

# UTILITY ADVISORY COMMITTEE

## MEETING MINUTES

January 14, 2021

The City Utility Advisory Committee for the City of Lake City met on January 14, 2021, at 6:00 P.M. in the Council Chambers on the second floor of City Hall located on 205 North Marion Avenue, Lake City, Florida.

### **MEMBERS**

Chris Greene - City Council Member-Chairman  
Todd Sampson - City Council Member  
Stephen Witt - Mayor Council Member

Steve Brown – Gas Department Director  
Paul Dyal – Executive Director of Utilities – attended virtually  
Joseph Helfenberger – City Manager  
Thomas Henry – Public Works Director  
Mike Osborn – Water Treatment Plant Director  
Cody Pridgeon – Wastewater Treatment Plant Director  
Brian Scott – Distribution and Collection Director – absent  
Daniel Sweat – Assistant City Manager  
Dave Young – Growth Management Director

### **Support Staff**

Fred Koberlein – City Attorney  
Audrey Sikes - City Clerk - Committee Secretary

Call to Order

Mr. Greene called the meeting to order at 6:00 PM.

Roll Call

Mr. Greene asked City Clerk Audrey Sikes to call roll. Attendance is indicated above.

1. Minutes – December 29, 2020

**Mayor Witt made a motion to approve the December 29, 2020 minutes as presented. Mr. Sampson seconded the motion and the motion carried on a voice vote.**

Approval of Agenda

**Mr. Sampson made a motion to approve the agenda as presented. Mayor Witt seconded the motion and the motion carried on a voice vote.**

Presentations – None

Persons Wishing to Address Committee

- A. Rocky Ford, representing the Columbia County Board of County Commission reported the Commission would like to see one committee, not two committees with the composition of the committee as follows: two (2) county commissioners,

two (2) city council members, county manager, city manager and engineers. He stated the goal should be to create a Regional Utility in five (5) years with a written contract between the County and the City with an independent board. Mr. Ford stated the County and City should be equal partners in the Regional Utility. He reported this would be presented to the Board of County Commission on Thursday night.

Chairman Greene stated the entire council would have to discuss and have input. Mayor Witt inquired how the equity and the debt would be handled. Mr. Ford stated an appraisal would need to be conducted to obtain this information.

- B. David Kraus, encouraged members to consider consumptive use permits and referred to the Tampa, Florida model.
- C. Mike Osborn, inquired if Ft. White would be included in the Regional Utility. Mr. Ford responded the Regional Utility concept would be county wide.
- D. Stew Lilker, clarified what was presented by Mr. Ford has not been discussed at the Board of County Commission level yet.

Old Business – None

New Business

2. Utility Emergency Response Plan – Mike Osborn

Mike Osborn reported the Price Creek Water Treatment Plant must comply with the America's Water Infrastructure Act of 2018. This requires a Risk and Resilience Assessment to be completed on the water system and verification turned in the Environmental Protection Agency by June 30, 2021. Mr. Osborn stated the Risk and Resilience Assessment must be updated every five (5) years. The financial impact is \$45,500.00 and is budgeted in the Water Treatment Budget. **Mr. Sampson made a motion to recommend to City Council for consideration, approval of the Utility Emergency Response Plan as submitted. Mayor Witt seconded the motion. A roll call vote was taken and the motion passed.**

Mr. Brown	Aye
Mr. Helfenberger	Aye
Mr. Henry	Aye
Mr. Osborn	Aye
Mr. Pridgeon	Aye
Mr. Sampson	Aye
Mr. Sweat	Aye
Mr. Young	Aye
Mayor Witt	Aye
Chairman Greene	Aye

Ms. Jamie Bell, engineer for Jones Edmunds, provided clarity for the members on how consumptive use permits work.

3. Water Main Extension to North Florida Mega Industrial Park Study – Joe Helfenberger

Mr. Helfenberger asked for reconsideration of support for the water route study proposed by Jones Edmunds on November 30, 2020 for the following reasons: First, there are existing water capacity problems with supplying potable water to the prison. Second, a potable water extension to the North Florida Mega Industrial Park is needed regardless of whether any industrial development happens. There is a residential component to the development at the North Florida Mega Industrial Park that is planned to take place soon and it will need potable water. This housing development will be on the west side, closest to the City water plant. The range of housing projected is between 300 – 700 new residences. It is anticipated that a new housing development would occur much quicker than the industrial development and there is a critical shortage of housing in our community. Third, there is a greater possibility the North Florida Mega Industrial Park will be annexed into the City for future tax base if the City provides the potable water service that is needed in a timely manner. There is already 130,000 gallons per day of sewer capacity available and 30,000 CFS of natural gas available for the North Florida Mega Industrial Park. The residential property tax base would be estimated to increase in a range from \$51,900,000.00 to \$121,100,000.00 (Average residential home value in Columbia County (\$173,000) times the number of projected homes (300 to 700 homes) at full build out. The study would provide an estimate of the time to design and construct the water extension and would also be helpful information when applying for grants and other funding sources for the project. The water route study will need to be done for any master plan efforts and the cost of the study is not expected to change significantly depending upon the timing of the work. The cost is \$38,900.00 and is expected to take Jones Edmunds approximately 90 days to complete the study upon given authorization to begin.

**Mayor Witt made a motion to recommend to City Council for consideration, approval of the Water Main Extension North Florida Mega Industrial Park Study in the amount of \$38,900. Mr. Sampson seconded the motion. A roll call vote was taken and the motion passed on a roll call vote.**

Mr. Brown	Aye
Mr. Helfenberger	Aye
Mr. Henry	Aye
Mr. Osborn	Aye
Mr. Pridgeon	Aye
Mr. Sampson	Aye
Mr. Sweat	Aye
Mr. Young	Aye
Mayor Witt	Aye
Chairman Greene	Aye

At this time Mr. Sampson presented the following three motions for consideration:

**Mr. Sampson made a motion to recommend to City Council for consideration, stating the City is dedicated to providing utilities for Lake City and all of Columbia County. Mayor Witt seconded the motion. A roll call vote was taken and the motion passed.**

Mr. Brown	Aye
Mr. Helfenberger	Aye
Mr. Henry	Aye
Mr. Osborn	Aye
Mr. Pridgeon	Aye
Mr. Sampson	Aye
Mr. Sweat	Aye
Mr. Young	Aye
Mayor Witt	Aye
Chairman Greene	Aye

**Mr. Sampson made a motion to recommend to City Council for consideration the reconstitution of the Utility Advisory Committee. The motion provides for the following as voting members: two (2) City Council Members; two (2) County Commissioners, the City Manager, the County Manager, the City Utility Director and the County Economic Development Director. Mayor Witt seconded the motion. A roll call vote was taken and the motion passed.**

Mr. Brown	Nay
Mr. Helfenberger	Aye
Mr. Henry	Nay
Mr. Osborn	Nay
Mr. Pridgeon	Nay
Mr. Sampson	Aye
Mr. Sweat	Aye
Mr. Young	Aye
Mayor Witt	Aye
Chairman Greene	Aye

**Mr. Sampson made a motion to recommend to City Council for consideration, stating the City and County will work together to develop a five-year strategic plan for countywide utilities. Mayor Witt seconded the motion. A roll call vote was taken and the motion passed.**

Mr. Brown	Aye
Mr. Helfenberger	Aye
Mr. Henry	Aye
Mr. Osborn	Aye
Mr. Pridgeon	Aye
Mr. Sampson	Aye
Mr. Sweat	Aye
Mr. Young	Aye
Mayor Witt	Aye
Chairman Greene	Aye

## Topics for Next Meeting

Per Mr. Helfenberger, invite Fred Handy with Florida Rural Water Association to discuss consumptive use permit application.

Per Mr. Koberlein, City Council Ordinance No. 2021-2174 Impact Fee Waivers.

## Next Meeting Date

**Mr. Sampson made a motion to hold the next Utility Advisory Committee Meeting on February 11, 2021. Mayor Witt seconded the motion and the motion carried on a voice vote.**

## Adjournment

There being no further business, the meeting adjourned at 7:01 PM on a motion duly made and seconded.

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Audrey E. Sikes, MMC City Clerk