

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, OCTOBER 15, 2024 – 6:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag - **Youth Pastor Travis Ivey, Hickory Grove Baptist Church**

Roll Call

COUNCIL MEMBERS PRESENT: Mayor Steven Kelley, Vice Mayor Thomas Smith (arrived at 6:15), Council Member Connie Butler, Council Member Ed Gaw (via Teams), Council Member Matt Johnson

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. Mike Kelter 630 Myrtle Ave. GCS advises he sent an email on September 29 requesting some information. He knows everyone has been busy with the storm but he was just reminding them. He speaks about the school board not paying the stormwater fee to the City.

AWARDS & RECOGNITION

1. Proclamation - Florida City Government Week
Mayor Kelley reads the proclamation and presents to city staff.

PRESENTATIONS

2. Charter Review Committee Report. **Bob Page**
CRC Chairman Bob Page presents the committee report and advises there are 6 amendments. City Attorney Arnold speaks to the Council about the proposed amendments and reads the proposed preamble.
Mr. Arnold advises if the Council chooses to put the amendments as a referendum, he will prepare an ordinance in the required format for their approval.

Motion to approve the Charter Review Committee Report and direct to come back with the referendum.

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

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

PUBLIC HEARINGS

3. Second and final reading of Ordinance O-27-2024 for the Voluntary Annexation of 3 acres of property located on CR 209 S (parcel #016513-015-00)
City Attorney Arnold reads Ordinance No. O-27-2024 by title.

Development Services Director Mike Daniels presents on the Ordinance numbers O-27-2024, O-28-2024, and O-29-2024.

Mayor Kelley opens the public hearing.

Following no comments, Mayor Kelley closes the public hearing.

Council Member Butler asks the applicant if there was a specific for voluntarily annexing into the city.

Tim Owls 1327 Riviera Drive GCS advises his experience with the apartments in the city has been pleasant and it just seemed like a no-brainer to annex in.

Motion to approve first reading of Ordinance O-27-2024 for the voluntary annexation of the Wolfe Brothers property consisting of 3 acres located in the 4600 block of CR 209 S (parcel #016513-015- 00) for form and legality only.

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

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

4. Second and Final Reading of Ordinance O-28-2024 regarding the Future Land Use Amendment of the Wolfe Bros Property (Parcel #: 016513-015-00):

From: Industrial (County) To: Industrial

City Attorney Arnold reads Ordinance No. O-28-2024 by title.

Mayor Kelley opens the public hearing.

Following no comments, Mayor Kelley closes the public hearing.

Motion to approve first reading of ordinance O-28-2024 to amend the Future Land Use of Parcel ID 016513-015-00 from Industrial (County) to Industrial for form and legality only.

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

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

5. Second and Final Reading of Ordinance O-29-2024 regarding the Rezoning of the Wolfe Bros Property (Parcel #: 016513-015-00):

From: Heavy Industrial (County) To: M-2 Industrial Park

City Attorney Arnold reads Ordinance No. O-29-2024 by title.

Mayor Kelley opens the public hearing.

Following no comments, Mayor Kelley closes the public hearing.

Motion to approve first reading of ordinance O-29-2024 to amend the Zoning of Parcel ID 016513-015-00 from Heavy Industrial (County) to M-2, Industrial Park for form and legality only.

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

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

6. Second and Final Reading of Ordinance O-30-2024 for the voluntary annexation of approximately 1.79 acres located at 4604 CR 209 S (parcel #016513-001-00), Miller Environmental Holdings, LLC

City Attorney Arnold reads Ordinance No. O-30-2024 by title.

Development Services Director Mike Daniels presents on the Ordinance numbers O-30-2024, O-31-2024, and O-32-2024.

Mayor Kelley opens the public hearing.

Following no comments, Mayor Kelley closes the public hearing.

Council discussion

Motion to approve first reading of Ordinance O-30-2024 for the voluntary annexation of 1.79 acres located on CR 209 S (parcel #: 016513-001-00) for form and legality only.

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

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

7. Second and Final Reading of Ordinance O-31-2024 Future Land Use Amendment of approximately 1.79 acres of property located at 4604 CR 209S (Parcel 016513-001#-00):
From: Industrial (County) To: Industrial
City Attorney Arnold reads Ordinance No. O-31-2024 by title.
Mayor Kelley opens the public hearing.
Following no comments, Mayor Kelley closes the public hearing.

Motion to approve first reading of ordinance O-31-2024, to amend the Future Land Use of Parcel ID 016513-001-00 from Industrial (County) to Industrial for form and legality only.

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

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

8. Second and Final Reading of Ordinance O-32-2024 Rezoning of approximately 1.79 acres of property located at 4604 CR 209S (Parcel 016513-001#-00):
From: Heavy Industrial (County) To: M-2, Industrial Park
City Attorney Arnold reads Ordinance No. O-32-2024 by title.
Mayor Kelley opens the public hearing.
Following no comments, Mayor Kelley closes the public hearing.

Motion to approve first reading of ordinance O-32-2024, to amend the Zoning of Parcel ID 016513- 001-00 from Heavy Industrial (County) to M-2, Industrial Park for form and legality only.

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

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

Council Member Butler pulled item 13.

Motion to approve Consent Agenda items 9 through 22 minus 13.

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

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

9. City Council approval of the Sawcross (Tender Contractor) Pay Request #5 in the amount of \$406,600.00, approval of and authorization for the mayor to execute, FDEP Disbursement Request # 21 in the amount of \$390,311.19 for construction of the Harbor Road Advanced Wastewater Treatment Facility (HRAWWTF), as part of the Florida Department of Environmental Protection (FDEP), State Revolving Fund (SRF), Harbor Road Water Reclamation Facility (WRF) Expansion, Phase 2, SRF Agreement No. WW1000420. **Scott Schultz**
10. City Council approval of the annual renewal with eScribe for the Livestreaming and Closed Captioning software. **Erin West**
11. City Council approval of attached Engagement of Nabors, Giblin & Nickerson, P. A. (“NG&N”) to assist in possible collection and/or resolution of dispute with the Clay County School Board (“CCSB”) over their non-payment of stormwater usage fees exceeding \$200,000.00. **L.J. Arnold III**
12. City Council approval of the Gateway Corridor and Central Business District Matching Grant Application for Façade Improvements for the Shining Life Laser and Wellness Facility located at 407 Walnut Street. **Michael Daniels**
13. City Council approval of Minutes. **Erin West**
Regular Session: 8/6/2024
Special Session: 8/13/2024, 9/25/2024, 10/8/2024
Council Member Butler advises City Clerk Erin West that the time of her departure from the Special Session on 8/13/2024 was incorrect.
Ms. West advises she would get the time corrected.
Motion to approve Consent Agenda item 13 with the corrected time.
Motion made by Council Member Butler, Seconded by Council Member Johnson.
Voting Yea: Mayor Kelley, Vice Mayor Smith, Council Member Butler, Council Member Gaw, Council Member Johnson
14. City Council approval to utilize Heather Encinosa of Nabors, Giblin & Nickerson, in the amount of \$15,000.00, for legal assistance in updating Water, Wastewater and Reclaimed Water Impact Fees. **Scott Schultz**
15. City Council approval of the annual renewal with CivicPlus for the City Code online hosting and supplementation subscription. **Erin West**
16. City Council approval of the annual renewal with CivicPlus for Municode Meetings. **Erin West**

17. City Council approval of the annual renewal with BIS Digital for the sound system, recording software, and microphones. *Erin West*
18. City Council approval to serve alcohol during the 150th Anniversary Event, as it is a City event in collaboration with Food Truck Friday, and extend the time period of serving alcohol from 4 hours to 5 hours for this event only, per Ordinance No. O-08-2019. *Kimberly Thomas*
19. City Council approval of purchase of a RAVO street sweeper from Smith Equipment with a five (5) year lease from Lease 2 in the amount of \$295,992.00 piggybacking on Sourcewell bid # 093021-FAY. *Greg Bauer*
20. City Council approval of the Lifeline Landing Final Plat for the development of 6 single-family lots on parcel #: 018373-001-00 at the NE corner of Kirk and Haring Street. *Michael Daniels*
21. City Council approval of three new Police Vehicles and to surplus three vehicles that have outlived their useful life. *Chief Guzman*
22. City Council approval of the Veterans Day Proclamation. *Erin West*

COUNCIL BUSINESS

23. 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 updates the Council on the stormwater with the School Board. Mr. Arnold advises their attorney is going to set a potential meeting with him.
Assistant City Manager Mike Null advises there is a sewer line that needs replaced and asks Scott Schultz to update the Council.
Assistant Water Utilities Director Scott Shultz advises the Council that due to the sewer line break there are two homes that now don't have a pipe for sewage to flow through. It's a 11 feet deep and we don't have equipment that can work that deep. So, we have a quote from Jax Utilities Management that come in and do that work, and we're basing it on a City of Jacksonville bid that we have piggybacked on before.
Mr. Null advises the cost of the fix will be \$42,600.

Emergency Motion to approve funding for the wastewater needs.

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

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

City Manager Steve Kennedy updates the Council on Hurricane Milton.

PIO Heather Fincher advises the city was approached by the National Association of Counties to light the building green. It's in partnership with the county as well as across the country. There's going to be a lot of buildings that are going to be lit green from November 4th through the 11th including City Hall and the Police Department.

24. 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 7:26 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Steven R. Kelley, Mayor

Attest:

Erin West, City Clerk