

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on May 6, 2024 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 – Council Member/Mayor Stephen Witt

ROLL CALL

Mayor/Council Member
City Council

Stephen M. Witt
Jake Hill, Jr. – absent
Chevella Young
Ricky Jernigan
James Carter
Clay Martin
Dee Johnson
Chief Gerald Butler
Audrey Sikes

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

PROCLAMATIONS

- 1. Drinking Water Week - May 5 - 11, 2024

Mayor Witt presented the Drinking Water Week Proclamation to Water Treatment Plant Director, Mike Osborne.

- 2. Municipal Clerks Week - May 5 - 11, 2024

Mayor Witt presented the Municipal Clerks Week Proclamation to City Clerk, Audrey Sikes, and Deputy City Clerk, Michelle Cannon.

- 3. National Police Week - May 12 - 18, 2024

Mayor Witt presented the National Police Week Proclamation to Chief of Police, Gerald Butler, Assistant Chief of Police, Andy Miles, and Sergeant Kevin Johns.

- 4. National Tennis Month - May 2024

Mayor Witt presented the National Tennis Month Proclamation to the Lake City Columbia Community Tennis Association; Mike Null, spoke on behalf of the organization.

APPROVAL OF AGENDA

Mayor Witt reported at the request of Mr. Hill, who was absent, Items #9 and #29 were to be removed from the agenda, as well as Item #31 due to application issues. **Mr. Jernigan made a motion to approve the agenda as amended. Mr. Carter seconded the motion and the motion carried unanimously on a voice vote.**

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL

- Victor Camacho
- Glenel Bowden
- Bobby Smith
- Sylvester Warren
- Shawn Holmgren
- Mike Ferrell
- Betty Goggins
- John Cole
- Ben Loftstrom
- Sylvester Warren
- Erica Mayo

APPROVAL OF CONSENT AGENDA

5. April 15, 2024 Regular Session Minutes
6. City Council Resolution No. 2024-029 - A resolution of the City Council of the City of Lake City, Florida, approving that certain agreement between the City, Careersource Florida Crown, and Columbia County; making certain findings of fact in support of the City approving said agreement; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; providing for the implementation of the "Summer Youth Employment Program" to include training and employment opportunities with the City from May 28, 2024 through July 18, 2024; repealing all prior resolutions in conflict; and providing an effective date.
7. City Council Resolution No. 2024-036 - A resolution of the City of Lake City, Florida, approving that certain Interagency Agreement between the Lake City Police Department and the State Attorney's Office of the Third Judicial Circuit of Florida for Criminal Justice Information Exchange and computer usage; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; directing the Chief of Police of the Lake City Police Department to join the Mayor in executing said agreement; repealing all prior resolutions in conflict; and providing an effective date.
8. City Council Resolution No. 2024-037 - A resolution of the City of Lake City, Florida, approving that certain Interagency Agreement between the Lake City Police Department

and the Clerk of the Court for Columbia County, Florida for Criminal Justice Information Exchange and computer usage; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; directing the Chief of Police of the Lake City Police Department to join the Mayor in executing said agreement; repealing all prior resolutions in conflict; and providing an effective date.

Mr. Jernigan made a motion to approve the consent agenda as presented. Mr. Carter seconded the motion and the motion carried unanimously on a voice vote.

PRESENTATIONS – None

OLD BUSINESS

Ordinances

9. City Council Ordinance No. 2024-2271 - (final reading) An ordinance of the City Council of the City of Lake City, Florida, amending Article II Section 2-53 of the City Code of Ordinances related to the compensation of the Mayor and Councilmembers; providing for severability; providing for codification; and providing for an effective date.

This Item was removed during approval of agenda.

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. 2024-2272. City Council Ordinance No. 2024-2272 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2024-2272. No one asked to be heard on City Council Ordinance No. 2024-2272, therefore Mayor Witt closed the public hearing.

10. City Council Ordinance No. 2024-2272 (final reading) - An ordinance of the City of Lake City, Florida, amending the text of the City of Lake City Land Development Regulations, as amended; pursuant to an application, LDR 24-01, relating to an amendment to the text of the Land Development Regulations; providing for amending Subsection 13.11.3 entitled "Action on Site and Development Plan," concerning providing notice and hearings for consideration of site and development plans; providing severability; repealing all ordinances in conflict; and providing an effective date. **Mr. Carter made a motion to approve City Council Ordinance No. 2024-2272 on final reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

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|---------------------|------------|
| Mr. Carter | Aye |
| Mr. Jernigan | Aye |
| Ms. Young | Aye |
| Mayor Witt | Aye |

Open Quasi – Judicial Proceeding

At this time Attorney Clay Martin read from a prepared script.

Preliminary Matters (Attorney Clay Martin):

11. The City Attorney shall read the ordinance by title.

City Council Ordinance No. 2024-2280 (final reading) - An ordinance of the City of Lake City, Florida, pursuant to petition No. ANX 24-02, 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 severability; repealing all ordinances in conflict; and providing an effective date. (Victory Land Holdings)

12. Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Mr. Martin asked members individually if there had been any ex-parte communication, including site visits.

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| Ms. Young | No |
| Mr. Carter | No |
| Mayor Witt | No |
| Mr. Jernigan | No |

13. Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

Mr. Martin swore in Growth Management Director Dave Young.

14. Clerk should take custody of exhibits.

Mr. Young submitted Exhibit 1 via electronic copy (attached to minutes).

A. Brief introduction of ordinance by city staff. (Dave Young)

B. Presentation of application by applicant. (Dave Young)

C. Presentation of evidence by city staff.

D. Presentation of case by third party intervenors, if any. (None)

E. Public comments. (None)

F. Cross examination of parties by party participants.

G. Questions of parties by City Council.

H. Closing comments by parties.

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Close Quasi – Judicial Hearing

Mr. Carter made a motion to approve City Council Ordinance No. 2024-2280 on final reading. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.

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| Mr. Carter | Aye |
| Ms. Young | Aye |
| Mr. Jernigan | Aye |
| Mayor Witt | Aye |

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. 2024-2281. City Council Ordinance No. 2024-2281 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2024-2281. After hearing public comment from Sylvester Warren, Mayor Witt closed the public hearing.

15. City Council Ordinance No. 2024-2281 (final reading) - An ordinance of the City of Lake City, Florida, relating to activities interfering with public safety and public roads; repealing Ordinance 2021-2183 in its entirety; repealing Ordinance 2022-2220 in its entirety; amending Chapter 98, Article V Section 98-70 through section 98-73 of the City of Lake City Code of Ordinances; providing direction for codification of this ordinance; repealing all ordinances in conflict; providing for severability; and providing for an effective date. **Mr. Carter made a motion to approve City Council Ordinance No. 2024-2281 on final reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

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| Mr. Carter | Aye |
| Mr. Jernigan | Aye |
| Ms. Young | Aye |
| Mayor Witt | Aye |

Resolutions – None

Other Items

16. Update City Manager Hiring Process (Mayor Stephen Witt)

City Attorney Clay Martin reported the Lake City Police Department commenced the background check last week for Mr. Rosenthal, and reported he would have a draft of his contract at the next meeting.

PUBLIC COMMENT: Glenel Bowden; Sylvester Warren

17. Update and Direction from Council: Paul Dyal's Severance Package (Interim City Manager Dee Johnson)

Mr. Johnson requested direction from members on this topic.

Mr. Carter reported rereading Mr. Dyal's contract and recommended the previous City Attorney, Todd Kennon filing an E & O claim through his law firm so the City could possibly recoup monies.

Mayor Witt spoke in opposition of filing a lawsuit, but would support getting a second opinion on the matter.

Ms. Young spoke in support for moving on from the matter.

PUBLIC COMMENT: Sylvester Warren; Shawn Holmgren; Ben Loftstrom

PUBLIC COMMENT: Eileen Morilleau

Mr. Carter made a motion for Interim City Manager Dee Johnson to look into procuring outside counsel for the review of funds paid to Paul Dyal. The motion also provides for a recommendation to be brought back as well as the cost associated for the review. Mr. Jernigan seconded the motion. A roll call vote was taken the motion carried.

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| Mr. Carter | Aye |
| Mr. Jernigan | Aye |
| Ms. Young | Aye |
| Mayor Witt | Aye |

18. Discussion and Direction from Council: Readdress dollar amount for Grant Funding Policy/Application. (Community Programs Director Terri Phillips/Interim City Manager Dee Johnson)

Mr. Johnson reported this application was presented during a January Workshop and briefly reviewed the application.

Community Programs Director Terri Phillips reported the Mayors Matching Grant would be a program to implement the application process via zoom grants.

PUBLIC COMMENT: Glenel Bowden; Sylvester Warren

Mr. Carter and Mayor Witt spoke in support of the \$5,000.00 program limit.

Ms. Young spoke in support of a \$10,000.00 program limit.

PUBLIC COMMENT: Sylvester Warren

Ms. Young made a motion to accept the application as presented with the change of the amount up to \$10,000.00. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

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| Ms. Young | Aye |
| Mr. Jernigan | Aye |
| Mr. Carter | Aye |
| Mayor Witt | Aye |

Ms. Sikes assigned the Grant Funding Policy/Application a resolution number of 2024-038.

At this time members concurred to break from 8:06 PM until 8:14 PM.

NEW BUSINESS

Ordinances

19. City Council Ordinance No. 2024-2277 - (first reading) An ordinance of the City of Lake City, Florida, amending the text of the City of Lake City Land Development Regulations, as amended, pursuant to an application, LDR 24-03, by the City of Lake City, relation to an amendment to the text of the Land Development Regulations; providing for amending Section 4.2 entitled Supplementary District Regulations by adding Section 4.2.15.16 entitled Offstreet Parking Requirements: for all zoning districts except C-CBD Commercial-Central Business District and Section 4.2.15.17 entitled Variance to above mentioned parking requirements; providing for amending Section 4.4.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.5.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.6.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.7.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.8.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.9.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.10.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.11.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.12.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.13.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.15.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.16.11 entitled Minimum Offstreet Parking Requirements; providing for amending Section 4.17.11 entitled Minimum Offstreet Parking Requirements; providing severability; repealing all ordinances in conflict; and providing an effective date.

PUBLIC COMMENT: Sylvester Warren

Mr. Carter made a motion to approve City Council Ordinance No. 2024-2277 on first reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

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| Mr. Carter | Aye |
| Mr. Jernigan | Aye |
| Ms. Young | Aye |
| Mayor Witt | Aye |

Open Quasi-Judicial Proceeding

At this time Attorney Clay Martin read from a prepared script, and opened the proceeding for both Ordinance No. 2024-2283 and Ordinance No. 2024-2282.

Preliminary Matters (Attorney Clay Martin):

20. City Council Ordinance No. 2024-2283 - (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 24-01, 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, Low Density (less than or equal to 2 dwelling units per acre) 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 for severability; repealing all ordinances in conflict; and providing for an effective date. (Sugarmill Apartments Phase 2)

21. **Disclosure by Council members of ex-parte communications (this includes site visits), if any.**

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| Ms. Young | No |
| Mr. Carter | No |
| Mayor Witt | No |
| Mr. Jernigan | No |

22. **Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.**

Mr. Martin swore in Growth Management Director Dave Young.

23. **Clerk should take custody of exhibits. (None)**

A. Brief introduction of ordinance by city staff. (Dave Young)

- B. Presentation of application by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of case by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council. (Mayor Witt)**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

Ms. Young made a motion to approve City Council Ordinance No. 2024-2283 on first reading. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.

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| Ms. Young | Aye |
| Mr. Jernigan | Aye |
| Mr. Carter | Aye |
| Mayor Witt | Aye |

- 24. City Council Ordinance No. 2024-2282 - (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 less contiguous acres of land, pursuant to an application, Z 24-01, by the property owner of said acreage; providing for rezoning from Residential, Single Family-2 (RSF-2) to Residential, Multiple Family-2 (RMF-2) 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. (Sugarmill Apartments Phase 2)
- 25. **Disclosure by Council members of ex-parte communications (this includes site visits), if any.**

Disclosed with companion ordinance above, see Item #21.
- 26. **Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.** (Not applicable as Mr. Young was still sworn in under companion ordinance, see Item #22)

27. Clerk should take custody of exhibits.

Mr. Young submitted Exhibit 1 via electronic copy (attached to minutes).

- A. Brief introduction of ordinance by city staff. (Dave Young)**
- B. Presentation of application by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of case by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

Mr. Carter made a motion to approve City Council Ordinance No. 2024-2282 on first reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

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| Mr. Carter | Aye |
| Mr. Jernigan | Aye |
| Ms. Young | Aye |
| Mayor Witt | Aye |

Resolutions

28. City Council Resolution No. 2024-023 - A resolution of the City of Lake City, Florida, endorsing, implementing, and adopting a training program for potential fire fighter trainees; making certain findings of fact in support of the City approving said training program and agreement; designating the Fire Chief as the signatory to said agreement when implementing the program; repealing all prior resolutions in conflict; and providing an effective date.

PUBLIC COMMENT: Sylvester Warren

Fire Chief Josh Wehinger provided a brief overview of the program.

Mr. Jernigan made a motion to approve City Council Resolution No. 2024-023. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.

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| Mr. Jernigan | Aye |
| Mr. Carter | Aye |
| Ms. Young | Aye |
| Mayor Witt | Aye |

Other Items

29. Discussion and Possible Action: Remaining ARPA Funds (Council Member Jake Hill, Jr.)

This Item was removed during approval of agenda.

DEPARTMENTAL ADMINISTRATION

30. Discussion and Possible Action: Approval to use a maximum of \$2.2 million of the remaining ARPA funds to replace the 18-year-old Ladder 1 truck. Currently the build time after purchase of a new replacement ladder truck is two (2) years. (Chief Josh Wehinger)

Mr. Carter made a motion to remove this Item from the table. Mr. Jernigan seconded the motion and the motion carried unanimously on a voice vote.

Chief Wehinger explained the price increase from the April 1, 2024 Regular Session meeting, and reported the new truck would be ready January 2025.

Mr. Johnson spoke in support of purchasing a new ladder truck and reported waiving the solicitation process due to the contract being a cooperative purchase contract.

PUBLIC COMMENT: Shawn Holmgren; Sylvester Warren; Glenel Bowden

Mr. Carter and Mr. Jernigan spoke in support of the purchase.

Mr. Carter made a motion to approve a maximum of \$2.2 million of the remaining ARPA funds to replace the 18-year-old Ladder 1 truck and accept the April 10, 2024 proposal from Sutphen. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

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| Mr. Carter | Aye |
| Mr. Jernigan | Aye |
| Ms. Young | Aye |
| Mayor Witt | Aye |

31. Discussion and Possible Action: Appointment of Tanya Johnson to the Planning and Zoning Board, the Board of Adjustments, and the Historical Preservation Agency (Growth Management Director David Young)

This Item was removed during approval of agenda.

COMMENTS BY COUNCIL MEMBERS – None

ADJOURNMENT

Mr. Carter made a motion to adjourn at 8:52 PM and the motion carried unanimously on a voice vote.

Stephen M. Witt, Mayor/Council Member

Audrey Sikes, City Clerk