Call to Order

The regular session of the Green Cove Springs City Council was called to order Tuesday, April 23, 2013, at 7:00 p.m. in the City Council Chambers, 321 Walnut Street, Green Cove Springs, Florida.

Invocation and Pledge of Allegiance to the Flag

The invocation was performed by Mayor Lewis followed by the Pledge of Allegiance to the Flag of the United States of America.

Roll Call

Council Members Present:
D. Ray Braly
C. Felecia Hampshire
Robert C. Page
Roy M. Timberlake, Jr., Vice Mayor
Pamela J. Lewis, Mayor

Staff Members Present:
L. J. Arnold, III, City Attorney
Lee Bentley, City Clerk
Janis Fleet, Development Services Director
Sue Heath, Asst. City Manager/Finance Director
Danielle J. Judd, City Manager
Robert Musco, Chief of Police & Interim Electric Utility Director
Mike Null, Public Works Director

Awards and Recognition

Proclamation – National Public Safety Telecommunications Week – April 14-20, 2013

A motion was made by Council Member Hampshire to approve the proclamation declaring April 14-20, 2013 as national public safety telecommunications week. The motion was seconded by Council Member Page. There being no further discussion, the motion was approved by the following roll call vote: Ayes – Council Members D. Ray Braly, C. Felecia Hampshire, Robert C. Page, Roy M. Timberlake, Jr., and Mayor Pamela J. Lewis. Nays – None.

Mayor Lewis read the Proclamation (see attachment marked Exhibit "A") and presented it to the Green Cove Springs Police Department Dispatchers.

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

Mayor Lewis made a statement about City Council Procedures and being respectful of each person’s opportunity to speak. Mr. Arnold stated that three (3) minutes presentations were allowed on any particular item. However, the Council had the right to extend or relax that rule. He noted adherence was the appropriate way to handle the issue. At the last meeting, a speaker was trying to make a point of order under Roberts Rules. The Roberts Rules of Order only apply to Council Members. To his knowledge, yielding time from one speaker to another had not been previously done and there was no rule that allowed that at this time.

Mayor Lewis recognized Council Member Elect Royal, 3688 La Costa Court, Green Cove Springs. Mr. Royal acknowledged the three (3) minute time limit when a member of the audience wished to speak on an item on the Agenda. However, he had not asked for a favor and felt he had been treated unfairly. He reminded the Council that the Sunshine Law prevented him from speaking to the Council individually or collectively about the issue. He also noted there was not a three (3) minute stipulation when the Council
called upon someone with knowledge of an issue to speak. As a Council Member Elect, he believed it was an opportunity the Council had not afforded him. As Mayor Lewis recalled, it was after the “favor” was the beginning statement and this was the reason she had it addressed that way.

PUBLIC HEARINGS

1. **Second and Final Reading of Ordinance No. O-07-2103, an Ordinance approving the borrowing of up to $3,100,000.00 to fund a portion of the construction cost for the new Police Station/ Emergency Operations Center.**

   Ms. Judd advised the Mayor that she should not open the Public Hearing but announce that it would be addressed upon conclusion of Action Item No. 4. Mr. Arnold concurred that the Public Hearing could be moved down on the Agenda.


CONSENT AGENDA

1. City Council approval of the renewal of the Traffic Signal Maintenance Agreement, Contract No. AM581, between FDOT and the City of Green Cove Springs effective 07/01/13 through 06/30/14 in the amount of $15,160.50.
2. City Council approval of Resolution No. R-08-2013, a Resolution authorizing the renewal of the Agreement for Maintenance, Contract No. BDU21, between FDOT and the City of Green Cove Springs effective July 14, 2013 through July 13, 2014 in the amount of $37,963.77.
3. City Council approval of the After Action Report for the 2013 Railroad and History Day Festival.
4. City Council approval of the modification to the Red Light Camera Agreement with American Traffic Solutions (ATS) to reduce the monthly per camera charge from $4,750.00 to $4,250.00.
5. City Council approval of the Agreement for the Delivery of Reuse between Magnolia Point Investments, LLC, Magnolia Point Community Association, Inc., and the City of Green Cove Springs and authorization for the Mayor to execute said Agreement.

   A MOTION WAS MADE BY COUNCIL MEMBER HAMPSHIRE TO APPROVE CONSENT AGENDA ITEMS 1, 2, 3, 4, AND 5 AS LISTED ABOVE. THE MOTION WAS SECONDED BY VICE MAYOR TIMBERLAKE. THERE BEING NO FURTHER DISCUSSION, THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL VOTE: AYES – COUNCIL MEMBERS D. RAY BRALY, C. FELECIA HAMPSHIRE, ROBERT C. PAGE, ROY M. TIMBERLAKE, JR., AND MAYOR PAMELA J. LEWIS. NAYS – NONE.

COUNCIL BUSINESS

1. **Presentation and approval of the Annual Audit for the FY ending September 30, 2012. Heath**

   Ms. Heath introduced Ron Whitesides, Partner with Purvis Gray and Company, and Barbara Boyd, Audit Manager. Mr. Whitesides advised the Council that the annual audit went very well. This was their 2nd year of service under a five (5) contract. There was one (1) internal control recommendation this year. The recommendations from last year had been corrected. One of the objectives in the audit was to make sure the City was complying with laws and regulations. He
referred the Council to pages 1 and 2 for the Auditors unqualified and clean opinion, which was the highest form of assurance they could render in an audit. The following points were made:

- Total revenues stated the total was compared to the prior year; there was a decline between the previous year mainly in grant revenues;
- The City Manager expressed concerns about City obligations and how to pay for the things that needed to be done under the FCT Plan; the City did not have the resources and she believed some entity would be needed to oversee;
- The Auditors believed the City was in pretty good financial condition but believed the City, being a Florida coastal community, should have at least three (3) months in operating reserves;
- The Internal control comment related to the journal entry and adjustment process; he suggested another level of control be instituted; the Finance Director would start reviewing all entries.
- The trend showed a number of years of decline in electric sales that had not provided a good flow at this time;
- Each drop in revenue reduced overall the gross margin after the City paid for the power;
- Profitability of the system has been significantly reduced;
- The City would need to look at whether the volume will come back, there would be other revenue sources, or review increase in electric rates;
- Can use some reserves but must address this issue at some point;
- The Auditor advised the City could afford to borrow the balance for the new Police Station; and
- City must be extremely cautious about any endeavors and taking on projects as required within the FCT grant.


Council Member Braly complimented Ms. Heath on a good job. Mayor Lewis also acknowledged the efforts of the City Staff for their hard work.

2. City Council acknowledgement of the Official Results of the April 16, 2013 Municipal Run-Off Election. Bentley

Mr. Bentley presented and reviewed the Official Results of the April 16, 2013 Municipal Run-off Election. The analysis of the April 2nd and April 16th Municipal Election Results are as follows:

<table>
<thead>
<tr>
<th>Election Results</th>
<th>April 2, 2016 Totals</th>
<th>April 16, 2013 Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ballots Cast in Precinct</td>
<td>714</td>
<td>621</td>
</tr>
<tr>
<td>Absentee Ballots</td>
<td>597</td>
<td>687</td>
</tr>
<tr>
<td>Provisional Ballots</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Total Ballots Tabulated</td>
<td>1312</td>
<td>1308</td>
</tr>
<tr>
<td>% of Voter Turnout</td>
<td>30%</td>
<td>30%</td>
</tr>
</tbody>
</table>

Council Member Page complimented Mr. Bentley and his Staff for a job well done. He believed the turnout was representative of the General Election and thanked the citizens for their awareness of the Run-off Election.

3. Discussion regarding Bid No. 04-13-01, Sale of City-owned Real Property – 310 S. Orange Avenue. Heath / Judd

Ms. Judd reviewed this item and acknowledged the only offer received was for $141,000.

Council Member Hampshire had contacted the Property Appraisers office and been told that the assessed value for 2012 was $70,000. She believed it was a good deal for the City. Vice Mayor Timberlake questioned the cost for the City to hold the property. Ms. Judd advised it was tax-exempt property. It was used for parking during festivals and had been previously rented by the City and used as a sales trailer office for the Magnolia Cove Development project.


Mayor Lewis asked Chief Musco to clarify some comments made earlier in a newspaper about the Lakeland Police Department.

Chief Musco had received assurance from the Lakeland Police Department that the article was incorrect about the size and cost of the Police Station and provided information received from the Police Department. He further explained that Lakeland’s Police Station was constructed based on the size and population. There were 252 sworn Officers and 130 civilian support employees. The Police Station building was a 3-5 story 200,000 square foot building. They had recently built a 6,000 square foot metal building for a training facility.

Mayor Lewis recognized Ms. Judd for presentation of this item. Ms. Judd provided an overview as stated in her Staff Report noting she had taken into account a lot of comments from previous meetings. She stated for the record that her recommendation was what she believed was in the best interest for the entire City. She did not engage in politics, nor had she, nor would she. Since the Council’s selection of Option #2, she had done a lot of investigation of the issues and met with each of the Council Members. However, some questions remained unanswered. A few of the issues to be discussed included:

- What was the difference between a Category 3 and Category 5 Hurricane Rating construction-wise?
- What would the building code require for a building to be constructed in our area? She understood it to be at least a Category 2 or 96-110 miles per hour.
- Respond to a local editorial previously addressed by Chief Musco.
Look at different ways and means to reduce construction costs which was included in the Staff Report back-up documentation.

A schedule of the Surtax was provided to Council.

A breakdown of the square footage costs was provided to Council and would be addressed by the contractor.

What factors were driving the costs?

The range of the initial estimates in the Staff Reports previously prepared last year showing $180-$210 per square foot.

Ms. Judd advised the following changes had been made to the plans:

- Reduced from a total of 20,000 to just under 14,000 square feet which was achieved through value engineering or a reduction of almost 50%;
- Planned uses and design elements were addressed;
- Still a Category 5 building;
- Based on a population of 18,000 versus the original planned 30,000;
- Went from a low bid of $5.597 to $3.862 million or a reduction of $1.7 million or approximately 45%;
- Translated to an estimated project budget of $6.4 to $4.6 million or a reduction of $1.8 million or a 39% decrease;
- Additional architectural fees would be required;
- The current site is about 3,900 square feet under roof; there was also about 2,400 square feet that was found within outside the facilities and offsite storage (Old Fire Station); this was not adequately sized nor was the current facility intended for that use;
- She had looked at the current number of employees (37) multiplied by the number of square feet (213) per employee equaled 7,881 square feet; this showed that the current facility was under-sized;
- The funding sources were still being contemplated: forfeiture, Surtax, $400K grant, E-911 funds, and reserves. The NTE Loan had been reduced from $3.1 to $2.4 million. She noted the estimate in a Staff Report dated 12/07/10 from the previous City Manager showed an estimate of $4.5 million with a loan of $2.2 million;
- An Agreement with the architect signed by the City in 2009 contemplated a $5.1 million project of which architect fees would be assessed according to the industry standard or about 6%;
- The NTE amount of the loan going from $3.1 to $2.4 million represented a reduction of about $700,000 or 29%; the change would be made when the Ordinance was addressed under the Public Hearing;
- The pledge was still Surtax; the debt service could be as high as $3.5 million but she felt the final numbers would result in a lower amount;
- The original plans and the revised plans were displayed and made available for the Council and the public; and
- Reminded the Council that the motion was very detailed and set forth certain actions; She read the motion as stated in the Staff Report.

Mayor Lewis recognized the following citizens who had completed Blue Cards and wished to speak to this item.

A MOTION WAS MADE BY VICE MAYOR TIMBERLAKE TO EXTEND THE 3:00 MINUTE TIME LIMIT TO 3:30 MINUTES. THE MOTION WAS SECONDED BY COUNCIL MEMBER HAMPSHIRE. THERE BEING NO FURTHER DISCUSSION, THE MOTION WAS APPROVED BY THE FOLLOWING ROLL CALL VOTE: AYES – COUNCIL MEMBERS D. RAY BRALY, C. FELECIA HAMPSHIRE, ROBERT C. PAGE, ROY M. TIMBERLAKE, JR., AND MAYOR PAMELA J. LEWIS. NAYS – NONE.
The Clerk was asked to set the timer to 3:00 minutes so that when the beeper went off they would know they had an additional 30 seconds to wrap up their comments.

- Pete Geiger, Clay Today, 4119 Studio Road, Penney Farms, acknowledged the recent “editorial” about the Lakeland Police Station but clarified that it was a “Letter to the Editor” and explained the difference between an editorial versus letter to the editor.
- Bob Lewis, 203 North Street, Green Cove Springs, thanked City Staff and Ms. Judd for the efforts they had made. He acknowledged there were constraints, restrictions, and rules to be followed but also noted that less cost was best. He was against placing the Police Department down by the river.
- Foster Forehand, 211 Center Street, Green Cove Springs, reminded the Council that he believed the cost estimate was too much from Surtax. Cutting back was good but he did not feel it had gone far enough. He felt the loan amount was too much and the cost was still too high. He questioned if the furniture was included. It should be less costly to reduce the requirements from a Category 5 to a Category 3 Hurricane Rating. He concurred that the City was heading in the right direction but thought costs still needed to be reduced. He agreed with the new Police Station but just wanted the costs to be affordable to the citizens and other capital projects. Mayor Lewis confirmed that the “FF&E” and “Communications” were included in the figures.
- Scott Hudson, Batson-Cook, General Contractor, 8860 Philips Highway, Jacksonville, addressed the difference between a Category 3 and Category 5 Hurricane Rating including estimated deductions for:
  - tilt wall construction ($11,000);
  - lightweight insulated concrete on top of the metal panel roofs ($100,000);
  - roll down shutters ($50,000); and
  - impact rated windows ($12,000).

This did not change anything structurally and not a lot of money was involved. To make it a Category 3 versus Category 5 would require having to start over with the building. Council Member Braly commented on the reduced numbers for the total square footage of the building.

Chief Muscoco advised the 1,940 square foot EOC room would be activated and used during an emergency or a City event. It would work as a Community Meeting/Training room for Neighborhood Watch groups, Camp Cadet, Community Associations, etc. When Federal monies became available, this room was upgraded to an EOC when it was determined that City Hall was only built to 110 mph. The past use of the Public Works Compound during emergency events was in even worse condition. According to FBI standards, he was not supposed to allow the public past a certain point in the facility. Therefore, the EOC was designed for separate access for the public with a small kitchenette, public restrooms, and storage room. In addition, the communications antenna system had been built into the original tower. This equipment (a whip antenna) would now be seen 6-8 feet above the revised facade. Homeland Security rules stipulated many requirements that would incur additional costs.

- Sara Spurrier, 1672 Pebble Beach Blvd., Green Cove Springs, thanked Council Member Page for his service on the City Council. He noted he had been a member of the Green Cove Coalition and explained the goals of the organization for the betterment of the community. She thanked the Council for their efforts to provide for the citizens and encouraged each of them to approve the Police Department and to start as soon as possible.
- John Whiteman, 723 N. Magnolia Avenue, Green Cove Springs, concurred that a new Police Station was needed but was concerned that it was still too big and there was too
much fat in the building, i.e., too many restrooms, too many lockers in the locker rooms, and the evidence room was too large. There were also no floor dimensions or reference to ceiling height. Mr. Koppenhafer explained the ceiling height would be 9-10 feet. Mr. Whiteman also questioned what would be done with the old Police Station.

- Mayor Lewis and Ms. Judd explained that City Charter prohibited the property from being sold; it could be renovated and leased to generate additional revenue;
- Chief Musco explained the reasons for the number and placement of the restrooms and the number of lockers that would only be accessible to the Officers and authorized personnel;
- In reference to cost cutting measures, Ms. Judd noted that there were very minimal savings from cutting unisex bathrooms and each bathroom still had to meet ADA requirements. Urinals were healthier than toilets for the men’s restrooms and would help keep overall costs down in the locker room area. Chief Musco noted the restrooms were configured according to Homeland Security requirements.
- In reference to the size of the Evidence Room, Chief Musco advised the City was in the process of becoming accredited. The City of Green Cove Springs Police Department was the only department in the Tri-County area that was not accredited. He reviewed the requirements of separation of evidence and guns and how evidence must be held for the entire term of sentencing. He believed evidence rooms could never be built big enough to accommodate the Court’s requirements including the maintaining of schedules for disposition and the burning of drug evidence.

- Mike Kelter, 630 Myrtle Avenue, Green Cove Springs, supported the project but was frustrated with it and not enthused by the bidding process. Any reduction in size and costs were good but he objected to the downsizing.
- Ms. Judd noted that she was not recommending that #13 and #14 be deleted. In addition, Direct Purchasing was allowed by the City’s Purchasing Policy.
- Bonnie Cavin, 400 Kirk Street, Green Cove Springs, commended everyone for working on this project. She had volunteered at the Police Department since 2009 and would like to see the original size of the building restored. She noted that until someone had been in their shoes and those situations, it was hard to understand what they were.
- Gabriel Jackson, 211 Ferris Street, Green Cove Springs, shared scripture with the Council Members and candidates and believed more trees should be planted in Spring Park.
- Dale Garlinghouse, 103 S. Magnolia Avenue, Green Cove Springs, had researched the Lakeland Police Station and believed the costs were too much for a tilt wall versus concrete block construction.
- Ms. Judd had asked and the contractor reviewed a cost comparison for a tilt wall versus concrete block construction. The contractor for the Lakeland Police Station, Reid Construction, had a series of about 15-20 Police Stations, but there were no details on costs. Direct purchasing also affected the costs. It had been difficult to pull information from the internet and get accurate and an exact comparison of prices. It was a very wide range in prices.
- Council Member Elect Van Royal, 3688 La Costa Court, Green Cove Springs, expressed his concern regarding time constraints but believed that City Staff had done a good job re-evaluating the size of the facility. He questioned the difference between the original $210 to $278 per square footage costs. There were very little details.
Mike Koppenhafer, Fisher-Koppenhafer, 9401 Cypress Green Drive, Jacksonville, explained that two (2) contractors had looked at this project in 2010. Elkins Construction who had built the Clay County Courthouse came in at $252 per square foot. This added an 8% difference from the original $276 per square foot figure. Hawkins Construction who had built the Clay County EOC had come in at $210 per square foot. Also factored in were the elements for economy labor costs which were down. He explained that the $278 figure included building, sitework and demolition or $5.6 million divided by 20,000 square feet. Mr. Koppenhafer also noted that costs for construction materials had risen in the past two (2) years which may explain the difference in the per square foot cost.

Scott Hudson recounted that many items had been deleted, although the size of some rooms had been reduced from the original plans, this did not reduce the costs that dramatically because you still had the materials, i.e. ceiling tiles, carpet, doors, etc. If the sizes were reduced any further, it would influence any future expansion of the building.

Nancy Forehand, 211 Center Street, questioned what would be done for the other Capital Projects if the Surtax money were spent. She was particularly concerned, among other things, about the two (2) year window recently brought before the Council regarding the rapidly deteriorating condition of the Old City Hall building. Mayor Lewis stated all of the Surtax monies would not be spent. She believed that like any other organization, the City Council would look at the list of projects and decide what would be the most important project. In reply to Ms. Forehand’s question concerning a comment made by Ms. Judd at a recent meeting that all Capital Improvement Projects (CIP) would be put on hold, Ms. Judd substantiated that the City normally received approximately $630,000 per year. This year, the City had balance forward of about $1.4 million. Expenditures in the current year reduced that to about $1.3 million. She also noted the current CIP projects in the current year. The big ticket items were resurfacing and sidewalks. She admitted that she had asked City Staff to hold off on all CIP projects pending the final decision by the Council. She believed it would be very difficult even if she were to go back to October 1 to spend that kind of money in the space of a one (1) year timeframe on that level of resurfacing and sidewalks. The other major ticket item was Park Improvements. This included $50,000 for Pier Improvements and drainage issues at Spring Park and dugouts at Vera Francis Hall Park. The biggest ticket item was $225,000 for Old City Hall. The City had engaged a structural engineer who had given a price estimate of $6,000-$7,000 that would hold the structure for this season and next but no more. She also shared that the Structural Engineering Report recommended the City needed to decide what to do with that space. She admitted that at the end of the day, the City would not be able to do it all and decisions and priorities would have to be set. Other items included streetscaping and landscaping and re-shingling the Classroom Building at the ASA&CC. She maintained that it was not typical that a City would spend 100% of what was put in the first year of the CIP. The CIP was simply a plan; some projects may take longer than others and others may have to wait another year until there was funding. She noted that the Auditor had indicated earlier in the meeting that it would be acceptable for the City to do a debt service from Surtax and would not jeopardize the City. In reference to the issue of the declining electric sales, Ms. Judd recounted that since she had been here, she took credit for the rolling down of the transfer amount from the Electric System to the General Fund. The current transfer in the current budget year was $900,000 and she would not recommend the Council go above that amount. She also believed this would have to be re-evaluated during the upcoming budget workshops. Reductions for transfers and declining electric sales had been made in the previous two (2) Budgets on which she had worked. Ms. Forehand apologized for “derailing” Ms. Judd to the Electric discussion. She was more interested in whether or not the City would be putting these CIPs on hold, did she have a plan for resuming them or would it be seven (7) years before they would be picked back up. Ms. Judd explained that there would be about
$300,000 available in about a year to look at with regard to Capital Projects. She would recommend that the current free and clear Surtax balance of $1.3 million not be allowed to go any lower than $700,000 in the current year because you always want to maintain that balance to move forward to another year. She recalled in another Agenda item that although it may not have been an adopted “policy”, the past practice of the Council was not to let the ending balance go below $400,000 in any given year. In addition, she would not recommend a loan of $2.4 million from a bank be put into the City coffers but a construction “draw-down” type of loan. She stated she could present the projects that came from the different departments, but maintained the City would not be able to do it all and it would ultimately be the decision of the Council regarding the prioritization of the CIPs.

- Council Member Braly acknowledged the overall window of how the Police Department affected the entire period up to December 31, 2019. He estimated that if the $798,000 in projects were done in the near future, this would leave a surplus of $543,000±. However, he questioned the surplus still left based on this estimate if all the projects were done in a year or year and a half.

- Gary Carmichael, 711 N. Magnolia Avenue, Green Cove Springs, thanked the City Manager, City Council, and Chief of Police for all the work they had done to downsize the building. He explained that he had been a Police Officer in Florida for 34 years and had previously managed EOC operations. He believed the facility would be utilized by the community because of its design and electronic infrastructure. He also agreed that there could never be enough restroom facilities including separate restrooms for civilians and prisoners. Many of the designs were driven by the FDLE as statutory requirements to make it secure because it was EOC building.

The Council made the following comments:

Council Member Page:

- Thanked City Staff and all who had worked on this project;
- No one had challenged the issue or the need for a new up-to-date facility;
- He believed that the population growth over the next 30 years had been over estimated but that Staff had made accommodations for a reduction; noted the Chamber of Commerce had the City growing in the top 20% of counties in Florida; considered the 20-30 year population estimate to be more reasonable;
- Was a blessing and a burden to be the County Seat? The facilities were needed because the City’s population doubled every day and the City needed to provide those facilities;
- Impressed by a plan that could allow adjustment and a feasible plan; functionality had not been compromised;
- Believed the City needed a Category 5 design; the facility needed to be there for the worst possible event;
- Felt cost was down to a very doable number using Sur-Tax money to fund over the 6-7 years; would be able to keep other projects; not unusual to have more CIP projects than were able to be funded; costs never lower than today;
- Police Station should be most important CIP project;
- City Staff has done an excellent job on this task;
- Addresses size and growth over the long term for the City; and
- Fully supportive of the project.
Council Member Hampshire:

- In response to comments she had received from several citizens, the City would not go bankrupt; taxes would not be increased; she would not vote for any increase; would not take the City below the Council approved $400,000 threshold; would be paid off in 6-7 years; would be no balloon balance at the end;
- Acknowledged citizen concerns regarding cost and size of the building; this should bring the community together and calm the fear in the community;
- All agreed the need was there but not everyone would get what they wanted; and
- Congratulated everyone’s efforts.

Council Member Braly:

- Thanked the City Manager and everyone involved in the reduction of the size and cost;
- Maintained the City could not afford it; original loan amount of $3.1 million plus $1,080,000 would have to be borrowed without any changes;
- Six (6) years or until 2019 for the end of Surtax; still short in funding;
- No money to do anything else for six (6) years; after his calculations, After $435,000, approximately $194,000 left for other projects;
- Wanted a Police Station for the City but still questioned the square footage and the need for an EOC when the County’s EOC was located just four (4) miles away;
- Would it be more expensive if the design were changed to a Category 3 Hurricane Rating?; and
- Will vote against it.

Vice Mayor Timberlake:

- Commended City Staff for their work and taking in citizen comments;
- Preference was to go with the original decision;
- Felt the City should build and invest for the future; hope future generations would look back and say the Council had great wisdom and foresight in building a facility for the City; and
- The County is focused on the County and the 94,000 residents; if the building were constructed as a Category 3 Rating, the City would not be able to occupy the EOC or City Hall to operate as an EOC.

Mayor Lewis recognized Karen Kenney, 701 Cove Street, Green Cove Springs, who expressed her concerns regarding the funding issues and how her property had been flooded again twice in the past week. She also questioned the insurance coverage for City Staff and Police Staff.

Mayor Lewis recognized Joe Sobotta, 212 North Street, Green Cove Springs, who questioned Council Member Braly’s comments about the EOC. Council Member Braly explained how he had calculated the spending cost for use by others. He noted that 16% of the space would be utilized by the public for a multiplicity of uses. He was also concerned about the Category 5 Hurricane Rating and how much would be saved if the construction were built to a Category 3. He understood the City Manager had not had a lot of time to research this and he stated he was not criticizing the City Manager. He wanted to move ahead with the Police Station but was extremely concerned that the Council needed all the facts. He also acknowledged the concerns of the citizens and how the Surtax funds should be used for other projects. Mayor Lewis also believed that the EOC was a multi-purpose room.
Chief Musco advised that he had worked during Hurricane Andrew in South Florida and how Officials had learned and understood that these issues needed to be addressed. Evacuation during a Category 2 or 3 Hurricane would be mandatory. A Category 2 Hurricane rated building would save money but would it be safe for City Staff to be called into work and hunkered down making decisions? He emphasized that the City had a responsibility to protect the Officers and staff who would be called in to work during an emergency. He recounted hearing from other experts that a Category 5 Hurricane rated structure would be there. The EOC Grant was a gift and elevated it to an EOC.

Council Member Hampshire appealed to the citizens to give the Council credit for what they had done to protect the City and its residents. She insisted that what was done would affect her too. She was not willing to move forward with the original plans but was pleased with the revised plans that City Staff had been able to develop.

Chief Musco apologized for what had happened and any rifts created in the community. The original plan was developed and started six (6) years ago under the previous City Manager. The plan was designed and shared with the citizens in 2007. He did not believe a 10,000 square foot facility would service the City’s needs for the future. He commended the outstanding and dedicated Officers and Police Department employees who loved the City. He reminded everyone that the Department was operating out of an 1900’s era home that was in violation of OSHA and ADA requirements. He had been directed to bring the project forward and believed it was a good building and right-sized for the City.

In response to Council Member Hampshire’s earlier comments, Council Member Page questioned a “generational debt” or financing the project over the life of the building where the City would be fronting the money now and making the investment. He commented on two (2) types of flat roofs regarding those who have leaked and those who would leak. He also noted that changing the efficiency of the A/C equipment to fit the building size would not be in the best interest of the City.

Mayor Lewis:

- Need to plan for the future;
- Rely on the experts as their knowledge is much more in depth; did not think the Council would be conscientious if they did not take everything they said into consideration;
- While humans have a tendency to let our imaginations run wild, our hopes are not matched by reality;
- It is not reality at $100 per square foot;
- The City has addressed the issues of cost and size; and
- Have to prioritize the City’s needs for the future but will not get everything we want.

A MOTION WAS MADE BY VICE MAYOR TIMBERLAKE TO (1) AWARD THE BID TO BATSON-COOK AT ITS BASE PRICE OF $5,597,000 LESS PROPOSED DEDUCTIVE CHANGE ORDERS ESTIMATED AT $1,735,000 FOR A FINAL CONTRACT VALUE OF $3,862,000 WITH TIME FOR COMPLETION OF 300 DAYS; (2) DIRECT THE CITY MANAGER TO WORK WITH THE ARCHITECT, FISHER-KOPPENHAFER, TO PRODUCE DRAWINGS REFLECTIVE OF THIS SCOPE OF WORK; (3) DIRECT THE CITY MANAGER TO ISSUE A NOTICE TO PROCEED (NTP) AND RECORD SAME WITH THE CLERK OF THE COURT; (4) AUTHORIZE THE CITY MANAGER TO ISSUE A BUILDING PERMIT AND RECORD THE NOTICE OF COMMENCEMENT (NOC); (5) AUTHORIZE THE MAYOR TO EXECUTE ANY AND ALL CONTRACT DOCUMENTS FOR THE POLICE FACILITY/EOC CAPITAL PROJECT WITH BATSON-COOK; (6) PREPARE A RESOLUTION WITH FINANCING TERMS AND CONDITIONS FOR COUNCIL ACTION BASED ON LOAN ORDINANCE; AND (7) SCHEDULE GROUNDBREAKING CEREMONY. THE MOTION WAS SECONDED BY COUNCIL MEMBER PAGE. THERE BEING NO FURTHER DISCUSSION, THE MOTION WAS APPROVED BY THE

PUBLIC HEARINGS

1. Second and Final Reading of Ordinance No. O-07-2103, an Ordinance approving the borrowing of up to $3,100,000.00 to fund a portion of the construction cost for the new Police Station/ Emergency Operations Center.

Mr. Arnold read the title of Ordinance No. O-07-2013 into the record as follows (see attachment marked Exhibit “B”):

AN ORDINANCE OF THE CITY OF GREEN COVE SPRINGS, FLORIDA, AUTHORIZING THE BORROWING OF UP TO THREE MILLION ONE HUNDRED THOUSAND DOLLARS ($3,100,000.00) TO FUND A PORTION OF THE CONSTRUCTION COST FOR THE NEW GREEN COVE SPRINGS POLICE STATION / EMERGENCY OPERATIONS CENTER; DECLARING A PUBLIC PURPOSE FOR SUCH LOAN; PROVIDING AUTHORIZING FOR A RESOLUTION TO APPROVE THE SPECIFIC TERMS AND CONDITIONS OF THE LOAN; PROVIDING FOR REPEALER, SEVERABILITY AND SETTING AN EFFECTIVE DATE.

Ms. Judd explained that based on the Council’s previous legislative action, that the not to exceed amount be reduced to $2,415,000. According to Mr. Arnold, the change in the amount would be done when the motion was made to amend the Ordinance.

Mayor Lewis opened the Public Hearing. There being no comments, the Public Hearing was closed.


Ms. Judd also requested authorization to proceed with the contractor on the demolition of the structures that currently exist at no additional mobilization costs to the City. Contractual and insurance requirements would be handled accordingly.


The Groundbreaking Ceremony was unanimously scheduled for May 1st at 10:00 a.m.
5. City Manager and City Attorney Reports and/or Correspondence.

City Manager Judd’s announcements:

- Reminded Council about an e-mail she had sent regarding the organization of a training session for incoming Council Members on May 21st at 9:00 a.m. It would be an introduction by Department Directors regarding their departments. Vice Mayor Timberlake and Council Member Hampshire would be unable to attend due to conflicting schedules;
- Ms. Judd would be out of the office on Wednesday afternoon; and
- She will miss Mr. Page.

City Attorney Arnold’s announcements:

- Reminded Council and City Manager of his invitation to the Law Day Luncheon at Orange Park Country Club on May 14 at 12:00 noon; and
- Thanked Council for the Proclamation recognizing the Citadel Class of ’69 Golf Dawgs.

6. City Council Reports and/or Correspondence.

Council Member Page’s comments:

- There is a Florida League of Cities webinar on May 9 on privacy law changes which he believed would be beneficial regarding the City’s utility customers;
- Reminded Council that Council Member Elect Royal could meet with other Council Members on a one-to-one basis after a public notice; at a public meeting, minutes must be taken; he confirmed the Sunshine Law with Mr. Arnold; and
- Thanked City Staff for the wonderful reception; it was his honor and privilege to represent the citizens of Green Cove Springs the past nine (9) years.

Council Member Braly’s comments:

- None.

Council Member Hampshire’s comments:

- Thankful for everyone’s support during the election; humbled and honored to serve her final term on the Council; looking forward to working with Council Member Elect Royal and Council Member Braly;
- Appreciative of the hard work everyone puts in to making the City great; believes whatever differences were in the past can be overcome;
- She would miss Mr. Page and wished him and Mrs. Page well; and
- Glad the City is moving forward with the Police Station; the citizens and the Police Department deserve it.

Vice Mayor Timberlake’s comments:

- Congratulated Council Member Hampshire on her re-election;
- Expressed disappointment and concerns about how the campaigns went regarding Magnolia Point versus the City; not good; and
- Stated no apology was needed from the Chief on the Police Station.
Mayor Lewis’ comments:

- Reminded about the Council on Aging Open House on Friday at 10:00 a.m. and a Donor Dinner on Thursday;
- Reminded about the Quigley House’s wine tasting fundraising event on April 27;
- Reminded about the Relay for Life on April 26th;
- Reminded about the Special Magistrate Hearings on April 24th;
- Thanked the City Staff for all their efforts; and
- Thanked Council Member Page for all his efforts.

Mayor Lewis recognized Scott Smith who informed the audience that a member of Hibernia Baptist Church, Melissa Boyd, had passed away this day. He asked for the Council and community’s prayers for the family. Mr. Smith also thanked Mr. Page and wished him well.

7. Adjournment.

There being no further business to come before the City Council, the meeting was adjourned at 10:47 p.m.

CITY OF GREEN COVE SPRINGS, FLORIDA

Pamela J. Lewis, Mayor

Attest:

F. Lee Bentley, City Clerk