

The City Council in and for the citizens of the City of Lake City, Florida, met in a Special Called Session, on July 12, 2021 beginning at 6:00 P.M., in the City Council Chambers, located at City Hall 205 North Marion Avenue, Lake City, Florida. The meeting was also held via Communications Media Technology.

PLEDGE OF ALLEGIANCE

INVOCATION – Mayor Stephen M. Witt

ROLL CALL

Mayor/Council Member
Vice Mayor/Council Member
City Council

Stephen M. Witt
Chris Greene
Jake Hill, Jr.
Eugene Jefferson
C. Todd Sampson
Frederick Koberlein, Jr.
Ami Mitchell Fields
Chief Argatha Gilmore
Michelle Cannon

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

PROCLAMATIONS – None

MINUTES

1. Special Called City Council Meeting June 21, 2021
2. Regular Session June 21, 2021

Mr. Hill made a motion to approve the Special Called City Council Meeting Minutes for June 21, 2021 and the Regular Session Minutes for June 21, 2021 as presented. Mr. Jefferson seconded the motion and the motion carried unanimously on a voice vote.

APPROVAL OF AGENDA

Mayor Witt stated due to advertising the Ordinances, the Council needed to remove the follow items from the agenda: City Council Ordinance No. 2021-2190, City Council Ordinance No. 2021-2191, City Council Ordinance No. 2021-2192, City Council Ordinance No. 2021-2194 and City Council Ordinance No. 2021-2199. **Mr. Jefferson made a motion to approve the agenda as amended. Mr. Hill seconded the motion and the motion carried unanimously on a on voice vote.**

APPROVAL OF CONSENT AGENDA – None

PRESENTATIONS

3. Blanche Update – Dennille Decker

Dennille Decker presented the Council with a presentation and update on the Blanche Hotel.

4. Curtis Burgess - Columbia Youth Football Association - 1st Annual Vince Timmons Youth Football Tournament.

Mr. Burgess presented Council with the 1st Annual Vince Timmons Youth Football Tournament. He asked if the Council would be interested in funding the event every year, it will be held November 13th, 20th and 23rd, and cost \$8,000.00.

Mayor Witt stated that the Council will consider this during the budget process.

5. Dr. Christopher Esing - Bicentennial Founders Day event for Saturday, November 20, 2021.

Mr. Esing presented to Council his idea for the Bicentennial Founders Day event for Saturday, November 20, 2021, and asked if the City would be interested in sponsoring the event. This would allow him to use the City Parks and possibly be under the City's Insurance. Mr. Esing is to get with the Interim City Manager to go over insurance and the use of the parks, if it is acceptable.

PERSONS WISHING TO ADDRESS COUNCIL

Glennel Bowden addressed Council and requested consideration during the budget meetings of the new National Holiday of Juneteenth, and it being a paid holiday. – Mayor Witt stated the Council would take a look at the budget and get with the City Attorney on whether or not it will need to be a Resolution.

Sylvester Warren addressed Council and stated he would not be speaking to Item 21 as listed on his speaker sheet, but asked the Council on the background information on how it would be possible for Dr. Esing to use the City Insurance for his event.

Derrick Snead addressed Council and asked if they were going to be looking into the requested records that he has not yet received. He mentioned the pending lawsuits brought on by Travis Koon and Sylvester Warren. He stated he wanted the Council to look into the records that he requested, and felt wasn't fulfilled. He asked if this item could be put on the next agenda. Mayor Witt stated this could be put on the next agenda, and Mr. Snead could speak with the Interim City Manager.

NEW BUSINESS

Ordinances

6. City Council Ordinance No. 2021-2190 (final 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 ten or less acres of land, pursuant to an application, CPA 21-01, by the property owners 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 moderate density (less than or equal to 4 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. **Removed from agenda under approval of agenda.**
7. City Council Ordinance No. 2021-2191 (final 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 less than ten contiguous acres of land, pursuant to an application, Z 21-03, by the property owners of

said acreage, providing for rezoning from commercial general (CG) to residential, single family-2 (RSF-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. **Removed from agenda under approval of agenda.**

8. City Council Ordinance No. 2021-2192 (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 21-02, by the City Council, providing for amending section 4.16.9 entitled maximum lot coverage by all buildings by changing the floor area ratio from 0.75 to 1.0 within the "ILW" industrial, light and warehousing zoning district; providing for amending section 4.17.9 entitled maximum lot coverage by all buildings by changing the floor area ratio from 0.50 to 1.0 within the "I" industrial zoning district; providing severability; repealing all ordinances in conflict; and providing an effective date. **Removed from agenda under approval of agenda.**
9. City Council Ordinance No. 2021-2194 - (final 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 less than ten contiguous acres of land, pursuant to an application, Z21-04, by the property owner of said acreage, providing for rezoning from residential single-family-3 (RSF-3) to commercial, neighborhood (CN) 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. **Removed from agenda under approval of agenda.**
10. City Council Ordinance No. 2021-2198 - (first reading) An ordinance of the City of Lake City, Florida, providing for the permanent closing of all that portion of real property owned by the City and identified in a boundary survey and the official records of Columbia County, Florida; finding that the vacating of the real property will not adversely affect the public health, safety, or welfare; finding that the vacating of the real property is in the best interest of the City and for the general welfare of its citizens; providing for the repeal of conflicting ordinances; providing for severability; providing for inclusion into the City Code; and providing an effective date. **Mr. Sampson declared a conflict of interest with City Council Ordinance No. 2021-2198. Mr. Sampson stated he owns the company requesting this, and it was started before he was elected to Council. He asked to step off the dais while the Council discussed the ordinance. Per guidance from Mr. Koberlein, Mr. Sampson decided to stay at the dais, in order to answer any questions that may arise. After Mr. Koberlein read the ordinance by title, Mayor Witt called for a motion. No motion was made. Mr. Witt called a second time for a motion. No motion was made.**
11. City Council Ordinance No. 2021-2199 - (first reading) - An ordinance of the City of Lake City, Florida, pursuant to Petition No. ANX 20-03, relating voluntary annexation; making finding; 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. **Removed from agenda under approval of agenda.**

Resolutions

12. City Council Resolution No. 2021-099 - A resolution of the City Council of the City of Lake City, Florida, approving a second amendment of the agreement between the Florida Department of Environmental Protection and the City related to the Interstate 75 and State Road 47 wastewater improvement project, phase one; providing for an extension of the agreement to December 31, 2022; providing for any necessary future amendments; providing for costs eligible for reimbursement or matching requirement; providing for a revised grant work plan; and providing for an effective date. **Mr. Jefferson made a motion to adopt City Council Resolution No. 2021-099, a resolution approving a second amendment of the agreement between the Florida Department of Environmental Protection and the City related to the Interstate 75 and State Road 47 wastewater improvement project, phase one; providing for an extension of the agreement to December 31, 2022; providing for any necessary future amendments; providing for costs eligible for reimbursement or matching requirement; and providing for a revised grant work plan. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.**

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

13. City Council Resolution No. 2021-100 - A resolution of the City Council of the City of Lake City, Florida authorizing the execution of a second amendment to the contract between the City and Jones Edmunds & Associates, Inc., relating to the professional services connected to State Road 47 and Interstate 75 wastewater improvements project; providing for modification to tasks six, seven, and eight; providing for an increase in the compensation to \$19,000.00, to be paid by the City; and providing for an effective date. **Mr. Sampson made a motion to adopt City Council Resolution No. 2021-100, authorizing the execution of a second amendment to the contract between the City and Jones Edmunds & Associates, Inc., relating to the professional services connected to State Road 47 and Interstate 75 wastewater improvements project; providing for modification to tasks six, seven, and eight; and providing for an increase in the compensation to \$19,000.00, to be paid by the City. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.**

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

14. City Council Resolution No. 2021-102 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of an amendment to the Traffic Signal Maintenance and Compensation Agreement with the State of Florida, Department of Transportation, previously authorized by City Council Resolution No. 2015-030; and providing an effective date. **Mr. Jefferson made a motion to adopt City Council Resolution No. 2021-102, authorizing the execution of an amendment to the Traffic Signal Maintenance and Compensation Agreement with the State of Florida, Department of Transportation, previously authorized by City Council Resolution No. 2015-030. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.**

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

15. City Council Resolution No. 2021-103 - A resolution of the City Council of the City of Lake City, Florida, authorizing Task Assignment Number Three to the continuing contract with GMUER Engineering, LLC, a Florida limited liability company, for the extension of a force main and water main to better serve the Cypress Lake Business Park; providing for a cost not-to-exceed \$15,000.00; and providing for an effective date. **Mr. Sampson made a motion to adopt City Council Resolution No. 2021-103, authorizing Task Assignment Number Three to the continuing contract with GMUER Engineering, LLC, a Florida limited liability company, for the extension of a force main and water main to better serve the Cypress Lake Business Park; and providing for a cost not-to-exceed \$15,000.00. Mr. Hill seconded the motion. A roll call vote was taken and the motion passed.**

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

16. City Council Resolution No. 2021-104 - 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. 2021-104, ratifying the Mayor's extension of the State of Emergency arising from the Covid-19 Public Health Emergency. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.**

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

17. City Council Resolution No. 2021-107 - A resolution of the City Council of the City of Lake City, Florida authorizing the addition of Ami Mitchell Fields, as Interim City Manager, as an authorized signor of all checks, vouchers, transfers or disbursement on all bank accounts of the City of Lake City, Florida; and providing for an effective date. **Mr. Hill made a motion to adopt City Council Resolution No. 2021-107, authorizing the addition of Ami Mitchell Fields, as Interim City Manager, as an authorized signor of all checks, vouchers, transfers or disbursement on all bank accounts of the City of Lake City, Florida. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.**

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

18. City Council Resolution No. 2021-108 - A resolution of the City Council of the City of Lake City, Florida, accepting a bid from Legacy Water Group, LLC, for utility improvement near the Interstate 75 and State Road 47 interchange; providing for the execution of an agreement with Legacy Water Group, LLC, at a cost not-to-exceed \$3,269,000.00; and providing an effective date. **Mr. Sampson made a motion to adopt City Council Resolution No. 2021-108, accepting a bid from Legacy Water Group, LLC, for utility improvement near the Interstate 75 and State Road 47 interchange, and providing for the execution of an agreement with Legacy Water Group, LLC, at a cost not-to-exceed \$3,269,000.00. Mr. Hill seconded the motion.**

Mr. Greene discussed his concerns with a price discrepancy of \$571,544 with Finance Director Donna Duncan, Project Manager Jaime Bell, and Utility Director Paul Dyal. Mr. Greene stated he wanted to make sure there was a contingency plan in place to cover the shortfall incase the City was unable to secure grant monies and receive assistance from the County.

A roll call vote was taken and the motion carried.

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

19. City Council Resolution No. 2021-109 - A resolution of the City Council of the City of Lake City, Florida, authorizing the removal of the City Manager pursuant to Section 402 of the City Charter; providing for conflicts; and providing for an effective date. **Mr. Sampson made a motion to adopt City Council Resolution No. 2021-109, authorizing the removal of the City Manager pursuant to Section 402 of the City Charter. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.**

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

Other Items

20. Discussion and Possible Action - Continuation of State of Emergency Covid-19 Public Health Emergency (Mayor Witt)

Mayor Witt brought up for discussion the need for the continuation of the State of Emergency for Covid-19 with the Council and City Attorney. Mr. Koberlein stated the state-wide State of Emergency ended on June 26, 2021.

Mr. Greene stated if there were no opportunities for funding, he would support the termination of the State of Emergency.

PUBLIC COMMENT: Glennel Bowden addressed Council and brought to the attention the high case numbers of Covid-19 in Columbia County. He inquired if there was a policy for the City and its employees wearing masks to work. Mayor Witt deferred to Interim City Manager Ami Mitchell Fields; she stated she was unsure.

21. Discussion and Possible Action - RFP Process for City Manager Search (Mayor Witt)

Mayor Witt opened discussion for the RFP Process for the City Manager Search with Council.

PUBLIC COMMENT: Sylvester Warren addressed Council and disagreed with the need to search for a City Manager at this time.

PUBLIC COMMENT: Glennel Bowden addressed Council and agreed with a search but not at this time. He suggested to wait until the budget can be completed.

Mr. Hill stated that past City Manager Scott Reynolds was untruthful about his education and there was no rush then to replace him; that Mrs. Fields has way more education than Mr. Reynolds did, he felt there was something wrong with wanting to replace her so quickly.

Mr. Sampson stated Mrs. Fields came in at a difficult time, but has turned moral around, and has support from the directors. He thought she should continue on a six-month basis to get through the budget and then reevaluate. **Mr. Sampson made a motion to make Ami Fields the Interim City Manager for the next six-months. Mr. Hill seconded the motion.**

Mr. Greene stated he would like to move forward with the hiring process and suggested the City hire a company who can specialize in recruitment for Cities, and for Mrs. Fields to apply. The process was important for the citizens. He mentioned the City of Live Oak used the company Narlock to assist in their search for a City Manager, and suggested using them or a company like them to assist the City.

Mr. Jefferson stated Mrs. Fields came in at a difficult moment, and didn't want to take anything away from her, that she is trying. But the City is without a City Manager, Assistant City Manager, IT Director, and HR Director, and he feels the City is vulnerable. The City needs a fulltime and experienced City Manager, he supports moving forward with a search for a City Manager, but is not pushing Mrs. Fields out.

Mr. Sampson asked Mr. Greene about the cost of using the Narlock company, Mr. Greene stated he was unsure, that he was only familiar with the company because he knew the City of Live Oak just used them.

Mrs. Fields thanked those who spoke on her behalf, but felt she needed to speak for herself. She stated she has tried her absolute best, and felt she needed to give an update on what she has been working on these last three weeks. She stated she has been working with the Airport Manager and HAECO, working with the Fire Chief on a new fire station, working with Growth Management Director David Young on a new City Hall location. Also, she has not forgotten about the current vacancies, and has been advertising them, she will be interviewing for an IT Director on Friday, July 16, 2021. She stated she has not seen any investment into the employees, and that is what her primary focus is. She would like to propose, if the budget permits, a 6% raise for all City Employees.

Mr. Greene stated he was not concerned about the person selected, just concerned with the process, and advocating to hire a company to take over the process. He asked if the City Attorney would be able to assist in getting quotes from different companies. Mr. Koberlein stated that would be a conflict for him as the City Attorney.

Mr. Koberlein stated there are plenty of companies out there that could assist, the cost would be under \$20,000.00, and suggested to defer to the Florida League of Cities.

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

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

Mr. Greene made a motion to ask the City Attorney to bring back three quotes from organizations from the Florida League of Cities that performs the executive recruitment process and can provide three quotes so the Council can select one of those companies. Mr. Jefferson seconded the motion.

Mr. Sampson stated that this topic was not listed as a possible action item and asked the City Attorney if that would be ok. Mr. Koberlein stated it would be improper for the attorney to be going out and getting the information, because he would then have to construct the contract. He suggested one of the Council Members to be the one to do that, and he could possibly assist, but the information could be found with a call to the League of Cities and the Range Riders.

Mr. Greene revised the motion as follows: made a motion for the Mayor to research and provide back to the Council three names of companies for the RFP process for the search for the City Manager. Mr. Jefferson seconded the motion.

Mr. Sampson asked how it would go for the RFP process, would it go out for bid and companies that were interested would apply for it.

Mr. Koberlein explained the different RFP processes.

A roll call vote was taken and the motion carried.

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

Mr. Koberlein asked to stay on Item 21 and stated that Mrs. Ami Mitchell Fields and the Council need to discuss her employment, as she is employed by the City with no contract. He stated the issues needing to be addressed cannot be done by Mrs. Mitchell Fields and himself, it would need to be discussed with the Council. The items needing to be addressed were, outside employment, residency, and the term of employment.

Mr. Greene stated it would be unreasonable to ask for a residency requirement while under an interim basis, with outside employment, as long as Mrs. Fields was not under any contract with the City of Lake City, he felt she should be able to continue that business, and for the term of the agreement, it would be prudent for it to remain in place until the Council selects a City Manager. If that happens to be Mrs. Fields, or someone else, then the Council can decide at that time on her contract.

Mayor Witt stated he agreed with Mr. Greene.

Mr. Sampson stated Mrs. Fields was still helping with the HR department, and inquired if there would there be the potential for her to go back to that HR position if she was not selected as City Manager, if she was interested.

Mr. Koberlein stated that by default, with Mrs. Fields being the Interim City Manager, and the HR position not filled, it would be up to her to handle those duties, unless she assigns it to someone else.

22. Florida Airport Council Conference - The regular scheduled City Council Meeting will be on Monday, July 19, 2021. Mayor Witt, Council Member Hill and Attorney Fred Koberlein, Sr. will be out of town attending the Florida Airport Conference from Sunday, July 18, 2021 through Wednesday, July 21, 2021. (Mayor Witt)

Mayor Witt stated that he, Councilman Hill, and Attorney Koberlein will be attending the Florida Airport Council Conference, but that there would still be a Council meeting on July 19, 2021.

DEPARTMENTAL ADMINISTRATION

23. Discussion and Possible Action - Additional clarification needed for sale of properties - Affordable Housing (Dave Young)

Growth Management Director Dave Young addressed Council with the need for clarification for the sale of properties associated with GovDeals. He stated the bidder should be responsible for the taxes and fees that would be associated, with the fee being \$1.00.

Mr. Greene agreed and stated the cost needed to be as low as possible, and let the bidder take care of that cost, as long as the buyer was aware they were paying for it.

Mr. Sampson agreed and confirmed with Mr. Young whether there was an entry cost when applying on the Gov website; Mr. Young stated there was not.

COMMENTS BY COUNCIL – None

ADJOURNMENT

All matters having been handled, the meeting adjourned at 8:11 p.m. on a motion made and duly seconded.

Stephen M. Witt, Mayor/Council Member

Michelle Cannon, Deputy City Clerk