

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, JANUARY 17, 2023 – 7:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag - **Pastor Jeth Looney, Doxa Church**

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. Constance Higginbotham 3258 Hammock Cove Ct., Middleburg, advises she is with Clay County Education Retired. The group is hosting an essay contest with 6th graders in the county for Black History Month.
2. Felecia Hampshire 508 Franklin St., GCS, thanks the city for the MLK celebration. Ms. Hampshire advises that Ms. Stutt and some of the ladies with the VIA would like to hold a Valentine's Day card making event at the mentoring center. The event would be like the cookie decorating event that was held in December.
3. Cheryl Starnes 3714 Glynn Cottage Ct., GCS, gives a quick update from the CAC.
4. Allie Young 637 N. Pine Ave., GCS, thanks the staff for making a quick repair of the street light in front of her house and asks about a large oak tree in front of her house cascading over the electric wires.

AWARDS & RECOGNITION

1. Proclamation - Arbor Day
Public Information Officer Tiffanie Kelly reads the proclamation and presents to the Garden Club.
Ms. Connie Gladding speaks about the Garden Club and the Arbor Day Event being held on January 20, 2023.

PUBLIC HEARINGS

2. Review and approval of Developer's Agreement for the Prelude Mixed Use Site Development Plan. **Michael Daniels**
Development Services Director Michael Daniels speaks and advises his presentation will be for this item and item 10.
Mayor Johnson opens the public hearing.
Felecia Hampshire 508 Franklin St. asks what type of development Prelude will be and where it is located.
Mr. Daniels advises it will be mixed use with retail and living space. The site is located next to the Dollar Tree Plaza.

Kelly Hartwig 3418 Wall Rd. thanks Mr. Kennedy and Mr. Daniels for the help through the process.

Helena Cormier 2839 Woodbridge Crossing Ct., GCS asks if the living space will be rentals. It is advised the space will be rentals.

Joe Sobotta 212 North St., GCS, speaks about parking along the street.

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

Council Member Gaw asks about the adding of parking spaces.

Mr. Hartwig advises there will be one parking spot available per apartment.

Council discussion followed concerning the development.

Motion to approve the Developer's Agreement for the Prelude Mixed Use Site Development Plan with the terms included in the developer's agreement.

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

3. Second and final reading of Ordinance No. O-23-2022 - Outdoor Pool Sales in the Gateway Corridor Commercial (GCC) and C-2 Zoning District. *Michael Daniels*
City Attorney Arnold reads Ordinance No. O-23-2022, by title.
Development Services Director Michael Daniels presents on the ordinance.
Mayor Johnson opens the public hearing.
Following no public comment, Mayor Johnson closes the public hearing.
A representative with Blue Solutions, Inc. speaks and answers questions from the Council.

Motion to approve on second and final reading of Ordinance No. O-23-2022, amending City Code Chapter 117, Article III and Article IX and adding Sec. 117-797 in Article XI.

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

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 Gaw pulled item #4.

Motion to approve Consent Agenda Items 4 through 8 minus 4.

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

4. City Council approval to perform lead paint abatement on the Rivers House located at 219 Spring Street using Bradco Environmental in the amount of \$26,000. *Steve Thomas*
Council Member Gaw asks if this is the first step in the restoration process of the Rivers House.

Assistant Public Works Director Steve Thomas advises this step has to be completed before anything else can be done.

City Manager Steve Kennedy advises the CAC has put together some options for the Rivers House and those options will be reviewed to start the next steps.

Council discussion followed.

Joe Sobotta 212 North St., GCS, speaks about restoration and the expense of restoring. Mr. Sobotta talks about keeping the outside structure the same but gutting the inside and making changes.

Motion to approve Consent Agenda Item 4.

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

5. City Council approval of the FY 2023 Revenues and Expenditures Report and the Quarterly Investment Report for the period ending December 31, 2022. **Marlena Guthrie**
6. City Council authorization to Purchase an Altec AT40G Bucket Truck from Global Rental Company in the amount of \$134,065.00. **Andy Yeager**
7. City Council approval of the Black History Month Proclamation. **Erin West**
8. City Council approval of Pay Application #4 from EltonAlan, Inc. for construction of the Palmetto Trail Project in the amount of \$135,711.04 from the contract amount of \$1,544,374.81, leaving a balance of \$1,050,241.18. **Mike Null**

COUNCIL BUSINESS

9. City Council discussion on revising Council Meeting dates due to holidays. **Erin West**
City Clerk Erin West speaks and advises there are some Council Meeting dates that need changed due to holidays. Once the dates are decided a resolution will be on the next meeting agenda for approval.
July 4th and July 18th will be canceled with July 11th being the only meeting for July.
November 7th will be kept the same and November 21st will be canceled.
December meetings will be kept the same on December 5th and 19th.
10. Review and approval of a Site Development Plan for Prelude, 310 Orange Ave – the 300 Block bounded by Orange Avenue, Cove St, Magnolia Ave, and Bay St. **Michael Daniels**
Development Services Director Michael Daniels the same presentation for item 2 was also for this item and recommends approval.

Motion to approve the Prelude Development Plan subject to the following conditions:

- 1. Meet requirements set forth in the Prelude Developer's Agreement**
- 2. Provide an irrigation meter onsite**

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

11. City Manager & City Attorney Reports / Correspondence

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

12. 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 9:15 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Daniel M. Johnson, Mayor

Attest:

Erin West, City Clerk