

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on December 7, 2020 beginning at 6:00 P.M., at the Columbia County School Board Administrative Complex Auditorium located at 372 West Duval Street, Lake City, FL 32055, and via Communications Media Technology.

PLEDGE OF ALLEGIANCE

INVOCATION – Mayor Stephen M. Witt

ROLL CALL

Mayor/Council Member  
City Council

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

City Attorney  
City Manager  
Sergeant-at-Arms  
City Clerk

PROCLAMATIONS

None

MINUTES

None

APPROVAL OF AGENDA

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

PRESENTATIONS

1. Brooke Frye, Columbia Health Advocate - Addressed the council about increasing the age to purchase tobacco to 21 and provided education on a Tobacco Retail License and the benefits of having one in Lake City.

Ms. Frye spoke regarding tobacco retail licensing and provided a sample ordinance from Vero Beach for council consideration and enactment.

2. State of the Utilities Update - PowerPoint Presentation - Assistant City Manager Daniel Sweat and Executive Director of Utilities Paul Dyal.

Mr. Sweat and Mr. Dyal provided a state of the utilities update.

3. Utility Master Planning Process Presentation - Jamie Bell, P.E., CFM Jones Edmunds

Ms. Bell provided a general overview of the Masterplan.

PERSONS WISHING TO ADDRESS COUNCIL

Linda Andrews, 366 SW St. Johns Street, addressed members about unfinished connector roads to Highway 90, the tennis courts at Young’s Park, and wastewater needs at the Mega Industrial Park.

Mr. Sweat reported the grand opening for the tennis courts would be held on Monday, December 14 at 5:15pm.

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. 2020-2165. City Council Ordinance No. 2020-2165 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2020-2165. Scott Stewart, developer of The Preserve at Laurel Lake, stated the property across the street is contiguous to the city limits and he is willing to annex into the city. Upon completion of the public comments Mayor Witt closed the public hearing.**

- 4. City Council Ordinance No. 2020-2165 - (final reading) An ordinance of the City of Lake City, Florida, pursuant to Petition No. Anx 20-01, 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. (Alligator Park) **Mr. Greene made a motion to adopt Ordinance No. 2020-2165, on final reading, pursuant to Petition No. Anx 20-01, relating to voluntary annexation of Alligator Park. Mr. Hill seconded the motion. A roll call vote was taken and the motion passed.**

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

Other Items

None

NEW BUSINESS

ORDINANCES

- 5. City Council Ordinance No. 2020-2174 - (first reading) An ordinance of the City of Lake City, Florida amending Section 102-38 of the City Code to provide for the waiver of impact fees for

the development and construction of affordable housing; providing for repeal of ordinances in conflict; providing for severability; providing for codification; and providing an effective date.

**Mr. Jefferson made a motion to adopt City Council Ordinance No. 2020-2174, on first reading, amending Section 102-38 of the City Code to provide for the waiver of impact fees for the development and construction of affordable housing. Mr. Sampson seconded the motion. Prior to the vote on the motion to adopt city council ordinance No. 2020-2174 Mr. Greene expressed concern referencing ordinance No. 2011-2011 and felt ordinance No. 2020-2174 should go through the Utility Advisory Committee prior to council action being taken. Mr. Greene made a motion to postpone City Council Ordinance No. 2020-2174 until 12/21/2020. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion passed.**

**First Motion**

**Mr. Jefferson  
Mr. Sampson**

**No vote taken on the first motion**

**Second Motion**

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

6. City Council Ordinance No. 2020-2175 - (first reading) An ordinance of the City of Lake City, Florida, to provide for the waiving and suspension of water and sewer impact fees for a period of twelve (12) months as an inducement for economic development; requiring any applicant seeking to take advantage of the development incentive to apply for and acquire a building permit and commence construction of the development prior to the expiration of the development period; providing for severability; providing for conflicts; and providing an effective date. **Mr. Sampson made a motion to postpone City Council Ordinance No. 2020-2175 until 12/21/2020. Mr. Greene seconded the motion. A roll call vote was taken and the motion passed.**

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

**RESOLUTIONS**

**At this time Mayor Witt closed the regular session and opened a public hearing for the purpose of hearing comments on City Council Resolution No. 2020-122. City Council Resolution No. 2020-122 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Resolution No. 2020-122. No one asked to be heard therefore Mayor Witt closed the public hearing.**

7. City Council Resolution No. 2020-122 - A resolution of the City Council of the City of Lake City, Florida, adopting an inventory list identifying City property deemed appropriate for use as potential affordable housing; providing for conflicts; providing for severability; and providing an effective date. **No motions made on City Council Resolution No. 2020-122.**
8. City Council Resolution No. 2020-135 - A resolution of the City Council of the City of Lake City, Florida authorizing the execution of a Construction and Maintenance Agreement with

the State of Florida, Department of Transportation for the state to replace, install, or construct various signage, pavement markings, and flashing signs within school zones located within the city limits; and providing an effective date. **Mr. Greene made a motion to adopt City Council Resolution No. 2020-135, authorizing the execution of a Construction and Maintenance Agreement with the State of Florida, Department of Transportation for the state to replace, install, or construct various signage, pavement markings, and flashing signs within school zones located within the city limits. Mr. Sampson seconded the motion. A roll call vote was taken and the motion passed.**

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

9. City Council Resolution No. 2020-136 - A resolution of the City Council of the City of Lake City, Florida, approving an addendum to the agreement with Tyler Technologies, Inc., F/K/A New World Systems Corporations, relating to electronic licenses and electronic permits as a cost not-to-exceed \$17,012.00 for the first year of the added services and thereafter at a cost not-to-exceed \$3,762.00 per year. **Mr. Jefferson made a motion to adopt City Council Resolution No. 2020-136, approving an addendum to the agreement with Tyler Technologies, Inc., F/K/A New World Systems Corporations, relating to electronic licenses and electronic permits as a cost not-to-exceed \$17,012.00 for the first year of the added services and thereafter at a cost not-to-exceed \$3,762.00 per year. Mr. Greene seconded the motion. A roll call vote was taken and the motion passed.**

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

10. City Council Resolution No. 2020-137 - A resolution of the City Council of the City of Lake City, Florida, reappointing Vivian Douberly and Christopher Lydick to serve as members on the Planning and Zoning Board, the Board of Adjustments, and the Historical Board. **Mr. Sampson made a motion to adopt City Council Resolution No. 2020-137, reappointing Vivian Douberly and Christopher Lydick to serve as members on the Planning and Zoning Board, the Board of Adjustments, and the Historical Board. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion passed.**

<b>Mr. Sampson</b>	<b>Aye</b>
<b>Mr. Jefferson</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>

11. City Council Resolution No. 2020-138 - A resolution of the City Council of the City of Lake City, Florida authorizing Task Assignment Number Seventeen to the Continuing Contract with North Florida Professional Services, Inc., a Florida Corporation, for engineering services

related to the redesigning of a drainage ditch near Northeast Jackson Avenue for a price not-to-exceed \$8,100.00. **Mr. Greene made a motion to adopt City Council Resolution No. 2020-138, authorizing Task Assignment Number Seventeen to the Continuing Contract with North Florida Professional Services, Inc., a Florida Corporation, for engineering services related to the redesigning of a drainage ditch near Northeast Jackson Avenue for a price not-to-exceed \$8,100.00. Mr. Hill seconded the motion. A roll call vote was taken and the motion passed.**

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

12. City Council Resolution No. 2020-139 - A resolution of the City Council of the City of Lake City, Florida, ratifying the Mayor's extension of the State of Emergency arising from the Covid-19 Public Health Emergency. **Mr. Jefferson made a motion to adopt City Council Resolution No. 2020-139, ratifying the Mayor's extension of the State of Emergency arising from the COVID-19 Public Health Emergency. Mr. Greene seconded the motion. A roll call vote was taken and the motion passed.**

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

13. City Council Resolution No. 2020-140 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of a Memorandum of Understanding with the Institute for Justice Research and Development at Florida State University and Meridian Behavioral Health to research methods to reduce repeated interactions between law enforcement and individuals who have severe mental health and substance abuse disorders and to identify ways to optimize the use of crisis stabilization units and post-discharge supports. **Mr. Greene made a motion to adopt City Council Resolution No. 2020-140, authorizing the execution of a Memorandum of Understanding with the Institute for Justice Research and Development at Florida State University and Meridian Behavioral Health to research methods to reduce repeated interactions between law enforcement and individuals who have severe mental health and substance abuse disorders and to identify ways to optimize the use of crisis stabilization units and post-discharge supports. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion passed.**

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

14. City Council Resolution No. 2020-141 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of a Mutual Aid Agreement with participating agencies

and the Florida Department of Law Enforcement to form a North Florida Child Abduction Response Team. **Mr. Sampson made a motion to adopt City Council Resolution No. 2020-141, authorizing the execution of a Mutual Aid Agreement with participating agencies and the Florida Department of Law Enforcement to form a North Florida Child Abduction Response Team. Mr. Jefferson seconded the motion. A roll call was taken and the motion passed.**

<b>Mr. Sampson</b>	<b>Aye</b>
<b>Mr. Jefferson</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>

15. City Council Resolution No. 2020-142 - A resolution of the City Council of the City of Lake City, Florida authorizing the conveyance of an easement to a portion of the sidewalk on Veterans Street to the John G. Kuykendall Living Trust measuring approximately 48.75 square feet. **Mr. Sampson made a motion to adopt City Council Resolution No. 2020-142 authorizing the conveyance of an easement to a portion of the sidewalk on Veterans Street to the John G. Kuykendall Living Trust measuring approximately 48.75 square feet. Mr. Greene seconded the motion. A roll call vote was taken and the motion passed.**

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

#### Other Items

16. FY21 Vice Mayor Appointment (Mayor Witt)

Mayor Witt recommended Council Member Chris Greene to serve as the Vice Mayor for FY21.

17. Discussion and Possible Action - Public Safety Advisory Committee - (Mayor Witt) Currently the City does not have a Public Safety Advisory Committee. If council would like to move forward with a Public Safety Advisory Committee a motion will be needed authorizing the City Attorney to prepare an ordinance to add the Public Safety Advisory Committee as a Standing Committee of the City Council. **No motion made to create a Public Safety Advisory Committee.**

18. FY 21 Committee Appointments (Mayor Stephen Witt)

Mayor Witt recommends the following committee appointments.

Airport Advisory – Mr. Hill (Chair) and Mr. Greene

Beautification Advisory – Mayor Witt (Chair) and Mr. Hill

Community Redevelopment Advisory – Mr. Jefferson (Chair) and Mayor Witt

Public Safety Advisory (not authorized by ordinance, needs review, if created this is recommendation) – Mr. Sampson (Chair) and Mr. Jefferson

Utility Advisory – Mr. Greene (Chair) and Mr. Sampson

Mayor Witt asked members to review the ordinance and make recommendations relating to the Utility Advisory Committee structure and duties. Recommendations are to be provided to the City Manager.

Public Comment: Stew Lilker addressed the members and discussed the structure of the Utility Advisory Committee.

**Mr. Sampson made a motion to accept the Airport Advisory, Beautification Advisory, Community Redevelopment Advisory and the Utility Advisory committee appointments as presented by Mayor Witt. Mr. Greene seconded the motion. A roll call vote was taken and the motion passed.**

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

19. Discussion and Possible Action - Structure for the Airport Committee (Roland Luster/Daniel Sweat).

Mr. Luster addressed council regarding an Advisory or Tactical Committee. He reviewed the Masterplan and Airport Layout. He stated the Council must approve a committee first, and then it will go to the County for approval. No formal action taken.

#### DEPARTMENTAL ADMINISTRATION

20. Discussion and Possible Action - Continuation of meetings at the Columbia County School Board Administrative Complex Auditorium (Joe Helfenberger).

Members concurred to continue to meet at the Columbia County School Board Administrative Complex.

21. Discussion and Possible Action - Master Plan Overview (Joe Helfenberger).

Mr. Helfenberger reported this was already covered earlier in the meeting.

22. Discussion and Possible Action - Lake City Utilities for the North Florida Mega Industrial Park (Joe Helfenberger).

Mr. Greene reminded this item needs to go through the Utility Advisory Committee prior to coming before the Council.

#### COMMENTS BY COUNCIL MEMBERS

Mr. Greene asked staff to schedule a Utility Meeting as soon as possible, even if only held virtually. He suggested meeting on 12/14/2020 at 6PM.

Mr. Helfenberger made the following announcements: Holiday Market 12-12-2020 at Olustee Park, Christmas Caroling 12-12-2020 and 12-19-2020, lighting Ceremony at Sallie Mae Jerry on 12-10-2020, and Tennis Courts Grand Opening on 12-14-2020.

Mr. Hill stated two years ago he brought up concerns with diversity in the City. He stated there is no diversity in City Hall. Mr. Hill stated there is no diversity in a supervisory position in the Utility and Water departments.

Mr. Hill stated for the past few months he has been dissatisfied with Mr. Koberlein and his performance for the City and that he has had several issues with him. **Mr. Hill made a motion to terminate the contract of City Attorney Fred Koberlein, Jr. Mr. Sampson seconded the motion. A roll call vote was taken and the motion failed.**

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

Mr. Jefferson stated if he is being asked to vote for termination, he needs substance to be provided for him to review so that he could make an informed decision.

Mr. Koberlein stated he did not have any substance in discussing any complaints or issues with the council members. He reported he had not texted with Mr. Hill since August 8, 2020 nor does he have any communications or correspondence or any in person discussions. Mr. Koberlein stated he would address each member individually for feedback and he looked forward to having a constructive conversation and to do what is best for the citizens.

Mr. Hill reminded City Manager Joe Helfenberger that diversity is needed at City Hall and Utilities.

#### ADJOURNMENT

**All matters having been handled, the meeting adjourned at 8:14 p.m. on a motion made and duly seconded.**

Audrey Sikes, MMC City Clerk