

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, JUNE 06, 2023 – 7:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag – **Bob Page**

Roll Call

COUNCIL MEMBERS PRESENT: Mayor Connie Butler, Vice Mayor Steven Kelley, Council Member Ed Gaw, Council Member Matt Johnson, 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. Richard Knoff 1345 Blackmon Rd. GCS updates the Council on the antique fire truck restoration.
2. Glee Glisson 1087 Spring St. GCS congratulations to all City staff and volunteers on a great Memorial Day festival and Food Truck Friday. Ms. Glisson advises the Pickleball group would like to hold pickleball play days on August 18th, 19th, and 20th. The entry fee will be \$15 to \$20 in food items that will be given to the GCS Food Pantry.
3. Felicia Hampshire 508 Franklin St. GCS updates the Council on the field day event for kids to be held on July 13th. The CAC, VIA, Soul Food Festival, and Cheryl Starnes will collaborate on this event.

AWARDS & RECOGNITION

1. Recognition - Matt Johnson, Mayor - 2022 - 2023 - **Mayor Butler**
Mayor Butler speaks and presents a plaque to Council Member Johnson.

PRESENTATIONS

2. FMPA - June 2023 **Bob Page**
Mr. Bob Page presents the June FMPA report.

PUBLIC HEARINGS

3. First reading of Ordinance O-18-2023 which amends the residential solid waste monthly rates for City provided services from \$19.00 to \$19.95 monthly and for governmental, industrial commercial and the like noncontainerized services from \$25.75 to \$27.04 effective October 1, 2023. **Mike Null**
City Attorney Arnold reads Ordinance No. O-18-2023 by title.
Assistant City Manager, Mike Null speaks about the ordinance and fees.
Mayor Butler opens the public hearing.
Felicia Hampshire 508 Franklin St. GCS asks Mr. Null how much money this will be bring in.
Mr. Null advises the 5% will yield around \$38,000 which will offset the debit service payment

for a new recycle truck and bring the City closer to adding a new employee.
Following no further public comment, Mayor Butler closes the public hearing.
Council Member Gaw speaks about the frequency of the pickup. Advising others pickup once a week and GCS picks up twice a week.

Motion to approve Ordinance No. O-18-2023 as to form only on first reading.

Motion made by Council Member Johnson, Seconded by Council Member Smith.
Voting Yea: Mayor Butler, Vice Mayor Kelley, Council Member Gaw, Council Member Johnson, Council Member Smith

4. First reading of Ordinance No. O-19-2023 which increases the base charge and usage charge for the City Stormwater utility. *Mike Null*
City Attorney Arnold reads Ordinance No. O-19-2023 by title.
Assistant City Manager, Mike Null speaks about the ordinance and fees.
City Manager, Steve Kennedy speaks about funding and what the increase in fees will impact.
Mayor Butler opens the public hearing.
Robert Cook 434 Cove Ct. GCS speaks expresses concern and questions what the funding will be used for.
Mr. Kennedy advises the City does have a stormwater department and the funds he spoke about will be used to fix infrastructure.
Following no further public comment, Mayor Butler closes the public hearing.
Council discussion follows concerning the increase of the fee and the fixing of the infrastructure.
Mayor Butler reopens the public hearing.
Mr. Cook advises he doesn't see where citizens will have an issue with the increase as long as it is being used to fix the infrastructure. Mr. Cook questions being added to a utility bill instead of adding to the property tax.
Mr. Arnold advises it is normal to have it added to the tax roll and many municipalities do use the tax roll.
Jennifer Bennett 1267 Governor's Creek GCS asks about the clean water state revolving fund.
Mr. Null advises the City does investigate funding from other sources and currently the City is using that source to help fund a wastewater treatment project.

Motion to approve on first reading Ordinance No. O-19-2023 which increases the base charge to \$6.00 per base fee and usage charge to \$25 per esu per month.

Motion made by Vice Mayor Kelley, Seconded by Council Member Johnson.
Voting Yea: Mayor Butler, Vice Mayor Kelley, Council Member Gaw, Council Member Johnson, Council Member Smith

5. Second and Final Reading of Ordinance O-11-2023, Transportation Mobility Fee Ordinance. *Michael Daniels*
City Attorney Arnold reads Ordinance No. O-11-2023 by title.
Development Services Director, Michael Daniels presents on the ordinance.
Mayor Butler opens the public hearing.
Following no public comment, Mayor Butler closes the public hearing.
Council discussion followed concerning the ordinance.

Motion to approve on final reading of Ordinance O-11-2023 regarding the City's Mobility Fee Ordinance.

Motion made by Council Member Johnson, Seconded by Council Member Smith.
Voting Yea: Mayor Butler, Vice Mayor Kelley, Council Member Gaw, Council Member Johnson, Council Member Smith

6. Second and final reading of Ordinance O-15-2023, the CRA Trust Fund. *Michael Daniels* City Attorney Arnold reads Ordinance No. O-15-2023 by title.
Development Services Director, Michael Daniels speaks on the ordinance.
Mayor Butler opens the public hearing.
Following no public comment, Mayor Butler closes the public hearing.

Motion to approve final reading of Ordinance O-15-2023, CRA Trust Fund.

Motion made by Vice Mayor Kelley, Seconded by Council Member Smith.
Voting Yea: Mayor Butler, Vice Mayor Kelley, Council Member Gaw, Council Member Johnson, Council Member Smith

7. Second and final reading of Ordinance O-17-2023 for parcel # 016450-001-01 for approximately 1.33 acres located on the northwest corner of US Highway 17 and SR 16 requesting a Zoning Amendment From: Residential High Density, R-3 To: C-2, General Commercial
City Attorney Arnold reads Ordinance No. O-17-2023 by title.
Development Services Director, Michael Daniels presents on the ordinance.
Mayor Butler opens the public hearing.
Following no public comment, Mayor Butler closes the public hearing.
Mark Shelton with Kimley Horn Associates speaks concerning the ordinance and project.
Council discussion followed concerning the project.

Motion to approve on first reading of Ordinance O-17-2023 for form and legality, to amend the zoning of the property described therein from Residential High Density, R-3 to C-2, General Commercial.

Motion made by Council Member Johnson, Seconded by Vice Mayor Kelley.
Voting Yea: Mayor Butler, Vice Mayor Kelley, Council Member Gaw, Council Member Johnson, 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 items 11, 12, and 15.

Motion to approve Consent Agenda items 7 through 15 minus 11, 12, and 15.

Motion made by Council Member Smith, Seconded by Council Member Johnson.
Voting Yea: Mayor Butler, Vice Mayor Kelley, Council Member Gaw, Council Member Johnson, Council Member Smith

8. City Council approval of Contract Modification #3 for Williams Industrial Services, LLC, in the amount of \$22,880.66, 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**

9. City Council approval of Emergency Home Energy Assistance Program (EHEAP) Vendor Payment Agreement with Northeast Florida Community Action Agency, Inc (NFCAA). **Erin West**
10. City Council approval to purchase Overhead Wire Pulling Equipment from Sherman & Reilly for \$238,379.01. we are purchasing this equipment on a piggyback contract form City of Tallahassee. **Andy Yeager**
11. City Council approval of submittal to FDEP the updated (adding Reynolds Improvements) Drinking Water Request for Inclusion (RFI) for design services for Magnolia Point Reclaimed Water System & Reynolds Water System Improvements, the Water Facilities Plan for Magnolia Point Reclaimed Water System & Reynolds Water System Improvements, the Drinking Water Business Plan and the Drinking Water Facility Plan Review Checklist. **Scott Schultz**
Council Member Gaw asks Assistant Water Utilities Director, Scott Schultz to explain this process.
Mr. Schultz speaks and explains this project and the funding that has been applied for. This project is being prompted by Senate Bill 64.
Council discussion followed.
Motion to approve Consent Agenda items 11, 12, and 15.
Motion made by Council Member Johnson, Seconded by Vice Mayor Kelley.
Voting Yea: Mayor Butler, Vice Mayor Kelley, Council Member Gaw, Council Member Johnson, Council Member Smith
12. City Council approval of Resolution R-09-2023 approving the Water Facilities Plan which includes the addition of Magnolia Point Reclaimed Water System. **Scott Schultz**
Motion to approve Consent Agenda items 11, 12, and 15.
Motion made by Council Member Johnson, Seconded by Vice Mayor Kelley.
Voting Yea: Mayor Butler, Vice Mayor Kelley, Council Member Gaw, Council Member Johnson, Council Member Smith
13. City Council approval of the 3/21/2023 and 4/4/2023 Regular Session Minutes. **Erin West**
14. City Council approval to hire Davey Tree to use a Mechanical tree trimmer and mulcher to trim ride-of ways for the price of \$43,086.60. **Andy Yeager**
15. City Council Approval to withdraw award of the West St project, Bid 2023-06, to EltonAlan, Inc. and reject all bids. **Mike Null**
Council Member Gaw asks Assistant City Manager, Mike Null to explain.
Mr. Null advises a sub-contractor pulled out causing the contractor to find another sub-contractor which caused the project to increase around \$300,000.

Motion to approve Consent Agenda items 11, 12, and 15.

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

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

COUNCIL BUSINESS

16. Approve Dedication of Ownership by City of that certain alley described generally as the east 16.0 feet of Lot 2, Block 4, City of Green Cove Springs, Clay County, Florida, according to plat thereof recorded in plat book 2, page 1, of the public records of said county (hereinafter "Alley"). *L. J. Arnold III*

City Attorney Arnold explains the item and process being taken.

Motion to approve the execution and recordation of the "Dedication of Ownership" to ensure the City has total control and ownership of the Alley with an expenditure not to exceed \$1000 for taxes.

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

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

17. Award of Bid RFP LC No 2023-05 for the completion of a Downtown Form Based Code. *Michael Daniels*

Development Services Director, Michael Daniels speaks concerning the Form Based Code bid.

Motion to approve the award of Bid LC 2023-05 to Inspire Placemaking Collective, Inc.

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

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

18. City Manager & City Attorney Reports / Correspondence

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

City Manager, Steve Kennedy speaks about the Council authorizing the City to use Dororthy Abbott for financial services during the budget process. An agreement would need to be authorized.

Emergency Motion to approve the City Manager to begin negotiations with Dororthy Abbott to continue in an advisory roll during the budget process.

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

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

19. 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 10:27 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Constance W. Butler, Mayor

Attest:

Erin West, City Clerk