

# CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
TUESDAY, JUNE 04, 2024 – 7:00 PM



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## MINUTES

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Invocation & Pledge of Allegiance to the Flag - **Chaplain Marshall MacClellan, GCSPD**

Roll Call

**COUNCIL MEMBERS PRESENT:** Mayor Steven Kelley, Vice Mayor Thomas Smith, Council Member Connie Butler, Council Member Ed Gaw, Council Member Matt Johnson

**STAFF MEMBERS PRESENT:** Steve Kennedy, City Manager, Mike Null, Assistant City Manager, Erin West, City Clerk

**STAFF MEMBERS ABSENT:** L.J. Arnold, III, City Attorney

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

1. David Coughlin speaks to the Council concerning red light cameras.

### AWARDS & RECOGNITION

1. Police Department Swearing-In **Chief Guzman**
  - Officer Kummoung
  - Officer Heard
  - Officer Lombardi
  - Officer Waller
  - Officer Holien
  - Officer Powers

Chief Guzman introduces each new Officer and swears them in

2. Recognition - Connie Butler, Mayor - 2023 - 2024 - **Mayor Kelley**  
Mayor Kelley speaks and presents a plaque to Council Member Butler.

### PRESENTATIONS

City Manager Steve Kennedy introduces new Public Information Officer Heather Fincher.

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

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## PUBLIC HEARINGS

4. First Reading of Ordinance O-10-2024 PUD Rezoning request for property located at the Southeast corner of US 17 and SR 16 for approximately 112 acres of parcel #016451-003-00 and 016451-000-00. Zoning Amendment: from: C-2, General Commercial to: PUD, Planned Unit Development *Michael Daniels*

Assistant City Manager Mike Null reads Ordinance No. O-10-2024 by title.

Development Services Director Michael Daniels presents the ordinance.

Mayor Kelley opens the public hearing.

Kelly Hartwig 3420 Wall Rd. GCS, the project manager speaks and presents on the PUD and development.

Eric Pons the owner of Searise Precast advises the Council about his company and what they make. Mr. Pons advises they are trying to get this company started, get the product in motion, and trying to build some affordable housing.

Council Member Gaw questions how the materials are received and his concern of the truck traffic.

Mr. Pons advises the materials are received by trucks and maybe 6 to 8 trucks.

Van Royal 3688 LaCosta Ct GCS speaks about the traffic, the jobs this company will bring, and the outside storage of construction materials. Mr. Royal advises offering more jobs in the area will give more people a better quality of life.

Crawford Powell President of the Clay County EDC advises he helps with companies looking to expand in the county but the problem is we're limited on land that has access, availability, and infrastructure. This property has all of those and he supports the project.

Joe Sobotta 212 North St. GCS speaks about the traffic, jobs, and what this company will mean to the community. He supports the project.

Ford Huntley office located at 1890 Kingsley Ave. the project developer speaks about the project and how positive it will be for the community.

Doug Conkey 2540 Sterling Oaks Ct. Orange Park advises this is the perfect spot so it does a lot of great things. This is a great collaboration that's going on, to build a product that will be an asset to this community.

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

Council discussion followed concerning traffic this development will bring and the need for a traffic study in the area.

Jim Harrett, Traffic Operations Engineer at CHW/ENV5 advises a traffic study has not been completed and that part of the methodology is setting up how you want to do that study, what you want to analyze, and what you're looking at.

**Motion to approve first reading Ordinance No. O-10-2024 for the rezoning of parcel IDs 016451-000-00 and 016451-003-00 from C2 general business to plan unit development based on the factual support provided in the staff report and the additional aggregate restrictions discussed.**

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

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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.

Council Member Johnson pulled 6 and Council Member Gaw pulled 7 & 8

**Motion to approve Consent Agenda items 5 and 9.**

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

5. City Council approval of Pay Application #2 for the West Street CDBG Stormwater and Sidewalk Improvements to Besch and Smith in the amount of \$294,974.19. **Greg Bauer**
6. City Council approval of the Pride Month Proclamation. **Erin West**  
Council Member Johnson speaks and reads the guidelines that are in place for proclamations. Council discussion followed concerning the guidelines that are in place.

**Motion to not approve Consent Agenda item 6.**

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

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

Voting Nay: Mayor Kelley, Council Member Gaw

7. City Council approval of the Sawcross (Tender Contractor) Pay Request #1, in the amount of \$473,100.00, 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**  
Council Member Gaw asks Assistant Utilities Director Scott Schultz to speak on this item. Mr. Schultz updates the Council that Phase 1 has been completed and Phase 2 is being worked on.

**Motion to approve Consent Agenda items 7 and 8.**

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

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

8. City Council approval of IT Equipment Surplus. **Angel Alicea**  
Council Member Gaw speaks about using the surplus items at Charles E. Bennett Elementary. Mr. Gaw explains the elementary offers help to parents by allowing them to use the computers for their needs including creating a resume and applying for jobs. Mr. Gaw advises he asked IT Director Angel Alicea to reach out to CEB Elementary.

**Motion to approve Consent Agenda items 7 and 8.**

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

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

9. City Council approval of Pay Application #2- Walnut Street Improvements, to provide roadway, utility, pedestrian and streetscape improvements on Walnut St from Palmetto Ave to the River in the amount of \$426,572.28 to CGC, Inc. *Greg Bauer*

**COUNCIL BUSINESS****10. New Mayor Remarks *Mayor Kelley***

Mayor Kelley speaks about challenging himself and the members of the Council over the next year. Mr. Kelley speaks about the possibility of setting a new meeting time, moving the meeting along in a timely and efficient manner, keeping taxpayers in mind when discussing rates, being present at events, and having more attendance at the Northeast Florida League of Cities events.

**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 10:24 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