

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on December 19, 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.
C. Todd Sampson
Chevella Young
Ricky Jernigan
Todd Kennon
Paul Dyal
Chief Gerard Butler
Michelle Cannon

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

PROCLAMATIONS – None

MINUTES

1. December 5, 2022 Regular Session

Mr. Sampson made a motion to approve the December 5, 2022 regular session minutes. Mr. Hill 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. Sampson seconded the motion and the motion carried unanimously on a voice vote.

PUBLIC PARTICIPATION/PERSONS WISHING TO ADDRESS COUNCIL

- Camille Souza

APPROVAL OF CONSENT AGENDA

2. The Olustee Festival Committee is requesting approval to hang the Olustee Festival Banner on the Welcome to Lake City Signs. The festival will be held on Friday, February 17, 2023 through Saturday, February 18, 2023.

3. The Police Department is requesting approval for the purchase of the VirTra 100 LE training simulator, via sole source, at a cost of \$44,277.18. This simulator will be used for training officers to increase safety in real situations, and will be used during the Citizens Police Academy classes.

Note: Mayor Witt asked for a motion to approve the Consent Agenda. No motions were made to approve the consent agenda therefore the Mayor proceeded with the next agenda item. The Consent Agenda was discussed later in the meeting.

PRESENTATIONS – None

OLD BUSINESS

4. Discussion and Possible Action: Employment Agreement for Management Services between the City of Lake City, Florida, and Paul Dyal.

Attorney Kennon went over the red line changes in the proposed agreement.

Mr. Dyal stated he was okay with everything except for Section 3 Compensation and Section 8 Severance as it relates paid leave/time off hours. Mr. Dyal stated the compensation needs to be around \$160,000 and he is not agreeing with the cap on the hours at 500 hours.

Mr. Kennon covered the difference in the City policy as it relates to the cap on the leave time for other employees.

Public Comment: Glenel Bowden

Mr. Hill stated the \$140,000 is a fair salary for Lake City and the offer proposed is fair for Mr. Dyal. He supports starting the salary at \$140,000.

Mr. Sampson requested the ICMA Code of Ethics to be included. Attorney Kennon responded it was omitted as Mr. Dyal is not ICMA credentialed.

Mr. Sampson stated he felt 12 workweeks of salary is fair for Section 8 Severance and would like to see Section 5 Additional Annual Leave deleted. Relating to Section 15 Bonding, he felt a background and credit check would be needed for the bonding. Mr. Sampson stated Item #3 on Appendix 1 needs to be limited to 12 weeks not 20 weeks.

Mayor Witt suggested tabling the discussion. Ms. Young concurred with tabling the discussion and stated she would support the salary more towards \$160,000 and definitely not under \$150,000.

Mr. Jernigan stated he felt the \$140,000 salary was not enough and would support a salary between \$150,000 and \$160,000.

Mr. Hill made a motion to be removed as the council liaison for the negotiation committee. Mayor Witt suggested Mr. Jernigan. No second was received.

Mr. Sampson stated he would never support a salary above \$140,000 and discussed historical salaries of previous managers. He reminded members the former applicant, Mr. Adams, was not going to have an Assistant City Manager position, therefore that is the reason for his request at a higher annual salary of \$160,000.

Ms. Young stated she would support \$150,000.

Mr. Sampson made a motion to table the Employment Agreement for Management Services between the City of Lake City and Paul Dyal. The motion also includes authorization for Mr. Jernigan to take over the negotiations. Mr. Hill seconded the motion. A roll call vote was taken and the motion passed.

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

NEW BUSINESS

Ordinances

5. City Council Ordinance No. 2022-2233 (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 22-07, 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, 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. **Mr. Sampson made a motion to approve City Council Ordinance No. 2022-2233, 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 22-07, 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, 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. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.**

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

6. City Council Ordinance No. 2022-2234 (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 ten or more contiguous acres of land, pursuant to an application, Z 22-06, by the property owner of said acreage; providing for rezoning from Commercial, General (CG) to Residential, Multiple 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. **Mr. Hill made a motion to approve City Council Ordinance No. 2022-2234, on first reading, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of ten or more contiguous acres of land, pursuant to an application, Z 22-06, by the property owner of said acreage, and providing for rezoning from Commercial, General (CG) to Residential, Multiple Family-2 (RMF-2) 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.**

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

7. City Council Ordinance No. 2022-2235 (first reading) - An ordinance of the City of Lake City, Florida, adopting a Tax Deferral Policy for affordable rental housing property; providing for the addition of provisions to the City Code implementing Ad Valorem Tax Deferrals for the operation, rehabilitation, renovation, or development of affordable rental housing; providing for the repeal of ordinances in conflict; providing for severability; providing for codification; and providing an effective date. **Mr. Hill made a motion to approve City Council Ordinance No. 2022-2235, on first reading, adopting a Tax Deferral Policy for affordable rental housing property; providing for the addition of provisions to the City Code implementing Ad Valorem Tax Deferrals for the operation, rehabilitation, renovation, or development of affordable rental housing, and providing for the repeal of ordinances in conflict. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.**

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

8. City Council Ordinance No. 2022-2236 (first reading) - An ordinance of the City of Lake City, Florida, pursuant to Petition No. ANX 22-01, relating to voluntary annexation; making findings; annexing certain real property located in Columbia County, Florida, which is reasonably 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. Jernigan made a motion to approve City Council Ordinance No. 2022-2236, on first reading, pursuant to Petition No. ANX 22-01, relating to voluntary annexation; making findings, and annexing certain real property located in Columbia County, Florida, which is reasonably compact, and contiguous to the boundaries of the City of Lake City, Florida, into the boundaries of the City of Lake City, Florida. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.**

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

9. City Council Ordinance No. 2022-2237 (first reading) - An ordinance of the City of Lake City, Florida, pursuant to Petition No. ANX 22-02, relating to voluntary annexation; making findings; annexing certain real property located in Columbia County, Florida, which is reasonably compact, and contiguous to the boundaries of the City of Lake City, Florida, into the boundaries of the City of Lake City, Florida; providing for severability; repealing all ordinances in conflict; and providing an effective date. **Mr. Sampson made a motion to approve City Council Ordinance No. 2022-2237, on first reading, pursuant to Petition No. ANX 22-02, relating to voluntary annexation; making findings, and annexing certain real property located in Columbia County, Florida, which is reasonably compact, and contiguous to the boundaries of the City of Lake City, Florida, into the boundaries of the City of Lake City, Florida. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.**

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

Resolutions

10. City Council Resolution No. 2022-131 - A resolution of the City Council of the City of Lake City, Florida, authorizing the acceptance and execution of State of Florida Department of Transportation, Public Transportation Grant Agreement; and providing an effective date. **Mr. Hill made a motion to approve City Council Resolution No. 2022-131, authorizing the acceptance and execution of State of Florida Department of Transportation, Public Transportation Grant Agreement. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.**

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

11. City Council Resolution No. 2022-133 - A resolution of the City Council of the City of Lake City, Florida, retiring Canine Gyllian from the Lake City Police Department and authorizing the adoption of Canine Gyllian to Police Officer Chauncey Mays; relinquishing any and all liability for the housing, care, veterinary needs, and food related to Canine Gyllian; and establishing an effective date. **Mr. Sampson made a motion to approve City Council Resolution No. 2022-133, retiring Canine Gyllian from the Lake City Police Department and authorizing the adoption of Canine Gyllian to Police Officer Chauncey Mays, and relinquishing any and all liability for the housing, care, veterinary needs, and food related to Canine Gyllian. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.**

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

12. City Council Resolution No. 2022-134 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of the Third Judicial Circuit Mutual Aid Agreement between Municipalities and Sheriffs of Counties located in the Third Judicial Circuit of Florida, through the Lake City Police Department. **Mr. Hill made a motion to approve City Council Resolution No. 2022-134, authorizing the execution of the Third Judicial Circuit Mutual Aid Agreement between Municipalities and Sheriffs of Counties located in the Third Judicial Circuit of Florida, through the Lake City Police Department. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.**

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

13. City Council Resolution No. 2022-135 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of a Memorandum of Understanding with Another Way, Inc., Domestic Violence and Rape Crisis Center, through the Lake City Police Department, to coordinate services that are provided to adult and adolescent victims and survivors of rape. **Mr. Hill made a motion to approve City Council Resolution No. 2022-135, authorizing the execution of a Memorandum of Understanding with Another Way, Inc., Domestic Violence and Rape Crisis Center, through the Lake City Police Department, to coordinate services that are provided to adult and adolescent victims and survivors of rape. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.**

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

14. City Council Resolution No. 2022-136 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of a Memorandum of Understanding with Another Way, Inc., Domestic Violence and Rape Crisis Center, through the Lake City Police Department, to coordinate services to victims and survivors of domestic violence. **Ms. Young made a motion to approve City Council Resolution No. 2022-136, authorizing the execution of a Memorandum of Understanding with Another Way, Inc., Domestic Violence and Rape Crisis Center, through the Lake City Police Department, to coordinate services to victims and survivors of domestic violence. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.**

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

14. City Council Resolution No. 2022-137 - A resolution of the City Council of the City of Lake City, Florida, amending the Annual Operating Budget for the fiscal year beginning October 1, 2021. **Mr. Jernigan made a motion to approve City Council Resolution No. 2022-137, amending the Annual Operating Budget for the fiscal year beginning October 1, 2021. Mayor Witt seconded the motion. A roll call vote was taken and the motion carried.**

Mr. Jernigan	Aye
Mayor Witt	Aye
Mr. Hill	Nay
Mr. Sampson	Nay
Ms. Young	Nay - because she had a question as to what is being amended

At this time, Finance Director Angela Taylor Moore, reported this was done every year to cover expenses that may have gone over budget. After receiving this explanation, Ms. Young changed her vote to Aye.

Ms. Young	Aye
------------------	------------

15. City Council Resolution No. 2022-139 - A resolution of the City of Lake City, Florida, authorizing Task Assignment Number Five to the continuing contract with Gmuer Engineering, LLC; providing for the extension of a water main into Sunset Meadows Subdivision from the existing water main in NW Lake Jeffery RD; providing for a cost not-to-exceed \$7,600.00; and providing for an effective date. **Mr. Sampson made a motion to approve City Council Resolution No. 2022-139, authorizing Task Assignment Number Five to the continuing contract with Gmuer Engineering, LLC; providing for the extension of a water main into Sunset Meadows Subdivision from the existing water main in NW Lake Jeffery RD, and providing for a cost not-to-exceed \$7,600.00. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.**

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

Other Items

16. Discussion and Possible Action: HAECO Lease (Presenter: Attorney Todd Kennon and City Manager Paul Dyal)

For the benefit of new members, Mr. Dyal gave an overview of the ongoing process with the new lease for the Airport tenant, HAECO.

City Attorney Todd Kennon provided members with the changes being offered in the lease, and went through those line item strikethroughs.

HAECO representative, Mark Easton addressed members on the lease.

Members concurred to hold a Special Meeting on Wednesday, December 28, 2022 at 6PM to discuss and decide about the lease.

17. Discussion and Possible Action: Schedule Council Photo Session on Monday, February 6, at 5:00 PM.

DEPARTMENTAL ADMINISTRATION

18. Discussion and Possible Action: Request to change budgeted vacant position of Wastewater Operator to a Trainee position in hopes of filling the position and allowing the person to obtain licensing while working for the City. (Presenter: Wastewater Director Cody Pridgeon)

Mr. Jernigan made a motion to change the budgeted vacant position of Wastewater Operator to a Trainee position, and allowing the person to obtain licensing while working for the City. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.

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

Mr. Sampson made a motion to discuss Consent Agenda Items #2 and 3 for approval. Mayor Witt seconded the motion. A roll call vote was taken, but not completed.

Ms. Young asked for clarification as to why the Items were being brought up at this time and not discussed earlier.

Mr. Dyal suggested to vote on the items separately.

Mr. Sampson and Mayor Witt withdrew their motions.

Mr. Sampson made a motion to approve Consent Agenda Item #2. Mayor Witt seconded the motion.

Mr. Sampson inquired about application requirements and process.

A roll call vote was taken and the motion failed on a 3-2 vote.

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

Mr. Sampson made a motion to approve Consent Agenda Item #3. Mr. Jernigan seconded the motion.

Chief Butler elaborated on the VirTra Simulator at the request of Mr. Jernigan.

A roll call vote was taken and the motion carried.

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

COMMENTS BY COUNCIL MEMBERS

Mayor Witt wished everyone a Happy Holiday.

ADJOURNMENT

All matters having been handled, the meeting adjourned at 7:12 PM on a motion made and duly seconded.

Stephen M. Witt, Mayor/Council Member

Michelle Cannon, Deputy City Clerk