

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on October 7, 2024 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 – Mayor/Council Member Stephen Witt

ROLL CALL

Mayor/Council Member
City Council

Stephen M. Witt
Jake Hill, Jr.
Chevella Young
Ricky Jernigan
James Carter
Clay Martin
Don Rosenthal
Chief Gerald Butler
Audrey Sikes

City Attorney
City Manager
Sergeant-at-Arms
City Clerk

APPROVAL OF AGENDA

Mayor Witt stated he had a request to move Item #16 prior to Item #15 on the agenda to keep all Quasi-Judicial items together. **Mr. Jernigan made a motion to approve the agenda as amended. Mr. Carter seconded the motion and the motion carried unanimously on a voice vote.**

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL

- Betty Goggins
- Glenel Bowden
- Noah Walker

PRESENTATIONS

1. Four Waters Engineering, Inc., Michael Klink, Gwen Lake Project Plan

PUBLIC COMMENT: Noah Walker

Michael Klink with Four Waters provided an overview of the Gwen Lake Project Plan.

APPROVAL OF CONSENT AGENDA

2. Minutes - September 3, 2024 Regular Session
3. Minutes - September 16, 2024 Regular Session

4. Minutes - September 25, 2024 Emergency Called Council Meeting
5. City Council Resolution No. 2024-090 - A resolution of the City of Lake City, Florida, authorizing Task Assignment Number Two pursuant to the continuing contract with Four Waters Engineering, Inc, a Florida Corporation; providing for engineering services pertaining to the design, permitting and bidding assistance of Gwen Lake at a proposed price not to exceed \$305,225.00; making certain findings of fact in support of the City approving said Task Assignment; recognizing the authority of the Mayor to execute and bind the City to said Task Assignment; authorizing the City Manager with the consent of the City Attorney to make minor changes to the scope of work of the task assignment provided such changes do not increase the quoted price in the task assignment; repealing all prior resolutions in conflict; and providing an effective date.
6. City Council Resolution No. 2024-111 - A resolution of the City of Lake City, Florida, approving that certain job position and description for Grant Writer; making certain findings of fact in support of the City approving said position and description; directing the City Manager to include said position and description in the City's Position Description Manual; repealing all prior resolutions in conflict; and providing an effective date.
7. City Council Resolution No. 2024-114 - A resolution of the City of Lake City, Florida, approving that certain job position and description for HR Senior Administrative Assistant; making certain findings of fact in support of the City approving said position and description; directing the City Manager to include said position and description in the City's Position Descriptions Manual; repealing all prior resolutions in conflict; and providing an effective date.
8. City Council Resolution No. 2024-115 - A resolution of the City of Lake City, Florida, approving that certain job position and description for Director of Technologies; making certain findings of fact in support of the City approving said position and description; directing the City Manager to include said position and description in the City's Position Descriptions Manual; repealing all prior resolutions in conflict; and providing an effective date.
9. City Council Resolution No. 2024-116 - A resolution of the City of Lake City, Florida, approving that certain job position and description for Assistant Director of Growth Management; making certain findings of fact in support of the City approving said position and description; directing the City Manager to include said position and description in the City's Position Descriptions Manual; repealing all prior resolutions in conflict; and providing an effective date.
10. City Council Resolution No. 2024-117 - A resolution of the City of Lake City, Florida, approving that certain job position and description for Building Inspector; making certain findings of fact in support of the City approving said position and description; directing the City Manager to include said position and description in the City's Position Descriptions Manual; repealing all prior resolutions in conflict; and providing an effective date.
11. City Council Resolution No. 2024-118 - A resolution of the City of Lake City, Florida, approving that certain job position and description for IT Public Safety Technician; making certain findings of fact in support of the City approving said position and

description; directing the City Manager to include said position and description in the City's Position Descriptions Manual; repealing all prior resolutions in conflict; and providing an effective date.

12. City Council Resolution No. 2024-119 - A resolution of the City of Lake City, Florida approving that certain job position and description for Procurement Clerk; making certain findings of fact in support of the City approving said position and description; directing the City Manager to include said position and description in the City's Position Descriptions Manual; repealing all prior resolutions in conflict; and providing an effective date.
13. City Council Resolution No. 2024-120 - A resolution of the City of Lake City, Florida approving that certain job position and description for Senior SCADA Analyst; making certain findings of fact in support of the City approving said position and description; directing the City Manager to include said position and description in the City's Position Descriptions Manual; repealing all prior resolutions in conflict; and providing an effective date.
14. City Council Resolution No. 2024-125 - A resolution of the City of Lake City, Florida approving certain amendments to that certain agreement between the City and the professional fire fighters of Lake City, International Association of Fire Fighters Local 2288 dated October 1, 2023 and approved by the City of Lake City City Council pursuant to Resolution 2023-134; making certain findings of fact in support of the City approving said amendments; recognizing the authority of the Mayor to execute and bind the City to said amendments; directing the Mayor to execute and bind the City to said amendments; repealing all prior resolutions in conflict; and providing an effective date.

Mr. Carter made a motion to approve the consent agenda as presented. Ms. Young seconded the motion and the motion carried unanimously on a voice vote.

OLD BUSINESS

Other Items

16. Discussion and Possible Action: Sweetwater Apartments Phase II - Modification of letter changing the number of units to 48 from 84 (Council Member Jake Hill, Jr.)

Mr. Hill reported he received a letter from the Mckellums requesting a modification to the application.

Lester McKellum provided background information on the project and requested for the application to be modified from 84 to 48 units.

Steve Auger, the CEO of Birdsong Housing Partners, reported the project had been redesigned to 48 units and the \$200,000.00 could be used for this project. He suggested codifying with a grant agreement inclusive of income and rent set aside and requirements for annual compliance monitoring reports.

Mr. Rosenthal reported staff had no issue with modification to the 48 units and the component accountability suggested.

Ms. Young made a motion to direct the City Attorney and City Manager to return with a resolution and agreement that outlines the parameters for the project in exchange for the 84 units being modified to 48units. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.

Ms. Young	Aye
Mr. Carter	Aye
Mr. Hill	Aye
Mr. Jernigan	Aye
Mayor Witt	Aye

Ordinances

Open Quasi – Judicial Proceeding

At this time Attorney Clay Martin read from a prepared script.

Preliminary Matters (Attorney Clay Martin):

The City Attorney shall read the ordinance by title.

15. City Council Ordinance No. 2024-2293 (final reading) - An ordinance of the City of Lake City, Florida, pursuant to Petition No. ANX 24-03 submitted by VYP, LLC, a Florida Limited Liability Company, formerly known as JCP-VVP, LLC, a Florida Limited Liability Company, the owner of said real property, relating to voluntary annexation; making finding of fact in support thereof; 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; providing severability; repealing all ordinances in conflict; and providing an effective date. This property is located on Highway 90 West across from CVS.

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Ms. Young	None
Mr. Carter	None
Mr. Jernigan	None
Mr. Hill	None
Mayor Witt	None

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Robert Angelo with Growth Management was sworn in for all five hearings.

Clerk should take custody of exhibits. City staff provided documents attached as Exhibit A.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

- A. Brief introduction of ordinance by city staff.** Robert Angelo
- B. Presentation of application by applicant.** N/A
- C. Presentation of evidence by city staff.** Robert Angelo – Exhibit A
- D. Presentation of case by third party intervenors, if any.** N/A
- E. Public comments.** None
- F. Cross examination of parties by party participants.** None
- G. Questions of parties by City Council.** None
- H. Closing comments by parties.** None
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

Mr. Carter made a motion to approve City Council Ordinance No. 2024-2293 on final reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Mr. Jernigan	Aye
Mr. Hill	Aye
Ms. Young	Aye
Mayor Witt	Aye

NEW BUSINESS

Ordinances

Open Quasi – Judicial Proceeding

At this time Attorney Clay Martin read from a prepared script.

Preliminary Matters (Attorney Clay Martin):

The City Attorney shall read the ordinance by title.

17. City Council Ordinance No. 2024-2290 (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 submitted 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 Residential, High Density (less than or equal to 20 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. This is for Heritage Oak Apartments and is located at the corner of Huntsboro Street and Hall of Fame Drive.

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Ms. Young	None
Mr. Carter	None
Mr. Jernigan	None
Mr. Hill	None
Mayor Witt	None

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Robert Angelo with Growth Management was still sworn in.

Clerk should take custody of exhibits. City staff provided documents attached as Exhibit B.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Robert Angelo

B. Presentation of application by applicant. Lance Jones with Jones Engineering was sworn in and entered his application into the record, attached as Exhibit B.

C. Presentation of evidence by city staff. Robert Angelo – Exhibit B

D. Presentation of case by third party intervenors, if any. N/A

E. Public comments. None

F. Cross examination of parties by party participants. N/A

G. Questions of parties by City Council. Mr. Carter verified the ordinance number

H. Closing comments by parties. N/A

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Carter made a motion to approve City Council Ordinance No. 2024-2290 on first reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Mr. Jernigan	Aye
Mr. Hill	Aye
Ms. Young	Aye
Mayor Witt	Aye

18. City Council Ordinance No. 2024-2292 (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 ten or less contiguous acres of land, pursuant to an application, Z 24-03, by the property owner of said acreage; providing for rezoning from Residential Multi-family-1 (RMF-1) to Residential Multi-family-2 (RMF-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. This is for Heritage Oak Apartments and is located at the corner of Huntsboro Street and Hall of Fame Drive.

Attorney Martin provided a two-page handout titled "Elements to be Considered for Rezoning Property," attached as Exhibit E.

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Ms. Young	None
Mr. Carter	None
Mr. Jernigan	None
Mr. Hill	None
Mayor Witt	None

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Robert Angelo with Growth Management was still sworn in.

Clerk should take custody of exhibits. City staff provided documents attached as Exhibit C.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

- A. Brief introduction of ordinance by city staff.** Robert Angelo
- B. Presentation of application by applicant.** Lance Jones with Jones Engineering entered his application into the record, attached as Exhibit B.
- C. Presentation of evidence by city staff.** Robert Angelo – Exhibit B
- D. Presentation of case by third party intervenors, if any.** N/A
- E. Public comments.** None
- F. Cross examination of parties by party participants.** N/A
- G. Questions of parties by City Council.** None
- H. Closing comments by parties.** N/A
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

Mr. Carter made a motion to approve City Council Ordinance No. 2024-2292 on first reading. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Ms. Young	Aye
Mr. Hill	Aye
Mr. Jernigan	Aye
Mayor Witt	Aye

19. City Council Ordinance No. 2024-2291 (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 ten or less contiguous acres of land, pursuant to an application, Z 24-02, by the property owner of said acreage; providing for rezoning from Commercial General (CG) 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. This is for BRW Main Boulevard and is located at the corner of Happiness Lane and Main Boulevard.

Attorney Martin provided a two-page handout titled “Elements to be Considered for Rezoning Property,” attached as Exhibit E.

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Ms. Young None
Mr. Carter None
Mr. Jernigan None
Mr. Hill None
Mayor Witt None

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Robert Angelo with Growth Management was still sworn in.

Clerk should take custody of exhibits. City staff provided documents attached as Exhibit C.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

- A. Brief introduction of ordinance by city staff.** Robert Angelo
- B. Presentation of application by applicant.** Lance Jones with Jones Engineering entered his application into the record, attached as Exhibit C.
- C. Presentation of evidence by city staff.** Robert Angelo – Exhibit C
- D. Presentation of case by third party intervenors, if any.** N/A
- E. Public comments.** None
- F. Cross examination of parties by party participants.** N/A
- G. Questions of parties by City Council.** None
- H. Closing comments by parties.** None
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

Mr. Carter made a motion to approve City Council Ordinance No. 2024-2291 on first reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Mr. Jernigan	Aye
Mr. Hill	Aye
Ms. Young	Aye
Mayor Witt	Aye

Resolutions

Open Quasi – Judicial Proceeding

At this time Attorney Clay Martin read from a prepared script.

Preliminary Matters (Attorney Clay Martin):

The City Attorney shall read the resolution by title.

20. City Council Resolution No. 2024-031 - A resolution of the City Council of the City of Lake City, Florida, conditionally approving the final plat of Muffin's Cove, a minor subdivision, pursuant to plat application SD 23-03 submitted by Twentyeight Fourteen, LLC, a Florida Limited Liability Company; providing conditions; providing direction to the City Manager, City Clerk, and City Attorney; providing for recording; providing for resolution of conflicts; providing for severability; and providing an effective date.

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Ms. Young	None
Mr. Carter	None
Mr. Jernigan	None
Mr. Hill	None
Mayor Witt	Yes – Reported he had spoken to Sylvester Warren at these meetings as to the process.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Robert Angelo with Growth Management was still sworn in.

Clerk should take custody of exhibits. City staff provided documents attached as Exhibit D.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Robert Angelo

B. Presentation of application by applicant. Vanessa George was sworn in, entered her application into the record, attached as Exhibit D, and inquired about the “conditional” verbiage on the resolution.

C. Presentation of evidence by city staff. Robert Angelo – Exhibit D

D. Presentation of case by third party intervenors, if any. N/A

E. Public comments. Glenel Bowden

F. Cross examination of parties by party participants. N/A

G. Questions of parties by City Council. None

H. Closing comments by parties. None

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Jernigan made a motion to approve City Council Resolution No. 2024-031. Mr. Carter seconded the motion.

Mr. Jernigan spoke in support of Resolution No. 2024-031 and the potential of a subdivision.

A roll call vote was taken and the motion carried.

Mr. Jernigan	Aye
Mr. Carter	Aye
Mr. Hill	Aye
Ms. Young	Aye
Mayor Witt	Aye

21. City Council Resolution No. 2024-126 - A resolution of the City Council of the City of Lake City, Florida, approving and certifying a maintenance map identifying and describing that certain street in the City known as NE Bowden Drive and thereby vesting ownership in the City in accordance with Section 95.361, Florida Statutes; making certain findings of fact in support of the City approving said maintenance map; recognizing the authority of the Mayor and City Clerk to execute said maintenance map in accordance with Florida Statute; directing the

Mayor and City Clerk to execute said maintenance map in accordance with Florida Statute; authorizing and directing the filing thereof in the office of the Clerk of Court of Columbia County, Florida; repealing all prior resolutions in conflict; and providing an effective date. **Mr. Jernigan made a motion to approve City Council Resolution No. 2024-126. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.**

Mr. Jernigan	Aye
Ms. Young	Aye
Mr. Hill	Aye
Mr. Carter	Aye
Mayor Witt	Aye

DEPARTMENTAL ADMINISTRATION

Mr. Rosenthal provided an update on the recent Hurricane and the upcoming storm.

Executive Director of Utilities Steve Brown provided a brief overview of how the City prepares for upcoming storms.

Chief Butler provided a brief update on the Emergency Operations Center activations.

Mr. Hill expressed the importance of getting storm related information out to citizens.

COMMENTS BY COUNCIL MEMBERS

Council Member James Carter – spoke on emergency procedures

Council Member Jake Hill, Jr. – None

Council Member Ricky Jernigan – None

Council Member Chevella Young – None

Mayor Stephen Witt – Thanked staff

ADJOURNMENT

There being no further business, the meeting adjourned at 7:23 PM on a motion made and duly seconded.

Stephen M. Witt, Mayor/Council Member

Audrey Sikes, City Clerk