

# CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
TUESDAY, AUGUST 01, 2023 – 7:00 PM



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## MINUTES

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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 MEMBERS ABSENT:** 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. Lesley Davidson 418, 420, 422 Walnut St. GCS speaks to the Council concerning the Rivers House. Ms. Davidson advises she is a registered professional engineer and is volunteering her services to spear head the renovation of the house. This will include writing a scope of work, setting up a request for proposals to get estimates for the renovation of the structure, seek out some grants for preservation and assist the city with the grants, seek a historic marker, and seek historic preservation.
2. Mike Kelter 630 Myrtle Ave. GCS speaks about the streetlights being reinstalled on the east end of Walburg. Mr. Kelter speaks on the stormwater fee, the Rivers House, and the Waste Water treatment plant completion.
3. Van Royal 3688 LaCosta Ct. GCS speaks to the Council about the Rivers House and taking Ms. Davidsons offer of volunteering to help.
4. Kevin Hurley 10 St. Johns Ave. GCS speaks to the Council concerning the Rivers House.

### AWARDS & RECOGNITION

1. Proclamation - VIA 140th Year Recognition  
Council Member Johnson reads and presents the proclamation to the Green Cove Springs VIA President Larianne Stutts.  
Ms. Stutts explains what the VIA does for the community.

### PRESENTATIONS

2. FMPA - August 2023 **Bob Page**  
Mr. Bob Page gave an overview of the August 2023 report.

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## PUBLIC HEARINGS

3. Second and final 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. Future Land Use Amendment: from: Mixed Use to: Industrial *Michael Daniels*  
City Attorney Arnold reads Ordinance No. O-20-2023 by title.  
Assistant City Manager Mike Null presents on items 3 and 4.  
Mayor Butler opens the public hearing.  
Following no public comments, Mayor Butler closes the public hearing.

**Motion to approve on second and final reading of Ordinance O-20-2023 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

4. Second and final 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. Zoning Amendment: from: R-3, Residential High Density to: M-2, Heavy Industrial *Michael Daniels*  
City Attorney Arnold reads Ordinance No. O-21-2023 by title.  
Assistant City Manager Mike Null advises staff recommends approval.  
Mayor Butler opens the public hearing.  
Following no public comments, Mayor Butler closes the public hearing.

**Motion to approve on second and final 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.**

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

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

## 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.

Assistant City Manager, Mike Null pulled item 6.

**Motion to approve Consent Agenda items 5 through 12 minus 6.**

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

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

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5. City Council approval of Pay Application #2 to Thomas May Construction Company in the amount of \$212,956.75, leaving a balance of \$321,399.80 in agreement for professional construction services for Bid #2023-01, Public Works Compound Phase II. **Greg Bauer**
  6. City Council approval of Rookery Phase 1 Performance Bond. **Michael Daniels**  
Assistant City Manager, Mike Null advises the second paragraph has updated wording since the agenda was posted and requests approval of this item with the updated wording pending legal review.  
City Attorney Arnold gives his approval on the updated wording.

**Motion to approve Consent Agenda item 6 with the added changes.**

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

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

7. City Council ratification of the submittal of an application to the Florida Department of Environmental Protection (FDEP) Water Quality Protection Grant, for Phase III of the Harbor Road Wastewater Treatment Facility (HRWWTF) expansion which includes a force main from Lift Station #2 to the HRWWTF and the “mothballing” of the South WWTF in the amount of \$6 million dollars. **Scott Schultz**
8. City Council approval of the Fourth Addendum to the Interlocal agreement between the City and Clay County Utility Authority, providing temporary capacity at the South Wastewater Treatment Facility in the approximate amount of 40,000 gallons per day. **Scott Schultz**
9. City Council approval of Grant Agreement with Florida Department of Emergency Management (FDEM), Contract # H1007, in the grant amount of \$138,490.96, for a new generator at City Hall, and authorization of the Mayor to execute same. **Mike Null**
10. City Council approval to pay invoice to Southern Switch and Contacts in the Amended amount of amount of \$83,523.00 to provide maintenance and repairs of Chapman Substation Transformer #1. **Andy Yeager**
11. City Council approval of Minutes. **Erin West**  
Special Session: 5/16/2023  
Regular Sessions: 5/16/2023 and 6/6/2023
12. City Council approval of Change Order #5 to EltonAlan, Inc. for construction of the Palmetto Trail Project in the additive amount of \$2,261.00 and fifteen (15) days contract time. **Mike Null**

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## COUNCIL BUSINESS

13. Review of a Site Development Plan for the Knight Center located at 1201 Orange Avenue. *Michael Daniels*

Assistant City Manager, Mike Null presents on the site development plan.

Council discussion followed concerning the retention pond, parking spaces, entrance location, Kelly Hartwig speaks to the Council about the type of business that will be located on the 2<sup>nd</sup> and 3<sup>rd</sup> third, any traffic issues, the retention pond, and the look of the building.

Brian Knight, the owner of the property speaks to the Council about the company they run and advises they are looking for a bigger space.

Council discussion followed.

Van Royal 3688 LaCosta speaks for this development and advises it will be good for the city.

**Motion to approve the Knight Center Site Development subject to submittal of, and staff review and approval of, conformed set of site development plans based on revised parking layout submitted July 31, 2023.**

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

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

14. City Manager & City Attorney Reports / Correspondence

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

City Attorney Arnold speaks to the Council concerning the Wastewater Treatment Plant and the company abandoning the job. The company has now filed bankruptcy. Mr. Arnold speaks about the surety bond and the next steps.

Council discussion followed concerning the percentage of completion of the treatment plant.

**Emergency motion accepting the actions taken to this point by Counsel and authorizing to engage in amount not to exceed \$5000 with bankruptcy attorneys or counsel.**

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

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

City Manager Steve Kennedy speaks about amendment #7 to the Professional Agreement with Verra Mobility.

**Emergency motion to approve staff to amend the red light camera contract.**

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

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

15. 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 9:03 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

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Constance W. Butler, Mayor

Attest:

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Erin West, City Clerk