

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on May 16, 2022 beginning at 6:00 PM, in the City Council Chambers, located at City Hall 205 North Marion Avenue, Lake City, Florida. Members of the public also viewed the meeting on our YouTube Channel.

#### PLEDGE OF ALLEGIANCE

INVOCATION – Council Member Todd Sampson

#### ROLL CALL

Mayor/Council Member  
City Council

City Attorney  
Interim City Manager  
Sergeant-at-Arms  
City Clerk

Stephen M. Witt  
Jake Hill, Jr.  
Eugene Jefferson  
C. Todd Sampson  
Frederick Koberlein, Jr.  
Paul Dyal – absent  
Chief Gerald Butler  
Audrey Sikes

#### PROCLAMATIONS

1. National Police Week - May 15 - 21, 2022

Mayor Witt presented the National Police Week Proclamation to the Lake City Police Department.

#### MINUTES

2. May 2, 2022 Regular Session

**Mr. Sampson made a motion to approve the May 2, 2022 regular session minutes as presented. Mr. Hill seconded the motion and the motion carried unanimously on a voice vote.**

#### APPROVAL OF AGENDA

Mr. Sampson requested to move Item #4 just after Item #8. **Mr. Jefferson made a motion to approve the agenda as amended. Mr. Sampson seconded the motion and the motion carried unanimously on a voice vote.**

#### APPROVAL OF CONSENT AGENDA

3. Approve correction for Bid No. ITB-012-2022 Purchase of Pipe and Fittings for Disc Filter System Project awarded to Lanier Municipal Supply, Inc., the sole bidder, for \$101,175.55 approved by City Council on May 2, 2022. The vendor calculated the unit cost per foot instead of per stick resulting in a difference of \$18,799.62 and vendor has agreed not to

charge us the full difference of \$18,799.62 and charge us \$9,048.95 for a revised bid total of \$110,224.50. If not approved, putting the items out for re-bid may result in costs going up and project being further delayed.

**Mr. Sampson made a motion to approve the consent agenda consisting of Item #3 above. Mr. Jefferson seconded the motion and the motion carried unanimously on a voice vote.**

PRESENTATIONS – None

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL – None

OLD BUSINESS

Ordinances – None

Other Items

4. Discussion and Possible Action - City Manager Position - Renee Narloch, President of S. Renee Narloch & Associates will participate via Zoom

Per motion on Approval of Agenda, this Item was discussed after Item #8.

5. Discussion and Possible Action - Lake Montgomery Pier Replacement (Presenter: Mayor Stephen Witt)

Mayor Witt reported he received an email from Dusty Bailey in support of the pier.

PUBLIC COMMENT: Jacob Kuzyk; Tom Mullins; Chris Wynn.

Mr. Wynn, with the Florida Fish and Wildlife Conservation, reported to members funding thus far, and stated he was seeking funding for upgrades to Campbell Park. He suggested a one time \$75,000.00 contribution to help out with signs, trash receptacles, and new gate. He stated the pier would be named after the largest private donor.

Mr. Hill spoke in support of the pier replacement.

Mr. Sampson suggested a buy in from the Boy Scouts Troop, for the possibility of a quarterly cleanup, or an organization to protect the lake.

PUBLIC COMMENT: George Hudson; Sylvester Warren; Tim Murphy; Glenel Bowden.

Mayor Witt stated he wanted input from City Departments regarding maintenance on the pier.

Mr. Sampson reported there would be several things to budget for, including a new gate, but stated he supported the \$75,000.00 contribution if it's more detailed on the cleanup piece.

**Mr. Sampson made a motion to earmark \$75,000.00 for the pier project, pending the final Memorandum of Understanding showing in detail the cleanup plans, automated gate, second gate, sidewalk, new signs, fence, maintenance cost, trash cans, Appendix C items identified as; materials and labor, FDEP Permit & Owner, Design and Engineering, Geotech and Site Survey, Building Permit, Administration Costs and Mobilization/Demobilization, Contingency Costs with funding coming from the CARES Act. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Sampson</b>	<b>Aye</b>
<b>Mr. Hill</b>	<b>Aye</b>
<b>Mr. Jefferson</b>	<b>Aye</b>
<b>Mayor Witt</b>	<b>Aye</b>

6. Discussion and Possible Action - Senior Home Repair Program Funding Options (Presenter: Interim City Manager Paul Dyal)

Mayor Witt presented the options for the Senior Home Repair Program.

After discussion, Mr. Koberlein stated his office would prepare an Interlocal Agreement with the County with clear direction on how the City would reimburse the County for use of their Senior Home Repair Program application.

Mr. Sampson made a motion to write a check to the County and have them administer the program. n the amount of \$250 to the county

**Mr. Sampson made a motion to authorize the City to write a check to the County in the amount of \$250,000 for the administration of the Senior Home Program. The motion provides authorization for the preparation of an Interlocal Agreement to memorialize this grant program. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Sampson</b>	<b>Aye</b>
<b>Mr. Jefferson</b>	<b>Aye</b>
<b>Mr. Hill</b>	<b>Aye</b>
<b>Mayor Witt</b>	<b>Aye</b>

7. Discussion and Possible Action - Fire Pension Board Appointee (Presenter: Mayor Stephen Witt)

Mayor Witt reminded members there was still a need for a Fire Pension Board Appointee.

8. Discussion and Possible Action - Police Officers Pension Board Appointee (Presenter: Mayor Stephen Witt)

Mayor Witt reminded members there was still a need for a Police Officers Pension Board Appointee.

4. Discussion and Possible Action - City Manager Position - Renee Narloch, President of S. Renee Narloch & Associates will participate via Zoom

Ms. Narloch reported she had received approximately six more applications and suggested two candidates for members to review, and consider moving them forward. She stated she also refreshed the ads for the position.

PUBLIC COMMENT: Sylvester Warren

Mayor Witt recommended holding interviews next Monday afternoon, at 5:00 or 6:00 PM.

Mr. Jefferson stated members needed to look at the qualifying applicants if Ms. Narloch had any.

PUBLIC COMMENT: Shawn Holmgren

Members concurred to have Ms. Narloch send all applications received since she relisted the position.

## NEW BUSINESS

### Ordinances

9. City Council Ordinance No. 2022-2222 (first reading) - An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of 50 or less acres of land, pursuant to an application, CPA 22-03, by the property owner of said acreage, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the future land use classification from Residential, Medium Density (less than or equal to 8 dwelling units per acre) to Commercial of certain lands within the corporate limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. **Mr. Jefferson made a motion to adopt City Council Ordinance No. 2022-2222 on first reading, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of 50 or**

less acres of land, pursuant to an application, CPA 22-03, by the property owner of said acreage, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended, and providing for changing the future land use classification from Residential, Medium Density (less than or equal to 8 dwelling units per acre) to Commercial of certain lands within the corporate limits of the City of Lake City, Florida. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.

Mr. Jefferson      Aye  
Mr. Sampson      Aye  
Mr. Hill            Aye  
Mayor Witt        Aye

- 10. City Council Ordinance No. 2022-2223 (first reading) - An ordinance of the City of Lake City, Florida, amending the official zoning atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of less than ten contiguous acres of land, pursuant to an application, Z 22-02, by the property owner of said acreage; providing for rezoning from Residential, Single Family-2 (RSF-3) and Residential Office (RO) to Commercial, Intensive (CI) of certain lands within the corporate limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. **Mr. Sampson made a motion to adopt City Council Ordinance No. 2022-2223 on first reading, amending the official zoning atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of less than ten contiguous acres of land, pursuant to an application, Z 22-02, by the property owner of said acreage, and providing for rezoning from Residential, Single Family-2 (RSF-3) and Residential Office (RO) to Commercial, Intensive (CI) of certain lands within the corporate limits of the City of Lake City, Florida. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.**

Mr. Sampson      Aye  
Mr. Hill            Aye  
Mr. Jefferson      Aye  
Mayor Witt        Aye

- 11. City Council Ordinance No. 2022-2224 (first reading) - An ordinance of the City Council of the City of Lake City, Florida, amending the City Code to add a new section number 86-110.17 to Article III, Chapter 86, which provides for the permanent vacating of portion of the right of way for Parcels 02465-106, 02465-107, and 02465-115, as identified by the parcel identification number assigned by the Property Appraiser's Office; all of said lots being located in the Stonegate Park Subdivision as recorded on a plat thereof and recorded in Plat Book 7, Pages 61 and 62, of the public records of Columbia County, Florida; providing for conflicts; providing for severability; providing for codification; and providing for an effective date. **Mr. Sampson made a motion to adopt City Council**

**Ordinance No. 2022-2224 on first reading, amending the City Code to add a new section number 86-110.17 to Article III, Chapter 86, which provides for the permanent vacating of portion of the right of way for Parcels 02465-106, 02465-107, and 02465-115, as identified by the parcel identification number assigned by the Property Appraiser's Office, and all of said lots being located in the Stonegate Park Subdivision as recorded on a plat thereof and recorded in Plat Book 7, Pages 61 and 62, of the public records of Columbia County, Florida. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Sampson</b>	<b>Aye</b>
<b>Mr. Jefferson</b>	<b>Aye</b>
<b>Mr. Hill</b>	<b>Aye</b>
<b>Mayor Witt</b>	<b>Aye</b>

Resolutions

12. City Council Resolution No. 2022-048 - A resolution of the City Council of the City of Lake City, Florida, appointing Robert Angelo as the Land Development Regulation Administrator; and providing for an effective date. **Mr. Jefferson made a motion to adopt City Council Resolution No. 2022-048, appointing Robert Angelo as the Land Development Regulation Administrator. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Jefferson</b>	<b>Aye</b>
<b>Mr. Hill</b>	<b>Aye</b>
<b>Mr. Sampson</b>	<b>Aye</b>
<b>Mayor Witt</b>	<b>Aye</b>

13. City Council Resolution No. 2022-050 - A resolution of the City Council of the City of Lake City, Florida, appointing members to serve on the City's Utility Advisory Committee; repealing all resolutions in conflict; and providing an effective date. **Mr. Sampson made a motion to adopt City Council Resolution No. 2022-050, appointing members to serve on the City's Utility Advisory Committee. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Sampson</b>	<b>Aye</b>
<b>Mr. Hill</b>	<b>Aye</b>
<b>Mr. Jefferson</b>	<b>Aye</b>
<b>Mayor Witt</b>	<b>Aye</b>

14. City Council Resolution No. 2022-051 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of Change Order Number One to the contract between the City and Oelrich Constriction, Inc., related to the addition of a drainage easement for the Lake City Fire Station Number 2 Project; providing for an increase in the contract price by \$1,800.00; and providing for an effective date. **Mr. Jefferson made a motion to adopt City Council Resolution**

**No. 2022-051, authorizing the execution of Change Order Number One to the contract between the City and Oelrich Constriction, Inc., related to the addition of a drainage easement for the Lake City Fire Station Number 2 Project, and providing for an increase in the contract price by \$1,800.00. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.**

**Mr. Jefferson           Aye  
Mr. Sampson           Aye  
Mr. Hill                 Aye  
Mayor Witt             Aye**

- 15. City Council Resolution No. 2022-052 - A resolution of the City Council of the City of Lake City, Florida, accepting a proposal from Paypoint HR, LLC, related to the City's request for a classification and compensation study; providing for a price not to exceed \$37,500.00; and providing for an effective date. **Mr. Hill made a motion to adopt City Council Resolution No. 2022-052, accepting a proposal from Paypoint HR, LLC, related to the City's request for a classification and compensation study, and providing for a price not to exceed \$37,500.00. Mr. Jefferson seconded the motion.**

Mr. Sampson confirmed with the Procurement Director, Karen Nelmes, who performed the rating for this study. Ms. Nelmes reported the rating committee consisted of Finance Director Donna Duncan, Chief of Police Gerald Butler, Human Resources Director Hubert Collins, Director of Natural Gas Steve Brown, and Fire Chief Josh Wehinger.

**A roll call vote was taken and the motion carried.**

**Mr. Hill                 Aye  
Mr. Jefferson         Aye  
Mr. Sampson         Aye  
Mayor Witt             Aye**

Other Items

- 16. Discussion and Possible Action: Letter from Mayor Byran Williams, City of High Springs, asking for the City to donate a 2004 Vactor 2100 Series Truck or consider selling the truck to the City of High Springs for a fair price. The value has been estimated between \$6,000.00 and \$8,000.00. (Presenter: Mayor Stephen Witt)

Per Mayor Witt, Mr. Dyal sent him an email stating staff wanted to obtain an appraisal on the truck before a final decision was made.

PUBLIC COMMENT: Glenel Bowden

17. Discussion and Possible Action - City Attorney (Presenter: City Attorney Fred Koberlein, Jr.)

Mr. Koberlein stated he submitted his resignation letter last week, and would give the City plenty of time to procure his replacement. Mr. Koberlein reported his termination is effective November 30, 2022 but he would be available during the month of December 2022.

Members concurred to procure the position the same as before. Ms. Nelmes reported she could have this ready in a week.

Mr. Koberlein reported he was canceling the litigation sessions scheduled after the Council meeting as it would be an unnecessary expense. He stated he was hoping to have some rulings from this morning to move the case forward.

Mr. Koberlein provided a brief update on the on Befaihtful Coker v City Council of Lake City Florida, Individually and Collectively, and Stephen Douglas, Intervenor (Consolidated Case Number: 2021-268-CA).

In summation Ms. Coker made a request for a stay of all proceedings until she exhausted her recently filed federally lawsuit Befaihtful Coker, Minor Child V. Coker, and Minor Child M. Coker v Slyvester Warren, III, et al. Case Number: 622-CV-854-RBD-LHP.

He reported, based on the courts ruling this morning he did not foresee the open City Council District seat being filled before the election. Mr. Koberlein clarified, the stay of proceedings orders does not preclude whoever the citizens elect at the upcoming election being seated, therefore the City may keep moving forward with the general election.

DEPARTMENTAL ADMINISTRATION – None

COMMENTS BY COUNCIL MEMBERS

Mr. Hill commended Director Florence Straugh for her work at the Airport.

Mr. Jefferson recognized the Garden Club for the work performed downtown. Mayor Witt concurred and stated he would get a letter out to them on behalf of the Council.

ADJOURNMENT

**All matters having been handled, the meeting adjourned at 7:13 PM on a motion made and duly seconded.**

---

Stephen M. Witt, Mayor/Council Member

---

Audrey Sikes, MMC City Clerk