

# CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
TUESDAY, AUGUST 17, 2021 – 7:00 PM



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## MINUTES

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Invocation & Pledge of Allegiance to the Flag - **Pastor Pendergraft, Sacred Heart Catholic**

Roll Call

**COUNCIL MEMBERS PRESENT:** Mayor Ed Gaw, Vice Mayor Matt Johnson, Council Member Connie Butler, Council Member Steven Kelley (via phone), Council Member Van Royal

**STAFF MEMBERS PRESENT:** L.J. Arnold, III, City Attorney (via phone), Steve Kennedy, City Manager

Mayor to call on members of the audience wishing to address the Council on matters not on the Agenda.

1. Joe Sobotta, 212 North St. GCS, apologizes to the Council for tapping on the podium at the last meeting while waiting for an answer.

City Manager, Steve Kennedy introduces the new Human Resources Director, Dee Jones.

### PUBLIC HEARINGS

1. Second and final reading of Ordinance No. O-02-2021, Review of an Annexation request for the Ayrshire Development for the Gustafson's Cattle, Inc. approximately 560.52 acres on CR 15 A (a portion of parcel #: 016515-000-00). **Michael Daniels** Development Services Director, Michael Daniels reads Ordinance No. O-02-2021 by title. Mr. Daniels advises his presentation is for Items 1, 2, 3, and 4. Brian Snyder Project Manager with CHW advises he has reviewed the traffic study for the City. Council discussion follows. May Gaw opens the public hearing. Ellen Smith with Rogers Tower speaks on behalf of DR Horton, speaks and presents about the annexation for the Ayrshire Development for the Gustafson's Cattle, Inc. Rajesh Chindalur a representative with DR Horton speaks to the Council concerning the traffic issue. Bob Porter advises their intent is to work with the School Board on the best way to keep the students safe. Following no further public comment, Mayor Gaw closes the public hearing. Council discussion follows.

**Motion to approve for second and final reading of Ordinance No. O-02-2021, to annex the property described therein.**

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

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

2. Second and final reading of Ordinance No. O-03-2021, Future Land Use Map Amendment request from Rural Fringe / Industrial (County) to Residential Low Density (RLD) and Site-Specific Future Land Use Text Policy for the Ayrshire Development for Gustafson's Cattle, Inc. approximately 560.52 acres on CR 15 A, 016515-000-00 *Michael Daniels*  
Development Services Director, Michael Daniels reads Ordinance No. O-03-2021 by title.  
May Gaw opens the public hearing.  
Joe Sobotta 212 North St GCS questions the property to the West of 15A and if it will be affected by anything the City is doing.  
Following no further public comment, Mayor Gaw closes the public hearing.

**Motion to approve for second and final reading of Ordinance No. O-03-2021 to amend the Future Land Use Designation from Rural Fringe (County) and Industrial (County) to Residential Low Density for a portion of parcel 016515-000-00.**

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

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

3. Second and final reading of Ordinance No. O-04-2021, Future Land Use Map Amendment request from Rural Fringe / Industrial (County) to Residential Low Density (RLD) and Site-Specific Future Land Use Text Policy for the Ayrshire Development for Gustafson's Cattle, Inc. approximately 560.52 acres on CR 15 A, 016515-000-00. *Michael Daniels*  
Development Services Director, Michael Daniels reads Ordinance No. O-04-2021 by title.  
May Gaw opens the public hearing.  
Following no public comment, Mayor Gaw closes the public hearing.

**Motion to approve for second and final reading of Ordinance No. O-04-2021 and adopt the Site-Specific Policy Amendment regarding development restrictions for the proposed Future Land Use Amendment in Ordinance No. O-03-2021.**

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

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

3. Second and final reading of Ordinance No. O-06-2021, Request to rezone property from Agriculture / Industrial (County) to Planned Unit Development for the Ayrshire Development on land owned by Gustafson's Cattle, Inc., approximately 560.52 acres on CR 15 A, a portion of 016515-000-00 *Michael Daniels*  
Development Services Director, Michael Daniels reads Ordinance No. O-06-2021 by title.  
May Gaw opens the public hearing.  
Following no public comment, Mayor Gaw closes the public hearing.

**Motion to approve the second and final reading of Ordinance No. O-06-2021 to rezone the Ayrshire Development (a portion of parcel #016515-000-00) subject to the listed conditions.**

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

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

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## 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 5 through 14.**

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

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

5. City Council approval of Contractor's Pay Request #1 in the amount of \$29,417.00 to Brooks Building Solutions for Bid # 2021-09 in the total amount of \$58,834.80 for installation of generators as part of the Hazard Mitigation Grant Program (HMGP), Federally-Funded Subaward and Grant Agreement # H0297 / Project Number 4337-217-R. This project includes 75% grant funding from HMGP. **Scott Schultz**
6. City Council approval of Contractors Pay Request #1 (Final) in the amount of \$31,000.00 to Jax Utilities Management for re-piping the Muirfield Lift Station. **Scott Schultz**
7. City Council approval of Contractor's Pay Request #3 for Williams Industrial Services, LLC, in the amount of \$331,921.95, 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. **Scott Schultz**
8. City Council approval of Minutes from 6/15/2021, 7/6/2021, and 7/20/2021 Regular Sessions. **Erin West**
9. City Council approval for Commander John Guzman to attend the Re-Imaging Police Management Course. **Derek Asdot**
10. City Council approval of a Pay Application # 2 from KBT Contracting Corp in the amount of \$160,351.45 for design & build out of ASACC classroom for AMIkids. **Steve Thomas**
11. City Council approval of Utilization of the Police Department's Forfeiture Fund in support of the county-wide distribution of the annual Safe & Drug-Free Schools Calendar project sponsored by Clay Action Coalition Incorporated. **Derek Asdot**
12. City Council approval of Pay Application #3 in the amount of \$95,004.75 to General Underground for water and sewer force main extension on County Road 209 South. **Scott Schultz**
13. City Council approval of the Lineman Appreciation Day Proclamation. **Erin West**

14. City Council approval of Contractor's Pay Application #1 for General Underground in the amount of \$51,000.00 for the additional 800' extension of water & sewer utilities on Wilkies Point Road *Scott Schultz*

**COUNCIL BUSINESS**

15. City Manager and City Attorney Reports and/or Correspondence/Executive Summary Reports. The City Manager and City Attorney made comments regarding various city activities, events, operations, and projects.
16. City Council Reports and/or 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 8:30 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

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Edward R. Gaw, Mayor

Attest:

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Erin West, City Clerk