

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on May 15, 2023 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.  
C. Todd Sampson  
Chevella Young  
Ricky Jernigan  
Todd Kennon  
Paul Dyal  
Chief Gerald Butler  
Audrey Sikes

City Attorney  
City Manager  
Sergeant-at-Arms  
City Clerk

## PROCLAMATIONS

1. National Police Week - May 14-20, 2023

Mayor Witt presented the National Police Week Proclamation to Law Enforcement in attendance.

2. In Recognition of Faye E. Williams Retirement

Mayor Witt presented Faye E. Williams with a Proclamation in recognition of retiring after 44 years with the City.

## MINUTES

3. April 18, 2023 Special Called City Council/Joint City/County Meeting
4. May 1, 2023 Regular Session

**Mr. Hill made a motion to approve the April 18, 2023 Special Called City Council/Joint City/County, and the May 1, 2023 Regular Session minutes as presented. Mr. Sampson seconded the motion and the motion carried unanimously on a voice vote.**

## APPROVAL OF AGENDA

Mayor Witt reported there was a Presentation that needed to be added to the agenda. **Mr. Jernigan made a motion to approve the agenda as amended. Mr. Hill seconded the motion and the motion carried unanimously on a voice vote.**

PRESENTATIONS – Lake City Heat by Chevella Young and Jake Hill.

Ms. Young and Mr. Hill presented the Lake City Heat with a check for \$500 on behalf of the Northeast Florida League of Cities.

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL

- Nick Patel
- Sylvester Warren

APPROVAL OF CONSENT AGENDA – None

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. 2023-2242. City Council Ordinance No. 2023-2242 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2023-2242. No one asked to speak on City Council Ordinance No. 2023-2242, therefore Mayor Witt closed the public hearing.**

5. City Council Ordinance No. 2023-2242 (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 more than 50 acres of land, pursuant to an application CPA 23-01, by the property owner of said acreage, under the amendment procedures established by Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the Future Land Use Classification from County Residential, Low Density (less than or equal to 2 dwelling units per acre), County Commercial and City Commercial to City Residential, Moderate Density (less than or equal to 4 dwelling units per acre) on 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. (Hunter's Trust) **Mr. Hill made a motion to approve City Council Ordinance No. 2023-2242 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 more than 50 acres of land, pursuant to an application CPA 23-01, by the property owner of said acreage, under the amendment procedures established by Sections 163.3161 through 163.3248, Florida Statutes, as amended, and providing for changing the Future Land Use Classification from County Residential, Low Density (less than or equal to 2 dwelling units per acre), County**

**Commercial and City Commercial to City Residential, Moderate Density (less than or equal to 4 dwelling units per acre) on certain lands within the Corporate Limits of the City of Lake City, Florida. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Hill</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Sampson</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mayor Witt</b>	<b>Aye</b>

**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. 2023-2243. City Council Ordinance No. 2023-2243 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2023-2243. No one asked to speak on City Council Ordinance No. 2023-2243, therefore Mayor Witt closed the public hearing.**

6. City Council Ordinance No. 2023-2243 (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 more than ten contiguous acres of land, pursuant to an application, Z 23-01, by the property owner of said acreage; providing for rezoning from County Residential, Single Family-2 (RSF-2), County Commercial, Intensive (CI) and City Commercial, General (CG) to City Planned Residential Development (PRD) 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. (Hunter's Trust) **Mr. Hill made a motion to approve City Council Ordinance No. 2023-2243 on final reading, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of more than ten contiguous acres of land, pursuant to an application, Z 23-01, by the property owner of said acreage, and providing for rezoning from County Residential, Single Family-2 (RSF-2), County Commercial, Intensive (CI) and City Commercial, General (CG) to City Planned Residential Development (PRD) 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.**

<b>Mr. Hill</b>	<b>Aye</b>
<b>Mr. Sampson</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mayor Witt</b>	<b>Aye</b>

#### Resolutions

7. City Council Resolution No. 2023-031 - A resolution of the City Council of the City of Lake City, Florida terminating the Interlocal Agreement between the City

and Columbia County, Florida for the engagement of the County's Building Official to act as the City's Building Official.

Note: This Item was tabled at the 3/20/23 meeting.

**Mr. Sampson made a motion to remove City Council Resolution No. 2023-031 from the table. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Sampson</b>	<b>Aye</b>
<b>Mr. Hill</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mayor Witt</b>	<b>Aye</b>

Mr. Dyal confirmed this termination will trigger a six month notice for the County, and the County is willing to help the City as the Building Official until one could be hired.

PUBLIC COMMENT: Sylvester Warren

**Mr. Sampson made a motion to approve City Council Resolution No. 2023-031, terminating the Interlocal Agreement between the City and Columbia County, Florida for the engagement of the County's Building Official to act as the City's Building Official. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Sampson</b>	<b>Aye</b>
<b>Mr. Hill</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mayor Witt</b>	<b>Aye</b>

#### Other Items

8. Richardson Community Center Grant Update

Mr. Dyal reported there is a meeting scheduled with the Department of Economic Opportunity (DEO) to discuss the environmental component. DEO has expressed concern with the County recording the deed, and discussion is needed to see if there is a path forward.

9. Discussion and Update: Status on Citizens Review Board (Council Member Jake Hill)

Mr. Dyal reported a Workshop is needed for Council and community guidance as to the structure of the board and its authorities.

PUBLIC COMMENT: Sylvester Warren

Mr. Jernigan spoke in support of Chief Butler and in opposition of a Citizen Review Board.

Ms. Young spoke in support of a Citizen Review Board.

- 10. Discussion and Possible Action - Planning and Zoning Board - Application received on 11-01-2022 via email from Vanessa George for Sylvester Warren.

PUBLIC COMMENT: Sylvester Warren

Mr. Hill spoke in opposition of the Circle K project and agreed with Mr. Warren regarding site visits. **Mr. Hill made a motion to appoint Sylvester Warren to the Planning and Zoning Board via City Council Resolution No. 2023-046. Mr. Jernigan seconded the motion.**

Mr. Jernigan spoke on decorum should Mr. Warren be appointed.

PUBLIC COMMENT: Sylvester Warren

**A roll call vote was taken and the motion carried.**

<b>Mr. Hill</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mr. Sampson</b>	<b>Nay</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mayor Witt</b>	<b>Aye</b>

\* Note: After the meeting a scrivener’s error was discovered. The proper resolution number for Mr. Warren’s appointment is 2023-059.

NEW BUSINESS

Ordinances

- 11. City Council Ordinance No. 2023-2245 (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 23-02, 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 Moderate 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 for severability; repealing all ordinances in conflict; and providing an effective date. (Tennis Forever, LLC) **Mr. Sampson made a motion to approve City Council Ordinance No. 2023-2245 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 23-02, 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 Moderate 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. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Sampson</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mr. Hill</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mayor Witt</b>	<b>Aye</b>

12. City Council Ordinance No. 2023-2246 (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 more than ten contiguous acres of land, pursuant to an application, Z 23-02, by the property owner of said acreage; providing for rezoning from County Residential, Single Family-2 (RSF-2) to City 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. (Tennis Forever, LLC) **Mr. Sampson made a motion to approve City Council Ordinance No. 2023-2246 on first reading, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of more than ten contiguous acres of land, pursuant to an application, Z 23-02, by the property owner of said acreage, providing for rezoning from County Residential, Single Family-2 (RSF-2) to City 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.**

<b>Mr. Sampson</b>	<b>Aye</b>
<b>Mr. Hill</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mayor Witt</b>	<b>Aye</b>

13. City Council Ordinance No. 2023-2247 (first reading) - An ordinance of the City Council of the City of Lake City, Florida, amending the City Code to add a new Section Number 86-110.19 to Article III, Chapter 86, which provides for the permanent vacating of the 30.00 foot wide utility easement located at Parcel 2 at Lot "B" Brookside Subdivision, a Subdivision according to the Plat thereof recorded in Plat Book 3, Page 45, of the Public Records of Columbia County, Florida; providing for conflicts; providing for severability; providing for codification; and providing an effective date. (Tidal Wave) **Mr. Hill made a motion to approve City Council Ordinance No. 2023-2247 on first reading, amending the City Code to add a new Section Number 86-110.19 to Article III, Chapter 86, which provides for the permanent vacating of the 30.00 foot wide utility easement located at Parcel 2 at Lot "B" Brookside Subdivision, a Subdivision according to the Plat thereof recorded in Plat Book 3, Page 45, of the Public Records of Columbia County, Florida. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Hill</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mr. Sampson</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mayor Witt</b>	<b>Aye</b>

#### Resolutions

14. City Council Resolution No. 2023-053 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of the Second Amendment to the Agreement with the Florida Department of Environmental Protection; providing for public access reuse and chlorine contact chamber upgrades; providing for an extension to the agreement deadline; and providing for an effective date. **Mr. Sampson made a motion to approve City Council Resolution No. 2023-053, authorizing the execution of the Second Amendment to the Agreement with the Florida Department of Environmental Protection; providing for public access reuse and chlorine contact chamber upgrades, and providing for an extension to the agreement deadline. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Sampson</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mr. Hill</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mayor Witt</b>	<b>Aye</b>

15. City Council Resolution No. 2023-054 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of a Grant Agreement with the State of Florida, Department of Transportation, for eighty percent (80%) of

the allowable costs associated with the design and install of security fencing, gates, access control improvements and installation of new cameras at the Lake City Gateway Airport; and providing for an effective date. **Mr. Hill made a motion to approve City Council Resolution No. 2023-054, authorizing the execution of a Grant Agreement with the State of Florida, Department of Transportation, for eighty percent (80%) of the allowable costs associated with the design and install of security fencing, gates, access control improvements and installation of new cameras at the Lake City Gateway Airport. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Hill</b>	<b>Aye</b>
<b>Mr. Sampson</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mayor Witt</b>	<b>Aye</b>

- 16. City Council Resolution No. 2023-055 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of Task Assignment Number One to the continuing contract with Wetland Solutions, Inc., providing for engineering services related to the Steedley Field Wetland; providing for payment for the professional services at a cost not to exceed \$498,800.00; and providing for an effective date. **Mr. Sampson made a motion to approve City Council Resolution No. 2023-055, authorizing the execution of Task Assignment Number One to the continuing contract with Wetland Solutions, Inc., providing for engineering services related to the Steedley Field Wetland, and providing for payment for the professional services at a cost not to exceed \$498,800.00. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Sampson</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mr. Hill</b>	<b>Nay</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mayor Witt</b>	<b>Aye</b>

- 17. City Council Resolution No. 2023-056 - A resolution of the City Council of the City of Lake City, Florida, accepting a proposal from ABS Aviation Consultancy, Inc. D/B/A Airport Business Solutions related to the appraisal of airport property for fair market rent of the location leased by HAECO of Americas; providing for the award of a contract; providing for the execution of the construction engineering and inspection contract for a price not to exceed \$32,500.00; and providing an effective date. **Mr. Jernigan made a motion to approve City Council Resolution No. 2023-056, accepting a proposal from ABS Aviation Consultancy, Inc. D/B/A Airport Business Solutions related to the appraisal of airport property for fair market rent of the location leased by HAECO of**

Americas; providing for the award of a contract, and providing for the execution of the construction engineering and inspection contract for a price not to exceed \$32,500.00. 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. Sampson	Aye
Mayor Witt	Aye

18. City Council Resolution No. 2023-057 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of Task Assignment Number Eight to the continuing contract with North Florida Professional Services, Inc., providing for engineering services related to the watermain extension on SE Magnolia Loop; providing for payment for the professional services at a cost not to exceed \$3,570.00; and providing an effective date. **Mr. Sampson made a motion to approve City Council Resolution No. 2023-057, authorizing the execution of Task Assignment Number Eight to the continuing contract with North Florida Professional Services, Inc., providing for engineering services related to the watermain extension on SE Magnolia Loop, and providing for payment for the professional services at a cost not to exceed \$3,570.00. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

Mr. Sampson	Aye
Mr. Jernigan	Aye
Mr. Hill	Nay
Ms. Young	Aye
Mayor Witt	Aye

#### Other Items

19. Discussion and Possible Action: Airport Fire Station (Council Member Jake Hill)

Mr. Hill and members discussed the standing advisory committees that are not meeting at this time.

Mayor Witt reported the structure of the committees needed to be addressed.

Mr. Hill asked Mr. Dyal for an update on the topic of a possible Airport Fire Station.

Mr. Dyal reported a discussion was brought to his attention regarding the placement of a Fire Station on or near the airport. He stated this topic did not follow proper procedure through administration. Mr. Dyal assured Mr. Hill he would keep him informed of any Airport business.

DEPARTMENTAL ADMINISTRATION – None

## COMMENTS BY COUNCIL

Mr. Jernigan encouraged the City to participate in the Boots and Badges fundraiser.

Mayor Witt reminded members of the Public Safety Memorial Service being held Tuesday, May 23, 2023 at 6:30 PM, at the First Baptist Church of Lake City.

Mr. Hill asked administration for an update on Gwen Lake. Mr. Dyal reported he enlisted an engineering firm, Wetland Solutions, to assess the lake. Mr. Hill requested to meet with the Suwannee River Water Management District.

Mr. Sampson inquired as to whether the CDBG Grant for Wilson Park could be modified to provide funding for Gwen Lake.

Ms. Young brought up a concern with the Annie Mattox Park Grant and spoke in opposition of the level two background checks required for members of the Annie Mattox Board. She stated Annie Mattox would lose volunteers and suggested removing this stipulation from the contract.

Mr. Sampson spoke in opposition of removing the background check requirement from the contract.

Mr. Hill concurred with Ms. Young and spoke in support of getting the projects at Annie Mattox Park underway.

## ADJOURNMENT

**All matters having been handled, Mayor Witt adjourned the meeting at 7:12 PM.**

After Mayor Witt inadvertently adjourned the meeting, Ms. Young continued to express concern with the background checks and requested further discussion on the topic.

Mr. Dyal reported in order to secure the bid for the project the approved Interlocal Agreement must be followed.

Mr. Kennon suggested a compromise in which Council and administration would follow the Interlocal Agreement and abide by the steps, while providing board members 30 days to initiate the level two background check process.

**Mayor Witt adjourned the meeting at 7:20 PM.**

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Stephen M. Witt, Mayor/Council Member

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Audrey Sikes, City Clerk