CITY OF GREEN COVE SPRINGS
CITY COUNCIL REGULAR SESSION

321 WALNUT STREET, GREEN COVE SPRINGS, FLORIDA
TUESDAY, OCTOBER 06, 2026 – 6:00 PM

The city council prohibits the use of cell phones and other electronic devices which emit an audible sound during all meetings with the exception of law enforcement, fire and rescue or health care providers on call. Persons in violation may be requested to leave the meeting.

Anyone wishing to address the City Council is requested to complete a card at the City Clerk's desk. Speakers are respectfully requested to abide by the following procedures:

**Limit your comments to three (3) minutes*
**Speak directly to the Mayor not staff or the audience*
**No raising your hand and speaking from the audience*
**No debating and rebuttals*
**Time cannot be allocated to others*
**Only speak one (1) time per agenda item*

AGENDA

Invocation & Pledge of Allegiance to the Flag - **Pastor Travis Ivey**

Roll Call

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

PRESENTATIONS

1. FMPA - October 2026 ***Bob Page***

PUBLIC HEARINGS

2. Final reading of Ordinance No. O-17-2026, an Ordinance Striking Required Garages for All Residential Units and Updates to LDR. ***Lisa Walsh / Cassidy Kearney***

3. Second and final reading of Ordinance No. O-22-2026, Request for a zoning amendment for property located at 1345 Energy Cove Court, parcel 016562-001-00.
   Zoning Amendment
   From: MUH, Mixed Use Highway To: M-2, Heavy Industrial ***Lisa Walsh***

4. Second and Final Reading of Ordinance No. O-23-2026, amending City Code Section 62-112 – Sales and Solicitation of Sales. ***Kimberly Thomas***

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.

5. City Council approval to award Bid 2026-04, SRF Water System Upgrades to PBM Constructors, Inc., in the amount of $3,281,298.00 (Base Bid + Additive Alternate 1) for FDEP – SRF Loan DW100441, North Grid / Harbor Road Water Treatment Plant Improvements. ***Scott Schultz***

6. City Council approval of the Breast Cancer Month Proclamation. ***Erin West***

7. City Council approval of the Florida City Week Proclamation. ***Erin West***

8. City Council approval of a change order in the amount of $51,568.75 to Jax Utilities Management for the emergency repair to the gravity sewer system on Roberts & Melrose Street which was approved by motion during the Special Budget Session on September 3, 2026. ***Scott Schultz***

9. City Council approval to purchase a 2026 Kubota U35 Excavator using the Sourcewell bid through Coastal Equipment of Florida for the total amount of $55,406.55 and to surplus excavator #416 a 2006 John Deere 35D excavator. ***Andy Yeager***

10. City Council approval for the Mayor and Interim City Manager to execute the Agreement between the City and Badger Drilling for construction of the Pine Avenue Force Main Extension, in the amount of $2,829,301.43 for the Harbor Road Water Reclamation Facility, FDEP - SRF, Phase 3, Agreement No. WW1000450. ***Scott Schultz***

11. City Council approval of Pay Application #4 to Arkest LLC. in the amount of $228,492.36. ***Greg Bauer***

12. City Council review and approval of a Site Development Plan for the Carlton HQ proposed development for an office building and office/warehouse flex space at 1615 S Orange Ave. ***Lisa Walsh***

13. City Council approval of Minutes. ***Erin West***
    Special Session: 9/21/2026
    Regular Session: 4/21/2026, 5/5/2026, 9/15/2026

14. City Council approval for funding in the amount of $176,630.00 to CPH Corporation for the design and permitting of the Green Cove Springs (City) / Clay County Utility Authority (CCUA) Reclaimed Water Interconnect. This cost will ultimately be split between the City and CCUA. ***Scott Schultz***

15. City Council award of Bid 2026-06 – Human Resources Management Services to Dynamic Corporate Solutions, Inc. ***Mike Null***

16. City Council approval to utilize a three-quote / piggybacking process to obtain pricing for the GCS / CCUA Reclaimed Water Interconnect, to evaluate adding the city's portion (1/2) of the cost of the Interconnect to the WW100450 SRF Loan / Grant, and to evaluate adding an engineered septage receiving station to the WW100450 SRF Loan / Grant. ***Scott Schultz***

COUNCIL BUSINESS

17. City Council approval of 5k Wine and Chocolate on the River Event for December 19, 2026. ***Kimberly Thomas***

18. City Council Discussion of Solid Waste Disposal Assessment exemption for disabled veterans. ***Mike Null***

19. Update on Golf Carts friendly city status. ***Shawn Hines***

20. Update on City Attorney replacement process. ***Mike Null***

21. City Manager & City Attorney Reports / Correspondence

22. City Council Reports / Correspondence

Adjournment

The City Council meets the first and third Tuesday of each month beginning at 6:00 p.m., unless otherwise scheduled. Meetings are held in City Hall at 321 Walnut Street. Video recordings of the meetings are available on the City website.

City may take action on any matter during this meeting, including items that are not set forth within this agenda.

Minutes of the City Council meetings may be obtained by visiting the City website. The Meetings are usually recorded, but are not transcribed verbatim for the minutes. Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recordings, if available, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be at the expense of the requesting party.

Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. The City is not responsible if the in-house recording is incomplete for any reason.

ADA NOTICE

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk's office no later than 5:00 p.m. on the day prior to the meeting.

PUBLIC PARTICIPATION:

Pursuant to Section 286.0114, Florida Statutes, effective October 1, 2013, the public is invited to speak on any "proposition" before a board, commission, council, or appointed committee takes official action regardless of whether the issue is on the Agenda. Certain exemptions for emergencies, ministerial acts,

etc. apply. This public participation does not affect the right of a person to be heard as otherwise provided by law.

EXPARTE COMMUNICATIONS

Oral or written exchanges (sometimes referred to as lobbying or information gathering) between a Council Member and others, including staff, where there is a substantive discussion regarding a quasi-judicial decision by the City Council. The exchanges must be disclosed by the City Council so the public may respond to such exchanges before a vote is taken.