

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on June 21, 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 – Mayor Stephen Witt

ROLL CALL

Mayor/Council Member
City Council

Stephen M. Witt
Jake Hill, Jr.
Eugene Jefferson
C. Todd Sampson
Frederick Koberlein, Sr.
Paul Dyal
Chief Gerald Butler
Michelle Cannon

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

PROCLAMATIONS – None

MINUTES

- 1. June 6, 2022 Regular Session

Mr. Jefferson made a motion to approve the May 16, 2022 regular session minutes as presented. Mr. Hill seconded the motion and the motion carried unanimously on a voice vote.

APPROVAL OF AGENDA

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

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL

- Glenel Bowden
- Sylvester Warren
- Ken Bochettee

APPROVAL OF CONSENT AGENGA – None

PRESENTATIONS

2. Brendan McKitrick, CPA, James Moore and Company - Annual Audit for Fiscal Year ended September 30, 2021 via Zoom.

Mr. McKitrick summarized the annual reports and his PowerPoint presentation.

Mayor Witt thanked staff and Mr. McKitrick for their work in performing the audit.

Mr. Sampson made a motion to approve the Annual Audit for Fiscal Year ending September 30, 2021. Mr. Hill seconded the motion and the motion carried unanimously on a voice vote.

3. Chief Josh Wehinger - Fire Department proposed salary increases for union and non-union personnel (Sponsored by: Council Member Todd Sampson)

Fire Chief Wehinger gave a PowerPoint presentation on his proposal for salary increases for union personnel.

He asked for CARES Act Funding, backdating from May 1st, until October, 2022, in which his department budget would then carry the proposed raise, and stated the Fire Union agreed.

Mayor Witt confirmed this would not affect the Fire assessment tax.

Mr. Hill spoke in support of a salary increase.

City Attorney Fred Koberlein Sr. stated per Florida Statute, the salary increase could not be back dated, but could, per the Union's approval, be dated for the future.

Mr. Jefferson spoke in favor of a salary increase.

Members concurred to change the date of the increase to start on July 1, 2022.

PUBLIC COMMENT: Glenel Bowden

Mr. Sampson made a motion to approve the Memorandum of Understanding, altering the date of beginning July 1st, pending the approval of the Fire Department's Union. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.

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

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. 2022-2217. City Council Ordinance No. 2022-2217 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2022-2217. No one asked to speak on City Council Ordinance No. 2022-2217, therefore Mayor Witt closed the public hearing.

4. City Council Ordinance No. 2022-2217 (final reading) - An ordinance of the City of Lake City, Florida, amending Ordinance No. 91-688, as amended, relating to an amendment to the text and future land use plan map series of the City of Lake City Comprehensive Plan, pursuant to Application, CPA 22-01 by the City Council, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for amending the text and future land use plan map series of the Comprehensive Plan, based upon an evaluation completed by the City, to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes, as amended; repealing all ordinances in conflict; and providing an effective date. **EARBA Mr. Jefferson made a motion to adopt City Council Ordinance No. 2022-2217 on final reading, amending Ordinance No. 91-688, as amended, relating to an amendment to the text and future land use plan map series of the City of Lake City Comprehensive Plan, pursuant to Application, CPA 22-01 by the City Council, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for amending the text and future land use plan map series of the Comprehensive Plan, based upon an evaluation completed by the City, to reflect changes in state requirements pursuant to Section 163.3191, Florida Statutes, as amended. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.**

Mr. Jefferson	Aye
Mr. Hill	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. 2022-2222. City Council Ordinance No. 2022-2222 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2022-2222. No one asked to speak on City Council Ordinance No. 2022-2222, therefore Mayor Witt closed the public hearing.

5. City Council Ordinance No. 2022-2222 (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, 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. Sampson made a motion to adopt City Council Ordinance No. 2022-2222 on final 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. Jefferson seconded the motion. A roll call vote was taken and the motion carried.**

Mr. Sampson	Aye
Mr. Jefferson	Aye
Mr. Hill	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. 2022-2223. City Council Ordinance No. 2022-2223 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2022-2223. No one asked to speak on City Council Ordinance No. 2022-2223, therefore Mayor Witt closed the public hearing.

6. City Council Ordinance No. 2022-2223 (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-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. Jefferson made a motion to adopt City Council Ordinance No. 2022-2223 on final 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. Jefferson Aye
Mr. Hill Aye
Mr. Sampson Aye
Mayor Witt Aye

Other Items

7. 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.

8. 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.

9. 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: Interim City Manager Paul Dyal)

Mr. Dyal reported the appraisal for the truck came back at \$8,000.00 and suggested selling the truck to the City of High Springs.

PUBLIC COMMENT: Glenel Bowden

Mr. Hill made a motion to offer the City of High Springs the Vactor Truck for \$8,000.00, on subject of the truck being surplussed. Mr. Sampson seconded the motion.

Mr. Jefferson confirmed with Mr. Dyal that the City had no use for the equipment.

A roll call vote was taken and the motion carried.

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

NEW BUSINESS

Ordinances

10. City Council Ordinance No. 2022-2225 (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 22-04, 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 Commercial to Residential, Medium Density (less than or equal to 8 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. 2022-2225 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 22-04, 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 Commercial to Residential, Medium Density (less than or equal to 8 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. Hill	Aye
Mayor Witt	Aye

11. City Council Ordinance No. 2022-2226 (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 22-05, by the property owner of said acreage, under the amendment procedures established in section 163.3161 through 163.3248, Florida Statutes, as amended, providing for changing the Future Land Use classification from Residential, Low Density (less than or equal to 2 dwelling units per acre) to Residential, Medium Density (less than or equal to 8 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. Jefferson made a motion to adopt City Council Ordinance No. 2022-2226 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 22-05, by the property owner of said acreage, under the amendment procedures established in section 163.3161 through 163.3248, Florida Statutes, as amended, providing for changing the Future Land Use classification from Residential, Low Density (less than or equal to 2 dwelling units per acre) to Residential, Medium Density (less than or equal to 8 dwelling units per acre) 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. Jefferson Aye
Mr. Hill Aye
Mr. Sampson Aye
Mayor Witt Aye

- 12. City Council Ordinance No. 2022-2227 (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 22-03, by the property owner of said acreage; providing for rezoning from commercial, General (CG) to Residential, Multiple Family-1 (RMF-1) 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. 2022-2227 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 22-03, by the property owner of said acreage; providing for rezoning from commercial, General (CG) to Residential, Multiple Family-1 (RMF-1) 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. Jefferson Aye
Mr. Hill Aye
Mr. Sampson Aye
Mayor Witt Aye

- 13. City Council Ordinance No. 2022-2228 (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 22-04, by the property owner of said acreage; providing for rezoning from Residential, Single Family-1 (RSF-1) to Residential, Multiple Family-1 (RMF-1) 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. 2022-2228 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 22-04, by the property owner of said acreage, and providing for rezoning from Residential, Single Family-1 (RSF-1) to Residential, Multiple Family-1 (RMF-1) 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. Hill **Aye**
Mayor Witt **Aye**

Resolutions

14. City Council Resolution No. 2022-047 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of an Interlocal Agreement with Columbia County, Florida; providing for the Emergency Home Repair Program for eligible citizens; providing for severability; providing for conflicts; and providing for an effective date. **Mr. Sampson made a motion to adopt City Council Resolution No. 2022-047, authorizing the execution of an Interlocal Agreement with Columbia County, Florida, and providing for the Emergency Home Repair Program for eligible citizens. 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**

15. City Council Resolution No. 2022-059 - A resolution of the City Council of the City of Lake City, Florida, accepting a bid from the Bayway Group, LLC, related to janitorial services at four locations within the City; providing for the award of a contract; providing for the execution of a contract; and providing an effective date. **Mr. Jefferson made a motion to adopt City Council Resolution No. 2022-059, accepting a bid from the Bayway Group, LLC, related to janitorial services at four locations within the City; providing for the award of a contract, and providing for the execution of a contract. 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**

16. City Council Resolution No. 2022-060 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of an amendment to the contract with H & H Liquid Sludge Disposal, Inc. providing for a price increase to \$64.00 per wet ton; and providing for an effective date. **Mr. Sampson made a motion to adopt City Council Resolution No. 2022-060, authorizing the execution of an amendment to the contract with H & H Liquid Sludge Disposal, Inc. providing for a price increase to \$64.00 per wet ton. 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

17. City Council Resolution No. 2022-062 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution and submission of the 2022 Airport Improvement Program Application for grant funding to the Federal Aviation Administration; providing for a request for a grant award of up to \$2,460,256.00 in eligible costs associated with the rehabilitation of the transient apron pavement and the realignment of Taxiway C at the Lake City Gateway Airport; and providing an effective date. **Mr. Hill made a motion to adopt City Council Resolution No. 2022-062, authorizing the execution and submission of the 2022 Airport Improvement Program Application for grant funding to the Federal Aviation Administration, and providing for a request for a grant award of up to \$2,460,256.00 in eligible costs associated with the rehabilitation of the transient apron pavement and the realignment of Taxiway C at the Lake City Gateway Airport. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.**

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

18. City Council Resolution No. 2022-063 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of Change Order One to Task Assignment Seven with Jones Edmunds & Associates, Inc.; providing for an amendment to the scope of work related to the construction of modifications to the reclaimed water production facilities at the Sister's Welcome Road Wastewater Facility; providing for compensation of \$18,200.00 and increasing the contract price to a total of \$78,078.00; providing for a change in the duration of the agreement; and providing for an effective date. **Mr. Sampson made a motion to adopt City Council Resolution No. 2022-063, authorizing the execution of Change Order One to Task Assignment Seven with Jones Edmunds & Associates, Inc.; providing for an amendment to the scope of work related to the construction of modifications to the reclaimed water production facilities at the Sister's Welcome Road Wastewater Facility; providing for compensation of \$18,200.00 and increasing the contract price to a total of \$78,078.00, and providing for a change in the duration of the agreement. 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

19. City Council Resolution No. 2022-064 - A resolution of the City Council of the City of Lake City, Florida authorizing the execution of Task Assignment Number Three to the continuing contract with North Florida Professional Services, Inc., providing for engineering services related to the Gwen Lake Phase 2 Wetland Mitigation Plan; providing for payment for the professional services at a cost not to exceed \$5,500.00; and providing an effective date. **Mr. Hill made a motion to adopt City Council Resolution No. 2022-064, authorizing the execution of Task Assignment Number Three to the continuing contract with North Florida Professional Services, Inc., providing for engineering services related to the Gwen Lake Phase 2 Wetland Mitigation Plan, and providing for payment for the professional services at a cost not to exceed \$5,500.00. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.**

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

20. City Council Resolution No. 2022-065 - A resolution of the City Council of the City of Lake City, Florida, authorizing Task Assignment Number Two to the continuing contract with Gmuere Engineering, LLC; providing for the extension of a water main into the Emerald Cove Residential Subdivision; providing for a cost not-to-exceed \$26,500.00; and providing for an effective date. **Mr. Sampson made a motion to adopt City Council Resolution No. 2022-065, authorizing Task Assignment Number Two to the continuing contract with Gmuere Engineering, LLC; providing for the extension of a water main into the Emerald Cove Residential Subdivision, and providing for a cost not-to-exceed \$26,500.00. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.**

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

21. City Council Resolution No. 2022-066 - A resolution of the City Council of the City of Lake City, Florida, authorizing Task Assignment Number Three to the continuing contract with Gmuere Engineering, LLC; providing for the extension of a water main along NW Jerri Place and NW Pinellas Court; providing for a cost not-to-exceed \$6,500.00; and providing for an effective date. **Mr. Jefferson made a motion to adopt City Council Resolution No. 2022-066, authorizing**

Task Assignment Number Three to the continuing contract with Gmuer Engineering, LLC; providing for the extension of a water main along NW Jerri Place and NW Pinellas Court, and providing for a cost not-to-exceed \$6,500.00. 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

22. City Council Resolution No. 2022-067 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of a Memorandum of Agreement with the Florida Fish and Wildlife Conservation Commission, Fish and Wildlife Foundation of Florida, and Columbia County, Florida; providing for the construction of a pier at Lake Montgomery; providing for conflict; and providing for an effective date.

Members discussed what the \$75,000.00 in the Memorandum of Agreement was to cover and felt the agreement brought forward did not correctly list this.

Mr. Sampson made a motion to approve City Council Resolution No. 2022-067, pending the items included with an estimate: the fence, gate, trash and pickup, and Boy Scout schedule for routine cleanup. 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

23. City Council Resolution No. 2022-068 - Colin Baenziger & Associates Proposal for City Manager Search (Documents will be forwarded upon receipt)

PUBLIC COMMENT: Glenel Bowden

Members discussed the possibility of interviewing David Lynch, a potential candidate who reached out to the City with his resume and proposal letter.

Mr. Sampson suggested also reaching out to candidate Glen Adams for an additional interview.

Mr. Hill spoke against interviewing Mr. Adams.
Both Mr. Jefferson and Mr. Sampson suggested Human Resources perform a background check on Mr. Lynch and look into why he was terminated from his last position.

Members concurred to table Resolution No. 2022-068 for two weeks, as they felt they did not have adequate time to review the proposal from Baenziger & Associates.

Other Items

24. Discussion and Possible Action: City Hall (Interim City Manager Paul Dyal)

Mr. Dyal reported he was not in favor of having City Departments split up in different buildings. He proposed reaching out to the company who performed the last evaluation on the current City Hall, Tetra Tech, and having them perform another evaluation.

Mr. Dyal recommended, if feasible, to repair the current City Hall building, but that he would do what the Council recommended.

Mayor Witt reported he asked City Manager assistant, Joyce Bruner, to compile a list of uses that they City currently uses the Council Chambers for. He spoke in favor of another evaluation of the current City Hall building.

Mr. Hill agreed with Mr. Dyal and spoke in favor of another evaluation.

Mr. Sampson stated he was interested in the repair of the current building, but would also like to see an appraisal on the building. He suggested holding meetings and other interviews the City conducts in the Police Department's meeting room.

Mr. Hill made a motion instructing Mr. Dyal to bring back estimated values to repair the current City Hall building. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.

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

25. RFP-020-2022 City Attorney Email Update from Procurement Director Karen Nelmes

Interim City Manager, Paul Dyal reported the RFP would be public from June 19th until July 19th.

DEPARTMENTAL ADMINISTRATION – None

COMMENTS BY COUNCIL

Mr. Hill thanked the Lake City Police Department and Fire Departments for their participation in Juneteenth celebrations.

Mr. Sampson congratulated the Lake City Police Department for their recent accreditation and for an almost full staff.

ADJOURNMENT

All matters having been handled, the meeting adjourned at 7:40 PM on a motion made and duly seconded.

Stephen M. Witt, Mayor/Council Member

Michelle Cannon, Deputy City Clerk