

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on August 16, 2021 beginning at 6:00 P.M., in the City Council Chambers, located at City Hall 205 North Marion Avenue, Lake City, Florida. Members of the public also viewed the meeting live on our YouTube Channel.

#### PLEDGE OF ALLEGIANCE

INVOCATION –Council Member Todd Sampson

#### ROLL CALL

Mayor/Council Member  
Vice Mayor/Council Member  
City Council

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

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

PROCLAMATIONS – None

#### MINTUES

1. 7-6-2021 Emergency Called Special Session
2. 7-12-2021 Special Called Session
3. 8-2-2021 Regular Session

**Mr. Greene made a motion to approve the July 6, 2021 Emergency Called Special Session, July 12, 2021 Special Called Session, and August 2, 2021 Regular Session minutes as presented. Mr. Jefferson seconded the motion and the motion carried unanimously on a voice vote.**

#### APPROVAL OF AGENDA

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

APPROVAL OF CONSENT AGENDA – None

#### PRESENTATIONS

4. Council Member Todd Sampson Institute for Elected Municipal Officials Certificate of Completion (Mayor Witt)

Mayor Witt presented Todd Sampson with his Certificate of Completion for his May 7-9<sup>th</sup> 2021 attendance at the Florida League of Cities for the Institute of Elected Municipal Officials.

#### PERSONS WISHING TO ADDRESS COUNCIL

Bea Coker encouraged as an option for income revenue, having businesses obtain a certification of occupancy to repair, or if in need of contracting for residential and commercial repairs.

Tina Roberts thanked the Community Redevelopment Agency for the \$120,000 in funding for the Beautification Project on August 2, 2021. City Staff reported it would cost over \$200,000 to take the trees down, not including flowers or planters. Mrs. Roberts stated this funding request will now have to go back before the Community Redevelopment Agency.

Glenel Bowden asked members to consider social distancing for seating due to Covid 19, or to return to the Columbia County School Board for meetings.

Shawn Holmgren spoke to Council about hiring a new seasoned manager expeditiously. He discussed his packet of information presented to the members regarding the Marion Street Tree Removal Project.

#### 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. 2021-2199. City Council Ordinance No. 2021-2199 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2021-2199. No one asked to be heard therefore Mayor Witt closed the public hearing.**

5. City Council Ordinance No. 2021-2199 (final reading) - An ordinance of the City of Lake City, Florida, pursuant to Petition No. ANX 20-03, relating to voluntary annexation; making findings; annexing certain real property located in Columbia County, Florida, which is reasonable compact, and contiguous to the boundaries of the City of Lake City, Florida, into the boundaries 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. 2021-2199, pursuant to Petition No. ANX 20-03, relating to voluntary annexation; making findings; annexing certain real property located in Columbia County, Florida, which is reasonable compact, and contiguous to the boundaries of the City of Lake City, Florida, into the boundaries 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
Mr. Greene	Aye
Mayor Witt	Aye

## Other Items

### 6. Discussion and Possible Action - Fire Pension Board Appointee (Mayor Witt)

Mayor Witt reminded members to think about a name for consideration.

### 7. Discussion and Possible Action - Selecting a firm to assist in City Manager search (Mayor Witt)

Mr. Greene ranked his choices for selecting a firm to assist in the City Manager search, with Rene Narloch being his first choice.

Mr. Greene made a motion to select Rene Narloch to perform the search for City Manager, the motion died due to lack of second.

Mr. Jefferson stated Narloch was his seconded choice, with Colin Baenger being first.

Mr. Sampson stated Baenger was his first choice and felt this needed to go through the proper process.

City Attorney Fred Koberlein Jr. stated the City could negotiate with a company under \$20,000, with the procurement process being waived. He discussed the provision in Chapter 2 Section 2-178 (g) of the City Code that states competitive bidding for purchases requiring council approval may be waived by the City Council upon a finding that obtaining competitive bids is not feasible. The grounds for such finding shall be recorded in the minutes of the council meeting at which such finding is made or incorporated into the resolution of the council authorizing such purchase.

**Mr. Greene made a motion that would select Rene Narloch & Associates to do our City Manager search based on information that they provided and we waive the procurement process, in an emergency fashion, due to the fact that we have COVID, in addition to that, the City may have many other factors that delay, I think would harm our city delaying the search. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Greene</b>	<b>Aye</b>
<b>Mr. Jefferson</b>	<b>Aye</b>
<b>Mr. Hill</b>	<b>Nay</b>
<b>Mr. Sampson</b>	<b>Nay</b>
<b>Mayor Witt</b>	<b>Aye</b>

PUBLIC COMMENT: George Hudson thanked Council for deciding on choosing a company to conduct the City Manager Search.

## NEW BUSINESS

### Resolutions

8. City Council Resolution No. 2021-119 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of the Landlord's release and consent in favor of a tenant at the Lake City Gateway Airport known as 406 Aviation, LLC, and the tenant's lender; and providing an effective date. **Mr. Sampson made a motion to adopt City Council Resolution No. 2021-119, authorizing the execution of the Landlord's release and consent in favor of a tenant at the Lake City Gateway Airport known as 406 Aviation, LLC, and the tenant's lender. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.**

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

9. City Council Resolution No. 2021-125 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of Task Assignment Sixteen with Passero Associates LLC, for professional services; providing for the development of an Airport Strategic Business Plan which is an element of the Airport Master Plan, providing for a cost not-to-exceed \$95,833.00; and providing for an effective date. **Mr. Hill made a motion to adopt City Council Resolution No. 2021-125, authorizing the execution of Task Assignment Sixteen with Passero Associates LLC, for professional services; providing for the development of an Airport Strategic Business Plan which is an element of the Airport Master Plan, and providing for a cost not-to-exceed \$95,833.00. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.**

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

10. City Council Resolution No. 2021-126 - A resolution of the City Council of the City of Lake City, Florida approving improvements at the Lake City Gateway Airport to be constructed by the United States Department of Agriculture, Forest Service, providing for the expansion of aircraft parking apron pavement to facilitate aircraft deployed by the forest service; and providing for an effective date. **Mr. Jefferson made a motion to adopt City Council Resolution No. 2021-126, approving improvements at the Lake City Gateway Airport to be constructed by the United States Department of Agriculture, Forest Service, providing for the expansion of aircraft parking apron pavement to facilitate aircraft deployed by the forest service. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Jefferson</b>	<b>Aye</b>
<b>Mr. Sampson</b>	<b>Aye</b>
<b>Mr. Hill</b>	<b>Aye</b>
<b>Mr. Greene</b>	<b>Aye</b>
<b>Mayor Witt</b>	<b>Aye</b>

#### Other Items

11. Discussion and Possible Action - Appeal by Brad Dicks agent for D & D of North Florida Inc, of Planning and Zoning Board's decision to deny the rezoning of four (4) parcels of land located on the undeveloped SE Dade Street between SE Church Avenue and SE McCray Avenue considered by Planning and Zoning Board application Z 21-05. (Dave Young)

At this time, due to the amount of people wishing to speak, Mayor Witt swore the following in at the same time: Mavis Georgalis, Chris Lydick, Nancy Wasnick, Brenda Douglas, Roger Hadley, and Sylvester Warren.

Growth Management Director Dave Young began the appeal by stating at the July 14, 2021 Planning and Zoning Meeting, the owner agent of D & D of North Florida, Mr. Brad Dicks, submitted his request for rezoning. The Planning and Zoning Board heard testimony, and denied the request.

Mr. Dicks was sworn in at this time, and asked to hear the findings of the Planning and Zoning Board before he spoke.

Chris Lydick spoke on behalf of the Planning and Zoning Board. He stated this rezoning would create an isolated zoning district, which is typically avoided.

Mr. Sampson stated the map to which Mr. Lydick was presenting is an outdated map from the County.

Brad Dicks addressed Council and stated this was in the view shed buffer of the historical district. He felt that residential would still be residential use even if it's multi-family.

Mavis Georgalis addressed Council and provided an overview and stated she did not believe they will have pride of ownership. She knew of at least three people who have tried to purchase these properties, but Mr. Ford refused to sell them. She stated she was opposed to the development due to it being in the historic district. There are concerns of reducing the permeable area to handle ground water, and it will cause flooding. There is also concern with causing problems with Lake Isabella. She stated the City should address how much land the City would be allowed to pave.

Nancy Wasinack addressed Council and expressed concerns with adding more structures, and how it will enhance the issues they have there.

Brenda Douglas addressed Council and stated they already have issues with crime, and maintenance with nearly all rental units. There were a number of homes that had

already began the gentrification process. She was concerned with the lack of maintenance and changes in the run off patterns. Ms. Douglas stated residents did not want multi-family zoning in that neighborhood.

Roger Hadley addressed Council and stated he would like to maintain this property as it currently is, and that it was not a neighborhood in decline. Mr. Hadley stated this property had a historic sewer system now, and adding extra families would add issues.

Sylvester Warren addressed Council and stated he was disappointed in the way Mr. Hudson spoke to Interim City Manager Ami Mitchell Fields. He stated he supported the project and affordable housing.

Ann Skinner was sworn in by Mayor Witt and addressed Council for her support of protecting the Historic District.

Susan Keating was sworn in by Mayor Witt. She reported she is working on upgrading her property and does not want increased traffic. With absentee ownership and private ownership, she feels there will be more calls to the police. She stated she is not in support of multi-family in the Historic District.

At this time Mayor Witt called County Commissioner Rocky Ford to the podium to speak. City Attorney Fred Koberlein stated that because Mr. Ford was part of the applicant entity, we must disclose any ex-parte conversations or visits any Councilmember may have had, so the applicant may an opportunity to address those. Additionally, the applicant needs to waive any obligation the City may have, which is the Planning & Zoning recording. Mr. Koberlein reported he was unaware the applicant had not been given a report. Mr. Koberlein asked Mr. Ford if he needed more time, as the applicant, to see a report from Planning and Zoning, or did he wish to proceed; Mr. Ford stated no, he would like to proceed.

At this time Mr. Koberlein asked the Council to disclose if they had any conversations about this topic without Mr. Ford being present.

Mr. Sampson, Mr. Jefferson, and Mayor Witt stated they drove by the area in question, but did not speak to anyone about it.

Mr. Greene stated he spoke with Bucky Nash when Mr. Nash called him to ask if this item was on the agenda, nothing more.

Mr. Ford stated they were never notified this topic was going to be on the agenda, and never received a report from Planning and Zoning. He stated he was not aware of any flooding on the property. Mr. Ford felt this was the best use of the property, as there is a big need in Columbia County for rental property. He urged the members to approve this development, and stated the property would be kept nice and maintained. Mr. Ford reported there are several duplexes in this neighborhood, and stated he counted eight.

Mr. Jefferson asked about the max capacity of the property; Mr. Ford responded by saying there would be six duplexes, which would equal twelve living spaces.

Mr. Greene expressed appreciation for the passion from the homeowners, and their concern for the Historic District, the Lake, and the streets of the City. He reiterated the Planning and Zoning Board denied the request, and there was a large out pouring from the community. Mr. Greene stated there is a huge need for affordable housing in Columbia County, but he could not support Mr. Ford's plan based on the opposition of the residents and the Planning & Zoning denial.

Mr. Sampson stated there are duplexes in this area and that staff advised of no adverse effect of the utilities. He stated we did need housing and this was an opportunity for that. Mr. Sampson pointed out there were two members of the Planning and Zoning Board that live in that neighborhood, and was unsure if that was a conflict. He stated duplexes would increase the property tax base, and add revenue. Mr. Sampson recommended for the Council to overturn and approve this decision.

Mr. Jefferson stated he could sympathize with both sides of this issue. This neighborhood has had long term residents, and is not a transient neighborhood. This would be something coming in that changes the complexity of their lifestyle, and he is concerned about the residents in this area, and can't support it at this time.

Mayor Witt stated the City needed to follow the zoning of the ordinances. He agrees the City does need more affordable housing.

**Mr. Greene made a motion to deny the appeal. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Greene</b>	<b>Aye</b>
<b>Mr. Jefferson</b>	<b>Aye</b>
<b>Mr. Hill</b>	<b>Nay</b>
<b>Mr. Sampson</b>	<b>Nay</b>
<b>Mayor Witt</b>	<b>Aye</b>

12. Discussion and Possible Action - On May 3, 2021 City Council Ordinance No. 2021-2189 was passed and adopted relating to the establishment of a temporary moratorium for 180 days related to the issuance of new business tax receipts that are related to activities that include electronic simulated gaming promotion or electronic sweepstakes and excepting renewals of existing business tax receipts. The temporary moratorium is set to expire on October 30, 2021.

Mr. Greene asked what the County was doing in regard to the temporary moratorium.

Mr. Koberlein reported the County passed an ordinance.

PUBLIC COMMENT: Glenel Bowden addressed Council and stated there is a market for this type of business. He felt the citizens should have a say in this and the City should hear from the citizens first.

Mr. Koberlein stated the administration needs direction. The City would have to have evidence of the endangerment of public health, safety, and welfare and there would need to be numerical evidence.

Members concurred by general consensus to have staff prepare data from Fire, Police, Columbia County Sherriff's Office, and a copy of the County Ordinance for their review.

DEPARTMENTAL ADMINISTRATION – None

COMMENTS BY COUNCIL MEMBERS

Members concurred to hold a workshop on September 13, 2021 to discuss City Hall at 6PM.

ADJOURNMENT

**All matters having been handled, the meeting adjourned at 8:17 PM on a motion made and duly seconded.**

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Stephen M. Witt, Mayor/Council Member

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Audrey Sikes, MMC City Clerk