

# CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION - AMENDED AGENDA

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA  
TUESDAY, MAY 16, 2023 – 7:00 PM



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## MINUTES

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Invocation & Pledge of Allegiance to the Flag - **Chaplain Joseph Williams, CCSO**

Roll Call

**COUNCIL MEMBERS PRESENT:** Mayor Matt Johnson, Vice Mayor Connie Butler, Council Member Ed Gaw via Teams, 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. Felicia Hampshire 508 Franklin St. GCS updates the Council on activities being held at the Augusta Savage Center. Ms. Hampshire thanks the Council and advises some summer activities are being planned. Soul Food Festival is October 7, 2023.

### AWARDS & RECOGNITION

1. Proclamation - National Safe Boating Week  
Mayor Johnson reads the proclamation and presents it to members of the U.S. Coast Guard Auxiliary.
2. Proclamation - Mental Health Awareness Month  
Council Member Smith reads the proclamation and presents it to the Executive Director of NAMI Jax

### AWARDS & RECOGNITION

3. Swearing-In Ceremony for three (3) year terms of office for Edward R. Gaw for Seat 1, and Daniel M. Johnson for Seat 2. **County Judge Raymond Forbess Jr.**  
City Attorney Arnold introduces County Judge Raymond Forbess Jr.  
Judge Forbess proceeded to swear into office for a 3-year term, Edward R. Gaw for Seat 1, and Daniel M. Johnson for Seat 2.
4. City Council election of a Mayor and Vice Mayor to serve from May 16, 2023 to May 21, 2024. **Erin West**  
**Motion to elect Vice Mayor Butler as Mayor.**  
Motion made by Council Member Smith, Seconded by Council Member Kelley.  
Voting Yea: Mayor Johnson, Vice Mayor Butler, Council Member Gaw, Council Member Kelley, Council Member Smith

**Motion to elect Council Member Kelley as Vice Mayor.**

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

**PRESENTATIONS**

5. CAC Presentation: Proposed Revision of the Tree and Landscape Ordinance by Chris Gay  
CAC Member Chris Gay presents to the Council the proposed revision of the tree and landscape ordinance.  
Council discussion followed concerning the revisions.

**PUBLIC HEARINGS**

6. Resolution R-06-2023, the CRA Redevelopment Plan. *Michael Daniels*  
Development Services Director, Michael Daniels presents on the CRA Redevelopment Plan.  
Mayor Butler opens the public hearing.  
Following no public comment, Mayor Butler closes the public hearing.

**Motion to approve Resolution R-06-2023, CRA Redevelopment Plan.**

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. First Reading of Ordinance O-11-2023, Transportation Mobility Fee Ordinance. *Michael Daniels*  
City Attorney Arnold reads the ordinance 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 mobility fees.

**Motion to approve the first reading of Ordinance O-11-2023 for form and legality regarding the City's Mobility Fee Ordinance.**

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. Second Reading of Ordinance O-14-2023 property transfer from the City to DR Horton, Inc. / Rookery Investors, LLC related to the Rookery Development. *Michael Daniels*  
City Attorney Arnold reads the ordinance 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.

**Motion to approve on second and final reading Ordinance No. O-14-2023, regarding the property transfer of 21.3 acres from the City to DR Horton, Inc./Rookery Investments, LLC.**

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

Voting Yea: Mayor Butler, Vice Mayor Kelley, 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.

Assistant City Manager, Mike Null pulled item 23.

**Motion to approve Consent Agenda items 9 through 24 minus 23.**

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

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

9. City Council ratification of the purchase of overhead transformers for inventory and storm preparation from Gresco in the amount of \$57,730.00 and Sunbelt - Solomon in the amount of \$92,060.00 for a total amount of \$149,790.00. **Scott Schultz**
10. City Council approval of Amendment Number 2 to Contract # LC 2020-04 with Danella Construction for Directional Boring Services through January 20, 2024. **Mike Null**
11. City Council approval of funding in the amount of \$93,480.00 to Grimes Utilities Inc. for repairs to the 18” trunk sewer line on Clay Street. **Scott Schultz**
12. City Council approval to surplus the Information Technology items listed in Attachment “A” **Scott Schultz**
13. City Council approval purchase a John Deere Skid Steer from Dobbs Equipment / Beard Equipment, in the amount of \$77,503.00, through the Florida Sherriff’s Association Contract Number FSA20-VEH 18.0. **Scott Schultz**
14. City Council approval of Change Order #4 to EltonAlan, Inc. for construction of the Palmetto Trail Project in the additive amount of \$3,949.87 and two (2) days contract time. **Mike Null**
15. City Council approval of Pay Application #8 from EltonAlan, Inc. for construction of the Palmetto Trail Project in the amount of \$145,355.76 from the amended contract amount of \$1,546,336.05, leaving a balance of \$516,614.21. **Mike Null**
16. City Council approval of the 2024 ACL Docking Schedule. **Kimberly Thomas**
17. City Council approval of a Preliminary Plat and Improvement Plan for phase 1 of the Rookery Development for a portion of parcel #: 016515-008-00. **Michael Daniels**
18. City Council approval of the 3/7/2023 Regular Session Minutes. **Erin West**

19. City Council approval to issue a purchase order to Southern Switch and Contacts in the Amended amount of amount of \$83,523.00 to provide maintenance of Chapman Substation Transformer #1. **Andy Yeager**
20. City Council approval of the 2022 water quality Consumer Confidence Report and authorization to include in all customer bills for a single cycle in June / July, or use the new electronic distribution process (still under review). **Scott Schultz**
21. City Council approval of Contractor's Pay Request #19 for Williams Industrial Services, LLC, in the amount of \$419,615.61, 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. In addition, upon completion by Mittauer staff, authorization for the mayor to sign the subsequent Disbursement Request which returns funds to the Wastewater CIP Budget.
22. City Council approval of the purchase of 500 MCM electric cable for inventory from Irby in the amount of \$31,299.00 (Line 2 on Irby Quote) for electric system inventory. **Scott Schultz**
23. City Council Approval of the West St project, Bid 2023-06, to EltonAlan, Inc. in the amount of \$2,176,936.00. **Steve Thomas**  
Assistant City Manager, Mike Null speaks concerning the funding for this project.

**Motion to approve Consent Agenda item 23.**

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

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

24. City Council approval of Pay Application #1, Thomas May Construction Company for Public Works Compound Phase II. **Steve Thomas**

**COUNCIL BUSINESS**

25. First Reading of Ordinance O-15-2023, the CRA Trust Fund. **Michael Daniels**  
City Attorney Arnold reads the ordinance by title.  
Development Service Director, Michael Daniels speaks on the ordinance.

**Motion to approve first reading of Ordinance O-15-2023, CRA Trust Fund for form and legality.**

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

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

26. City Council approval of Nominees for Planning & Zoning Board Seats 1 and 2. **Michael Daniels**  
Council Member Johnson appoints Josh Hobbs  
**Motion to approve appointment of Josh Hobbs to the Planning & Zoning Board.**

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

Council Member Gaw appoints Brian Cook

**Motion to approve re-appointment of Brian Cook to the Planning & Zoning Board.**

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

27. Approval of Resolution R-08-2023 as authorized by City Ordinance No. O-14-2023 authorizing conveyance of City owned real property. *L.J. Arnold III*  
City Attorney Arnold speaks and explains this item.

**Motion to approve City Resolution R-08-2023.**

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

28. 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 advises he has been part of the FL Bar for over 50years.  
Development Services Director, Michael Daniels speaks about the Form Based Code.

29. 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 8:55 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

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Constance W. Butler, Mayor

Attest:

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Erin West, City Clerk