

CITY OF GREEN COVE SPRINGS CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, MARCH 21, 2023 – 7:00 PM



MINUTES

Invocation & Pledge of Allegiance to the Flag - **Pastor Phil Jacobs, An ACT! Ministry**

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, Kimberly Thomas, Executive Assistant

Mayor to call on members of the audience wishing to address the Council on matters not on the Agenda.
No comments

AWARDS & RECOGNITION

1. City Council to present a Plaque and Proclamation in Honor of Service provided by Antal Molnar who designed and constructed the Foot Bridge over Spring Run
Mayor Johnson reads a proclamation about Antal Molnar and presents it to Mr. Molnar's daughter, Monica Padgett.
Assistant Public Works Director shows the plaque to Ms. Padgett and advises it will be installed by the foot bridge.

PUBLIC HEARINGS

2. Final Reading of Ordinance O-21-2022, for the Creation of the Low Density Residential, R-1A Zoning District. **Michael Daniels**
Assistant City Manager Mike Null reads Ordinance No. O-21-2022, by title.
Development Services Director Michael Daniels presents on O-21-2022 and O-22-2022.
Mayor Johnson opens the public hearing.
Van Royal 3688 LaCost Ct. GCS speaks positively about this item and the value it will bring to the community.
Following no further public comment, Mayor Johnson closes the public hearing.
Council Member Gaw speaks of the concern of parking and the amount residents will have at their residence.
Mr. Daniels advises this could allow up to 3 parking spots.

Motion to approve the second and final reading of Ordinance No. O-21-2022 amending City Code Chapter 117, Article I, Sec. 117-3 and Sec. 117-6 and Article II Division 3.

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

3. Final Reading of Ordinance O-22-2022, regarding a City initiated Zoning Amendment from R-1 and Institutional to R-1A Single Family Residential for 184 residential parcels. *Michael Daniels* Assistant City Manager Mike Null reads Ordinance No. O-22-2022, by title.
Mayor Johnson opens the public hearing.
Following no public comment, Mayor Johnson closes the public hearing.

Motion to approve the second and final reading of Ordinance No. O-22-2022 to amend the Zoning of the property described therein from Residential Low Density Land Use, R-1 to Residential Low Density Land Use R-1A.

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

4. Final Reading of Ordinance O-1-2023, Hall Property Annexation Application for approximately 3.44 acres located on South US Highway 17 and CR 209. *Michael Daniels* Assistant City Manager Mike Null reads Ordinance No. O-01-2023, by title.
Development Services Director Michael Daniels advises his presentation is for items 4 through 12.
Mayor Johnson opens the public hearing.
Mark Scrubby speaks on behalf of the Hall family and advises he refers to the remarks on the application and his remarks from the March 7, 2023, meeting are being restated.
Virigina Hall 2321 Egremont Dr. Orange Park expresses her excitement on annexing into the City.
Susan Fraiser speaks on behalf of the Hall family concerning the annexation and rezoning. She advises she refers to the remarks on the application and her remarks from the March 7, 2023, meeting are being restated.
Following no further public comment, Mayor Johnson closes the public hearing.
Council Member Gaw asks Mr. Daniels if he received any comments from any adjacent landowners concerning the annexation.
Mr. Daniels advises no comments from the adjacent landowners but during Planning & Zoning some concerns were expressed by a citizen about only 3 acres being in the electric service area.
Vice Mayor Butler questions about the meeting with the County.
Mr. Daniels advises it was an informal meeting about any concerns the County may have.
City Manager Steve Kennedy advises it was discussed that future meetings would be held to keep everyone informed.

Motion to approve the second and final reading of Ordinance O-01-2023, to approve the voluntary annexation of 3.44 acres located on CR 209 (a portion of parcel #016499-007-00).

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

5. Final Reading of Ordinance O-2-2023, Hall Property, located on CR 209 requesting a Small Scale Future Land Use Amendment From: Industrial (County) To: Mixed Use *Michael Daniels* Assistant City Manager Mike Null reads Ordinance No. O-02-2023, by title.
Mayor Johnson opens the public hearing.
Mark Scrubby advises he refers to the remarks on the application and his remarks from the March 7, 2023, meeting are being restated.

Susan Fraiser advises she refers to the remarks on the application and her remarks from the March 7, 2023 are being restated.

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

Virginia Hall speaks and is excited to see this as the new face of Green Cove from the southside.

Motion to approve the second and final reading of Ordinance O-02-2023, to amend the Future Land Use of the property described therein from Industrial (County) to Mixed Use.

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

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

6. Final Reading of Ordinance O-3-2023, Hall Property, located on CR 209 requesting a Zoning Amendment From: Light Industrial (County) To: C-2, General Commercial. *Michael Daniels* Assistant City Manager Mike Null reads Ordinance No. O-03-2023, by title.

Mayor Johnson opens the public hearing.

Mark Scrubby advises he refers to the remarks on the application and his remarks from the March 7, 2023, meeting are being restated.

Susan Fraiser advises she refers to the remarks on the application and her remarks from the March 7, 2023 are being restated.

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

Motion to approve the second and final reading of Ordinance O-03-2023, to amend the Zoning of the property described therein from Light Industrial to C-2 General Commercial.

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

7. Final Reading of Ordinance O-4-2023, Hall Property Annexation Application for approximately 28.81 acres located on South US Highway 17 and CR 209. *Michael Daniels* Assistant City Manager Mike Null reads Ordinance No. O-04-2023, by title.

Mayor Johnson opens the public hearing.

Mark Scrubby advises he refers to the remarks on the application and his remarks from the March 7, 2023, meeting are being restated.

Susan Fraiser advises she refers to the remarks on the application and her remarks from the March 7, 2023 are being restated.

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

Motion to approve the second and final reading of Ordinance O-04-2023, to approve the voluntary annexation of 28.81 acres located on CR 209 (a portion of parcel #016513-000-00).

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

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

8. Final Reading of Ordinance O-5-2023, Hall Property Future Land Use Application for approximately 28.81 acres located on South US Highway 17 and CR 209 Small Scale Future Land Use Amendment From: Industrial (County) To: Mixed Use. *Michael Daniels* Assistant City Manager Mike Null reads Ordinance No. O-05-2023, by title.
Mayor Johnson opens the public hearing.

Mark Scrubby advises he refers to the remarks on the application and his remarks from the March 7, 2023, meeting are being restated.

Susan Fraiser advises she refers to the remarks on the application and her remarks from the March 7, 2023 are being restated.

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

Motion to approve the second and final reading of Ordinance O-05-2023, to amend the Future Land Use of the property described therein from Industrial (County) to Mixed Use.

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

9. Final Reading of Ordinance O-6-2023, Hall Property Zoning Application for approximately 28.81 acres located on South US Highway 17 and CR 209 requesting a Zoning Amendment From: Heavy Industrial (County) To: C-2, General Commercial. *Michael Daniels*

City Attorney Arnold reads Ordinance No. O-06-2023, by title.

Mayor Johnson opens the public hearing.

Mark Scrubby advises he refers to the remarks on the application and his remarks from the March 7, 2023, meeting are being restated.

Susan Fraiser advises she refers to the remarks on the application and her remarks from the March 7, 2023 are being restated.

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

Motion to approve the second and final reading of Ordinance O-06-2023, to amend the Zoning of the property described therein from Heavy (County) to C-2, General Commercial.

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

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

10. Final Reading of Ordinance O-7-2023, Hall Property Annexation Application for approximately 39.23 acres located on South US Highway 17 and CR 209. *Michael Daniels*

City Attorney Arnold Mike Null reads Ordinance No. O-07-2023, by title.

Mayor Johnson opens the public hearing.

Mark Scrubby advises he refers to the remarks on the application and his remarks from the March 7, 2023, meeting are being restated.

Susan Fraiser advises she refers to the remarks on the application and her remarks from the March 7, 2023 are being restated.

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

Motion to approve the second and final reading of Ordinance O-07-2023, to approve the voluntary annexation of 39.23 acres located on CR 209 (parcel #016513-013-00).

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

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

11. Final Reading of Ordinance O-8-2023, Hall Property Future Land Use Application for approximately 39.23 acres located on CR 209 Small Scale Future Land Use Amendment From: Industrial (County) To: Mixed Use. *Michael Daniels*

City Attorney Arnold reads Ordinance No. O-08-2023, by title.

Mayor Johnson opens the public hearing.

Mark Scrubby advises he refers to the remarks on the application and his remarks from the March 7, 2023, meeting are being restated.

Susan Fraiser advises she refers to the remarks on the application and her remarks from the March 7, 2023 are being restated.

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

Motion to approve the second and final reading of Ordinance O-08-2023, to amend the Future Land Use of the property described therein from Industrial (County) to Mixed Use.

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

12. Final Reading of Ordinance O-9-2023, Hall Property Zoning Application for approximately 39.23 acres located on South US Highway 17 and CR 209 Zoning Amendment

From: Heavy Industrial (County) To: C-2, General Commercial. *Michael Daniels*

City Attorney Arnold reads Ordinance No. O-09-2023, by title.

Mayor Johnson opens the public hearing.

Mark Scrubby advises he refers to the remarks on the application and his remarks from the March 7, 2023, meeting are being restated.

Susan Fraiser advises she refers to the remarks on the application and her remarks from the March 7, 2023 are being restated.

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

Motion to approve the second and final reading of Ordinance O-09-2023, to amend the Zoning of the property described therein from Heavy Industrial (County) to C-2, General Commercial.

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

Virigina Hall thanks the Council for approving the application and they look forward to working with the City in the future.

13. Final Reading of Ordinance O-10-2023, Adding Convenience Stores with gas pumps as a permitted use in the C-2 Zoning District. *Michael Daniels*

City Attorney Arnold reads Ordinance No. O-10-2023, by title.

Development Services Director Michael Daniels presents the ordinance.

Mayor Johnson opens the public hearing.

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

Council Member Gaw questions incentives and motivations for also including charging stations.

Mr. Daniels advises the state prevents cities from requiring gas stations put in charging stations, but he has looked at ordinances that you could require developments to include charging stations if they have so many parking spaces. More research needs to be completed.

Joe Sobotta 212 North St. GCS believes the future is electric vehicles and charging stations need to be considered now so that streets do not need torn up in the future.

Council discussion followed concerning charging stations.

Motion to approve the second and final reading of Ordinance No. O-10-2023 amending City Code Chapter 117, Sec. 117-3 and Section 117-253(2).

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

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.

Vice Mayor Butler pulled item 14, Council Member Gaw pulled item 18, and Council Member Kelley pulled item 21.

Motion to approve Consent Agenda items 14 through 26 minus 14, 18, and 21.

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

14. City Council approval of pay requests #6, 7, and 8 in the amounts of \$69,337.50, \$7,775.00, and \$4,940.06 respectively to WGI, Inc. for the Walnut St. Design Project. This leaves a balance of \$2,941.87 in the task order for \$256,790. *Mike Null*

Vice Mayor Butler thanks Mike Null and all the staff for the hard work and saving some money.

Motion to approve Consent Agenda item 14.

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

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

15. City Council approval of the Water Conservation Month Proclamation. *Erin West*
16. City Council approval of the National Public Safety Telecommunicators Week Proclamation. *Erin West*
17. City Council review and approval of a temporary street closure for a portion of Walnut Street abutting School Board property for their Vietnam Veterans Ceremony. *Michael Daniels*
18. City Council review and approval of a temporary street closure for a portion of Palmer Street between Magnolia Avenue and the Corner Pocket Driveway for a Special Event Fundraiser. *Michael Daniels*
Council Member Gaw asks Ms. Cheryl Starnes to speak about the special event.
Ms. Starnes advises this started as a small event and has grown to be a big event for Danni Lynn. She discusses the details of the event.

Motion to approve Consent Agenda item 18.

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

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

19. City Council approval to purchase 3-Phase electric transformers in the amount of \$213,260.00 from Gresco for project and inventory use. *Scott Schultz*
20. City Council approval of Award of Bid # 2023-01, Public Works Compound Phase #2, to Thomas May Construction in the amount of \$725,450.00. *Steve Thomas*
21. City Council approval of agreement between the City and the Clay County Girl's Basketball Academy (CCGBA). *Kimberly Thomas*
Council Member Kelley just wanted to verify there would be no conflicts with others using the court.
City Manager Steve Kennedy advises some days were adjusted but there were no conflicts with the courts.
Motion to approve Consent Agenda item 21.
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
22. City Council approval of an Award Agreement with FDLE. *John Guzman*
23. City Council approval of City Hall A/C air duct cleaning. *Steve Thomas*
24. City Council approval of Pay Application #6 from EltonAlan, Inc. for construction of the Palmetto Trail Project in the amount of \$114,181.80 from the amended contract amount of \$1,545,008.00, leaving a balance of \$804,377.39. *Mike Null*
25. City Council approval of Change Order #2 to EltonAlan, Inc. for construction of the Palmetto Trail Project in the additive amount of \$1,328.05 and 12 days contract time. *Mike Null*
26. City Council approval of Resolution No. R-02-2023, amending the personnel policy manual, designating June 19th as a holiday. *Dee Jones*

COUNCIL BUSINESS

27. Discussion on the Rivers House. *Steve Kennedy*

City Manager Steve Kennedy advises before starting the Rivers House discussion he wants to update on the pickleball courts. Mr. Kennedy updates the Council on the pickleball courts and advises the interlocal agreement is complete. He would like to get approval so the project can get started.

Emergency motion to approve the first amendment to the interlocal agreement and moving forward with the pickleball courts.

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

City Manager Steve Kennedy gives the Council an update on possible suggestions for the Rivers House and suggests getting three or four items to move forward with on looking at costs.

Kevin Hurley 10 St. Johns Ave. GCS advises the CAC has suggested an eatery, a gallery or multi-use.

Council Member Gaw questions the process for an old home.

Mr. Hurley advises the biggest part will be working around any contaminants on the property.

Council Member Kelley speaks about the projects and looking at prices.

Discussion followed concerning projects and costs.

Helena Cormier 3829 Woodbridge Crossing Ct. GCS suggests asking someone with a historic home about the process of changes and upkeep.

Mr. Kennedy asks for direction from the Council and advises an RFI can be submitted to find more information.

Further discussion on projects, costs, bids, and community input.

Motion for staff to move forward gathering data for pricing and use.

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

Joe Sobotta 212 North St. GCS speaks concerning the Rivers House and the projects.

28. City Manager & City Attorney Reports / Correspondence

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

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 9:50 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Daniel M. Johnson, Mayor

Attest:

Erin West, City Clerk