

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on January 17, 2023 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 Chevella Young

ROLL CALL

Mayor/Council Member
City Council

City Attorney
City Manager
Sergeant-at-Arms
City Clerk

Stephen M. Witt
Jake Hill, Jr.
C. Todd Sampson
Chevella Young
Ricky Jernigan
Todd Kennon
Paul Dyal
Chief Gerard Butler
Audrey Sikes

MINUTES

1. December 28, 2022 Special Called City Council Meeting
2. January 3, 2023 Regular Session

Mr. Sampson made a motion to approve the December 28, 2022 Special Called, and the January 3, 2023 Regular Session minutes as presented. Mr. Hill seconded the motion and the motion carried unanimously on a voice vote.

APPROVAL OF AGENDA

Mr. Hill made a motion to amend the agenda to add to the agenda Discussion and Possible Action – Motion to rescind Council action on December 28, 2022 regarding HAECO. Ms. Young seconded the motion. A roll call vote was taken and the motion passed.

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

PUBLIC PARTICIPATION/PERSONS WISHING TO ADDRESS COUNCIL

- Linda Andrews
- Barbara Lemley

- Sylvester Warren
- Keith Robinson

APPROVAL OF CONSENT AGENDA

3. Approval of travel request and budget amendment in an amount not to exceed \$1,900.00 from 511.34 Council Contractual for Council Member Jake Hill, Jr. to attend the Florida League of Cities FAST (Federal Action Strike Team) Fly-in February 7-8, 2023 in Washington, D.C.

Mr. Sampson made a motion to approve the consent agenda consisting of Item #3 above. Mr. Hill seconded the motion and the motion carried unanimously on a voice vote.

PRESENTATIONS – 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. 2022-2233. City Council Ordinance No. 2022-2233 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2022-2233. No one asked to speak on City Council Ordinance No. 2022-2233, therefore Mayor Witt closed the public hearing.

4. City Council Ordinance No. 2022-2233 (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 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. (Grand Reserve at Pelham LLC.) **Mr. Sampson made a motion to approve City Council Ordinance No. 2022-2233 on final 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. Jernigan seconded the motion. 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

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. 2022-2234. City Council Ordinance No. 2022-2234 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2022-2234. After hearing public comment from Barbara Lemley on City Council Ordinance No. 2022-2234, Mayor Witt closed the public hearing.

5. City Council Ordinance No. 2022-2234 (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 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. (Grand Reserve at Pelham LLC.) **Mr. Jernigan made a motion to approve City Council Ordinance No. 2022-2234, on final 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. 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

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. 2022-2236. City Council Ordinance No. 2022-2236 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2022-2236. After hearing public comment from Barbara Lemley and Glenel Bowden on City Council Ordinance No. 2022-2236, Mayor Witt closed the public hearing.

6. City Council Ordinance No. 2022-2236 (final 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 for severability; repealing all ordinances in conflict; and providing an effective date. (John B. Hunter Revocable Trust) **Mr. Sampson made a motion to approve City Council Ordinance No. 2022-2236, on final 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. Jernigan seconded the motion. 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

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. 2022-2237. City Council Ordinance No. 2022-2237 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2022-2237. No one asked to speak on City Council Ordinance No. 2022-2237, therefore Mayor Witt closed the public hearing.

7. City Council Ordinance No. 2022-2237 (final 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 severability; repealing all ordinances in conflict; and providing an effective date. (MHPJR, LLC.) **Mr. Hill made a motion to approve City Council Ordinance No. 2022-2237, on final 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. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

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

Other Items

8. Discussion and Possible Action: Motion to rescind Council action on December 28, 2022 regarding HAECO (City Attorney Todd Kennon)

Mr. Hill made a motion to rescind the HAECO action taken during the December 28, 2022 Special Called meeting. Mr. Jernigan seconded the motion.

City Clerk Audrey Sikes read into record the motion being rescinded: Mr. Hill made a motion to extend the lease agreement for one year and to seek an appraisal for Fair Market Value. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried. Mr. Hill voted yes; Mr. Samson voted yes; Ms. Young voted no; Mr. Jernigan voted yes, and Mayor Witt voted yes.

A roll call vote was taken and the motion carried.

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

PUBLIC COMMENT: Barbara Lemley; Vanessa George

City Attorney Todd Kennon discussed the changes in the new proposed lease.

Attorney Alison Squiccimarro from the Law Offices of Paul Lange, LLC., on behalf of HAECO Airframe Services, LLC., provided a HAECO Lake City Lease presentation representing HAECO's stance on the proposed lease.

Attorney Edward Booth from the Law Offices of Marks Gray, P.A., on behalf of the City of Lake City, expressed concern with the proposed lease.

Members discussed the lease.

PUBLIC COMMENT: Glenel Bowden; Sylvester Warren; Stew Lilker; Barbara Lemley

Mr. Hill made a motion to accept the HAECO Building and Land Lease proposal for the Lake City Gateway airport with the following modification to the lease: twenty (20) year initial lease with two (2) five (5) year extensions. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.

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

Mr. Sampson requested to add to the next agenda a discussion regarding an aviation academy.

9. Discussion and Possible Action: Richardson Community Center (City Manager Paul Dyal/City Attorney Todd Kennon)

Mr. Kennon reported the County requested a Mutual Release in Satisfaction of the Interlocal Agreement. He discussed the email dated January 4, 2023 from Graham Markarian, Government Operation Consultant of the Florida Department of Economic Opportunity and stated the County can own the property prior to the completion of all CDBG-CV project activities.

Members discussed with staff concerns with budget, maintenance, and impact on the community.

PUBLIC COMMENT: Sylvester Warren; Glenel Bowden; Vanessa George; Ben Given

Mr. Sampson made a motion to deed Richardson Community Center to the County immediately. The motion died due to lack of second.

Mayor Witt recommended taking no permanent action until staff could provide costs for the council to discuss.

Ms. Young made a motion to table the item. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.

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

10. Discussion and Possible Action - City Council Photo Session - February 6, 2023 5:00 PM (City Clerk Audrey Sikes)

Due to a scheduling conflict, members concurred to reschedule the photo session from February 6, 2023 to February 20, 2023 at 5:00 PM.

NEW BUSINESS

Ordinances

11. City Council Ordinance No. 2023-2238 (first reading) - An ordinance of the City of Lake City, Florida, amending the Future Land Use 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 22-08, 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 Commercial 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. (Citadel I Holdings Co. LLC.) **Mr. Hill made a motion to approve City Council Ordinance No. 2023-2238, on first reading, amending the Future Land Use 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 22-08, 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 Residential, Low Density (less than or equal to 2 dwelling units per acre) to Commercial of certain lands within the Corporate Limits of the City of Lake City, Florida. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

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

12. City Council Ordinance No. 2023-2241 (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 less than ten contiguous acres of land, pursuant to an Application, Z 22-08, by the property owner of said acreage; providing for rezoning 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. (Citadel I Holdings Co. LLC.) **Mr. Jernigan made a motion to approve City Council Ordinance No. 2023-2241, on first reading, 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 22-08, by the property owner of said acreage, and providing for rezoning 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. 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

Resolutions

13. City Council Resolution No. 2023-004 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of a Change Order to the contract between the City and Anderson Columbia Co., Inc., related to the upgrade to airfield lighting at the Lake City Gateway Airport, extending the project completion date an additional ninety (90) days. **Mr. Hill made a motion to approve City Council Resolution No. 2023-004, authorizing the execution of a Change Order to the contract between the City and Anderson Columbia Co., Inc., related to the upgrade to airfield lighting at the Lake City Gateway Airport, extending the project completion date an additional ninety (90) days. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

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

14. City Council Resolution No. 2023-005 - A resolution of the City Council of the City of Lake City, Florida, authorizing the City to enter into a Grant Agreement with the State of Florida, Department of Transportation, for the award of up to \$45,000.00, from the Department of Transportation, for the purchase and installation of a Ground Power Unit (GPU) at the Lake City Gateway Airport. **Mr. Hill made a motion to approve City Council Resolution No. 2023-005, authorizing the City to enter into a Grant Agreement with the State of Florida, Department of Transportation, for the award of up to \$45,000.00, from the Department of Transportation, for the purchase and installation of a Ground Power Unit (GPU) at the Lake City Gateway Airport. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

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

Other Items – None

DEPARTMENTAL ADMINISTRATION

15. Discussion and Possible Action: Approve revision to General Description and Minimum Qualifications sections of the Assistant City Manager Job Description (Human Resource Director Hubert Collins)

Mr. Collins reported the changes to the qualifications are being requested to throw a broader net to obtain as many applicants as possible. He stated there was a change in a Florida Statute last year allowing for the difference between formal education and experience and he is applying this new standard at the City Managers direction.

Attorney Todd Kennon provided clarification on Florida Statute 112.219 and stated the request would require the City Council to recommend and approve the request as the City Council is the head of the employing agency. Mr. Kennon confirmed the changes are not required by Florida Statute 112.219.

Members discussed revising the job description and minimum qualifications sections of the Assistant City Manager Position. Mr. Collins confirmed the experience must be verifiable and relatable and there would be an open application process and stated the hiring manager decides who serves on the hiring committee, if one is used.

Mr. Sampson expressed concern with reducing minimum qualifications for an executive management position.

PUBLIC COMMENT: Vanessa George; Sylvester Warren

Members took a short five-minute recess from 8:25 PM to 8:30 PM, at which point Mr. Warren continued his public comment, and then Stew Lilker spoke.

Ms. Young made a motion to approve the revision to the General Description and Minimum Qualifications sections of the Assistant City Manager Job Description. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.

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

COMMENTS BY COUNCIL

Mr. Jernigan suggested and recommended strong enforcement of meeting decorum.

ADJOURNMENT

All matters having been handled, the meeting adjourned at 8:36 PM on a motion made and duly seconded.

Stephen M. Witt, Mayor/Council Member

Audrey Sikes, City Clerk