent Agenda items 5 and 9.

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

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

6. City Council approval of the Martin Luther King, Jr Day Proclamation. ***Erin West***

7. City Council approval of and authorization for the Mayor to execute, Disbursement Request # 17, which includes Contractor's Pay Request #16 for Williams Industrial Services, LLC, in the amount of \$309,296.14, and Mittauer Invoices #22453 in the amount of \$30,000.00, #22506 in the amount of \$37,500.00 & #22554 in the amount of \$29,500.00 for a total of \$411,296.14 for the Florida Department of Environmental Protection (FDEP), State Revolving Fund (SRF), Harbor Road Water Reclamation Facility (WRF) Expansion, Phase 2, SRF Agreement No. WW1000420. After disbursement to Williams & Mittauer, and receipt of return checks, this Disbursement Request returns funds to the Wastewater CIP Budget. **Scott Schultz**
8. City Council approval of the Arbor Day Proclamation. **Erin West**
9. City Council approval of the Celebrating Reverend Wright Proclamation. **Erin West**
Vice Mayor Butler advises this proclamation is being created due to Reverend Wright turning 90.

Motion to approve Consent Agenda items 5 and 9.

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

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

10. City Council approval of pay request #5 in the amount of \$47,401.00 to WGI, Inc. for the Walnut St. Design Project. This leaves a balance of \$84,994.43 in the task order for \$256,790. **Mike Null**
11. City Council approval of Pay Application #3 from EltonAlan, Inc. for construction of the Palmetto Trail Project in the amount of \$123,474.08 from the contract amount of \$1,544,374.81, leaving a balance of \$1,185,952.22. **Mike Null**
12. City Council approval of Change Order #1 to EltonAlan, Inc. for construction of the Palmetto Trail Project in the additive amount of \$633.19 and 12 days contract time. **Mike Null**

COUNCIL BUSINESS

13. Auditor Selection Committee recommendation for approval of the External Auditing Firm for the City of Green Cove Springs for the next 6 fiscal years. **Steve Kennedy**
City Manager, Steve Kennedy advises every 6 years we have to change auditors and the selection needed to be independent from the Finance Director and staff. The committee was selected by Council and the committee has a recommendation for a new auditor.
Council Member Smith speaks about the process of selecting a new auditor and advises there were two responses to the RFP.

Motion to accept the recommendation from the auditor selection committee to approve Purvis Gray as the next auditing firm for the City of Green Cove Springs for the next 6 years.

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

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

14. Discussion of and possible selection of projects, legislation or general support that will be provided to the Clay County Legislative Delegation at their 12/19/22 Public Hearing where they will receive such requests. **Steve Kennedy**
City Manager, Steve Kennedy speaks about the Legislative Delegation meeting on 12/19/22 and asks the Council for recommendations to be presented at the meeting.
Council Member Gaw asks about the marine asset review and any projects coming out of that.
Mr. Kennedy speaks about mooring of boats and rights of boat owners, affordable and attainable housing, and transportation funding. He asks for approval to mention the mooring field and the affordable housing.
Council Member Kelley mentions the rip rapp and areas where the right of ways end at the river.
Assistant City Manager, Mike Null updates the Council on the right of way ends and rip rapp.
Council directs Mr. Kennedy to move forward with the items discussed.

15. Transportation Mobility Plan Approval of Project List and Person Miles Travelled Fee. **Michael Daniels**
Development Services Director, Michael Daniels speaks about the Mobility Plan and introduces Jeannette Berk and Jonathan Slason.
Ms. Berk speaks to the Council and presents the updated Mobility Plan.
Mr. Slason presents the updated Mobility Plan.
Council discussion followed concerning the person miles travel fee and the project list.

Motion to approval of the Person Miles Travel Fee of \$166.27 and the Project Identification List for the development of the Transportation Mobility Fee.

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

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

16. Request Lien Reduction and Fine Removal for 719 Pine Avenue. **Rico Armstrong**
Code Enforcement Officer, Rico Armstrong presents on the lien reduction and fine removal request. Mr. Armstrong advises if the City demolishes the building it will cost the City \$30,000.
Development Services Director, Michael Daniels speaks about the process of Magistrate and the steps taken to get to this point.
Tobi McGuigan with A&M Home Builders speaks to the Council and explains the process that has happened with the property being an heir property. They are prepared to close at the end of next week and has demolition of the building already lined up.
Council discussion followed.

Motion to approve the lien and fines be reduced to \$675 to pay for staff expenses contingent on the house being demolished by 1/13/2023.

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

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

17. City Manager & City Attorney Reports / Correspondence
The City Manager and City Attorney made comments regarding various city activities, events, operations, and projects.

18. 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 10:41 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Daniel M. Johnson, Mayor

Attest:

Erin West, City Clerk