

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on June 7, 2021 beginning at 6:00 P.M., at the Columbia County School Board Administrative Complex Auditorium located at 372 West Duval Street, Lake City, FL 32055, and via Communications Media Technology.

PLEDGE OF ALLEGIANCE

INVOCATION – Mayor Stephen M. Witt

ROLL CALL

Mayor/Council Member
Vice Mayor/Council Member
City Council

City Attorney
City Manager
Sergeant-at-Arms
City Clerk

Stephen M. Witt
Chris Greene
Jake Hill, Jr.
Eugene Jefferson
C. Todd Sampson
Frederick Koberlein, Jr.
Joseph Helfenberger
Chief Argatha Gilmore
Audrey Sikes

PROCLAMATIONS – None

MINUTES

1. Regular Session 5-17-2021

Mr. Jefferson made a motion to approve the May 17, 2021 Regular Session minutes as presented. Mr. Greene seconded the motion and the motion carried unanimously on a voice vote.

APPROVAL OF AGENDA

Mr. Helfenberger asked to add an Emergency Walk-on Item to the agenda regarding Passero Associates and the bidding on Fire Station No. 2. The Emergency Item was added as Item #19 to the agenda. Mr. Greene made a motion to approve the agenda as amended. Mr. Jefferson seconded the motion and the motion carried unanimously on a voice vote.

APPROVAL OF CONSENT AGENDA

2. Approval for the Lake City Gateway Airport to apply for the Federal Aviation Administration (FAA), Airport Improvement Program (AIP), grant FY2021, in the amount of \$166,520.00 Grant funds will be used toward Taxiway C realignment to meet FAA design standards and Transient Apron Rehabilitation.
3. Approval to award ITB-022-2021 to Lanier Municipal Supply Co., Inc. for the purchase of pipe in the amount of \$73,715.60. Distribution and Collections budgeted \$50,000 for sewer piping for the Orthopedic Lift Station, however, due to the increasing rise in price

for piping the quote received is over budget. Distribution and Collections would like to reallocate \$22,311.50 from the Orthopedic Lift Station upgrades in account #63 and \$1,404.50 from pressure recorders in account #64 to cover the increase in cost.

Mr. Hill made a motion to approve the consent agenda consisting of items 2 and 3 identified above. Mr. Jefferson seconded the motion and the motion carried unanimously on a voice vote.

PRESENTATIONS - None

PERSONS WISHING TO ADDRESS COUNCIL

Public Comment: Sylvester Warren thanked everyone involved in the public clean up. He addressed Council on the abandoned house at 914 Aberdeen, securing the Cares Rescue funds, a written policy of redaction of public records, and the email archiver. Mr. Warren asked Mr. Greene for a follow-up on the City Manager evaluation.

Mr. Greene reported he will follow-up with Mr. Helfenberger.

Public Comment: Crystal Constance addressed Council on District 12 and the rehabilitation of housing in the last ten years.

Mr. Helfenberger provided an update on Federal Funds.

Public Comment: Glenel Bowden addressed Council on the legal opinion received by the City and stated the City Attorney should be able to provide a brief summary on this. He also inquired about redistricting and stated this should be conducted by population and not by registered voters.

Public Comment: Stew Lilker addressed Council on minutes, public records, redactions and the legal opinion obtained by the City.

OLD BUSINESS

Ordinances

At this time Mayor Witt closed the regular session and opened a public hearing for the purpose of hearing comments on City Council Ordinance No. 2021-2184. City Council Ordinance No. 2021-2184 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2021-2184. No one asked to be heard regarding City Council Ordinance No. 2021-2184, therefore Mayor Witt closed the public hearing.

4. City Council Ordinance No. 2021-2184 (final reading) - An ordinance of the City of Lake City, Florida, pursuant to Petition No. ANX 20-03, relating to voluntary annexation, making findings, annexing certain real property located in Columbia County, Florida, which is reasonably compact, and contiguous to the boundaries of the City of Lake City, Florida, into the boundaries of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. (Hunter Farms) - Voluntary Annexation. **Mr. Sampson made a motion to adopt City Council Ordinance No. 2021-2184, on final reading, relating to voluntary annexation, making findings, annexing certain real property located in Columbia County, Florida, which is reasonably compact, and contiguous to the boundaries of the**

City of Lake City, Florida, into the boundaries of the City of Lake City, Florida. Mr. Greene seconded the motion. A roll call vote was taken and the motion passed.

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

NEW BUSINESS

Ordinances

5. City Council Ordinance No. 2021-2190 (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 ten or less acres of land, pursuant to an application, CPA 21-01, by the property owners 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 commercial to residential moderate density (less than or equal to 4 dwelling units per acre) 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. Greene made a motion to adopt City Council Ordinance No. 2021-2190, 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 ten or less acres of land, pursuant to an application, CPA 21-01, by the property owners 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 commercial to residential moderate density (less than or equal to 4 dwelling units per acre) of certain lands within the corporate limits of the City of Lake City, Florida. Mr. Sampson seconded the motion and the motion carried unanimously on a voice vote.**

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

6. City Council Ordinance No. 2021-2191 (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 21-03, by the property owners of said acreage, providing for rezoning from commercial general (CG) to residential, single family-2 (RSF-2) 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. 2021-2191, 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 21-03, by the property owners of said acreage, providing for rezoning from commercial general (CG) to residential, single family-2 (RSF-2) 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 passed.

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

7. City Council Ordinance No. 2021-2192 (first reading) - An ordinance of the City of Lake City, Florida, amending the text of the City of Lake City Land Development Regulations, as amended, pursuant to an application, LDR 21-02, by the City Council, providing for amending section 4.16.9 entitled maximum lot coverage by all buildings by changing the floor area ratio from 0.75 to 1.0 within the "ILW" industrial, light and warehousing zoning district; providing for amending section 4.17.9 entitled maximum lot coverage by all buildings by changing the floor area ratio from 0.50 to 1.0 within the "I" industrial zoning district; providing severability; repealing all ordinances in conflict; and providing an effective date. **Mr. Sampson made a motion to adopt City Council Ordinance No. 2021-2192, on first reading, amending the text of the City of Lake City Land Development Regulations, as amended, pursuant to an application, LDR 21-02, by the City Council, providing for amending section 4.16.9 entitled maximum lot coverage by all buildings by changing the floor area ratio from 0.75 to 1.0 within the "ILW" industrial, light and warehousing zoning district; providing for amending section 4.17.9 entitled maximum lot coverage by all buildings by changing the floor area ratio from 0.50 to 1.0 within the "I" industrial zoning district. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion passed.**

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

8. City Council Ordinance No. 2021-2194 (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 21-04, by the property owner of said acreage; providing for rezoning from residential single-family-3 (RSF-3) to commercial, neighborhood (CN) 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. Greene made a motion to adopt City Council Ordinance No. 2021-2194, 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**

21-04, by the property owner of said acreage; providing for rezoning from residential single-family-3 (RSF-3) to commercial, neighborhood (CN) of certain lands within the corporate limits of the City of Lake City, Florida. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion passed.

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

9. City Council Ordinance No. 2021-2195 (first reading) - An ordinance of the City Council of the City of Lake City, Florida, amending section 22-4 of article 1 of chapter 22 of the City Code of the City of Lake City; providing for a schedule of permit fees; providing for the relocation or demolition of buildings and structures; providing for the set-up of mobile homes, manufactured homes, and modular homes; providing for the addition of driveway access; providing for the establishment of the City's military veteran building permit discount program, providing for the repeal of conflicts; providing for severability; providing for codification; and providing an effective date. **Mr. Jefferson made a motion to adopt City Council Ordinance No. 2021-2195, on first reading, amending section 22-4 of article 1 of chapter 22 of the City Code of the City of Lake City; providing for a schedule of permit fees; providing for the relocation or demolition of buildings and structures; providing for the set-up of mobile homes, manufactured homes, and modular homes; providing for the addition of driveway access; providing for the establishment of the City's military veteran building permit discount program. Mr. Sampson seconded the motion. A roll call vote was taken and the motion passed.**

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

Resolutions

10. City Council Resolution No. 2021-030 - A resolution of the City Council of the City of Lake City, Florida, accepting a bid from Proforce Marketing, Inc., related to the purchase of service duty weapons and accessories; providing for the declaration of certain personal property owned by the City to be surplus to the needs of the Lake City Police Department in accordance with the provisions and requirements of Section 2-183 of the Code of the City; providing for the disposal of the surplus property by trade-in allowances towards the aforementioned purchase of the service duty weapons and accessories; providing for a total purchase price not-to-exceed \$37,712.26; providing for conflicts; and providing an effective date. **Mr. Greene made a motion to adopt City Council Resolution No. 2021-030, accepting a bid from Proforce Marketing, Inc., related to the purchase of service duty weapons and accessories; providing for the declaration of certain personal property owned by the City to be surplus to**

the needs of the Lake City Police Department in accordance with the provisions and requirements of Section 2-183 of the Code of the City; providing for the disposal of the surplus property by trade-in allowances towards the aforementioned purchase of the service duty weapons and accessories; providing for a total purchase price not-to-exceed \$37,712.26. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion passed.

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

11. City Council Resolution No. 2021-070 - A resolution of the City Council of the City of Lake City, Florida, ratifying the execution of the financial assistance award received from the United States Department of Commerce dated May 3, 2021; providing for the rehabilitation of hangars one (1) and two (2) at the Lake City Gateway Airport; providing for severability; and providing an effective date. **Mr. Jefferson made a motion to adopt City Council Resolution No. 2021-070, ratifying the execution of the financial assistance award received from the United States Department of Commerce dated May 3, 2021; providing for the rehabilitation of hangars one (1) and two (2) at the Lake City Gateway Airport. Mr. Sampson seconded the motion. A roll call vote was taken and the motion passed.**

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

12. City Council Resolution No. 2021-071 - A resolution of the City Council of the City of Lake City, Florida authorizing the execution of a partial release of easement number 32517, recorded in official records book 1243 page 454, public records of Columbia County, Florida; and providing for an effective date. **Mr. Greene made a motion to adopt City Council Resolution No. 2021-071, authorizing the execution of a partial release of easement number 32517, recorded in official records book 1243 page 454, public records of Columbia County, Florida. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion passed.**

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

13. City Council Resolution No. 2021-079 - A resolution of the City Council of the City of Lake City, Florida, accepting a bid from Slack Construction, Inc., related to the purchase

and installation of a prefabricated metal building on an existing concrete foundation; providing for a contract price not to exceed \$84,173.00; providing for the execution of the contract; and providing an effective date. **Mr. Jefferson made a motion to adopt City Council Resolution No. 2021-079, but the motion did not receive a second.**

Public Comment: Stew Lilker asked where this building would be located.
Paul Dyal reported the building would be across from the Utility Annex.

14. City Council Resolution No. 2021-080 - A resolution of the City Council of the City of Lake City, Florida, authorizing the City to join with the State of Florida and other local governmental units as a participant in the Florida Memorandum of Understanding and formal agreements implementing a unified plan; and providing an effective date. **Mr. Greene made a motion to adopt City Council Resolution No. 2021-080, authorizing the City to join with the State of Florida and other local governmental units as a participant in the Florida Memorandum of Understanding and formal agreements implementing a unified plan. Mr. Sampson seconded the motion. A roll call vote was taken and the motion passed.**

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

Public Comment: Stew Lilker addressed Council regarding descriptions on documents.

15. City Council Resolution No. 2021-083 - A resolution of the City Council of the City of Lake City, Florida, establishing an Airport Master Plan Steering Group to study and provide recommendations related to the Airport Master Plan; providing for the composition of the Airport Master Plan Steering Group; providing for the repeal of conflicting resolutions; and providing for an effective date. **Mr. Hill made a motion to adopt City Council Resolution No. 2021-083, establishing an Airport Master Plan Steering Group to study and provide recommendations related to the Airport Master Plan; providing for the composition of the Airport Master Plan Steering Group. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion passed.**

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

16. City Council Resolution No. 2021-084 - A resolution of the City Council of the City of Lake City, Florida, authorizing a change in the location of the City Council meetings; providing for remote attendance and the expiration thereof; providing for the repeal of conflicting resolutions; and providing an effective date. **Mr. Greene made a motion to adopt City Council Resolution No. 2021-084, authorizing a change in the location**

of the City Council meetings; providing for remote attendance and the expiration thereof. Mr. Hill seconded the motion. A roll call vote was taken and the motion passed.

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

Public Comment: Stew Lilker addressed Council regarding meetings being recorded on Zoom.

17. City Council Resolution No. 2021-088 - A resolution of the City Council of the City of Lake City, Florida, ratifying the Mayor's extension of the State of Emergency arising from the COVID-19 Public Health Emergency. **Mr. Greene made a motion to adopt City Council Resolution No. 2021-088, ratifying the Mayor's extension of the State of Emergency arising from the COVID-19 Public Health Emergency. Mr. Sampson seconded the motion. A roll call vote was taken and the motion passed.**

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

Other Items

18. Discussion Item - Scheduling of presentations from Integrity Development Partners, LLC (IDP) regarding Blanche Rentals (Council Member Sampson)

Mr. Sampson requested for Integrity Development Partners to come before council on a regular basis to provide an update on the Blanche.

19. Emergency Walk-on: PA Associates

Mr. Helfenberger presented to Council three bids for the West Side Fire Station from Passero Associates. **Mr. Greene made a motion to approve, on an emergency basis, authorization for the City Manager to negotiate for a further reduction in costs with Oelrich Construction Inc. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion passed.**

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

DEPARTMENTAL ADMINISTRATION

Mr. Helfenberger and the Mayor thanked staff, volunteers, and those in the community that participated in the community clean up on Saturday, June 5, 2021.

Mr. Jefferson suggested to send out thank you notes to the community partners for their participation in the community clean up. He also suggested placing a thank you notice in the newspaper.

COMMENTS BY COUNCIL MEMBERS - None

ADJOURNMENT

All matters having been handled, the meeting adjourned at 7:00 p.m. on a motion made and duly seconded.

Stephen M. Witt, Mayor/Council Member

Audrey Sikes, MMC City Clerk