

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on October 21, 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

City Attorney
City Manager
Sergeant-at-Arms
City Clerk

Clay Martin
Don Rosenthal
Assistant Chief Andy Miles
Audrey Sikes

APPROVAL OF AGENDA

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

PROCLAMATIONS

- 1. Florida City Government Week October 21-27, 2024

Mayor Witt read the proclamation for Florida City Government Week aloud.

- 2. Red Ribbon Week - October 23-31, 2024

Mayor Witt read the proclamation for Red Ribbon Week aloud.

- 3. Mobility Week - October 25 - November 2, 2024

Mayor Witt read the proclamation for Mobility Week aloud.

- 4. Purple Heart City

Mayor Witt read aloud and presented the proclamation for Purple Heart City to Bill Huggins.

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL

- William Bill Huggins
- Ben Lofstrom
- John Cole
- John Price
- Shawn Holmgren

APPROVAL OF CONSENT AGENDA

5. City Council Resolution No. 2024-121 - A resolution of the City of Lake City, Florida approving that certain agreement with the North Central Florida Regional Planning Council for local government comprehensive planning services; making certain findings of fact in support of the City approving said agreement; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.
6. City Council Resolution No. 2024-122 - A resolution of the City of Lake City, Florida, authorizing Task Assignment Number Five pursuant to the continuing contract with Passero Associates, LLC., a Florida limited liability company; providing for professional engineering, design and permitting assistance as it relates to the construction of a corporate hangar at the Lake City Gateway Airport; 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.
7. City Council Resolution No. 2024-123 - A resolution of the City of Lake City, Florida, authorizing Task Assignment Number Six pursuant to the continuing contract with Passero Associates, LLC., a Florida limited liability company; providing for professional engineering, design and permitting assistance as it relates to the design of the north taxilane at the Lake City Gateway Airport; 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 prices in the Task Assignment; repealing all prior resolutions in conflict; and providing an effective date.

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

PRESENTATIONS

8. Introduction to Mobility Plan and Fee PowerPoint - Lauren Rushing, AICP, Transportation Planner with NUE Urban Concepts

Ms. Rushing went over the Mobility Plan PowerPoint Presentation.

OLD 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.

9. City Council Ordinance No. 2024-2290 (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 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. This disclosure was asked collectively for this item, as well as the next two ordinances (City Council Ordinance No. 2024-2292 and City Council Ordinance No. 2024-2291).

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

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney. Growth Management staff and Lance Jones were sworn in collectively for this item, as well as the next two ordinances (City Council Ordinance No. 2024-2292 and City Council Ordinance No. 2024-2291).

Clerk should take custody of exhibits.

Growth Management 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. Bryan Thomas with Growth Management

B. Presentation of application by applicant. Lance Jones

C. Presentation of evidence by city staff.

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.

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. 2024-2290 on final 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

10. City Council Ordinance No. 2024-2292 (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 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.

Clerk should take custody of exhibits.

Growth Management 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. Bryan Thomas with Growth Management

B. Presentation of application by applicant. N/A

C. Presentation of evidence by city staff. Staff report

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. Ricky Jernigan

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. 2024-2292 on final 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

11. City Council Ordinance No. 2024-2291 (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 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.

Clerk should take custody of exhibits.

Growth Management 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. Bryan Thomas with Growth Management

B. Presentation of application by applicant. Lance Jones

C. Presentation of evidence by city staff. Staff report

D. Presentation of case by third party intervenors, if any. None

E. Public comments. None

F. Cross examination of parties by party participants. None

G. Questions of parties by City Council.

H. Closing comments by parties. None

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Ms. Young made a motion to approve City Council Ordinance No. 2024-2291 on final reading. 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

NEW BUSINESS

Other Items

- 12. Discussion and Guidance from Council: Plans and funding for new City Hall (City Manager Don Rosenthal)

Mr. Rosenthal reported performing a feasibility study analysis on how to cut costs on the design of a new building.

At Mr. Rosenthal's request, Assistant City Manager Dee Johnson provided an update on City Projects.

Mr. Johnson read from a prepared script the following:

Gwen Lake Restoration- The engineering team has made significant headway with Task 1. We look to complete the CAD (computer-aided design) and GEO tech by the end of October. Engineers will then shift their focus to Task 2, which involves obtaining permits and working on the conceptual design (H&H modeling).

Broadband Grants- I am obtaining a vendor to help with auxiliary equipment, location, and estimated cost. Witt O'Brien handles the grant application process in our area and is currently reviewing BEAD program guidelines to check for eligibility. Next steps: Send Witt O'Brien the mapping and locations of where we plan to run lines/ fiber hub/ low-income area we intend to reach.

Update on the Senior Home Repair - The county signed a contract for 6 ARPA home repairs within the city limits.

Cannone - 151 SE Park Collier - 152 SW Crescent Grant - 926 NW Georgia Griffin - 253 NW Fronie Jackson - 337 NE Okinawa Wilson - 684 NE Gurley
Requested update from County on 10/1/2024

Lake Montgomery Pier- The pier has been installed, and fence installation is scheduled to commence in the next few weeks.

Enclaves / Annexations -Currently working on producing an interlocal agreement to present to the County.

Scrap Yard- The city manager and I have spoken with the property owner about a possible relocation from the Downtown corridor. The talks have been positive but are only preliminary at this time.

Women's Club- I received an estimate of \$80,000 for installing system scaffolding, excluding roof or truss repair. I also got an estimate of

Street Lights Audit-GIS is currently mapping/verifying all the locations of light poles the City is responsible for maintaining. The CAD file received from FPL had an incorrect GEO reference.

Wilson Park Amphitheater- I spoke with Marie from Fred Fox Enterprises. The Final Floodplain Notice was published in the newspaper on 10/2, and the public comment period expired on 10/17. We are currently waiting for the final ER for the Mayor's signature. I anticipate this project going out for solicitation beginning in 2025.

SR 47 Infrastructure Extensions- The Project is out for bid and ending on 11/14.

Skate Park- Resolution 2024-110 for developing a master plan for the entire Youngs Park area. I hope to have the rendering at the beginning of the year.

Sally Jerry Park-The imminent domain is still in progress. Notice to proceed has been issued for creating a master plan. (WSP USA)

Parking Garage - Located potential locations. Dependent upon location of City Hall.

Assistant Finance Director, Cheryl Jacks read from a prepared script the following report regarding the City's collaboration with Nick Narducci: Since Mr. Rosenthal has joined us, he has been dedicated to finding ways to enhance the City's revenue for sustainable growth.

As such, the Finance Department has collaborated with the City Manager and Nick Narducci to explore alternative banking options aimed at maximizing interest income on our deposited public funds.

Considering our longstanding relationship with First Federal, which was established in 1998, we chose to engage with them to discuss options for achieving Mr. Rosenthal's objectives.

Following negotiations with Stephanie McClendon from First Federal Bank, Mr. Rosenthal was able to successfully secure a significant increase in the interest rate on the City's DDM* account.

This interest revenue boost is **projected** to yield approximately \$1.3 million annually, an **estimated** increase of \$1,171,226.00 (\$1.17M) over the FY24 figure of \$128,773.99, which is quite significant. This achievement **underscores** Mr. Rosenthal's commitment to maximizing revenue for the City's sustained prosperity.

*DDM = Demand Deposit Marketplace

Mr. Rosenthal stated once the feasibility study was complete, he would check with members to see if they would like to have a workshop on the topic.

COMMENTS BY COUNCIL MEMBERS

Council Member James Carter – expressed his support of the Mobility Plan.

Council Member Jake Hill, Jr. – verified contract terms on cemetery mowing and debris cleanup.

Council Member Ricky Jernigan – thanked staff for their hard work on debris pickup in Forest Hill.

Council Member Chevella Young – asked City Manager and Assistant City Manager about debris from hurricanes. Executive Director of Utilities, Steve Brown reported an interactive map is on the City's website identifying debris pickup.

Mayor Stephen Witt – None

PUBLIC COMMENT: Shawn Holmgren

ADJOURNMENT

There being no further business, the meeting adjourned at 7:30 PM on a motion made and duly seconded.

Stephen M. Witt, Mayor/Council Member

Audrey Sikes, City Clerk