

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on July 6, 2020 beginning at 6:00 P.M., via Communications Media Technology.

# PLEDGE OF ALLEGIANCE

## INVOCATION – Mayor Stephen Witt

### 1. ROLL CALL

Mayor/Council Member	Stephen M. Witt
Vice Mayor/Council Member	Eugene Jefferson
City Council	Chris Greene
	Jake Hill, Jr. – tardy
	Melinda Moses
City Attorney	Frederick Koberlein, Jr.
City Manager	Joseph Helfenberger
Sergeant-at-Arms	Chief Argatha Gilmore
City Clerk	Audrey Sikes

### 2. PROCLAMATIONS

None

### 3. MINUTES

None

### 4. APPROVAL OF AGENDA

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

### 5. PRESENTATIONS

A. Mr. Zack Chalifour, CPA, James Moore & Company, Annual Audit for the Year Ended September 30, 2019

1. Power Point Presentation
2. Financial Statements

Mr. Chalifour provided a Power Point Presentation and reviewed the City's financial statements with the members. Mr. Chalifour reported the City was issued an unmodified opinion. **Ms. Moses made a motion to approve the City's Annual Audit for the Fiscal Year Ending September 30, 2019 as performed by James Moore & Company. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion passed.**

Ms. Moses	Aye
Mr. Jefferson	Aye
Mr. Hill	Aye
Mr. Greene	Aye
Mayor Witt	Aye

6. PERSONS WISHING TO ADDRESS COUNCIL

- A. Glenel Bowden, addressed Council speaking against having a workshop meeting on 7/20/2020 regarding the removal of the Confederate Olustee Park Monument. Mr. Bowden recommends removing the monument now. He also expressed concerns with Covid positive numbers in the City and encouraged Council to impose mandates or restrictions for residents.
- B. Stew Lilker, addressed Council thanking the City Manager for continuing virtual meetings and encouraged the council to have a regular council meeting on 7/20/2020 and not a council workshop.
- C. Sylvester Warren, addressed Council speaking in favor of removing the Confederate Olustee Park Monument.

7. APPROVAL OF CONSENT AGENDA

- A. Approval of additional funds requested in the amount of \$18,093.00 to purchase an asphalt roller for the Utility Department, Distribution & Collections, from account no. 410.78.36-060.64. The previous quote for a smaller roller from Ring Power, presented and approved by City Council during their meeting on March 2, 2020, was incorrect and the additional funds are needed to purchase the correct sized roller. These funds are budgeted due to not being used for another budgeted item.

**Ms. Moses made a motion to approve the Consent Agenda consisting of item "A" identified above. Mr. Greene seconded the motion and the motion carried unanimously on a voice vote.**

8. OLD BUSINESS

A. 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. 2020-2147. City Council Ordinance No. 2020-2147 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2020-2147. No one asked to be heard therefore Mayor Witt closed the public hearing.**

- 1. Ordinance No. 2020-2147, (final reading), if adopted, will amend the Land Development Regulations of the City of Lake City, Florida by amending the Zoning Regulations applicable to Commercial, Central Business Districts; providing for the use of City right-of-ways by public food service establishments for the service of food and beverages; providing for severability; providing for conflicts; providing for codification; and providing an effective date. **Ms. Moses made a motion to adopt Ordinance No. 2020-2147, on final reading, amending the Land Development Regulations of the City of Lake City, Florida by amending the Zoning Regulations applicable to Commercial, Central Business Districts; providing for the use of City right-of-ways by public food service establishments for the service of food and beverages. Mr. Hill seconded the motion. A roll call vote was taken and the motion passed.**

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

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. 2020-2151. City Council Ordinance No. 2020-2151 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2020-2151. No one asked to be heard therefore Mayor Witt closed the public hearing.

2. Ordinance No. 2020-2151, (final reading) if adopted, will amend Chapter 6 of the Code of the City of Lake City, Florida, titled "Alcoholic Beverages" by amending Section 6-1, titled "Definitions"; and amending Section 6-8, titled "Possession, Consumption of Alcoholic Beverages on Streets, Sidewalks, Parks and Other Public Places - Prohibited"; and amending Section 6-9 titled "Same – Waiver for Special Events"; providing for severability; providing for conflict; providing for codification; and providing for an effective date. **Mr. Jefferson made a motion to adopt Ordinance No. 2020-2151, on final reading, amending Chapter 6 of the Code of the City of Lake City, Florida, titled "Alcoholic Beverages" by amending Section 6-1, titled "Definitions"; and amending Section 6-8, titled "Possession, Consumption of Alcoholic Beverages on Streets, Sidewalks, Parks and Other Public Places - Prohibited"; and amending Section 6-9 titled "Same – Waiver for Special Events". Ms. Moses seconded the motion. A roll call vote was taken and the motion passed.**

<b>Mr. Jefferson</b>	<b>Aye</b>
<b>Ms. Moses</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>

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. 2020-2152. City Council Ordinance No. 2020-2152 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2020-2152. No one asked to be heard therefore Mayor Witt closed the public hearing.

3. Ordinance No. 2020-2152 (final reading), if adopted, amends the land use classification from Residential Moderate Density (less than or equal to 4 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 severability; repealing all ordinances in conflict; and providing an effective date. This property is owned by Blake N. Lunde, II and Stephanie E. Lunde and is located at 1303 NW Dalian Lane. **Mr. Greene made a motion to adopt Ordinance No. 2020-2152, on final reading, amending the land use classification from Residential Moderate Density (less than or equal to 4 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. This property is**

owned by Blake N. Lunde, II and Stephanie E. Lunde and is located at 1303 NW Dalian Lane. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion passed.

Mr. Greene	Aye
Mr. Jefferson	Aye
Ms. Moses	Aye
Mr. Hill	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. 2020-2155. City Council Ordinance No. 2020-2155 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2020-2155. No one asked to be heard therefore Mayor Witt closed the public hearing.

4. Ordinance No. 2020-2155 (final reading), if adopted, relates to the rezoning of less than ten contiguous acres of land 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 severability; repealing all ordinances in conflict; and providing an effective date. This property is owned by Blake N. Lunde, II and Stephanie E. Lunde and is located at 1303 NW Dalian Lane. Mr. Jefferson made a motion to adopt Ordinance No. 2020-2155, on final reading, relating to the rezoning of less than ten contiguous acres of land 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. This property is owned by Blake N. Lunde, II and Stephanie E. Lunde and is located at 1303 NW Dalian Lane. Mr. Greene seconded the motion. A roll call vote was taken and the motion passed.

Mr. Jefferson	Aye
Mr. Greene	Aye
Ms. Moses	Aye
Mr. Hill	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. 2020-2153. City Council Ordinance No. 2020-2153 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2020-2153. No one asked to be heard therefore Mayor Witt closed the public hearing.

5. Ordinance No. 2020-2153 (final reading), if adopted, amends the land use classification from County Commercial Highway Interchange to City Commercial 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. This property is owned by Baptist Health Properties, Inc. and is located at 3650 NW Devane Street. Mr. Greene made a motion to adopt Ordinance No. 2020-2153, on final reading, amending the land use classification from County Commercial Highway Interchange to City Commercial of certain lands within the corporate limits of the City of Lake City, Florida. This property is owned by Baptist Health

**Properties, Inc. and is located at 3650 NW Devane Street. 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>Ms. Moses</b>	<b>Aye</b>
<b>Mr. Hill</b>	<b>Aye</b>
<b>Mayor Witt</b>	<b>Aye</b>

**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. 2020-2156. City Council Ordinance No. 2020-2156 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2020-2156. No one asked to be heard therefore Mayor Witt closed the public hearing.**

- 6. Ordinance No. 2020-2156 (final reading), if adopted, relates to the rezoning of less than ten contiguous acres of land from County Commercial Highway Interchange (CHI) to City Commercial, General (CG) 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. This property is owned by Baptist Health Properties, Inc. and is located at 3650 NW Devane Street. Mr. Jefferson made a motion to adopt Ordinance No. 2020-2156, on final reading, relating to the rezoning of less than ten contiguous acres of land from County Commercial Highway Interchange (CHI) to City Commercial, General (CG) of certain lands within the corporate limits of the City of Lake City, Florida. This property is owned by Baptist Health Properties, Inc. and is located at 3650 NW Devane Street. Ms. Moses seconded the motion. A roll call vote was taken and the motion passed.**

<b>Mr. Jefferson</b>	<b>Aye</b>
<b>Ms. Moses</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>

**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. 2020-2154. City Council Ordinance No. 2020-2154 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2020-2154. No one asked to be heard therefore Mayor Witt closed the public hearing.**

- 7. Ordinance No. 2020-2154 (final reading), if adopted, amends the land use classification from County Residential, Low Density (less than or equal to 1 dwelling unit per acre) to City Commercial 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. This property is owned by Jacqueline D. Espenship and is located off of NW Real Terrace behind Village Square Shopping Center. Mr. Greene made a motion to adopt Ordinance No. 2020-2154, on final reading, amending the land use classification from County Residential, Low Density (less than or equal to 1 dwelling unit per acre) to City Commercial of certain lands within the**

corporate limits of the City of Lake City, Florida. This property is owned by Jacqueline D. Espenship and is located off of NW Real Terrace behind Village Square Shopping Center. Ms. Moses seconded the motion. A roll call vote was taken and the motion passed.

Mr. Greene	Aye
Ms. Moses	Aye
Mr. Jefferson	Aye
Mr. Hill	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. 2020-2157. City Council Ordinance No. 2020-2157 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2020-2157. No one asked to be heard therefore Mayor Witt closed the public hearing.

8. Ordinance No. 2020-2157 (final reading), if adopted, relates to the rezoning of less than ten contiguous acres of land from County Residential, Single-Family-2 (RSF-2) to City Commercial, Intensive (CI) 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. This property is owned by Jacqueline D. Espenship and is located off of NW Real Terrace behind Village Square Shopping Center. Mr. Jefferson made a motion to adopt Ordinance No. 2020-2157, on final reading, relating to the rezoning of less than ten contiguous acres of land from County Residential, Single-Family-2 (RSF-2) to City Commercial, Intensive (CI) of certain lands within the corporate limits of the City of Lake City, Florida. This property is owned by Jacqueline D. Espenship and is located off of NW Real Terrace behind Village Square Shopping Center. Ms. Moses seconded the motion. A roll call vote was taken and the motion passed.

Mr. Jefferson	Aye
Ms. Moses	Aye
Mr. Hill	Aye
Mr. Greene	Aye
Mayor Witt	Aye

## 9. NEW BUSINESS

### A. ORDINANCES:

1. Ordinance No. 2020-2158 (first reading), if adopted, will authorize the submission of amendments to the City Charter to the electorate as proposed by the Charter Review Board; amending Section 105 of the City Charter to prohibit discriminatory practices and actions to be consistent with State and Federal Laws; amending Section 305 of the City Charter to provide that the Courts of Law shall be the Judge of the Elections; amending Section 306 of the City Charter to provide for revisions to the appointment and employment of the City Clerk and establish duties and responsibilities of the Charter Officer Position; amending Section 404 of the City Charter to provide for the

removal of references to only four protected classes of groups protected from discriminatory practices and actions of the City Manager and adding Section 105(c) to the City Charter; amending Section 505 of the City Charter to provide for the replacement of the term "Absentee" with "Vote-By-Mail" to agree with the Florida Election Code; amending Section 512 of the City Charter to provide for the canvassing of returns of an election by either the City Council or the Columbia County Canvassing Board; amending Section 513 of the City Charter to provide for the removal of references to a City Auditor; amending Section 603 of the City Charter to provide for revisions to the qualifications, powers, duties and term of the City Attorney as a Charter Officer; providing for severability; providing for conflicts; and providing for an effective date.

No public hearing held on City Council Ordinance No. 2020-2158, however, Mayor Witt allowed public comments from attendees that requested to be heard.

- A. Glenel Bowden, addressed Council regarding gender neutral terms contained in Amendment #4.
- B. Stew Lilker, addressed Council regarding Charter changes to Section 603 relating to the City Attorney and Section 404 relating to the City Manager.

Mr. Greene expressed his appreciation to the Charter Review Board for their hard work and efforts putting these recommendations together for the voters.

**Mr. Greene made a motion to adopt Ordinance No. 2020-2158, on first reading, authorizing the submission of amendments to the City Charter to the electorate as proposed by the Charter Review Board; amending Section 105 of the City Charter to prohibit discriminatory practices and actions to be consistent with State and Federal Laws; amending Section 305 of the City Charter to provide that the Courts of Law shall be the Judge of the Elections; amending Section 306 of the City Charter to provide for revisions to the appointment and employment of the City Clerk and establish duties and responsibilities of the Charter Officer Position; amending Section 404 of the City Charter to provide for the removal of references to only four protected classes of groups protected from discriminatory practices and actions of the City Manager and adding Section 105(c) to the City Charter; amending Section 505 of the City Charter to provide for the replacement of the term "Absentee" with "Vote-By-Mail" to agree with the Florida Election Code; amending Section 512 of the City Charter to provide for the canvassing of returns of an election by either the City Council or the Columbia County Canvassing Board; amending Section 513 of the City Charter to provide for the removal of references to a City Auditor; amending Section 603 of the City Charter to provide for revisions to the qualifications, powers, duties and term of the City Attorney as a Charter Officer. Ms. Moses seconded the motion. A roll call vote was taken and the motion passed.**

Mr. Greene	Aye
Ms. Moses	Aye
Mr. Jefferson	Aye
Mr. Hill	Aye
Mayor Witt	Aye

- Ordinance No. 2020-2159 (first reading), if adopted, to provide that water and sewer impact fees be waived and suspended for a period of six (6) 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. Greene made a motion to adopt Ordinance No. 2020-2159, on first reading, providing that water and sewer impact fees be waived and suspended for a period of six (6) 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. Jefferson seconded the motion. A roll call vote was taken and the motion passed.**

Mr. Greene	Aye
Mr. Jefferson	Aye
Ms. Moses	Aye
Mr. Hill	Aye
Mayor Witt	Aye

#### B. RESOLUTIONS:

- City Council Resolution No. 2020-058, if adopted, calls for an election to be held August 18, 2020, for the election of a Council Member from District Twelve and the election of a Council Member from District Thirteen; and directing the City Clerk to coordinate arrangements for said election with the Columbia County Supervisor of Elections; and directing the Clerk to publish notice of the election. **Mr. Jefferson made a motion to adopt City Council Resolution No. 2020-058, calling for an election to be held August 18, 2020, for the election of a Council Member from District Twelve and the election of a Council Member from District Thirteen; and directing the City Clerk to coordinate arrangements for said election with the Columbia County Supervisor of Elections; and directing the Clerk to publish notice of the election. Ms. Moses seconded the motion. A roll call vote was taken and the motion passed.**

Mr. Jefferson	Aye
Ms. Moses	Aye
Mr. Hill	Aye
Mr. Greene	Aye
Mayor Witt	Aye

- City Council Resolution No. 2020-059, if adopted, will authorize the City to enter into an Interlocal Agreement with the Supervisor of Elections and Columbia County for



election services. **Mr. Jefferson made a motion to adopt City Council Resolution No. 2020-059, authorizing the City to enter into an Interlocal Agreement with the Supervisor of Elections and Columbia County for election services. 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>Ms. Moses</b>	<b>Aye</b>
<b>Mr. Hill</b>	<b>Aye</b>
<b>Mayor Witt</b>	<b>Aye</b>

3. City Council Resolution No. 2020-060, if adopted, will ratify 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. 2020-060, ratifying the Mayor's extension of the State of Emergency arising from the COVID-19 Public Health Emergency. Ms. Moses seconded the motion. A roll call vote was taken and the motion passed.**

<b>Mr. Jefferson</b>	<b>Aye</b>
<b>Ms. Moses</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>

- C. Discuss future meeting and workshop dates, time and if meetings are to be virtual or in person (Mayor Witt)

Mr. Helfenberger reminded the Budget Workshops will be held August 19, 2020 and August 20, 2020 at 4 p.m.

Members concurred to postpone any in person meetings until after July and to defer the monument issue until an in person meeting could be held. Mr. Hill stated he believes the monument should be relocated. Mayor Witt stated the City needs to determine who owns the monument and the cost factors involved prior to any decisions being made. After discussion members concurred to hold a Special Meeting on 8/10/2020 (virtually or in person at the Columbia County School Board auditorium) at 6:00 p.m. for the monument issue.

Mr. Helfenberger stated the County has requested a Joint City/County meeting on 8/31/2020 at 6 p.m. at the Columbia County School Board auditorium. This meeting date and time was tentatively placed on the calendar.

Members concurred to hold an Affordable Housing and Lien Waiver workshop at 5:00 p.m. on 8/17/2020.

Members concurred the July 20, 2020 meeting would be held via Webex. Ms. Sikes reminded she would be on vacation and Ms. McCrary would be clerking that meeting.

Mayor Witt reminded the first budget hearing would be on Wednesday, September 9, 2020 at a Special Meeting of the City Council due to Monday being a City holiday and Tuesday

being in conflict with the Columbia County School Board public hearing. The final budget hearing will be held on 9/21/2020 at a Regular City Council Meeting

Ms. Moses stated she felt the City Council needed to encourage everyone to wear a mask.

10. DEPARTMENTAL ADMINISTRATION

- A. Staff recommendation to approve proposed FY20/21 "Tentative" Millage Rate to the Columbia County Tax Appraiser for Truth in Millage (TRIM) Notice advertisement to property owners for the City's Tentative Budget Hearing (Joe Helfenberger/Donna Duncan)

Mr. Helfenberger reported staff is proposing to stay with the certificate of taxable value rate of \$4.90. This is the current rate and staff is not proposing an increase. **Ms. Moses made a motion to approve proposed FY20/21 "Tentative" Millage Rate to the Columbia County Tax Appraiser for Truth in Millage (TRIM) Notice advertisement to property owners for the City's Tentative Budget Hearing. Mr. Greene seconded the motion. A roll call vote was taken and the motion passed.**

Ms. Moses	Aye
Mr. Greene	Aye
Mr. Hill	Aye
Mr. Jefferson	Aye
Mayor Witt	Aye

- B. Staff recommendation to approve TRIM Schedule for FY20/21 (Joe Helfenberger/Donna Duncan)

**Mr. Greene made a motion to approve TRIM Schedule for FY20/21. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion passed.**

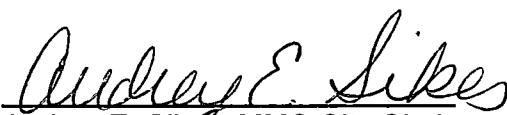
Mr. Greene	Aye
Mr. Jefferson	Aye
Ms. Moses	Aye
Mr. Hill	Aye
Mayor Witt	Aye

12. COMMENTS BY COUNCIL MEMBERS

Mr. Greene congratulated City Management and staff on a commendable auditor's report. Mayor Witt concurred the City received a great audit report.

13. ADJOURNMENT

**All matters having been handled, the meeting adjourned at 7:29 p.m. on a motion made and duly seconded.**

  
Audrey E. Sikes, MMC City Clerk

  
Stephen M. Witt, Mayor/Council Member