

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on July 19, 2021 beginning at 6:00 P.M., in the City Council Chambers, located at City Hall 205 North Marion Avenue, Lake City, Florida. The meeting was also held via Communications Media Technology.

PLEDGE OF ALLEGIANCE

INVOCATION – Councilman Eugene Jefferson

ROLL CALL

Mayor/Council Member
Vice Mayor/Council Member
City Council

Stephen M. Witt
Chris Greene
Jake Hill, Jr. - absent
Eugene Jefferson
C. Todd Sampson
Frederick Koberlein, Sr.
Ami Mitchell Fields
Chief Argatha Gilmore
Audrey Sikes

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

PROCLAMATIONS – None

MINUTES – None

APPROVAL OF AGENDA

Mayor Witt requested to remove item 14 as it was withdrawn. **Mr. Sampson made a motion to approve the agenda as amended. Mr. Jefferson seconded the motion. Mr. Greene expressed concerns with removing the item at this late hour and was uncertain why Chief Burnham, Ms. Fields and Ms. Sikes were not able to meet prior to today. He stated a lot of effort went into putting that item on the agenda and asked for this to be entered in the record. Mr. Greene stated this is something he feels like could have been handled long before it got on the Council agenda. The motion passed on a voice vote, with Mr. Greene casting a nay vote.**

PRESENTATIONS

1. Funding Request for Columbia Youth Football Association – Bucky Nash

Mr. Nash addressed Council on behalf of Richardson Community Center and the Annie Mattox Committee. Mr. Nash requested \$15,000.00 for the football program and \$15,000.00 for basketball. He stated the City currently gives the Association \$10,000.00 and the County gives \$7,500.00. Mr. Greene stated the City may already have \$9,200.00 set aside in the budget for the football program. He asked Finance Director Donna Duncan to confirm. Ms. Duncan reported the funds had not been requested and were available. Mr. Sampson confirmed with Ms. Duncan there are also funds in the amount of \$2,850.00 for field striping still in the budget that can be used. **Mr. Greene made a motion for the City to donate \$15,000.00 per Mr. Nash's request for the Columbia Youth Football Program. The motion provides for Mr. Nash to return to Council to work through the**

budget process for basketball funding. The motion identifies the funding source as the \$9,200.00 already budgeted and set aside for Columbia Youth Football and \$2,850.00 already in the budget for field striping and supplies with the \$3,000.00 balance coming from another funding source. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.

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

Public comment: Glennel Bowden addressed Council and added his support for the program as it helps with crime prevention. He suggested having the Lake City Police Department help with security at games by adding it to the budget.

PUBLIC COMMENT

Bea Coker addressed Council regarding the enforcement of Section 2-46 of the City Code relating to meeting decorum. Provided a petition to request the City Council remove and ban violators from attending meetings of the City for a period of no less than six months.

Shawn Holmgren declined to comment unless other matters of personnel were brought up.

Stew Lilker addressed Council regarding the last City Council meeting. Spoke on Senate Bill 50. Mr. Lilker feels ordinances and resolutions are contradictory and the verbiage of discussion and possible action on the agendas is vague.

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. 2021-2190. City Council Ordinance No. 2021-2190 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2021-2190. No one asked to be heard therefore Mayor Witt closed the public hearing.

2. City Council Ordinance No. 2021-2190 (final 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. Sampson made a motion to adopt City Council Ordinance No. 2021-2190, 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. Jefferson seconded the motion. A roll call vote was taken and the motion carried.

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

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. 2021-2191. City Council Ordinance No. 2021-2191 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2021-2191. No one asked to be heard therefore Mayor Witt closed the public hearing.

3. City Council Ordinance No. 2021-2191 (final 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. Greene made a motion to adopt City Council Ordinance No. 2021-2191, 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. Sampson seconded the motion. A roll call vote was taken and the motion carried.**

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

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. 2021-2192. City Council Ordinance No. 2021-2192 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2021-2192. No one asked to be heard therefore Mayor Witt closed the public hearing.

4. City Council Ordinance No. 2021-2192 (final 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. Jefferson made a motion to adopt City Council Ordinance No. 2021-2192, 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. Greene seconded the motion. A roll call vote was taken and the motion carried.**

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

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. 2021-2194. City Council Ordinance No. 2021-2194 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2021-2194. No one asked to be heard therefore Mayor Witt closed the public hearing.

5. City Council Ordinance No. 2021-2194 - (final 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, Z21-04, by the property owner of said acreage, providing for rezoning from residential singl-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. Sampson made a motion to adopt City Council Ordinance No. 2021-2194, 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, Z21-04, by the property owner of said acreage, providing for rezoning from residential singl-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 carried.**

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

NEW BUSINESS

Ordinances – None

Resolutions

6. City Council Resolution No. 2021-110 - A resolution of the City Council of the City of Lake City, Florida, accepting a bid from Lieupo's Maintenance Group LLC, related to the purchase and installation of field fence at the Kicklighter Wastewater Treatment Facility; providing for a contract price not to exceed \$18,500.00; providing for the execution of the contract; and providing an effective date. **Mr. Greene made a motion to adopt City Council Resolution No. 2021-110, accepting a bid from Lieupo's Maintenance Group LLC, related to the purchase and installation of field fence at the Kicklighter Wastewater Treatment Facility; providing for a contract price not to exceed \$18,500.00 and providing for the execution of the contract. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.**

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

7. City Council Resolution No. 2021-111 - A resolution of the City Council of the City of Lake City, Florida, awarding a contract for the construction of the Lake City Fire Station Number Two to Oelrich Construction, Inc.; providing for the City Manager to authorize the provision of labor, equipment, and materials for site work to be performed by the City; providing for a contractual guaranteed maximum price of \$2,425,275.00, to be paid to Oelrich Construction, Inc.; and providing for an effective date. **Mr. Jefferson made a motion to adopt City Council Resolution No. 2021-111, awarding a contract for the construction of the Lake City Fire Station Number Two to Oelrich Construction, Inc.; providing for the City Manager to authorize the provision of labor, equipment, and materials for site work to be performed by the City, and providing for a contractual guaranteed maximum price of \$2,425,275.00, to be paid to Oelrich Construction, Inc. Mr. Greene seconded the motion.**

Council comments: Mr. Greene stated \$1.7 million was budgeted for this project but the City is still \$725,275.00 short. There was a request for \$888,000.00 to be accepted by the Fire Department from the CARES Act. Mr. Greene stated that was a \$162,725.00 difference, and didn't feel that the CARES Act funding would be needed. The Council borrowed \$5 million for City Hall and the Fire Station, with only having used about \$1 million for property acquisition, there is still roughly \$4 million left. Mr. Greene stated he does not support allocating the \$888,000.00 from the CARES Act.

Mr. Sampson stated he agreed with reallocating funds budgeted for City Hall and discussed the increase in the Fire Department budget to repay the debt.

Fire Chief Randy Burnham reported he requested funds above the budgeted amount to include the \$82,000.00 for City Council Resolution# 2021-112, and \$74,682.00 for owner's representation for the design process. Including these amounts would cover all the expenses. He reported the Fire Department has been paying on the budgeted \$1.7 for two years, and he didn't want to further increase the debt on the Fire Department.

Mr. Greene made a motion to adopt City Council Resolution No. 2021-111, awarding a contract for the construction of the Lake City Fire Station Number Two to Oelrich Construction, Inc.; providing for the City Manager to authorize the provision of labor, equipment, and materials for site work to be performed by the City, and providing for a contractual guaranteed maximum price of \$2,425,275.00, to be paid to Oelrich Construction, Inc. The motion identifies the funding source for the \$2,425,275.00 out of the money already borrowed and excludes the use of Cares Act Funding. Mr. Sampson seconded the motion.

Public comment: Sylvester Warren addressed Council and stated he would like to be assured that taxes will not go up for the Fire assessment.

A roll call vote was taken and the motion carried.

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

8. City Council Resolution No. 2021-112 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of Task Assignment Two with Passero Associates, LLC, for professional services related to the construction of the Westside Fire Station; providing for a not-to-exceed price of \$82,000.00, for the professional services; and providing for an effective date. **Mr. Jefferson made a motion to adopt City Council Resolution No. 2021-112, authorizing the execution of Task Assignment Two with Passero Associates, LLC, for professional services related to the construction of the Westside Fire Station; providing for a not-to-exceed price of \$82,000.00, and for the professional services. The motion identifies the funding source out of the bond reissue and excludes the use of Cares Act Funding. Mr. Greene seconded the motion. A roll call vote was taken and the motion carried.**

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

9. City Council Resolution No. 2021-116 - A resolution of the City Council of the City of Lake City, Florida, authorizing the purchase of a hydraulic excavator from Ring Power Corporation to improve the efficiency of various city departments; providing for the payment of not-to-exceed \$282,419.00 to Ring Power Corporation; and providing for an effective date. **Mr. Sampson made a motion to adopt City Council Resolution No. 2021-116,**

authorizing the purchase of a hydraulic excavator from Ring Power Corporation to improve the efficiency of various city departments, and providing for the payment of not-to-exceed \$282,419.00 to Ring Power Corporation. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.

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

10. City Council Resolution No. 2021-117 - 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 Slack Construction, Inc., related to the purchase and installation of a prefabricated metal building; providing for an increase in the contract price by \$18,872.00; and providing for an effective date. **Mr. Sampson made a motion to adopt City Council Resolution No. 2021-117, authorizing the execution of Change Order Number One to the Contract between the City and Slack Construction, Inc., related to the purchase and installation of a prefabricated metal building, and providing for an increase in the contract price by \$18,872.00. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.**

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

11. City Council Resolution No. 2021-118 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of an agreement with Kim M. Landry, M.D., P.A., a Florida for-profit professional association, and Kim M. Landry, M.D., an individual, to serve the City as the City Fire Department Medical Director for the City Emergency Management Dispatch System; providing for an annual fee of \$20,000.00; providing for conflict; and providing for an effective date. **Mr. Greene made a motion to adopt City Council Resolution No. 2021-118, authorizing the execution of an agreement with Kim M. Landry, M.D., P.A., a Florida for-profit professional association, and Kim M. Landry, M.D., an individual, to serve the City as the City Fire Department Medical Director for the City Emergency Management Dispatch System, and providing for an annual fee of \$20,000.00. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.**

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

DEPARTMENTAL ADMINISTRATION

12. Discussion and Possible Action: Staff recommendation to approve proposed FY 21/22 "Tentative" Millage Rate to the Columbia County Tax Appraiser for Truth in Millage (TRIM)

Notice advertisement to property owners for the City's Tentative Budget Hearing (Ami Fields/Donna Duncan)

Finance Director Donna Duncan addressed Council regarding the TRIM. She reported she initially looked at the budget overall and currently our roll back rate is 4.9253. She proposed the max rate at 5.7651 and reported it can always go lower. However, if you advertise it at the 4.9253 you can not increase it. Mr. Sampson inquired about a 10 million drop in property value. Ms. Duncan stated per the Columbia County Property Appraiser's Office, the Lake Shore Hospital Authority is now off the tax role because it's no longer being leased. She stated this will also impact the Community Redevelopment Agency fund about \$60,000.00. **Mr. Greene made a motion to approve the TRIM Budget as described by Finance Director Donna Duncan. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.**

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

13. Discussion and Possible Action: Staff recommendation to approve the TRIM Schedule for FY21/22 (Ami Fields/Donna Duncan)

Donna Duncan proposed dates for all meetings. Members concurred to hold the budget meetings on August 17, 2021 and August 19, 2021. **Mr. Greene made a motion to approve the TRIM meeting dates as proposed by Donna Duncan. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.**

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

COMMENTS BY COUNCIL – None

ADJOURNMENT

All matters having been handled, the meeting adjourned at 7:24PM on a motion made and duly seconded.

Stephen M. Witt, Mayor/Council Member

Audrey Sikes, MMC City Clerk