

# CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
TUESDAY, OCTOBER 01, 2024 – 6:00 PM



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## MINUTES

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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, Council Member Connie Butler (arrived at 6:13), Council Member Ed Gaw, 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. Felicia Hampshire 508 Franklin St. GCS updates the Council on the Soul Food Festival that is taking place on October 5th.
2. Mike Kelter recognizes Bob Page for being elected for his second term on the FMPA Board of Directors.

### AWARDS & RECOGNITION

1. Proclamation: Lineman Appreciation Day  
Mayor Kelley reads the proclamation and presents to Electric Director Andy Yeager.
2. Proclamation: Soul Food Festival  
Mayor Kelley reads the proclamation and presents to Felicia Hampshire.

### PRESENTATIONS

3. FMPA - October 2024 **Bob Page**  
Mr. Page presents the October report.

### PUBLIC HEARINGS

4. Second and final reading of Ordinance O-17-2024 requesting a modification to the Rookery Planned Unit Development (PUD) regarding the percentages, types and design criteria of proposed housing units **Michael Daniels**  
City Attorney Arnold reads Ordinance No. O-17-2024 by title.  
Development Services Director Mike Daniels presents on the ordinance.  
Mayor Kelley opens the public hearing.  
Ellen Avery-Smith with Rogers Towers P.A. presents on the Rookery.  
Greg Will GCS expresses concern on the impact to Green Cove utilities capacities and questions the building of a CCUA plant.

Mike Kelter 630 Mrytle Ave. GCS expresses concerns with the roadways and plant capacities. Assistant City Manager Mike Null addresses the concerns of the plant capacities and fire flow. Mr. Daniels advises the Fire Marshal reviews all of the subdivision plans. They have to have fire flow before they can go vertical.

Ms. Ellen reminds the Council that the concerns being addressed are great concerns to have but have no relation to the modifications specifically to add the duplex type of unit up to a maximum of ten percent of the units in the project with the development standards.

Following no further comments, Mayor Kelley closes the public hearing.

Council discussion followed concerning parking and the addition of duplexes to go along with the town homes and single-family homes.

**Motion to approve Second and final reading of Ordinance O-17-2024 requesting a modification to the Rookery Planned Unit Development (PUD) regarding the percentages, types and design criteria of proposed housing units.**

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

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

Voting Nay: Council Member Gaw

5. Second and final reading of Ordinance O-16-2024 regarding a request for rezoning of 24.22 acres of property located in the 4000 block of South US 17:

From: MUH, Mixed Use Highway To: C-2, General Commercial

***Michael Daniels***

City Attorney Arnold reads Ordinance No. O-16-2024 by title.

Development Services Director Mike Daniels presents on the ordinance.

Mayor Kelley opens the public hearing.

Ellen Avery-Smith with Rogers Towers P.A. presents on the Rookery.

Following no further comments, Mayor Kelley closes the public hearing.

**Motion to recommend approval of the second and final reading of Ordinance O-16-2024 to amend the Zoning of Parcel ID 016579-000-00 from MUH, Mixed Use Highway to C-2, General Commercial.**

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

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

6. Second and final Reading of Ordinance O-19-2024, requesting for closure of transportation connection between Grove Street and St Johns Avenue ***Michael Daniels***

City Attorney Arnold reads Ordinance No. O-19-2024 by title.

Development Services Director Mike Daniels presents on the ordinance.

Mayor Kelley opens the public hearing.

James Whitehouse speaks on behalf of the applicant concerning the closure of Grove Street and St. Johns Avenue.

Mr. Daniels advises a new site development plan has been submitted. Staff will review the plan that will also be sent to the neighbors in that area.

Joe Sobotta 212 North St. GCS questions the need for a wall.

Mayor Kelley advises it is a masonry wall and that was requested from the community along with the P&Z Board, who also made other requirements.

Mr. Daniels advises the wall would cut down on the noise from the church and school.

Following no further comments, Mayor Kelley closes the public hearing.

Council Member Butler questions once the wall is completed if the church will meet all the requirements.

Mr. Daniels advises that all requirements will be met.

Council Member Gaw praises the workers who are out in the elements organizing the flow or traffic and keeping the children safe.

**Motion to approve the withdrawal/denial of Ordinance O-19-2024 to close and discontinue access between Grove Street and St Johns Avenue.**

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

Voting Yea: Mayor Kelley, 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.

**Motion to approve Consent Agenda items 7 through 13.**

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

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

7. City Council Approval to purchase a 2025 Ford F 150 work truck from the Sourcewell Contract #2025 091521-NAF & 032824-NAF in the total amount of \$53,165.00 from Alan Jay Fleet Sales and to be able to surplus truck #403, a 2009 Ford F 150 which has far out lived its useful life. **Andy Yeager**
8. City Council authorization to purchase an Altec AT41M Bucket Truck from Global Rental Company in the amount of \$185,319.00 under Sourcewell Contract # 040924-ALT and surplus truck #405, an older bucket truck that has outlived its useful life. **Andy Yeager**
9. City Council approval of Invoice No. 417330 in the amount of \$35,451.61 for the renewal of Central Square OneSolution for the Green Cove Spring Police Department. **Angel Alicea**
10. City Council approval of Minutes. **Erin West**  
Special Session: 8/8/2024
11. City Council approval of pay application #2 to Kirby Development, Inc. in the amount of \$95,314.00, for the Julia Street Stormwater Improvement Project. **Greg Bauer**
12. City Council approval of the updated Social Media Policy. **Heather Fincher**

13. City Council approval of Pay Application #6 for the West Street CDBG Stormwater Improvements and Highland Sidewalk Improvements to Besch and Smith in the amount of \$493,493.89. **Greg Bauer**

### COUNCIL BUSINESS

14. City Council discussion and direction regarding recycling services within the City Limits. **Mike Null**

Assistant City Manager Mike Null speaks and updates the Council on the recycling services. Council Member Butler questions the participation in the recycling.

Mr. Null advises there has been a drop over the last several months.

Council Member Gaw asks about submitting survey and getting input from the citizens on a recycling program.

Mike Kelter 630 Myrtle Ave. GCS questions the additional cost for recycling.

Joe Sobotta 212 North St. GCS speaks about recycling and what is really happening with it.

Susan Pritchard 218 N. Magnolia St. GCS speaks about recycling and asks what the big companies are doing with their recycling.

Mayor Kelley speaks about recycling and getting public input.

Mr. Null asks PIO Heather Fincher how difficult it would be to get a survey to the citizens.

PIO Heather Fincher advises there are around 13,000 subscribers on Facebook and there is no way to tell who is a resident and who is not a resident without looking at each person.

Discussion followed concerning adding information to utility bills and possibly creating a QR code.

15. 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 about the CRC work and advises there a few amendments being requested for the charter and a request to add a preamble.

City Manager Steve Kennedy speaks about Amazing Grace Farms who created their corn maze for the 150<sup>th</sup> Anniversary of Green Cove Springs.

Mr. Kennedy advises the Clay County EDC is looking to use some of the City Hall second floor space so he will be sending out some information looking for feedback.

16. 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 8:54 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

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Steven R. Kelley, Mayor

Attest:

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Erin West, City Clerk