
CITY COUNCIL REGULAR SESSION

CITY OF LAKE CITY

June 05, 2023 at 6:00 PM

Venue: City Hall

AGENDA

REVISED

Revision made 6/5/2023: Item #20, additional supporting documentation added.

This meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

Pledge of Allegiance

Invocation - Mayor Stephen Witt

Roll Call

Ladies and Gentlemen; The Lake City Council has opened its public meeting. Since 1968, the City Code has prohibited any person from making personal, impertinent, or slanderous remarks or becoming boisterous while addressing the City Council. Yelling or making audible comments from the audience constitutes boisterous conduct. Such conduct will not be tolerated. There is only one approved manner of addressing the City Council. That is, to be recognized and then speak from the podium.

As a reminder, persons are not to openly carry a handgun or carry a concealed weapon or firearm while the governing body is meeting.

Proclamations - None

Minutes

- [1.](#) May 15, 2023 Regular Session

Approval of Agenda

Public Participation - Persons Wishing to Address Council

Citizens are encouraged to participate in City of Lake City meetings. The City of Lake City encourages civility in public discourse and requests that speakers direct their comments to the Chair. Those attendees wishing to share a document and or comments in writing for inclusion into the public record must email the item to submissions@lcfla.com no later than noon on the day of the meeting. Citizens may also provide input to individual council members via office visits, phone calls, letters and e-mail that will become public record.

Approval of Consent Agenda - None

Presentations

- [2.](#) Brendan McKitrick and Farah Rajaei with James Moore & Company - PowerPoint - Annual Audit for the Year Ended September 30, 2022

Note: Will need motion to accept annual audit for FY22 as presented by James Moore & Company.

- [3.](#) Aaron Tripensee - Commercial Business Traffic on Laurel Lane

Old Business

Ordinances

Open Public Hearing

- [4.](#) City Council Ordinance No. 2023-2245 (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 23-02, 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, Moderate Density (less than or equal to 4 dwelling units per acre) to Residential, Medium Density (less than or equal to 8 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 for an effective date.

Passed on first reading 5/15/23

Close Hearing

Adopt City Council Ordinance 2023-2245 on final reading

Open Public Hearing

- [5.](#) City Council Ordinance No. 2023-2246 (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 more

than ten contiguous acres of land, pursuant to an application, Z 23-02, by the property owner of said acreage; providing for rezoning from Residential, Single Family-2 (RSF-2) to Residential, Multiple Family-1 (RMF-1) 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.

Passed on first reading 5/15/23

Close Public Hearing

Adopt City Council Ordinance 2023-2246 on final reading

Open Public Hearing

- [6.](#) City Council Ordinance No. 2023-2247 (final reading) - An ordinance of the City Council of the City of Lake City, Florida, amending the City Code to add a new Section Number 86.110.19 to Article III, Chapter 86, which provides for the permanent vacating of the 30.00 foot wide utility easement located at Parcel 2 at Lot "B" Brookside Subdivision, a Subdivision according to the plat thereof recorded in Plat Book 3, Page 45, of the Public Records of Columbia County, Florida; providing for conflicts; providing for severability; providing for codification; and providing an effective date.

Passed on first reading 5/15/23

Close Public Hearing

Adopt City Council Ordinance 2023-2247 on final reading

Resolutions - None

Other Items

7. Richardson Community Center Update (City Attorney Todd Kennon)
8. Property next to Sallie Mae Jerry Park Update (City Attorney Todd Kennon)
9. Ordinance to prevent open flea markets, junk cars, etc. on Marion Avenue Update (City Attorney Todd Kennon)
- [10.](#) Discussion and Possible Action: Moving downtown historical sign (City Manager Paul Dyal)

Supporting Document:

-Minutes - February 22, 2022 (reference Item #6)

- [11.](#) Discussion and Possible Action: Annie Mattox Park Interlocal Agreement - Level 2 Background Check Requirements (Council Member Chevella Young)

Note: Resolution No. 2022-049 with IA adopted on June 6, 2022

New Business

Ordinances

- [12.](#) City Council Ordinance No. 2023-2250 (first reading) - An ordinance of the City Council of the City of Lake City, Florida, amending the City Code to add a new Section Number 86-110.20 to Article III, Chapter 86, which provides for the partial abandonment of a 20.00 foot water and sewer utility easement as a portion of Parcel 1 of Official Records Book 776, Page 1724, of the Public Records of Columbia County, Florida; providing for conflicts; providing for severability; providing for codification; and providing an effective date.

Adopt City Council Ordinance No. 2023-2250 on first reading

- [13.](#) City Council Ordinance No. 2023-2251 (first reading) - An ordinance of the City Council of the City of Lake City, Florida, amending the City Code to add a new Section Number 86-110.21 to Article III, Chapter 86, which provides for the permanent closing of all of that portion of Waldron Street lying wholly in Section 33, Township 3 South, Range 17 East, Columbia County, Florida; providing for conflicts; providing for severability; providing for codification; and providing an effective date.

Adopt City Council Ordinance No. 2023-2251 on first reading

- [14.](#) City Council Ordinance No. 2023-2252 (first reading) - An ordinance of the City Council of the City of Lake City, Florida, revising the boundaries of the four (4) separate election districts, consisting of Districts 10, 12, 13, and 14, created by and described in Section 301(C) of Article III of the City Charter, as authorized and required by Section 301 (E) of Article III of the City Charter; redefining the boundaries, pursuant to State Law and the Voting Rights Act, of each District 10, 12, 13, and 14 to insure that each separate District has approximately the same number of residents in accordance to 2020 Census Data, by population; providing that the General Law of the State of Florida on the subject of elections shall apply to all City Elections in the absence of conflicts with the City Code and City Charter; providing for the repeal of ordinances in conflict with any of the provisions of the ordinance; providing for severability; providing for codification; and providing for an effective date.

Adopt City Council Ordinance No. 2023-2252 on first reading

Resolutions

- [15.](#) City Council Resolution No. 2023-058 - A resolution of the City Council of the City of Lake City, Florida, authorizing the Mayor to execute and deliver an easement conveying said easement to identified landowners located on West boundary of City owned property located in the NW ¼ of the NE ¼ of Section 23, Township 4 South, Range 16 East, Columbia County, Florida. (Property near Sprayfield)
- [16.](#) City Council Resolution No. 2023-060 - A resolution of the City Council of the City of Lake City, Florida, appointing Robert Milligan and Tim Parisi as elected members of the Board of Trustees of the Lake City Municipal Police Officers Retirement Trust Fund.
- [17.](#) City Council Resolution No. 2023-061 - A resolution of the City Council of the City of Lake City Florida, authorizing the execution of a second Amendment to the Interlocal Agreement with Columbia County, Florida related to the Emergency Home Repair Program for eligible citizens; providing for severability; providing for conflicts; and providing for an effective date.
- [18.](#) City Council Resolution No. 2023-062 - A resolution of the City Council of the City of Lake City, Florida, rescinding City Council Resolution No. 2023-003 and rescinding the acceptance of the Federally Funded Community Block Grant Cares (CDBG-CV) Subgrant Agreement with the Florida Department of Economic Opportunity to facilitate the rehabilitation of the existing Richardson Community Center for the use of Covid testing and vaccinations and reimburse the City for certain costs expended up to an amount of \$2,000,000.00.
- [19.](#) City Council Resolution No. 2023-063 - A resolution of the City Council of the City of Lake City, Florida, rescinding City Council Resolution Number 2023-059 and the appointment of Sylvester Warren, III.
- [20.](#) City Council Resolution 2023-064 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of Amendment Number One to Agreement LP12031 with the Florida Department of Environmental Protection for the reimbursement of up to \$1,800,000.00 in costs incurred in connection with enhancing the quality of water quality improvement project; providing for an extension of the agreement to December 31, 2025; and providing for an effective date.
- [21.](#) City Council Resolution No. 2023-065 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of Task Assignment Number Two to the continuing contract with Wetland Solutions, Inc., providing for engineering services related to Gwen Lake; providing for payment for the professional services at a cost not to exceed \$23,700.00; and providing an effective date.
- [22.](#) City Council Resolution No. 2023-066 - A resolution of the City Council of the City of Lake City, Florida, amending the Personnel Manual for the City;

authorizing and adopting a Retirement Bonus Policy; incorporating the Retirement Bonus Policy into Chapter 14 Employee Benefits of the Personnel Manual; and providing an effective date.

- [23.](#) City Council Resolution No. 2023-067 - A resolution of the City Council of the City of Lake City, Florida, amending the Personnel Manual for the City; authorizing and adopting a Graduation Token Policy; incorporating the Graduation Token Policy into Chapter 14 Employee Benefits of the Personnel Manual; and providing an effective date.

Other Items

- [24.](#) Lake Shore Hospital Authority Parcels Update (City Manager Paul Dyal)

Supporting Documents:

-City Council Resolution No. 2020-013

-January 12, 2022 letter from Dale Williams, Ex Director of Lake Shore Hospital Authority

-Minutes - July 5, 2022 (reference Item #4)

-May 15, 2023 letter from Paul Dyal

25. Schedule Council Workshop(s) for the following:

- Discuss City Hall and Vacant Lots
- Structuring of Advisory Committees
- Citizens Review Board
- Retake Council Group Photo

Departmental Administration - None

Comments by Council Members

Adjournment

YouTube Information

Members of the public may also view the meeting on our YouTube channel at:
<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, *the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

SPECIAL REQUIREMENTS: *Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in these meetings should contact the **City Manager's Office at (386) 719-5768.***

File Attachments for Item:

1. May 15, 2023 Regular Session

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on May 15, 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 – Mayor Stephen Witt

ROLL CALL

Mayor/Council Member
City Council

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

City Attorney
City Manager
Sergeant-at-Arms
City Clerk

PROCLAMATIONS

1. National Police Week - May 14-20, 2023

Mayor Witt presented the National Police Week Proclamation to Law Enforcement in attendance.

2. In Recognition of Faye E. Williams Retirement

Mayor Witt presented Faye E. Williams with a Proclamation in recognition of retiring after 44 years with the City.

MINUTES

3. April 18, 2023 Special Called City Council/Joint City/County Meeting
4. May 1, 2023 Regular Session

Mr. Hill made a motion to approve the April 18, 2023 Special Called City Council/Joint City/County, and the May 1, 2023 Regular Session minutes as presented. Mr. Sampson seconded the motion and the motion carried unanimously on a voice vote.

APPROVAL OF AGENDA

Mayor Witt reported there was a Presentation that needed to be added to the agenda. **Mr. Jernigan made a motion to approve the agenda as amended. Mr. Hill seconded the motion and the motion carried unanimously on a voice vote.**

PRESENTATIONS – Lake City Heat by Chevella Young and Jake Hill.

Ms. Young and Mr. Hill presented the Lake City Heat with a check for \$500 on behalf of the Northeast Florida League of Cities.

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL

- Nick Patel
- Sylvester Warren

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. 2023-2242. City Council Ordinance No. 2023-2242 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2023-2242. No one asked to speak on City Council Ordinance No. 2023-2242, therefore Mayor Witt closed the public hearing.

5. City Council Ordinance No. 2023-2242 (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 more than 50 acres of land, pursuant to an application CPA 23-01, by the property owner of said acreage, under the amendment procedures established by Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the Future Land Use Classification from County Residential, Low Density (less than or equal to 2 dwelling units per acre), County Commercial and City Commercial to City Residential, Moderate Density (less than or equal to 4 dwelling units per acre) on 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. (Hunter's Trust) **Mr. Hill made a motion to approve City Council Ordinance No. 2023-2242 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 more than 50 acres of land, pursuant to an application CPA 23-01, by the property owner of said acreage, under the amendment procedures established by Sections 163.3161 through 163.3248, Florida Statutes, as amended, and providing for changing the Future Land Use Classification from County Residential, Low Density (less than or equal to 2 dwelling units per acre), County**

Commercial and City Commercial to City Residential, Moderate Density (less than or equal to 4 dwelling units per acre) on certain lands within the Corporate Limits of the City of Lake City, Florida. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.

Mr. Hill	Aye
Ms. Young	Aye
Mr. Sampson	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. 2023-2243. City Council Ordinance No. 2023-2243 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2023-2243. No one asked to speak on City Council Ordinance No. 2023-2243, therefore Mayor Witt closed the public hearing.

6. City Council Ordinance No. 2023-2243 (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 more than ten contiguous acres of land, pursuant to an application, Z 23-01, by the property owner of said acreage; providing for rezoning from County Residential, Single Family-2 (RSF-2), County Commercial, Intensive (CI) and City Commercial, General (CG) to City Planned Residential Development (PRD) 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. (Hunter's Trust) **Mr. Hill made a motion to approve City Council Ordinance No. 2023-2243 on final reading, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of more than ten contiguous acres of land, pursuant to an application, Z 23-01, by the property owner of said acreage, and providing for rezoning from County Residential, Single Family-2 (RSF-2), County Commercial, Intensive (CI) and City Commercial, General (CG) to City Planned Residential Development (PRD) of certain lands within the Corporate Limits of the City of Lake City, Florida. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.**

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

Resolutions

7. City Council Resolution No. 2023-031 - A resolution of the City Council of the City of Lake City, Florida terminating the Interlocal Agreement between the City

and Columbia County, Florida for the engagement of the County's Building Official to act as the City's Building Official.

Note: This Item was tabled at the 3/20/23 meeting.

Mr. Sampson made a motion to remove City Council Resolution No. 2023-031 from the table. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.

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

Mr. Dyal confirmed this termination will trigger a six month notice for the County, and the County is willing to help the City as the Building Official until one could be hired.

PUBLIC COMMENT: Sylvester Warren

Mr. Sampson made a motion to approve City Council Resolution No. 2023-031, terminating the Interlocal Agreement between the City and Columbia County, Florida for the engagement of the County's Building Official to act as the City's Building Official. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.

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

Other Items

- 8. Richardson Community Center Grant Update

Mr. Dyal reported there is a meeting scheduled with the Department of Economic Opportunity (DEO) to discuss the environmental component. DEO has expressed concern with the County recording the deed, and discussion is needed to see if there is a path forward.

- 9. Discussion and Update: Status on Citizens Review Board (Council Member Jake Hill)

Mr. Dyal reported a Workshop is needed for Council and community guidance as to the structure of the board and its authorities.

PUBLIC COMMENT: Sylvester Warren

Mr. Jernigan spoke in support of Chief Butler and in opposition of a Citizen Review Board.

Ms. Young spoke in support of a Citizen Review Board.

- 10. Discussion and Possible Action - Planning and Zoning Board - Application received on 11-01-2022 via email from Vanessa George for Sylvester Warren.

PUBLIC COMMENT: Sylvester Warren

Mr. Hill spoke in opposition of the Circle K project and agreed with Mr. Warren regarding site visits. **Mr. Hill made a motion to appoint Sylvester Warren to the Planning and Zoning Board via City Council Resolution No. 2023-046. Mr. Jernigan seconded the motion.**

Mr. Jernigan spoke on decorum should Mr. Warren be appointed.

PUBLIC COMMENT: Sylvester Warren

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

* Note: After the meeting a scrivener’s error was discovered. The proper resolution number for Mr. Warren’s appointment is 2023-059.

NEW BUSINESS

Ordinances

- 11. City Council Ordinance No. 2023-2245 (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 23-02, 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 Moderate Density

(less than or equal to 8 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 an effective date. (Tennis Forever, LLC) **Mr. Sampson made a motion to approve City Council Ordinance No. 2023-2245 on first 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 23-02, 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 Moderate Density (less than or equal to 8 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

12. City Council Ordinance No. 2023-2246 (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 more than ten contiguous acres of land, pursuant to an application, Z 23-02, by the property owner of said acreage; providing for rezoning from County Residential, Single Family-2 (RSF-2) to City Residential, Multiple Family-1 (RMF-1) 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. (Tennis Forever, LLC) **Mr. Sampson made a motion to approve City Council Ordinance No. 2023-2246 on first reading, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of more than ten contiguous acres of land, pursuant to an application, Z 23-02, by the property owner of said acreage, providing for rezoning from County Residential, Single Family-2 (RSF-2) to City Residential, Multiple Family-1 (RMF-1) 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. Sampson	Aye
Mr. Hill	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Witt	Aye

13. City Council Ordinance No. 2023-2247 (first reading) - An ordinance of the City Council of the City of Lake City, Florida, amending the City Code to add a new Section Number 86-110.19 to Article III, Chapter 86, which provides for the permanent vacating of the 30.00 foot wide utility easement located at Parcel 2 at Lot "B" Brookside Subdivision, a Subdivision according to the Plat thereof recorded in Plat Book 3, Page 45, of the Public Records of Columbia County, Florida; providing for conflicts; providing for severability; providing for codification; and providing an effective date. (Tidal Wave) **Mr. Hill made a motion to approve City Council Ordinance No. 2023-2247 on first reading, amending the City Code to add a new Section Number 86-110.19 to Article III, Chapter 86, which provides for the permanent vacating of the 30.00 foot wide utility easement located at Parcel 2 at Lot "B" Brookside Subdivision, a Subdivision according to the Plat thereof recorded in Plat Book 3, Page 45, of the Public Records of Columbia County, 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

Resolutions

14. City Council Resolution No. 2023-053 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of the Second Amendment to the Agreement with the Florida Department of Environmental Protection; providing for public access reuse and chlorine contact chamber upgrades; providing for an extension to the agreement deadline; and providing for an effective date. **Mr. Sampson made a motion to approve City Council Resolution No. 2023-053, authorizing the execution of the Second Amendment to the Agreement with the Florida Department of Environmental Protection; providing for public access reuse and chlorine contact chamber upgrades, and providing for an extension to the agreement deadline. 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

15. City Council Resolution No. 2023-054 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of a Grant Agreement with the State of Florida, Department of Transportation, for eighty percent (80%) of

the allowable costs associated with the design and install of security fencing, gates, access control improvements and installation of new cameras at the Lake City Gateway Airport; and providing for an effective date. **Mr. Hill made a motion to approve City Council Resolution No. 2023-054, authorizing the execution of a Grant Agreement with the State of Florida, Department of Transportation, for eighty percent (80%) of the allowable costs associated with the design and install of security fencing, gates, access control improvements and installation of new cameras at the Lake City Gateway Airport. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.**

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

- 16. City Council Resolution No. 2023-055 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of Task Assignment Number One to the continuing contract with Wetland Solutions, Inc., providing for engineering services related to the Steedley Field Wetland; providing for payment for the professional services at a cost not to exceed \$498,800.00; and providing for an effective date. **Mr. Sampson made a motion to approve City Council Resolution No. 2023-055, authorizing the execution of Task Assignment Number One to the continuing contract with Wetland Solutions, Inc., providing for engineering services related to the Steedley Field Wetland, and providing for payment for the professional services at a cost not to exceed \$498,800.00. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

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

- 17. City Council Resolution No. 2023-056 - A resolution of the City Council of the City of Lake City, Florida, accepting a proposal from ABS Aviation Consultancy, Inc. D/B/A Airport Business Solutions related to the appraisal of airport property for fair market rent of the location leased by HAECO of Americas; providing for the award of a contract; providing for the execution of the construction engineering and inspection contract for a price not to exceed \$32,500.00; and providing an effective date. **Mr. Jernigan made a motion to approve City Council Resolution No. 2023-056, accepting a proposal from ABS Aviation Consultancy, Inc. D/B/A Airport Business Solutions related to the appraisal of airport property for fair market rent of the location leased by HAECO of**

Americas; providing for the award of a contract, and providing for the execution of the construction engineering and inspection contract for a price not to exceed \$32,500.00. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.

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

18. City Council Resolution No. 2023-057 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of Task Assignment Number Eight to the continuing contract with North Florida Professional Services, Inc., providing for engineering services related to the watermain extension on SE Magnolia Loop; providing for payment for the professional services at a cost not to exceed \$3,570.00; and providing an effective date. **Mr. Sampson made a motion to approve City Council Resolution No. 2023-057, authorizing the execution of Task Assignment Number Eight to the continuing contract with North Florida Professional Services, Inc., providing for engineering services related to the watermain extension on SE Magnolia Loop, and providing for payment for the professional services at a cost not to exceed \$3,570.00. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

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

Other Items

19. Discussion and Possible Action: Airport Fire Station (Council Member Jake Hill)

Mr. Hill and members discussed the standing advisory committees that are not meeting at this time.

Mayor Witt reported the structure of the committees needed to be addressed.

Mr. Hill asked Mr. Dyal for an update on the topic of a possible Airport Fire Station.

Mr. Dyal reported a discussion was brought to his attention regarding the placement of a Fire Station on or near the airport. He stated this topic did not follow proper procedure through administration. Mr. Dyal assured Mr. Hill he would keep him informed of any Airport business.

DEPARTMENTAL ADMINISTRATION – None

COMMENTS BY COUNCIL

Mr. Jernigan encouraged the City to participate in the Boots and Badges fundraiser.

Mayor Witt reminded members of the Public Safety Memorial Service being held Tuesday, May 23, 2023 at 6:30 PM, at the First Baptist Church of Lake City.

Mr. Hill asked administration for an update on Gwen Lake. Mr. Dyal reported he enlisted an engineering firm, Wetland Solutions, to assess the lake. Mr. Hill requested to meet with the Suwannee River Water Management District.

Mr. Sampson inquired as to whether the CDBG Grant for Wilson Park could be modified to provide funding for Gwen Lake.

Ms. Young brought up a concern with the Annie Mattox Park Grant and spoke in opposition of the level two background checks required for members of the Annie Mattox Board. She stated Annie Mattox would lose volunteers and suggested removing this stipulation from the contract.

Mr. Sampson spoke in opposition of removing the background check requirement from the contract.

Mr. Hill concurred with Ms. Young and spoke in support of getting the projects at Annie Mattox Park underway.

ADJOURNMENT

All matters having been handled, Mayor Witt adjourned the meeting at 7:12 PM.

After Mayor Witt inadvertently adjourned the meeting, Ms. Young continued to express concern with the background checks and requested further discussion on the topic.

Mr. Dyal reported in order to secure the bid for the project the approved Interlocal Agreement must be followed.

Mr. Kennon suggested a compromise in which Council and administration would follow the Interlocal Agreement and abide by the steps, while providing board members 30 days to initiate the level two background check process.

Mayor Witt adjourned the meeting at 7:20 PM.

Stephen M. Witt, Mayor/Council Member

Audrey Sikes, City Clerk

File Attachments for Item:

2. Brendan McKitrick and Farah Rajae with James Moore & Company - PowerPoint - Annual Audit for the Year Ended September 30, 2022

Note: Will need motion to accept annual audit for FY22 as presented by James Moore & Company.

CITY OF LAKE CITY, FLORIDA
FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022



MAYOR AND CITY COUNCIL
As of Financial Statement Date

Stephen Witt
Mayor

Jake Hill
Councilmember

Todd Sampson
Councilmember

Chevella Young
Councilmember

Ricky Jernigan
Councilmember

APPOINTED OFFICIALS

City Manager
Paul Dyal

Finance Director
Angela Moore

City Attorney
Todd Kennon

City Clerk
Audrey Sikes

Table of Contents

Financial Section

Independent Auditors' Report.....	1 - 3
Management's Discussion and Analysis.....	4 - 14
Basic Financial Statements	
Government-wide Financial Statements	
Statement of Net Position.....	16
Statement of Activities.....	17
Fund Financial Statements	
Balance Sheet—Governmental Funds	18
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position.....	19
Statement of Revenues, Expenditures and Changes in Fund Balances—Governmental Funds.....	20
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities.....	21
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	22
Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Fire Department Fund	23
Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Community Redevelopment Agency Fund	24
Statement of Net Position – Proprietary Funds.....	25
Statement of Revenues, Expenses and Changes in Net Position – Proprietary Funds	26
Statement of Cash Flows – Proprietary Funds	27
Statement of Fiduciary Net Position – Fiduciary Funds	28
Statement of Changes in Fiduciary Net Position – Fiduciary Funds	29
Notes to Financial Statements	30 - 65
Required Supplementary Information	
Schedule of Changes in Total OPEB Liability and Related Ratios.....	67
Schedule of Changes in Net Pension Liability and Related Ratios – General Employees' Plan	68
Schedule of Changes in Net Pension Liability and Related Ratios – Police Officers' Plan	69
Schedule of Changes in Net Pension Liability and Related Ratios – Firemen's Plan.....	70
Schedule of Contributions – General Employees' Plan	71
Schedule of Contributions – Police Officers' Plan	72
Schedule of Contributions – Firemen's Plan.....	73
Schedules of Investment Returns	74
Schedules of Proportionate Share of NPL – FRS/HIS	75
Schedules of Schedule of Contributions – FRS/HIS.....	76

Supplementary Information

Combining Balance Sheet – Nonmajor Governmental Funds 78
Combining Schedule of Revenues, Expenditures and Changes in Fund Balances –
Nonmajor Governmental Funds 79
Schedule of Net Revenues and Debt Service Coverage – Utility System Revenue
and Refunding Bonds Series 2013, Series 2016, and Series 2020 Rate Covenant..... 80

Single Audit

Schedule of Expenditures of Federal Awards and State Financial Assistance 81
Notes to the Schedule of Expenditures of Federal Awards and State Financial Assistance 82
Schedule of Findings and Questioned Costs..... 83 - 84
Independent Auditors’ Report on Compliance for Each Major Federal Program and Report
on Internal Control Over Compliance Required by the Uniform Guidance and
Chapter 10.550, Rules of the Auditor General 85 - 87

Other Reports

Independent Auditors’ Report on Internal Control over Financial Reporting and On Compliance
and Other Matters Based on an Audit of Financial Statements in Accordance with
Government Auditing Standards 88 - 89
Independent Auditors’ Management Letter Required by Chapter 10.550,
Rules of the State of Florida Office of the Auditor General 90 - 91
Independent Accountants’ Examination Report..... 92
Impact Fee Affidavit 93



INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor, City Council, and City Manager,
City of Lake City, Florida:

Report on the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Lake City, Florida (the City), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2022, and the respective changes in financial position and, where applicable, cash flows thereof, and the respective budgetary comparison for the General, Fire Department, and the Community Redevelopment Agency funds for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The City's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information, is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

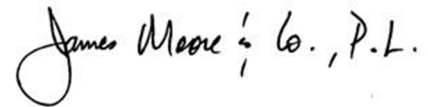
Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's financial statements. The combining nonmajor fund financial statements, schedule of net revenues and debt service coverage, and schedule of expenditures of federal awards and state financial assistance as required by the audit requirements of Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and Chapter 10.550, Rules of the Florida Auditor General, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining nonmajor fund financial statements, schedule of net revenues and debt service coverage, and schedule of expenditures of federal awards and state financial assistance are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 30, 2023, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.



Gainesville, Florida
May 30, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of Lake City, Florida (the City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended September 30, 2022. Management's discussion and analysis is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the City's financial activity, (c) identify changes in the City's financial position, (d) identify any material deviations from the financial plan, and (e) identify individual fund issues or concerns. We encourage readers to consider the information presented here in conjunction with the City's financial statements.

Financial Highlights

- Assets of the City exceeded its liabilities at the close of the most recent fiscal year by \$120,965,584. Of this amount, \$34,930,758 (unrestricted net assets) may be used to meet the City's ongoing obligations to citizens and creditors.
- The City's total net position increased by \$12,402,749. Government activities generated an increase of \$6,779,889 while the business type activities increased by \$5,622,860.
- As of the close of the fiscal year, the City's governmental funds reported combined ending fund balances of \$30,376,071. Of this total amount \$15,871,992 is available for spending at the City's discretion (unassigned fund balance).

Overview of the Financial Statements

This management's discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other required supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private sector business, in that all governmental and business-type activities are consolidated into columns which add up to a total for the primary government.

The *statement of net assets* presents information on all of the City's assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the City's net assets changed during the most recent fiscal year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows.

Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City include general government, public safety, highway and streets, airport, physical environment, economic environment, culture and recreation, and health and welfare. Property taxes, utility service taxes, gas taxes, and sales taxes, along with the City's charges for services and interfund charges, finance the majority of these services. The business-type activities include natural gas, and water and wastewater, where the fees for service typically cover all or most of the cost of operation including depreciation.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: *governmental funds*, *proprietary funds*, and *fiduciary funds*.

MANAGEMENT'S DISCUSSION AND ANALYSIS (continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term* inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's *near-term* financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's *near-term* financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City maintains eleven individual governmental funds. Information is presented in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, Fire Department, Airport Capital Projects, Sales Tax Bond and the Community Redevelopment Agency Fund, which are considered to be major funds. Data included in the other governmental funds consists of governmental funds that are combined into a single, aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements on page 78 and 79 of this report.

The City adopts an annual appropriated budget for its governmental funds. A budgetary comparison statement has been provided for the major governmental funds to demonstrate compliance with this budget.

Proprietary Funds

The City maintains one type of proprietary fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City maintains two enterprise funds to account for the following operations: natural gas distribution, and the water and wastewater utilities. The City has no internal service funds.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the natural gas and water and wastewater utility fund, which are considered to be major funds of the City.

Fiduciary Funds

Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds. The City utilizes fiduciary funds to account for its employees' retirement plans.

Notes to the Financial Statements

The notes provide additional information which is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the City's progress in funding its obligation to provide pension and other postemployment benefits to its employees.

The combining statements referred to earlier in connection with non-major governmental funds are presented immediately following the required supplementary information.

MANAGEMENT'S DISCUSSION AND ANALYSIS
(continued)

Government-Wide Financial Analysis

As noted earlier, net assets may serve over time as a useful indicator of a government's financial position. In the case of the City, assets exceeded liabilities by \$120,965,584 at the close of the most recent fiscal year.

City of Lake City's Net Position

The largest portion of the City's net assets or \$79,190,290 reflects its investment in capital assets (i.e., land, utility plant and improvements, equipment, buildings, improvements, machinery and equipment, and infrastructure). The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. An additional portion of the City's net assets, \$6,844,536 represents resources that are subject to external restrictions on how they may be used (restricted net assets).

The unrestricted net asset balance of \$34,930,758 is intended to be a corporate-style measurement of the City's current financial standing and may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City is able to report positive balances in all three categories of net assets, both for the government as a whole, as well as for its separate governmental and business-type activities.

City of Lake City Changes in Net Position

	Governmental Activities		Business-Type Activities		Total Primary Government	
	FY 2022	FY 2021	FY 2022	FY 2021	FY 2022	FY 2021
Current and Other Assets	\$ 33,698,651	\$ 33,521,775	\$ 23,503,951	\$ 23,263,024	\$ 57,202,602	\$ 56,784,799
Capital Assets	50,393,693	49,966,499	70,876,653	68,613,622	121,270,346	118,580,121
Total Assets	84,092,344	83,488,274	94,380,604	91,876,646	178,472,948	175,364,920
Deferred Outflow of Resources	11,082,034	2,527,189	2,820,549	831,263	13,902,583	3,358,452
Current Liabilities	3,795,570	2,902,005	6,030,063	5,944,785	9,825,633	8,846,790
Long-term liabilities	20,254,587	14,841,780	36,209,532	36,124,868	56,464,119	50,966,648
Total liabilities	24,050,157	17,743,785	42,239,595	42,069,653	66,289,752	59,813,438
Deferred Inflows of	4,283,213	8,210,559	836,982	2,136,540	5,120,195	10,347,099
Net Position						
Net Investment in Capital ^A	40,078,047	40,983,556	39,112,243	35,646,575	79,190,290	76,630,131
Restricted	3,526,832	4,908,661	3,317,704	3,201,745	6,844,536	8,110,406
Unrestricted	23,236,129	14,168,902	11,694,629	9,653,396	34,930,758	23,822,298
Total net position	\$ 66,841,008	\$ 60,061,119	\$ 54,124,576	\$ 48,501,716	\$ 120,965,584	\$ 108,562,835

MANAGEMENT'S DISCUSSION AND ANALYSIS
(continued)

**City of Lake City Changes in Net Position
From Statement of Activities**

	Governmental Activities		Business-Type Activities		Total Primary Government	
	FY 22	FY 21	FY 22	FY 21	FY 22	FY 21
REVENUES						
Program Revenues:						
Charges for services	\$ 4,956,879	\$ 4,630,469	\$ 21,650,744	\$ 19,189,876	\$ 26,607,623	23,820,345
Operating grants and contributions	7,862,554	1,642,919	979,469	99,687	8,842,023	1,742,606
Capital grant and contributions	566,157	877,177	2,919,556	976,514	3,485,713	1,853,691
Property taxes	4,082,712	4,091,966			4,082,712	4,091,966
Sales taxes	3,710,047	3,278,716			3,710,047	3,278,716
Casualty and fire insurance premium taxes	141,291	202,100			141,291	202,100
Public service taxes	1,471,390	1,403,217			1,471,390	1,403,217
Other taxes	680,653	692,479			680,653	692,479
Franchise taxes	1,608,319	1,402,591			1,608,319	1,402,591
State revenue sharing	630,464	496,663			630,464	496,663
Other governmental revenues	675,625	1,151,604			675,625	1,151,604
Investment earnings	(7,807)	27,132	30,071	26,101	22,264	53,233
Miscellaneous revenues	143,057	224,751	63,404	254,306	206,461	479,057
Loss on disposal of capital assets			8,000	22,705	8,000	22,705
Total Revenues and transfers	26,521,341	20,121,784	25,651,244	20,569,189	52,172,585	40,690,973
EXPENSES						
General Government	3,223,240	2,356,589			3,223,240	2,356,589
Public Safety	8,845,272	6,190,052			8,845,272	6,190,052
Highway and Streets	3,547,709	2,788,744			3,547,709	2,788,744
Airport	3,376,237	3,001,956			3,376,237	3,001,956
Health and Welfare	521,458	252,293			521,458	252,293
Economic Environment	250,372	45,159			250,372	45,159
Physical Environment	516,343	488,734			516,343	488,734
Culture and Recreation	49,919	121,218			49,919	121,218
Interest on Long Term Debt	320,902	350,147			320,902	350,147
Water and Sewer Utility			14,006,311	12,118,659	14,006,311	12,118,659
Natural Gas Utility			5,112,073	3,674,979	5,112,073	3,674,979
Total Expenses	20,651,452	15,594,892	19,118,384	15,793,638	39,769,836	31,388,530
Increase (Decrease) in net assets before transfers	5,869,889	4,526,892	6,532,860	4,775,551	12,402,749	9,302,443
Transfers	910,000	910,000	(910,000)	(910,000)	-	-
Increase (Decrease) in net assets	6,779,889	5,436,892	5,622,860	3,865,551	12,402,749	9,302,443
Net Assets -						
Net position - beginning	60,061,119	54,624,227	48,501,716	44,636,165	108,562,835	99,260,392
Net Position - Ending	\$ 66,841,008	\$ 60,061,119	\$ 54,124,576	\$ 48,501,716	\$ 120,965,584	\$ 108,562,835

Governmental Activities

Governmental activities before transfers increased the City's net assets \$1,342,997. Revenues for the City's governmental activities increased \$6,399,557 and total expenses increased \$5,056,560 for 2022.

Key elements of the changes in revenues and expenses include:

Revenue:

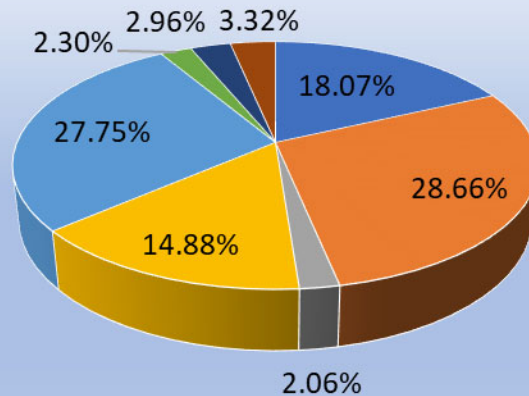
- Charges for services overall in 2022 were up \$326,410. This was mainly attributable to gas sales at the Airport which increased \$306,704 as purchased gas costs increased and sales prices were adjusted to cover the increased cost. Transfers to the General Fund decreased \$50,000 due to budget constraints at the Airport while using more funds in professional services for the HAECO lease negotiations. The revenue from the Blanche Hotel increased \$68,163 as more businesses have rented space.

MANAGEMENT’S DISCUSSION AND ANALYSIS

(continued)

- Operating grants increased in 2022 by \$6,219,635. During the year the City received \$6,186,544 in American Rescue Plan Act funds. ARPA funds were allocated to non-entitlement unit of local governments based on the state’s calculation of the recipient’s proportional share of the total population due to the COVID pandemic.
- Capital grants decreased \$311,020 in FY 2022. While several new grants were awarded to the City, many grant projects were delayed due to lack of supply of asphalt and other supplies. The COVID pandemic has continued to cause a disconnect in the supply chain world-wide halting many projects.
- Ad valorem increased slightly in the amount of \$27,038 in the General Fund as the City continues to maintain its ad valorem rate of 4.9 mils.
- Other taxes, which include utility, sales tax, revenue sharing and discretionary sales tax, decreased \$11,826 during the year. Sales taxes were up \$431,331 as recreation and tourism continued an upward swing since Florida maintained business as usual during the pandemic. Franchise & utility taxes also increased \$205,728.
- State shared revenues, which includes the 1% discretionary sales tax, was up \$133,801 for the year.
- Investment earnings on accounts declined \$34,939 as market rates have continued to steadily decline.

General Government Revenues



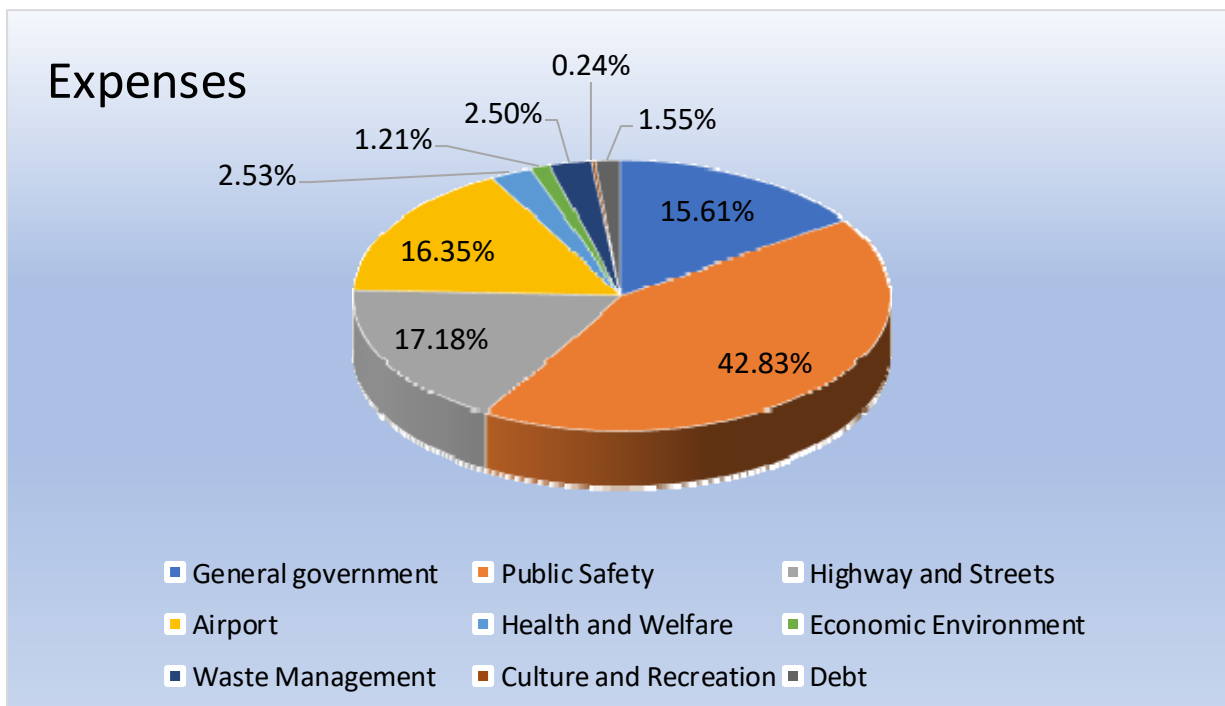
- Charges for services
- Capital Grant/Contribution
- Other taxes
- Other
- Operating Grant/Contribution
- Property taxes
- Revenue sharing
- Transfers

MANAGEMENT'S DISCUSSION AND ANALYSIS
(continued)

Expenses:

- Governmental spending overall increased \$5,056,560 from 2021. The breakdown of changes is outlined below.
- General government expenditures increased \$866,651. In General Building a City-Wide and City-Park Camera System was initialized totaling \$156,551. IT Department costs were increased \$302,951 to upgrade the City's servers, along with another \$121,003 to upgrade the Cisco phone system. Most of the increases at the fund level were higher costs for personnel services, operating supplies and repairs and maintenance for all departments. Human Resources contracted services to perform a pay study in the amount of \$35,000. The City also paid the final \$200,000 to Werner Enterprises, Inc. for a contractual agreement for an economic development incentive.
- Public Safety expenditures increased \$2,655,220 due to the police and fire unions negotiating higher wages to combat the staffing shortages, along with the construction of the new fire station and the light duty fire truck.
- Highway and Street costs increased \$758,965, mostly related to the increase in cost of supplies, fuel and partially due to the closure of the Recreation department and all park expenditures are now in Public Works.
- Airport net expenditures increased \$320,305. Of that increase, \$297,580 was due to the higher market price of fuel. Beginning lease negotiations with HAECO also increased professional services \$22,725.
- Debt service interest decreased \$29,245 due to no additional bonds or leases acquired in 2022.
- On November 3, 2020, Florida voters approved Amendment 2 which amends Florida's constitution to gradually increase the state's minimum wage to \$15 an hour by the year 2026. In the City's 2022 budget, council approved for the City's minimum wage be set at \$15 an hour. In order to avoid wage compression, council approved employees making under \$60,000 and making more than \$15 an hour would receive an increase of \$2.72 an hour. The City in 2022 was short staffed causing the personnel services to only increase \$333,216 in general government.

MANAGEMENT'S DISCUSSION AND ANALYSIS
(continued)



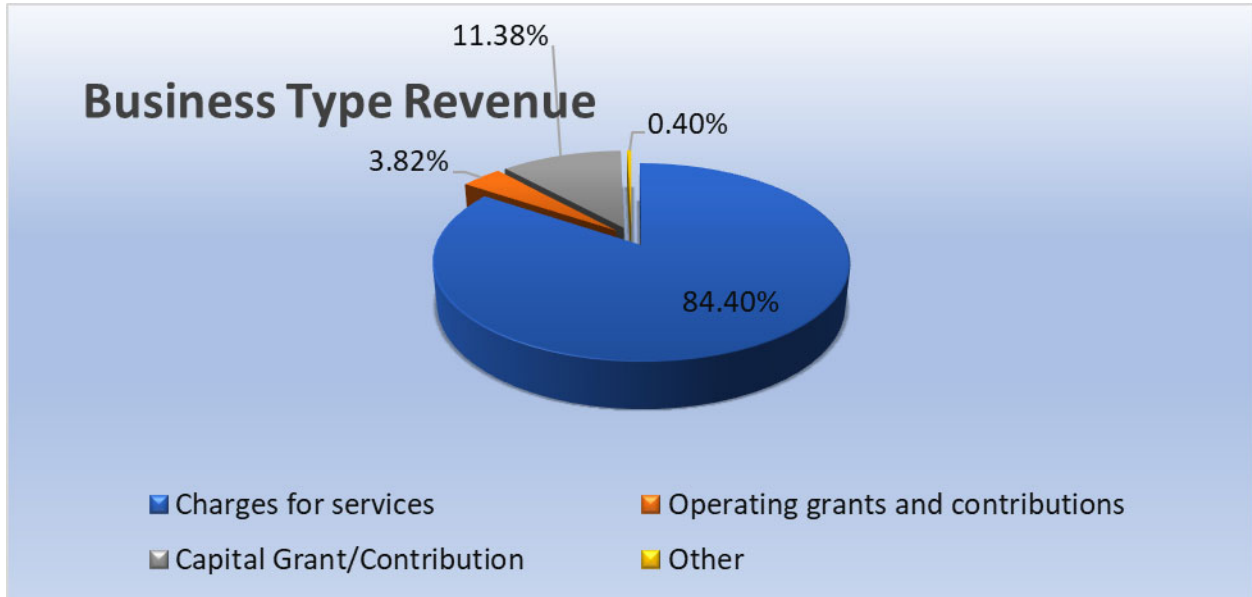
Business-type Activities

Business-type activities before transfers increased the City's net assets by \$1,757,309 for fiscal year 2022. Revenues for the City's business-type activities increased \$5,082,055 while total expenses increased \$3,324,746 for fiscal year 2022. Elements of the changes in revenues and expenses include:

Revenue:

- Charges for services increased \$2,460,868 from the previous year. Gas consumption increased to 4,635,423 therms sold from 4,457,610 therms in the prior year as the City added several commercial customers during the year resulting in \$1,502,100 in additional revenue. Also, the price of purchased gas increased and billing rates were increased to offset the cost. Water & Sewer charges increased 5.37% from the prior year's increase of 0.99% per the Consumer Price Index.
- Capital grants increased \$1,943,042 during FY 2022. As noted in the previous fiscal year, the City entered into a grant agreement with the Department of Environmental Protection for \$2,697,456 to design and construct sewer lines to SR 47 and I-75 interchange. Two more grants were awarded by DEP for this project in the amount of \$1,883,566. During the year the City billed \$1,783,598 in grant proceeds for this project. In addition, the City completed a grant from DEP for upgrades to the St. Margaret's wastewater treatment plant to remove accumulated sand and grit from the facility. Billings for treatment plant upgrades in FY 2022 were \$1,593,880 compared to \$249,807 for the previous year.
- The City's impact fees were increased by \$488,518 in the current year due to Council's decision to waive fees for twelve months as a development incentive which ended on December 31, 2021.
- During 2022, other non-operating revenues decreased \$223,343 as the prior year, the Gas department received revenue from the sale of the website it received in exchange for attorneys' fees as a result of the America's Compressed Natural Gas (CNG) lawsuit.

MANAGEMENT'S DISCUSSION AND ANALYSIS
(continued)



Expenses:

- Water and sewer costs increased overall \$1,887,652 during the year. Personnel services increased \$1,431,499 from 2021 comprising of a significant increase in the NPL of \$853,822 and as stated earlier, an increase in operating expenses in the amount \$820,464 due to inflation. In the water and sewer construction fund expenses increased \$2,196,125 as the I-75/ SR 47 Septic to Sewer DEP grant project continues into phase II along with the upgrades to Saint Margarets Waste Water Treatment Plant.
- Natural gas contract services and materials increased \$1,437,094. The City sold 4,635,423 therms of gas in 2022 compared to 4,457,610 therms in 2021 at a higher cost per therm than the previous year due to increased purchased gas costs. The City entered into an agreement with Florida Gas Utility for the purpose of hedging the price of gas for the City's gas customers. This agreement is to smooth the rising prices of natural gas and not to exceed \$6.50 per dekatherm.
- As stated earlier, on November 3, 2020, Florida voters approved Amendment 2 which amends Florida's constitution to gradually increase the state's minimum wage to \$15 an hour by the year 2026. In the City's 2022 budget, council approved for the City's minimum wage be set at \$15 an hour. In order to avoid wage compression, council approved employees making under \$60,000 and making more than \$15 an hour would receive an increase of \$2.72 an hour. The City in 2022 was short staffed causing the personnel services to only increase \$392,674 in utilities.

MANAGEMENT’S DISCUSSION AND ANALYSIS
(continued)

The City’s Funds

As the City completed the year, its governmental funds reported a combined fund balance of \$30,376,071, which is a 26.47% percent increase over the previous year. Approximately 52.25% percent or \$15,871,992 of the fund balance constitutes unassigned fund balance, which is available for spending at the government’s discretion. Non-spendable fund balance of .4% is comprised of:

❖ Inventory	\$ 125,109
❖ Prepaids	\$ 4,834

The restricted fund balance of \$3,907,703 constitutes 12.86% which has been obligated for debt service of \$147,400, public safety of \$2,412,944, airport \$552,280, health and welfare \$27,611, capital improvements of \$527,733 and Community Redevelopment of \$239,735. Assigned fund balances are American Rescue Plan Act \$6,186,544, public safety \$167,711 and subsequent year’s budget \$9,845,722.

Business-type Funds

The City’s proprietary fund financial statements provide the same type of information found in the government-wide financial statements, but in more detail. Factors concerning the finances of these funds have been addressed in the discussion of the City’s business-type activities.

Budgetary Highlights – Governmental Activities

For fiscal year 2022, the City adopted a balanced budget in the General Fund. The General Fund had an original budget of \$17,486,723; the final amended budget was \$18,093,688.

The following is a brief overview of the budgeting changes of \$606,965 from the original budget to the final budget.

General Fund

- City entered into an agreement with Columbia County to provide funding for the County’s Senior Home Repair Program in the amount of \$250,000.
- Transfer to the Fire fund to cover increase wages and equipment for the new fire station in the amount of \$272,000. Increase wages were to help with staffing shortages.
- Council authorized a new City Park Security Camera system that was not budgeted in the amount of \$84,965.

MANAGEMENT'S DISCUSSION AND ANALYSIS
(continued)

Capital Assets and Debt Administration

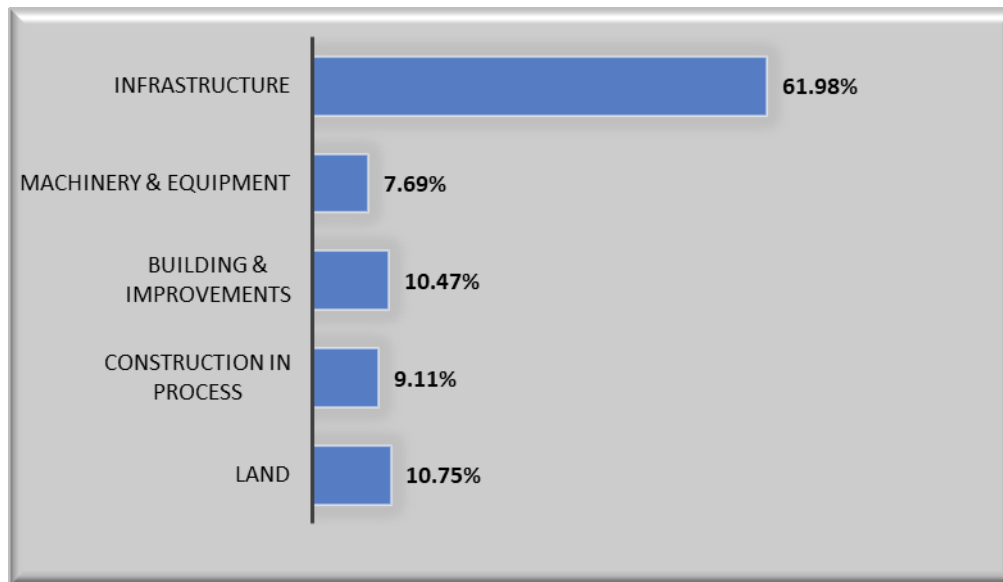
Capital Assets

At the end of fiscal year 2022, the City had \$121,270,346 invested in a broad range of capital assets. This amount represents a net increase of \$2,690,225 over last year.

Capital Assets at Year End
(Net of Depreciation)

	Governmental Activities		Business-Type Activities		Totals	
	FY 2022	FY 2021	FY 2022	FY 2021	FY 2022	FY 2021
Land	\$ 7,805,259	\$ 7,805,260	\$ 5,234,282	\$ 5,234,282	\$ 13,039,541	\$ 13,039,542
Construction in Process	3,252,388	921,629	7,795,849	2,858,110	11,048,237	3,779,739
Building & Improvemen	7,925,329	8,355,335	4,775,161	4,888,290	12,700,490	13,243,625
Machinery & equipmen	3,157,059	3,072,728	6,165,812	7,049,490	9,322,871	10,122,218
Infrastructure	28,253,658	29,811,547	46,905,549	48,583,450	75,159,207	78,394,997
Totals	\$ 50,393,693	\$ 49,966,499	\$ 70,876,653	\$ 68,613,622	\$ 121,270,346	\$ 118,580,121

Capital Assets by Class:



Major capital asset acquisitions and reclassifications from construction in progress to infrastructure and building improvements for 2022 include:

General Government

Server Upgrades	General	\$ 306,950
Cisco Phone Upgrades	General	\$ 121,003
Light Duty Fire Truck	Fire	\$ 140,690
Street overlays	Public Works	\$ 489,769

Business Type Activities

Equipment additions	Water Sewer	\$ 1,322,694
---------------------	-------------	--------------

MANAGEMENT’S DISCUSSION AND ANALYSIS
(continued)

Additional information on the City’s capital assets can be found in Note 6 of the notes to the financial statements.

Long-term Debt

At the end of the current fiscal year, the City had total bond debt outstanding of \$47,356,503 net of unamortized premiums and discounts.

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Revenue bonds/leases	\$12,474,586	\$13,338,038	\$ 34,881,917	\$ 37,361,905	\$ 47,356,503	\$ 50,699,943

Additional information on the City’s long-term debt can be found in Note 8 of the notes to the financial statements.

The City considered many factors when preparing the fiscal year 2022 budgetary estimates. Some of the major considerations were local and national economic factors, which included:

- Seasonally adjusted unemployment rate for Florida in September 2022 was 2.7%, which is down from the previous year rate of 3.0%. Columbia County averaged 2.9%. The City, however, was experiencing difficulty hiring qualified applicants as workforce competition seemed to hold steady.
- The City’s budget is generally built around historical costs, noting the trends of the market. During 2022, with an annual inflation rate increase of 6.5%, it was expected that costs would be rising and the budget was adjusted accordingly.
- Consumer prices twelve-month average increased 8.5% for all urban consumers. Food prices increased 9.9% while energy increased 30% in 2022, which was a 16.14% change overall compared to the previous year.
- Property values have steadily increased as population growth rate for Florida was second in the nation. Florida’s population has grown 14.3% in the last decade according to the Bureau of Labor Statistics. This growth is requiring additional capacity in terms of utility demands, streets and roads and is causing housing prices to escalate. During the pandemic Florida has been a sanctuary for those people fleeing states with lockdowns and cessation of business.
- Revenue projections for state shared revenues were projected upwards approximately \$300,724 for 2022.
- Costs of material continue to climb and the supply chain has difficulty meeting the needs of procuring certain items. Consequently, projects were evaluated to determine the feasibility of completion.

Financial Contact

The City’s financial statements are designed to present users with a general overview of the City’s finances and to demonstrate the City’s accountability. If you have any questions concerning any of the information provided in this report or need additional financial information, contact the City’s Finance Director at City Hall located at 205 North Marion Avenue, Lake City, Florida, 32055.

BASIC FINANCIAL STATEMENTS

These basic financial statements contain Government-wide Financial Statements, Fund Financial Statements and Notes to the Financial Statements.

CITY OF LAKE CITY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022

	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
ASSETS			
Equity in pooled cash and cash equivalents	\$ 25,583,377	\$ 11,822,977	\$ 37,406,354
Investments	4,612,434	-	4,612,434
Deposit	-	583,909	583,909
Receivables, net	563,405	2,829,457	3,392,862
Leases receivable	908,895	-	908,895
Due from other governments	1,662,877	967,573	2,630,450
Inventories	125,109	310,388	435,497
Prepays	4,834	6,444	11,278
Net pension asset	237,720	-	237,720
Restricted assets:			
Equity in pooled cash	-	6,983,203	6,983,203
Capital assets:			
Capital assets, not being depreciated	11,057,647	13,030,131	24,087,778
Other capital assets, net of depreciation	39,336,046	57,846,522	97,182,568
Total assets	<u>\$ 84,092,344</u>	<u>\$ 94,380,604</u>	<u>\$ 178,472,948</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred loss on bond refunding	\$ -	\$ 96,856	\$ 96,856
Deferred outflows related to pensions	11,074,744	2,718,820	13,793,564
Deferred outflows related to OPEB	7,290	4,873	12,163
Total deferred outflows	<u>\$ 11,082,034</u>	<u>\$ 2,820,549</u>	<u>\$ 13,902,583</u>
LIABILITIES			
Accounts payable and accrued liabilities	\$ 1,876,092	\$ 1,089,570	\$ 2,965,662
Customer deposits	100,810	1,245,839	1,346,649
Retainage payable	165,341	163,705	329,046
Unearned revenue	48,630	537,303	585,933
Accrued interest payable	112,635	149,497	262,132
Noncurrent liabilities:			
Due within one year:			
Bonds and notes payable	658,933	2,441,733	3,100,666
Financed purchase agreements	215,081	78,229	293,310
Compensated absences	618,048	324,187	942,235
Due in more than one year:			
Bonds and notes payable, net	10,434,052	32,113,635	42,547,687
Financed purchase agreements	1,166,520	248,320	1,414,840
Compensated absences	172,855	124,997	297,852
Total OPEB liability	223,058	149,160	372,218
Net pension liability	8,258,102	3,573,420	11,831,522
Total liabilities	<u>\$ 24,050,157</u>	<u>\$ 42,239,595</u>	<u>\$ 66,289,752</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows related to pensions	\$ 3,361,825	\$ 818,658	\$ 4,180,483
Deferred inflows related to OPEB	27,401	18,324	45,725
Deferred inflows related to leases	893,987	-	893,987
Total deferred inflows	<u>\$ 4,283,213</u>	<u>\$ 836,982</u>	<u>\$ 5,120,195</u>
NET POSITION			
Net investment in capital assets	\$ 40,078,047	\$ 39,112,243	\$ 79,190,290
Restricted for:			
Public safety	37,891	-	37,891
Community redevelopment projects	239,735	-	239,735
Airport	552,280	-	552,280
Debt service	34,765	633,995	668,760
Capital improvements	-	2,683,709	2,683,709
Pension benefits	2,634,550	-	2,634,550
Other purposes	27,611	-	27,611
Unrestricted	23,236,129	11,694,629	34,930,758
Total net position	<u>\$ 66,841,008</u>	<u>\$ 54,124,576</u>	<u>\$ 120,965,584</u>

The accompanying notes to financial statements are an integral part of this statement.

**CITY OF LAKE CITY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Governmental activities:							
General government	\$ 3,223,240	\$ 224,802	\$ 6,193,189	\$ -	\$ 3,194,751	\$ -	\$ 3,194,751
Public safety	8,845,272	2,413,017	-	5,276	(6,426,979)	-	(6,426,979)
Highway and street	3,547,709	-	1,657,865	169,322	(1,720,522)	-	(1,720,522)
Airport	3,376,237	1,730,180	-	391,559	(1,254,498)	-	(1,254,498)
Health and welfare	521,458	-	-	-	(521,458)	-	(521,458)
Economic environment	250,372	-	-	-	(250,372)	-	(250,372)
Physical environment	516,343	578,315	-	-	61,972	-	61,972
Culture and recreation	49,919	10,565	11,500	-	(27,854)	-	(27,854)
Interest on long-term debt	320,902	-	-	-	(320,902)	-	(320,902)
Total governmental activities	<u>20,651,452</u>	<u>4,956,879</u>	<u>7,862,554</u>	<u>566,157</u>	<u>(7,265,862)</u>	<u>-</u>	<u>(7,265,862)</u>
Business-type activities:							
Water-sewer utility	14,006,311	16,238,442	979,469	2,919,556	-	6,131,156	6,131,156
Natural gas	5,112,073	5,412,302	-	-	-	300,229	300,229
Total business-type activities	<u>19,118,384</u>	<u>21,650,744</u>	<u>979,469</u>	<u>2,919,556</u>	<u>-</u>	<u>6,431,385</u>	<u>6,431,385</u>
Total primary government	<u>\$ 39,769,836</u>	<u>\$ 26,607,623</u>	<u>\$ 8,842,023</u>	<u>\$ 3,485,713</u>	<u>(7,265,862)</u>	<u>6,431,385</u>	<u>(834,477)</u>
General revenues:							
Property taxes					4,082,712	-	4,082,712
Sales taxes					3,710,047	-	3,710,047
Casualty and fire insurance premium taxes					141,291	-	141,291
Public service taxes					1,471,390	-	1,471,390
Other taxes					680,653	-	680,653
Franchise and utility taxes					1,608,319	-	1,608,319
State revenue sharing					630,464	-	630,464
Other intergovernmental revenues					675,625	-	675,625
Investment earnings (loss)					(7,807)	30,071	22,264
Miscellaneous revenues					143,057	63,404	206,461
Gain (loss) on disposal of capital assets					-	8,000	8,000
Transfers					910,000	(910,000)	-
Total general revenues and transfers					<u>14,045,751</u>	<u>(808,525)</u>	<u>13,237,226</u>
Change in net position					6,779,889	5,622,860	12,402,749
Net position - beginning					60,061,119	48,501,716	108,562,835
Net position - ending					<u>\$ 66,841,008</u>	<u>\$ 54,124,576</u>	<u>\$ 120,965,584</u>

The accompanying notes to financial statements are an integral part of this statement.

**CITY OF LAKE CITY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	General	Fire Department	Community Redevelopment Agency	Airport Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS						
Equity in pooled cash and cash equivalents	\$ 21,228,177	\$ 244,068	\$ 229,695	\$ 15,562	\$ 3,865,875	\$ 25,583,377
Investments	4,612,434	-	-	-	-	4,612,434
Receivables, net	549,959	13,446	-	-	-	563,405
Due from other governments	1,045,498	16,096	13,250	49,996	538,037	1,662,877
Leases receivable	-	-	-	-	908,895	908,895
Inventories	25,917	-	-	-	99,192	125,109
Prepaid items	2,841	-	-	-	1,993	4,834
Total assets	<u>\$ 27,464,826</u>	<u>\$ 273,610</u>	<u>\$ 242,945</u>	<u>\$ 65,558</u>	<u>\$ 5,413,992</u>	<u>\$ 33,460,931</u>
LIABILITIES						
Accounts payable and accrued liabilities	\$ 1,258,129	\$ 105,899	\$ 2,710	\$ 28,627	\$ 480,727	\$ 1,876,092
Customer deposits	310	-	500	-	100,000	100,810
Retainage payable	-	-	-	-	165,341	165,341
Unearned revenue	3,000	-	-	-	45,630	48,630
Total liabilities	<u>1,261,439</u>	<u>105,899</u>	<u>3,210</u>	<u>28,627</u>	<u>791,698</u>	<u>2,190,873</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred inflows related to leases	-	-	-	-	893,987	893,987
FUND BALANCES						
Nonspendable:						
Inventories	25,917	-	-	-	99,192	125,109
Prepaid items	2,841	-	-	-	1,993	4,834
Restricted for:						
Public safety	-	-	-	-	2,412,944	2,412,944
Airport	-	-	-	36,931	515,349	552,280
Debt service	-	-	-	-	147,400	147,400
Capital improvements	-	-	-	-	527,733	527,733
Community redevelopment	-	-	239,735	-	-	239,735
Health and welfare	-	-	-	-	27,611	27,611
Assigned to:						
American Rescue Plan Act	6,186,544	-	-	-	-	6,186,544
Subsequent year's budget	4,112,178	-	-	-	-	4,112,178
Public safety	-	167,711	-	-	-	167,711
Unassigned	15,875,907	-	-	-	(3,915)	15,871,992
Total fund balances	<u>26,203,387</u>	<u>167,711</u>	<u>239,735</u>	<u>36,931</u>	<u>3,728,307</u>	<u>30,376,071</u>
Total liabilities and fund balances	<u>\$ 27,464,826</u>	<u>\$ 273,610</u>	<u>\$ 242,945</u>	<u>\$ 65,558</u>	<u>\$ 5,413,992</u>	<u>\$ 33,460,931</u>

The accompanying notes to financial statements are an integral part of this statement.

CITY OF LAKE CITY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022

Fund balances - total governmental funds \$ 30,376,071

Amounts reported for governmental activities in the statement of activities are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds

Total governmental capital assets	102,349,491	
Less: accumulated depreciation	<u>(51,955,798)</u>	50,393,693

On the governmental fund statements, a net pension liability (asset) is not recorded until an amount is due and payable and the pension plan's fiduciary net position is not sufficient for payment of those benefits (no such liability exists at the end of the current fiscal year). On the statement of net position, the City's net pension liability (asset) of the defined benefit pension plans is reported as a noncurrent liability (asset). Additionally, deferred outflows and deferred inflows related to pensions are also reported.

Net pension liability	(8,258,102)	
Net pension asset	237,720	
Deferred outflows related to pensions	11,074,744	
Deferred inflows related to pensions	<u>(3,361,825)</u>	(307,463)

On the governmental fund statements, a total OPEB liability is not recorded unless an amount is due and payable (no such liability exists at the end of the current fiscal year). On the Statement of Net Position, the City's total OPEB liability is reported as a noncurrent liability. Additionally, deferred outflows and deferred inflows related to OPEB are also reported.

Total OPEB liability	(223,058)	
Deferred outflows related to OPEB	7,290	
Deferred inflows related to OPEB	<u>(27,401)</u>	(243,169)

Long-term liabilities, including bonds payable and notes payable, are not due and payable in the current period and, therefore, are not reported in the funds. These liabilities, deferred outflows, and other debt-related deferred charges consist of the following:

Bonds and notes payable	(11,092,985)	
Accrued interest payable	(112,635)	
Financed purchase agreements	(1,381,601)	
Compensated absences	<u>(790,903)</u>	(13,378,124)

Net position of governmental activities \$ 66,841,008

The accompanying notes to financial statements are an integral part of this statement.

CITY OF LAKE CITY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	General	Fire Department	Community Redevelopment Agency	Airport Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
Revenues						
Taxes	\$ 9,923,891	\$ -	\$ 105,273	\$ -	\$ -	\$ 10,029,164
Franchise fees and permits	1,770,144	-	-	-	-	1,770,144
Intergovernmental	8,655,393	-	176,300	309,559	632,332	9,773,584
Charges for services	2,089,921	2,153,992	4,395	-	1,694,080	5,942,388
Fines and forfeitures	80,585	-	-	-	-	80,585
Investment income (loss)	(15,691)	1,061	478	-	6,345	(7,807)
Miscellaneous	128,423	19,362	11,500	-	44,248	203,533
Total revenues	<u>22,632,666</u>	<u>2,174,415</u>	<u>297,946</u>	<u>309,559</u>	<u>2,377,005</u>	<u>27,791,591</u>
Expenditures						
Current:						
General government	3,909,112	-	-	-	4,881	3,913,993
Public safety	5,373,785	2,361,403	-	-	53,864	7,789,052
Highway and street	2,825,558	-	-	-	-	2,825,558
Airport	-	-	-	137,557	1,449,323	1,586,880
Health and welfare	521,458	-	-	-	-	521,458
Economic environment	-	-	250,372	-	-	250,372
Physical environment	516,343	-	-	-	-	516,343
Capital outlay	1,297,177	202,406	42,258	188,612	2,028,206	3,758,659
Debt service:						
Principal retirement	-	-	88,179	-	775,273	863,452
Interest and fiscal charges	-	-	14,969	-	313,007	327,976
Total expenditures	<u>14,443,433</u>	<u>2,563,809</u>	<u>395,778</u>	<u>326,169</u>	<u>4,624,554</u>	<u>22,353,743</u>
Excess (deficiency) of revenues over expenditures	<u>8,189,233</u>	<u>(389,394)</u>	<u>(97,832)</u>	<u>(16,610)</u>	<u>(2,247,549)</u>	<u>5,437,848</u>
Other financing sources (uses)						
Transfers in	910,000	574,661	-	27,847	844,439	2,356,947
Transfers out	(1,253,892)	(165,208)	-	-	(27,847)	(1,446,947)
Proceeds from sale of capital assets	9,751	-	-	-	-	9,751
Total other financing sources (uses)	<u>(334,141)</u>	<u>409,453</u>	<u>-</u>	<u>27,847</u>	<u>816,592</u>	<u>919,751</u>
Net change in fund balances	<u>7,855,092</u>	<u>20,059</u>	<u>(97,832)</u>	<u>11,237</u>	<u>(1,430,957)</u>	<u>6,357,599</u>
Fund balances, beginning of year	18,348,295	147,652	337,567	25,694	5,159,264	24,018,472
Fund balances, end of year	<u>\$ 26,203,387</u>	<u>\$ 167,711</u>	<u>\$ 239,735</u>	<u>\$ 36,931</u>	<u>\$ 3,728,307</u>	<u>\$ 30,376,071</u>

The accompanying notes to financial statements are an integral part of this statement.

**CITY OF LAKE CITY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds \$ 6,357,599

Differences in amounts reported for governmental activities in the statement of activities are:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is depreciated over their estimated useful lives.

Capital outlay expenditures	3,758,659
Depreciation expense	(3,331,464)
Net book value of capital assets disposed	(1)

Bond and loan proceeds are reported as financing sources in the governmental funds. However, the issuance of debt is reported as long-term debt payable in the statement of net position.

Repayment of bond and note principal is an expenditure in the governmental funds, but the repayment of debt principal reduces long-term liabilities in the statement of net position.

These amounts are as follows:

Principal repayment of general long-term debt	863,452
---	---------

Governmental funds report contributions to defined benefit pension and OPEB plans as expenditures.

However, in the statement of activities, the amount contributed to defined benefit pension plans reduces future total OPEB/net pension liability. Also included in expense in the statement of activities are amounts required to be amortized in future years related to pensions and OPEB.

Change in net pension liability and deferred inflows/outflows related to pensions	(766,564)
Change in total OPEB liability and deferred inflows/outflows related to OPEB	1,726

Under the modified accrual basis of accounting used in the governmental funds, expenditures are not recognized for transactions that are not normally paid with expendable available financial resources. In the statement of activities, however, which is presented on the accrual basis, expenses and liabilities are reported regardless of when financial resources are available.

In addition, interest on long-term debt is not recognized under the modified accrual basis of accounting until due, rather than as it accrues. These adjustments are as follows:

Change in accrued interest on long-term debt and amortization of loss on refunding	7,074
Change in compensated absences liability	(110,592)

Change in net position of governmental activities \$ 6,779,889

The accompanying notes to financial statements are an integral part of this statement.

CITY OF LAKE CITY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GENERAL FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	<u>Budgeted Amounts</u>			Variance with Final Budget - Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
Revenues				
Taxes	\$ 9,447,750	\$ 9,447,750	\$ 9,923,891	\$ 476,141
Franchise fees and permits	1,508,042	1,508,042	1,770,144	262,102
Intergovernmental	2,020,924	2,681,756	8,655,393	5,973,637
Charges for services	2,020,581	2,020,581	2,089,921	69,340
Fines and forfeitures	60,000	60,000	80,585	20,585
Investment income	15,000	15,000	(15,691)	(30,691)
Miscellaneous	71,998	71,998	128,423	56,425
Total revenues	<u>15,144,295</u>	<u>15,805,127</u>	<u>22,632,666</u>	<u>6,827,539</u>
Expenditures				
Current:				
General government	5,237,140	5,249,140	3,909,112	1,340,028
Public safety	5,883,552	5,842,384	5,373,785	468,599
Highway and street	3,248,390	3,223,890	2,825,558	398,332
Health and welfare	268,500	523,500	521,458	2,042
Physical environment	497,000	516,500	516,343	157
Capital outlay	1,355,249	1,523,249	1,297,177	226,072
Total expenditures	<u>16,489,831</u>	<u>16,878,663</u>	<u>14,443,433</u>	<u>2,435,230</u>
Excess (deficiency) of revenues over expenditures	<u>(1,345,536)</u>	<u>(1,073,536)</u>	<u>8,189,233</u>	<u>9,262,769</u>
Other financing sources (uses)				
Transfers in	910,000	910,000	910,000	-
Transfers out	(981,892)	(1,253,892)	(1,253,892)	-
Proceeds from sale of capital assets	-	-	9,751	9,751
Total other financing sources (uses)	<u>(71,892)</u>	<u>(343,892)</u>	<u>(334,141)</u>	<u>9,751</u>
Net change in fund balances	<u>(1,417,428)</u>	<u>(1,417,428)</u>	<u>7,855,092</u>	<u>9,272,520</u>
Fund balances, beginning of year	18,348,295	18,348,295	18,348,295	-
Fund balances, end of year	<u>\$ 16,930,867</u>	<u>\$ 16,930,867</u>	<u>\$ 26,203,387</u>	<u>\$ 9,272,520</u>

The accompanying notes to financial statements are an integral part of this statement.

CITY OF LAKE CITY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - FIRE DEPARTMENT FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Budgeted Amounts		Actual	Variance with Final Budget - Positive (Negative)
	Original	Final		
Revenues				
Taxes	\$ 63,275	\$ 63,275	\$ -	\$ (63,275)
Charges for services	2,292,794	2,292,794	2,153,992	(138,802)
Investment income	350	350	1,061	711
Miscellaneous	-	-	19,362	19,362
Total revenues	2,356,419	2,356,419	2,174,415	(182,004)
Expenditures				
Current:				
Public safety	2,395,677	2,435,677	2,361,403	74,274
Capital outlay	256,697	216,697	202,406	14,291
Total expenditures	2,652,374	2,652,374	2,563,809	88,565
Excess (deficiency) of revenues over expenditures	(295,955)	(295,955)	(389,394)	(93,439)
Other financing sources (uses)				
Transfers in	302,661	302,661	574,661	272,000
Transfers out	(165,209)	(165,209)	(165,208)	1
Total other financing sources (uses)	137,452	137,452	409,453	272,001
Net change in fund balances	(158,503)	(158,503)	20,059	178,562
Fund balances, beginning of year	147,652	147,652	147,652	-
Fund balances, end of year	\$ (10,851)	\$ (10,851)	\$ 167,711	\$ 178,562

The accompanying notes to financial statements are an integral part of this statement.

CITY OF LAKE CITY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - COMMUNITY REDEVELOPMENT AGENCY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	<u>Budgeted Amounts</u>		<u>Actual</u>	Variance with Final Budget - Positive (Negative)
	<u>Original</u>	<u>Final</u>		<u>Actual</u>
Revenues				
Taxes	\$ 127,140	\$ 127,140	\$ 105,273	\$ (21,867)
Intergovernmental	161,425	161,425	176,300	14,875
Charges for services	2,000	2,000	4,395	2,395
Investment income	-	-	478	478
Miscellaneous	-	10,000	11,500	1,500
Total revenues	<u>290,565</u>	<u>300,565</u>	<u>297,946</u>	<u>(2,619)</u>
Expenditures				
Current:				
Economic environment	33,195	243,195	250,372	(7,177)
Capital outlay	395,344	195,344	42,258	153,086
Debt service:				
Principal retirement	88,181	88,181	88,179	2
Interest and fiscal charges	14,969	14,969	14,969	-
Total expenditures	<u>531,689</u>	<u>541,689</u>	<u>395,778</u>	<u>145,911</u>
Excess (deficiency) of revenues over expenditures	<u>(241,124)</u>	<u>(241,124)</u>	<u>(97,832)</u>	<u>143,292</u>
Net change in fund balances	<u>(241,124)</u>	<u>(241,124)</u>	<u>(97,832)</u>	<u>143,292</u>
Fund balances, beginning of year	337,567	337,567	337,567	-
Fund balances, end of year	<u>\$ 96,443</u>	<u>\$ 96,443</u>	<u>\$ 239,735</u>	<u>\$ 143,292</u>

The accompanying notes to financial statements are an integral part of this statement.

CITY OF LAKE CITY, FLORIDA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2022

	Business-type Activities - Enterprise Funds		
	Water-Sewer Utility	Natural Gas	Total
ASSETS			
Equity in pooled cash and cash equivalents	\$ 9,694,314	\$ 2,128,663	\$ 11,822,977
Accounts receivable, net	2,296,387	533,070	2,829,457
Due from other governments	955,421	12,152	967,573
Inventories	236,995	73,393	310,388
Prepaid items	-	6,444	6,444
Deposits	-	583,909	583,909
Restricted current assets			
Equity in pooled cash	2,591,230	-	2,591,230
Total current assets	<u>15,774,347</u>	<u>3,337,631</u>	<u>19,111,978</u>
Noncurrent assets:			
Restricted cash	4,391,973	-	4,391,973
Capital assets:			
Land	5,232,743	1,539	5,234,282
Building and improvements	6,920,338	824,426	7,744,764
Infrastructure	85,590,670	3,844,900	89,435,570
Machinery and equipment	17,744,817	1,088,686	18,833,503
Construction in progress	7,784,663	11,186	7,795,849
Accumulated depreciation	(54,925,964)	(3,241,351)	(58,167,315)
Total capital assets, net	<u>68,347,267</u>	<u>2,529,386</u>	<u>70,876,653</u>
Advances to other funds	-	-	-
Total noncurrent assets	<u>72,739,240</u>	<u>2,529,386</u>	<u>75,268,626</u>
Total assets	<u>\$ 88,513,587</u>	<u>\$ 5,867,017</u>	<u>\$ 94,380,604</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred loss on bond refunding	\$ 96,856	\$ -	\$ 96,856
Deferred outflows related to pensions	2,261,358	457,462	2,718,820
Deferred outflows related to OPEB	4,099	774	4,873
Total deferred outflows	<u>\$ 2,362,313</u>	<u>\$ 458,236</u>	<u>\$ 2,820,549</u>
LIABILITIES			
Current liabilities:			
Accounts payable and accrued liabilities	\$ 938,529	\$ 151,041	\$ 1,089,570
Customer deposits	904,327	341,512	1,245,839
Retainage payable	163,705	-	163,705
Unearned revenue	83,602	453,701	537,303
Compensated absences	257,090	67,097	324,187
Current portion of financed purchase agreements	78,229	-	78,229
Payable from restricted assets:			
Current maturities on long-term debt	2,441,733	-	2,441,733
Accrued interest payable	149,497	-	149,497
Total current liabilities	<u>5,016,712</u>	<u>1,013,351</u>	<u>6,030,063</u>
Noncurrent liabilities:			
Bonds and notes payable, net	32,113,635	-	32,113,635
Financed purchase agreements	248,320	-	248,320
Compensated absences	100,060	24,937	124,997
Total OPEB liability	125,454	23,706	149,160
Net pension liability	2,972,167	601,253	3,573,420
Total noncurrent liabilities	<u>35,559,636</u>	<u>649,896</u>	<u>36,209,532</u>
Total liabilities	<u>\$ 40,576,348</u>	<u>\$ 1,663,247</u>	<u>\$ 42,239,595</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows related to pensions	\$ 680,913	\$ 137,745	\$ 818,658
Deferred inflows related to OPEB	15,412	2,912	18,324
Total deferred inflows	<u>\$ 696,325</u>	<u>\$ 140,657</u>	<u>\$ 836,982</u>
NET POSITION			
Net investment in capital assets	\$ 36,582,857	\$ 2,529,386	\$ 39,112,243
Restricted for debt service	633,995	-	633,995
Restricted for renewal and replacement	500,000	-	500,000
Restricted for system improvements	2,183,709	-	2,183,709
Unrestricted	9,702,666	1,991,963	11,694,629
Total net position	<u>\$ 49,603,227</u>	<u>\$ 4,521,349</u>	<u>\$ 54,124,576</u>

The accompanying notes to financial statements are an integral part of this statement.

CITY OF LAKE CITY, FLORIDA
STATEMENT OF REVENUE, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Business-type Activities - Enterprise Funds		
	Water-Sewer Utility	Natural Gas	Total
Operating revenues			
Charges for services	\$ 15,882,923	\$ 5,412,302	\$ 21,295,225
Other revenues	355,519	-	355,519
Total operating revenues	<u>16,238,442</u>	<u>5,412,302</u>	<u>21,650,744</u>
Operating expenses			
Personal services	4,628,030	975,799	5,603,829
Contractual services and supplies	4,334,449	3,648,469	7,982,918
Internal charges	980,000	300,000	1,280,000
Depreciation	3,457,751	187,805	3,645,556
Total operating expenses	<u>13,400,230</u>	<u>5,112,073</u>	<u>18,512,303</u>
Operating income (loss)	<u>2,838,212</u>	<u>300,229</u>	<u>3,138,441</u>
Nonoperating revenues (expenses)			
Interest earnings	25,905	4,166	30,071
Intergovernmental grants	979,469	-	979,469
Miscellaneous income	63,044	360	63,404
Gain (loss) on disposal of capital assets	8,000	-	8,000
Debt issuance costs	(12,943)	-	(12,943)
Interest and amortization expense	(593,138)	-	(593,138)
Total nonoperating revenues (expenses)	<u>470,337</u>	<u>4,526</u>	<u>474,863</u>
Income (loss) before contributions and transfers	<u>3,308,549</u>	<u>304,755</u>	<u>3,613,304</u>
Capital contributions and impact fees	488,518	-	488,518
Capital grants	2,431,038	-	2,431,038
Transfers out	(667,000)	(243,000)	(910,000)
Change in net position	<u>5,561,105</u>	<u>61,755</u>	<u>5,622,860</u>
Net position, beginning of year	44,042,122	4,459,594	48,501,716
Net position, end of year	<u>\$ 49,603,227</u>	<u>\$ 4,521,349</u>	<u>\$ 54,124,576</u>

The accompanying notes to financial statements are an integral part of this statement.

**CITY OF LAKE CITY, FLORIDA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

	Business-type Activities - Enterprise Funds		
	Water-Sewer Utility	Natural Gas	Total
Cash flows from operating activities			
Cash received from customers	\$ 16,227,049	\$ 5,634,244	\$ 21,861,293
Cash paid to employees	(4,248,167)	(876,847)	(5,125,014)
Cash paid to suppliers	(4,448,133)	(4,340,012)	(8,788,145)
Cash paid for interfund charges	(980,000)	(300,000)	(1,280,000)
Other receipts	63,044	-	63,044
Net cash provided by (used in) operating activities	<u>6,613,793</u>	<u>117,385</u>	<u>6,731,178</u>
Cash flows from noncapital financing activities			
Transfers to other funds	(667,000)	(243,000)	(910,000)
Intergovernmental grant proceeds	979,469	-	979,469
Net cash provided by (used in) noncapital financing activities	<u>312,469</u>	<u>(243,000)</u>	<u>69,469</u>
Cash flows from capital and related financing activities			
Impact fees	488,518	-	488,518
Acquisition and construction of capital assets	(5,878,012)	(30,215)	(5,908,227)
Capital grants	2,431,038	-	2,431,038
Proceeds from sale of capital assets	8,000	-	8,000
Principal payments of long-term debt	(2,479,988)	-	(2,479,988)
Debt issuance costs	(12,943)	-	(12,943)
Interest paid	(590,478)	-	(590,478)
Net cash provided by (used in) capital and related financing activities	<u>(6,033,865)</u>	<u>(30,215)</u>	<u>(6,064,080)</u>
Cash flows from investing activities			
Interest received	25,905	4,166	30,071
Net cash provided by (used in) investing activities	<u>25,905</u>	<u>4,166</u>	<u>30,071</u>
Net change in cash and cash equivalents	<u>918,302</u>	<u>(151,664)</u>	<u>766,638</u>
Cash and cash equivalents, beginning of year	15,759,215	2,280,327	18,039,542
Cash and cash equivalents, end of year	<u>\$ 16,677,517</u>	<u>\$ 2,128,663</u>	<u>\$ 18,806,180</u>
Cash and cash equivalents classified as:			
Unrestricted	\$ 9,694,314	\$ 2,128,663	\$ 11,822,977
Restricted	6,983,203	-	6,983,203
Total cash and cash equivalents	<u>\$ 16,677,517</u>	<u>\$ 2,128,663</u>	<u>\$ 18,806,180</u>
Reconciliation of operating income to net cash provided by operating activities:			
Operating income	\$ 2,838,212	\$ 300,229	\$ 3,138,441
Adjustments to reconcile net operating income to net cash provided by operating activities:			
Depreciation	3,457,751	187,805	3,645,556
Gain on disposition of capital assets	63,044	-	63,044
Changes in assets and liabilities:			
Accounts receivable	(152,357)	58,832	(93,525)
Due from other governments	41,567	1,567	43,134
Inventories	7,328	(5,717)	1,611
Prepaid items	-	(2,240)	(2,240)
Deposits	-	(583,909)	(583,909)
Accounts payable and accrued liabilities	(121,012)	(99,677)	(220,689)
Customer deposits	34,467	3,222	37,689
Retainage payable	35,111	-	35,111
Unearned revenue	29,819	158,321	188,140
Compensated absences	13,908	5,259	19,167
Net pension liability	365,591	92,425	458,016
Total OPEB liability	364	1,268	1,632
Net cash provided by (used in) operating activities	<u>\$ 6,613,793</u>	<u>\$ 117,385</u>	<u>\$ 6,731,178</u>
Non-cash investing, capital, and financing activities:			
Amortization of debt discount/loss on refunding	\$ 12,943	\$ -	\$ 12,943

The accompanying notes to financial statements are an integral part of this statement.

CITY OF LAKE CITY, FLORIDA
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS
SEPTEMBER 30, 2022

	Pension Trust Funds
ASSETS	
Cash and cash equivalents with trustee	\$ 7,576,044
Total cash and cash equivalents	7,576,044
Receivables	
Contributions receivable	13,275
Interest and dividends receivable	84,591
Total receivables	97,866
Investments, at fair value	
Corporate bonds	5,827,405
Municipal bonds	2,902,541
Equities	28,271,503
Mutual funds	2,271,063
Total investments	39,272,512
Total assets	\$ 46,946,422
LIABILITIES	
Accounts payable	\$ 26,860
Total liabilities	\$ 26,860
NET POSITION	
Restricted for pensions	\$ 46,919,562

The accompanying notes to financial statements are an integral part of this statement.

CITY OF LAKE CITY, FLORIDA
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	<u>Pension Trust Funds</u>
Additions	
Contributions:	
Employer	\$ 938,513
Plan members	155,879
State - insurance premium taxes	210,581
Total contributions	<u>1,304,973</u>
Investment earnings	
Net appreciation (depreciation) in fair value of investments	(19,205,556)
Interest and dividends	9,191,090
Total investment earnings (loss)	<u>(10,014,466)</u>
Less: investment expense	(318,294)
Net investment income (loss)	<u>(10,332,760)</u>
Total additions	<u>(9,027,787)</u>
Deductions	
Benefit payments and refunds	3,503,855
Administrative expenses	125,786
Total deductions	<u>3,629,641</u>
Change in net position	<u>(12,657,428)</u>
Net position restricted for pensions, beginning of year	59,576,990
Net position restricted for pensions, end of year	<u><u>\$ 46,919,562</u></u>

The accompanying notes to financial statements are an integral part of this statement.

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(1) **Summary of Significant Accounting Policies:**

The financial statements of the City of Lake City, Florida (the City), have been prepared in conformance with accounting principles generally accepted in the United States of America as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted body for promulgating governmental accounting and financial reporting principles and the City has adopted the GASB Codification. The following is a summary of the City's significant accounting policies:

(a) **Reporting entity**—The City was incorporated in 1859, under the State of Florida Laws, Chapter 40, Acts of 1858. The City operates under a City Council form of government and provides, under the administration of an appointed City Manager, the following services: public safety (police and fire), public works (streets and infrastructure), recreation, municipal airport services, natural gas services, planning, zoning, water and sewer services, and general and administrative services.

(b) **Blended component units**—The financial activity of The Lake City Community Redevelopment Agency (the Agency), is included in the financial reporting entity as a blended component unit. The Agency was established to provide a method of eliminating blighted areas, expanding employment opportunities, and providing an environment for the social and economic growth of an area designated by City Ordinance. Each member of the City Council is a member of the Agency. The Agency is presented as a governmental fund type. A separate audit report of the Agency can be obtained from the City's Finance Department.

The accompanying financial statements present the City and its component unit, an entity for which the City is considered to be financially accountable. Blended component units, although legally separate entities, are, in substance, part of the government's operations. Thus, blended component assets are appropriately presented as funds of the primary government.

(c) **Government-wide and fund financial statements**—The government-wide financial statements (i.e., the statement of net position and the statement of changes in net position) report aggregated information for the overall government for all of the activities of the primary government. These statements do not report fiduciary funds or fiduciary component units such as retirement trust funds. Those activities are reported only in fund financial statements. The effect of interfund activity has been removed from these statements.

Governmental activities, which normally are supported by taxes, intergovernmental revenues, and other nonexchange revenues, are reported separately from business-type activities, which are financed wholly or partially by fees charged to external parties for goods or services and are reported in enterprise funds.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Indirect costs are included in the program expense reported for individual functions and activities. Program revenues include (1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(1) **Summary of Significant Accounting Policies:** (Continued)

(d) **Measurement focus, basis of accounting, and financial statement presentation**—The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers property tax revenues to be available if they are collected within 60 days of the end of the current fiscal period. The City considers other reoccurring revenue to be available if they are collected within 90 days of the end of the current fiscal period. Grant and similar revenues are recognized when the related expenditure is incurred.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, pension and other postemployment benefits, and claims and judgments are recorded only when payment is due.

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The City reports the following major governmental funds:

General Fund—The General Fund is the City’s primary operating fund. It accounts for all resources traditionally associated with governments except those required to be accounted for in another fund.

Fire Department Special Revenue Fund—The Fire Department Special Revenue Fund accounts for the activities of the Lake City Fire Department and is primarily funded by a fire protection assessment imposed on all nongovernmental real property within the City.

Community Redevelopment Agency Fund—The Community Redevelopment Agency Fund accounts for the receipt and expenditures from certain property tax increments which are to be used for specific projects involving community redevelopment.

Airport Capital Projects Fund—The Airport Capital Projects Fund accounts for capital project activity related to the City’s municipal airport. Fund resources are typically received in the form of local, state, and federal grants.

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(1) **Summary of Significant Accounting Policies:** (Continued)

The City reports the following major proprietary funds:

Water and Sewer System Fund—The Water and Sewer System Fund accounts for the activities of the City’s water distribution operations.

Natural Gas Utility Fund—The Natural Gas Utility Fund accounts for the activities of the City’s natural gas distribution operations.

Additionally, the City reports the following fund types:

Pension Trust Funds—Accounts for the net position held in trust for defined pension benefits and the related financial activities of the employees’ retirement system, which accumulates resources for defined pension benefit payments to the Police Officers' Pension Fund, the Fireman’s Pension Trust Fund, and the General Employee's Pension Trust Fund. Assets accumulated and held in trust in defined contribution pension plans (deferred compensation and money purchase retirement plans) are not included in the financial statements, since such amounts immediately vest with the employees.

As a general rule, the effect of the City’s interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments-in-lieu of taxes and other charges between the City’s water and sewer function and various other functions. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include 1) charges to customers for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments (when applicable). Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund’s principal ongoing operations. The principal operating revenues of the City’s enterprise funds and internal service funds are charges to customers for sales and services. The City recognizes as operating revenue the portion of impact fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

(e) **Budget information**—General governmental revenue and expenditures accounted for in budgetary funds are controlled by a budgetary accounting system in accordance with various legal requirements which govern the City's operations. Budgets are monitored at varying levels of classification detail; however, expenditures cannot legally exceed total appropriations at the individual fund level. Encumbrances are not recorded. Unexpended items at year-end must be re-appropriated in the subsequent year.

The City’s Finance Director and City Manager, together, are authorized to transfer budgeted amounts within departments within a fund; however, any revisions that increase the total expenditures of any department or fund must be approved by the City Council. The budgetary information presented for the general fund and any major special revenue funds is prepared on the modified accrual basis.

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(1) **Summary of Significant Accounting Policies:** (Continued)

(f) **Deposits and investments**—The City’s cash and cash equivalents include cash on hand, demand deposits and short-term investments that are readily convertible to known amounts of cash. Investments with original maturities of three months or less are considered to be cash equivalents.

The City’s investment policies are governed by state statutes and local resolution. These policies authorize the City to invest in certificates of deposit, money market funds, obligations issued by the U.S. or obligations guaranteed as to principal and interest by the U.S., repurchase agreements collateralized by U.S. securities, and the SBA.

(g) **Property taxes**—The assessment of all properties and the collection of all property taxes are made through the County Property Appraiser and County Tax Collector. General property taxes are recorded as received, in cash, which approximates taxes levied less discounts for the current year.

Taxes are levied on November 1 of each year. All taxes become delinquent on April 1 of the following year. Discounts are allowed for early payment. On or prior to June 1, certificates bearing interest are sold for all uncollected real property taxes. Unsold certificates are held by the County.

(h) **Receivables and payables**—Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either “due to/from other funds” (i.e., the current portion of interfund loans) or “advances to/from other funds” (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as “due to/from other funds.” Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances.”

All trade and property tax receivables are reported net of an allowance for doubtful accounts, where appropriate. Unbilled utility service receivables are recorded at year-end. They are calculated by pro-rating cycle billings subsequent to year-end according to the number of days included in the current fiscal year.

(i) **Leases receivable**—When engaged in long-term leasing activity as the lessor, the City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements. At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancelable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.
- The City monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(1) **Summary of Significant Accounting Policies:** (Continued)

(j) **Inventories and prepaid items**—All inventories are valued at cost using the first-in/first-out (FIFO) method. Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

(k) **Restricted assets**—Certain proceeds of enterprise fund revenue bonds, as well as certain resources set aside for their repayments, are classified as restricted assets on the balance sheet because their use is limited by applicable bond covenants. Restricted funds are comprised of the following:

Sinking funds - segregated resources generated from operations that are accumulated for making debt service payments over the next twelve months.

Construction funds - segregated resources consisting of net bond proceeds from the issuance of revenue bonds and other long-term debt obligations that are restricted to use in construction.

Renewal and replacement funds - segregated resources that are set aside to meet unexpected repairs or to fund asset renewal and replacement.

(l) **Capital assets**—Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated assets are recorded at the acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Property, plant, and equipment are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings and Improvements	5 – 60 years
Equipment	3 – 20 years
Infrastructure	7 – 60 years

(m) **Compensated absences**—It is the City’s policy to permit employees to accumulate earned but unused vacation and sick pay benefits. All vacation pay and sick pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(1) **Summary of Significant Accounting Policies:** (Continued)

(n) **Long-term obligations**—In the government-wide financial statements and the proprietary funds in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issue costs, during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

(o) **Fund equity**—In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Those classifications are as follows:

Nonspendable – The nonspendable fund balance classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. The “not in spendable form” criterion includes items that are not expected to be converted to cash such as inventories and prepaid amounts. It also includes the long-term amount of loans and notes receivable, as well as property acquired for resale unless the use of the proceeds from the collection of those receivables or from the sale of those properties is restricted, committed, or assigned.

Restricted – Fund balance is reported as restricted when constraints placed on the use of resources are either externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions or enabling legislation (i.e. when the government assesses, levies, charges, or otherwise mandates payment of resources (from external resource providers) and includes a legally enforceable requirement that those resources be used only for the specific purposes stipulated in the legislation.

Committed – Fund balance amounts that can only be used for specific purposes pursuant to constraints imposed by ordinance of the City Council are reported as committed fund balance. Those committed amounts cannot be used for any other purpose unless the City removes or changes the specified use by taking the same type of action it employed to previously commit those amounts.

Assigned – Fund balance amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed, are reported as assigned fund balance, except for stabilization arrangements. The City Council has delegated responsibility to the City Manager and Finance Director pursuant to Ordinance 97-804. In addition, residual balances in capital projects and debt service funds are considered assigned for the general purpose of the respective fund.

Unassigned – Unassigned fund balance is the residual classification for the general fund. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the general fund.

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(1) **Summary of Significant Accounting Policies:** (Continued)

When both restricted and unrestricted resources are available for use, it is generally the practice of the City to use restricted resources first, then unrestricted resources as they are needed. When unrestricted resources (committed, assigned, and unassigned) are available for use in any governmental fund, it is the City's practice to use committed resources first, then assigned, and then unassigned as needed.

It is the City's policy to strive to maintain a minimum reserve level of 30% of the operating budget for the general fund.

(p) **Deferred outflows/inflows of resources**—In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has two items, deferred loss on bond refunding in the proprietary funds and government-wide statement of net position, and deferred outflows related to pensions, which qualify for reporting in this category. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. Deferred outflows related to pensions are discussed further in Note (13) and deferred outflows related to OPEB are discussed further in Note (12).

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position or fund balance that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. Currently, the only items in this category consisted of deferred inflows of resources related to leases, deferred inflows of resources related to pensions, as discussed further in Note (13) and deferred inflows related to OPEB are discussed further in Note (12).

(q) **Net position flow assumption**—Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to determine amounts reported as restricted and unrestricted net position, it is the City's policy to consider restricted net position to have been used before unrestricted net position is applied.

(r) **Use of estimates**—Management uses estimates and assumptions in preparing financial statements in accordance with generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenue and expenses. Actual results could vary from the estimates assumed in preparing the financial statements.

(s) **New accounting pronouncements**—GASB Statement No. 87, *Leases* (the Statement), establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset (RTU), and a lessor is required to recognize a lease receivable and a deferred inflow of resources. The City has implemented this Statement and its various provisions in 2022. Upon implementation of GASB Statement No. 87, certain beginning asset, liability, and deferred inflow balances were restated to conform to the implementation requirements of GASB Statement No. 87. The restated asset balances, consisting of right-to-use leased assets and lease receivable were offset by the restated lease liability and deferred inflow related to leases balances. Thus, there was no impact to beginning fund balance or net position.

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(2) **Reconciliation of Government-Wide and Fund Financial Statements:**

(a) **Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position**—Following the governmental fund balance sheet is a reconciliation between fund balance – total governmental funds and net position – governmental activities as reported in the government-wide statement of net position. A detailed explanation of these differences is provided in this reconciliation.

(b) **Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities**—Following the governmental fund statement of revenues, expenditures, and changes in fund balances, there is a reconciliation between net changes in fund balances - total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. A detailed explanation of these differences is provided in this reconciliation.

(3) **Cash Deposits and Investments:**

The City’s investment policies are governed by Chapter 280 and 218, Florida Statutes, City Code of Ordinances, and the adopted investment policy. The basic allowable investment instruments are as follows:

The Local Government Surplus Funds Trust Fund (SBA) or other state sponsored funds – The State Board of Administration (SBA) pools investments for local governments while providing safety and liquidity.

Securities and Exchange Council registered money market and closed end mutual funds with an investment grade securities rating from a nationally recognized rating agency, investing solely in investments otherwise authorized for the City to invest in directly.

Interest-bearing time deposits or savings accounts in qualified public depositories.

Direct obligations of the United States Treasury and agencies and instrumentalities. Securities will include, but not be limited to treasury bills, notes, bonds and any other obligations whose principal and interest is fully guaranteed by the United States of America or any of its agencies or instrumentalities.

Certificates of deposit – Non-negotiable interest-bearing time certificates of deposit in banks organized under the laws of the United States and doing business and situated in Florida.

Repurchase agreements – Overnight (sweep) repurchase agreements collateralized by any security eligible for pledge to the Florida Chief Financial officer for security of local government funds. The City may only transact repurchase agreements with financial institutions that are Well Capitalized as that term is defined by the Federal Deposit Insurance Corporation.

Deposits include cash on hand and amounts held in the City’s demand accounts. Each demand account is insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000. Any balance in excess of FDIC insurance is covered by collateral held by the City’s custodial bank, which is pledged to a state trust fund that provides security in accordance with Florida Security for Public Deposits Act, Chapter 280, Florida Statutes.

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(3) Cash Deposits and Investments:

(Continued)

The Florida Security for Public Deposits Act (the Act) established guidelines for qualification and participation by banks and savings associations, procedures for the administration of the collateral requirements and characteristics of eligible collateral. Under the Act, the qualified public depository must pledge at least 50 percent of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance. Additional collateral, up to a maximum of 125 percent, may be required, if deemed necessary under the conditions set forth in the Act.

Obligations pledged to secure deposits must be delivered to the State Treasurer or, with the approval of the State Treasurer, to a bank, savings association, or trust company provided a power of attorney is delivered to the Treasurer. Under the Act, the pool may assess participating financial institutions on a pro rata basis to fund any shortfall in the event of the failure of a member institution.

The City measures and records its investments, assets whose use is limited, and restricted assets using fair value measurement guidelines established by GASB Statement No. 72. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1:* Quoted prices for identical investments in active markets;
- *Level 2:* Observable inputs other than quoted market prices; and,
- *Level 3:* Unobservable inputs.

As of September 30, 2022, the City's governmental and business-type investment portfolio was composed of the following investments:

Investment Type	Credit Quality Rating (S&P)	Carrying Value	Weighted Average Investment Maturities (in Years)		Fair Value Hierarchy
			Less Than 1	1 – 5	Classification
FMIT 0-2 Yr High Quality Bond Fund	AAAf/S1	\$ 3,782,851	\$ 3,782,851	\$ -	Level 2
FMIT 1-3 Yr High Quality Bond Fund	AAAf/S2	585,969	-	585,969	Level 2
Florida Prime	AAAm	243,614	243,614	-	N/A
Total Portfolio		<u>\$ 4,612,434</u>	<u>\$ 4,026,465</u>	<u>\$ 585,969</u>	

Interest Rate Risk: The City's fixed rate investments are generally tied to bond reserve requirements and are intended to be held until the funds are needed, at maturity. As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's pension funds limit their risk by averaging investment maturities at approximately seven to ten years.

Credit Risk: Credit risk is the risk that a debt issuer or other counter-party to an investment will not fulfill its obligations. The City's portfolio is held entirely with public depositories and is invested in SBA funds, as described above.

Concentration of Credit Risk: The pension funds' investment policies and practices require investments to be diversified to the extent practicable to control the risk of loss resulting from overconcentration of assets in a specific maturity, issuer, instrument, dealer, or bank through which financial instruments are purchased and sold. No more than 3% of the trust fund shall be invested in any one issuer.

**CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

(3) Cash Deposits and Investments: (Continued)

Custodial Credit Risk—Investments: In the case of investments, this is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City generally utilizes third party custodians to help manage custodial credit risk.

Foreign Currency Risk: Foreign currency risk is the risk that changes in exchange rates will adversely affect the fair value of an investment. The investment policy does not permit general obligations issued by a foreign government and is, therefore, not exposed to foreign currency risk.

Pension Plans

The City’s Pension Plans are authorized to invest in all of the instruments noted above as well as the following investments:

Bonds, stocks, commingled mutual funds; and foreign securities.

The following chart shows the City pension funds cash and investment accounts by investment portfolios and their respective maturities (in years):

	<u>Fair Value</u>	<u>Weighted Average Maturity (years)</u>	<u>Credit Rating Range (Moody’s)</u>	<u>Fair Value Hierarchy Classification</u>
Corporate bonds	\$ 5,827,405	16.2	AA2 to Baa3	Level 2
Municipal bonds and government obligations	2,902,541	4.3	AAA – A2	Level 2
Equities	28,271,503	N/A	NR	Level 1
Mutual funds	2,271,063	N/A	NR	Level 1
Total Portfolio	<u>\$ 39,272,512</u>			

Interest Rate Risk: Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of investments. Generally, the longer the time to maturity, the greater the exposure to interest rate risk. The established performance objectives of the Pension Plans require investment maturities to provide sufficient liquidity to pay obligations as they become due. At September 30, 2022, the weighted average maturity in years for each investment type is included in the preceding table.

Credit Risk: Credit risk is the risk that a debt issuer or other counter-party to an investment will not fulfill its obligations. The Pension Plans utilize portfolio diversification in order to limit investments to the highest rated securities as rated by nationally recognized rating agencies. The ratings of the investments held at year end are shown above. All are rated within the investment policy guidelines at September 30, 2022.

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(3) Cash Deposits and Investments: (Continued)

Concentration of Credit Risk: Concentration of credit risk is the risk of loss attributed to the magnitude of an investment in a single issuer. The Fire Pension trust funds policy does not allow more than five (5) percent of its assets in the common stock, capital stock, or convertible securities of any one issuing company, nor shall the aggregate investment in any one issuing company, exceed five (5) percent of the outstanding stock of that company, nor shall the aggregate of its investments at market in common stock, capital stock and convertible securities exceed sixty (60) percent of the fund's total assets. Additionally, policy does not allow more than ten (10) percent of its assets in bonds, nor shall the aggregate of its investments in bonds exceed thirty (30) percent of the fund's total assets. The Police Pension trust funds policy does not allow more than five (5) percent of its assets in the common stock, capital stock, or convertible securities of any one issuing company, nor shall the aggregate investment in any one issuing company, exceed five (5) percent of the outstanding stock of that company, nor shall the aggregate of its investments at market in common stock, capital stock and convertible securities exceed sixty-five (65) percent of the fund's total assets. Additionally, policy does not allow more than ten (10) percent of its assets in bonds, nor shall the aggregate of its investments in bonds exceed thirty-five (35) percent of the fund's total assets. The General Employee Pension trust funds policy does not allow assets in the common stock, capital stock, or convertible securities to exceed seventy (70) percent of the fund's total assets or investments in bonds to exceed thirty (30) percent of the fund's total assets. At September 30, 2022, the investment portfolios met the single issuer limitations.

Custodial Credit Risk: Custodial credit risk is the risk that the City may not recover cash and investments held by another party in the event of financial failure. Custodial credit risk is limited since investments are held in independent custodial safekeeping accounts or mutual funds.

Foreign Currency Risk: Foreign currency risk is the risk that changes in exchange rates will adversely affect the fair value of an investment. The Pension trust funds policies allow for variable limitations on the concentration of foreign securities. At September 30, 2022, the investment portfolios met the foreign securities limitations.

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(4) **Receivables:**

Accounts Receivable

The City's receivables consisted of the following at September 30, 2022:

	<u>Gross Receivable</u>	<u>Allowance for Doubtful Accounts</u>	<u>Net Receivable</u>
Governmental Activities:			
General Fund			
Accounts receivable	\$ 572,725	\$ (22,766)	\$ 549,959
Fire Department Special Revenue Fund			
Accounts receivable	13,446	-	13,446
Total – Governmental Activities	<u>586,171</u>	<u>(22,766)</u>	<u>563,405</u>
Business-Type Activities:			
Water and Sewer Fund			
Accounts receivable	2,715,149	(418,762)	2,296,387
Natural Gas Fund			
Accounts receivable	563,567	(30,497)	533,070
Totals – Business-Type Activities	<u>3,278,716</u>	<u>(449,259)</u>	<u>2,829,457</u>
Totals	<u>\$ 3,864,887</u>	<u>\$ (472,025)</u>	<u>\$ 3,392,862</u>

Leases Receivable

The City has ongoing lease agreements with third parties related to rentals of land owned by the City. The City has approximately 7 leases, most of which were entered into with 5-year terms that include additional renewal terms of up to two or more years.

A summary of the City's activity surrounding leases receivable as of and for the year ending September 30, 2022, is as follows:

	<u>Airport Fund</u>	<u>Governmental Activities</u>
Lease Revenue	\$ 233,285	\$ 233,285
Lease Receivable	908,895	908,895
Deferred Inflows	893,987	893,987

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(5) Interfund Loans, Advances, Fees, and Transfers:

The outstanding balances between funds result mainly from the time lag between the dates reimbursable expenditures occur, when transactions are recorded in the accounting system, and when payments between funds are made. As of September 30, 2022, there are no balances due between interfund receivables and payables for the primary government.

For the year ended September 30, 2022, individual fund transfers to and from other funds for the primary government were comprised of the following:

	<u>Transfer From</u>	<u>Transfer To</u>
Governmental Activities:		
General Fund:		
Fire Department Fund	\$ -	\$ 574,661
Debt Service Fund	-	679,231
CRA Fund		-
Water and Sewer Fund	667,000	-
Natural Gas Fund	243,000	-
Other Governmental Funds:		
Fire Department Fund:		
General Fund	574,661	-
Debt Service	-	165,208
Debt Service Fund:		
General Fund	679,231	-
Fire Department Fund	165,208	-
Airport Fund		
Airport Capital Projects Fund	-	27,847
Airport Capital Projects Fund		
Airport Fund	27,847	-
	<u>2,356,947</u>	<u>1,446,947</u>
Business-type Activities:		
Water and Sewer Fund:		
General Fund	-	667,000
Natural Gas Fund:		
General Fund	-	243,000
	<u>-</u>	<u>910,000</u>
Totals – All Funds	<u>\$ 2,356,947</u>	<u>\$ 2,356,947</u>

Transfers are used to move revenues between funds to reflect the activities of the fund with the primary government. The primary government accounts for activities such as budgetary authorizations, subsidies or matching funds for various grant programs, and reimbursements to the general fund for services provided to other funds.

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(6) Capital Assets:

Capital asset activity for the fiscal year ended September 30, 2022, is as follows:

Governmental activities:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets not being depreciated:				
Land	\$ 7,805,260	\$ -	\$ (1)	\$ 7,805,259
Construction in progress	921,629	2,330,759	-	3,252,388
Total assets not being depreciated	<u>8,726,889</u>	<u>2,330,759</u>	<u>(1)</u>	<u>11,057,647</u>
Capital assets being depreciated:				
Building and Improvements	18,074,429	22,009	-	18,096,438
Infrastructure	56,301,704	591,394	-	56,893,098
Machinery and equipment	15,522,014	814,497	(34,203)	16,302,308
Total assets being depreciated	<u>89,898,147</u>	<u>1,427,900</u>	<u>(34,203)</u>	<u>91,291,844</u>
Less accumulated depreciation for:				
Building and Improvements	(9,719,094)	(452,015)	-	(10,171,109)
Infrastructure	(26,490,157)	(2,149,283)	-	(28,639,440)
Machinery and equipment	(12,449,286)	(730,166)	34,203	(13,145,249)
Total accumulated depreciation	<u>(48,658,537)</u>	<u>(3,331,464)</u>	<u>34,203</u>	<u>(51,955,798)</u>
Total capital assets being depreciated, net	<u>41,239,610</u>	<u>(1,903,564)</u>	<u>-</u>	<u>39,336,046</u>
Governmental activities capital assets, net	<u>\$ 49,966,499</u>	<u>\$ 427,195</u>	<u>\$ (1)</u>	<u>\$ 50,393,693</u>

Business-type activities:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets not being depreciated:				
Land	\$ 5,234,282	\$ -	\$ -	\$ 5,234,282
Construction in progress	2,858,110	4,937,739	-	7,795,849
Total assets not being depreciated	<u>8,092,392</u>	<u>4,937,739</u>	<u>-</u>	<u>13,030,131</u>
Capital assets being depreciated:				
Building and Improvements	7,641,719	103,045	-	7,744,764
Infrastructure	89,150,916	284,654	-	89,435,570
Machinery and equipment	18,398,227	583,149	(147,873)	18,833,503
Total assets being depreciated	<u>115,190,862</u>	<u>970,848</u>	<u>(147,873)</u>	<u>116,013,837</u>
Less accumulated depreciation for:				
Building and Improvements	(2,753,429)	(216,174)	-	(2,969,603)
Infrastructure	(40,567,466)	(1,962,555)	-	(42,530,021)
Machinery and equipment	(11,348,737)	(1,466,827)	147,873	(12,667,691)
Total accumulated depreciation	<u>(54,669,632)</u>	<u>(3,645,556)</u>	<u>147,873</u>	<u>(58,167,315)</u>
Total capital assets being depreciated, net	<u>60,521,230</u>	<u>(2,674,708)</u>	<u>-</u>	<u>57,846,522</u>
Business-type activities capital assets, net	<u>\$ 68,613,622</u>	<u>\$ 2,263,031</u>	<u>\$ -</u>	<u>\$ 70,876,653</u>

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(6) **Capital Assets:** (Continued)

Depreciation expense was charged to functions/programs as follows:

Governmental activities:	
General governmental	\$ 339,019
Public safety	572,790
Transportation	599,740
Airport	1,769,996
Culture and recreation	49,919
Total depreciation expense - governmental activities	\$ 3,331,464
Business-type activities:	
Water and sewer	\$ 3,457,751
Natural gas	187,805
Total depreciation expense - business-type activities	\$ 3,645,556

(7) **Commitments:**

As of September 30, 2022, the City had outstanding commitments on contracts in progress as follows:

Project	Remaining Commitment
Septic to Sewer SR47 & I75	\$ 297,605
Ichetucknee Springs Water Quality Improvement	572,947
Design & Rehab of Runway 5/23	1,237,439
Airport Master Plan	9,190
Strategic Airport Business Plan	33,998
Utility Master Plan	262,387
Lake City Fire Station #2	1,130,349
	\$ 3,543,915

Amounts received or receivable from grantor agencies are subject to audit or adjustment by grantor agencies, principally the federal government. Any disallowed claims including amounts already collected, could constitute liabilities of the applicable funds.

During 2018, the City entered into a development agreement related to the redevelopment of the Blanche Hotel property, in which the City agreed to make a one-time grant of \$1,000,000 to the developer, construct certain infrastructure related to the redevelopment project, and execute a 10-year guaranteed rental agreement. Under this agreement, the City commits to making rent advance payments in the amount of \$35,417 per month for 10 years starting upon completion of the renovation project. The advanced rent will be refunded to the City in the form of a percentage of all rents collected by the developers monthly and a percentage of annual cash distributions, as defined in the agreement. Any rent advances not refunded will be repaid to the City upon the developer's refinancing of its original loans for development of the Blanche Hotel in no less than fifteen years, with interest, commencing on the date of refinancing. The developer's loan is secured by a subordinated mortgage and security agreement which encumbers the real estate, improvements, and other property of the developer. The \$1,000,000 grant was paid during the fiscal year ended September 30, 2018.

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(8) Long-Term Liabilities:

Long-term liability activity for the year ended September 30, 2022, was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Governmental activities:					
Bonds payable:					
Revenue bonds and notes	\$ 11,736,311	\$ -	\$ (643,326)	\$ 11,092,985	\$ 658,933
Compensated absences	680,311	839,790	(729,198)	790,903	618,048
Financed purchase agreements	1,601,727	-	(220,126)	1,381,601	215,081
Governmental activities – Total long-term liabilities	<u>\$ 14,018,349</u>	<u>\$ 839,790</u>	<u>\$ (1,592,650)</u>	<u>\$ 13,265,489</u>	<u>\$ 1,492,062</u>
Business-type activities:					
Bonds payable:					
Revenue bonds	\$ 36,959,295	\$ -	\$ (2,403,927)	\$ 34,555,368	\$ 2,441,733
Compensated absences	430,017	368,569	(349,402)	449,184	324,187
Financed purchase agreements	402,610	-	(76,061)	326,549	78,229
Business-type activities – Total long-term liabilities	<u>\$ 37,791,922</u>	<u>\$ 368,569</u>	<u>\$ (2,829,390)</u>	<u>\$ 35,331,101</u>	<u>\$ 2,844,149</u>

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(8) **Long-Term Liabilities:** (Continued)

Bond, notes and financed purchase agreements payable in the City’s governmental activities at September 30, 2022, were comprised of the following obligations.

Series 2019 Sales Tax Revenue and Refunding Bonds, was issued to refund Series 2012 Sales Tax Revenue and Refunding Bonds and to finance public capital projects, due in payments of principal plus interest at 2.472% semi-annually on June 20 and December 20 of each year until final maturity on December 20, 2034. Pledged by proceeds of local government half-cent sales tax revenue, including investment income of certain funds.	\$ 8,190,460
Series 2015 Community Redevelopment Agency Revenues Note, was issued to fund the construction of redevelopment projects in the Community Redevelopment Area, due in payments of principal plus interest at 1.80% semi-annually on April 1 and October 1 of each year until final maturity on April 1, 2030. Pledged by Community Redevelopment Agency tax increment revenues.	765,334
Series 2017 Airport Revenue Bonds was issued to construct certain capital improvements at the Lake City Gateway airport, due in payments of principal plus interest at 2.58% semi-annually on April 1 and October 1 of each year until final maturity on April 1, 2032. Pledged by local communications services tax and airport revenues.	2,137,191
Financed purchase agreement entered into in July 2019 for police equipment, due in payments of principal plus interest at 3.89% annually on July 1 of each year until final maturity on July 1, 2029.	936,189
Financed purchase agreement entered into in November 2020 for police equipment, first principal payment due on November 6, 2021. Annual principal payments plus interest at 2.83% annually beginning on November 6, 2022 of each year until final maturity on November 6, 2025.	445,412
Total revenue bonds, notes and lease payable	<u>\$ 12,474,586</u>

Annual debt service requirements to maturity for the City’s governmental activities bonds, notes and financed purchase agreements payable are as follows:

	Principal	Interest	Total
2023	\$ 874,014	\$ 317,415	\$ 1,191,429
2024	897,470	293,958	1,191,428
2025	921,583	269,844	1,191,427
2026	946,374	245,053	1,191,427
2027	877,737	219,569	1,097,306
2028-2032	4,013,239	754,186	4,767,425
2033-2035	3,944,169	213,599	4,157,768
Total	\$ 12,474,586	\$ 2,313,624	\$ 14,788,210

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(8) **Long-Term Liabilities:** (Continued)

Bonds and financed purchase agreements payable in the City's business-type activities at September 30, 2022, were comprised of the following obligations:

Series 2013 Utility System Refunding Revenue Bonds, were issued in the amount of \$3,057,200 to refund Series 2003 Revenue and Refunding bonds and to finance improvements to the City's water and sewer system. Due serially with interest at 1.27%, payable in semi-annual installments due on January 1 and July 1 through July 1, 2023. Pledged by water and sewer fund revenues.	\$ 162,000
Series 2016 Utility System Refunding Revenue Bonds, were issued in the amount of \$9,547,000 to refund the State Revolving Fund Loan and construct improvements to the City's water and sewer system. Due in payments of principal plus interest at 1.79% semi-annually with payments on December 15 and June 15 through June 15, 2029. Principal and interest are payable solely from and secured by a lien on the net revenues of the City's water and sewer utility systems.	5,381,000
Series 2020A Utility System Refunding Revenue Bonds, were issued in the amount of \$28,893,978 to refund Utilities Revenue Bonds Series 2010A and 2010B. Due in payments of principal plus interest at an interest rate of 1.34% beginning in 2021 on January 1 and July 1 of each year until final maturity on July 1, 2035.	23,340,447
Series 2020B Utility System Revenue Bonds were issued in the amount of \$6,150,250 to refund Utilities Revenue Bonds Series 2010A and 2010B. Due in payments of principal plus interest at an interest rate of 2.69% beginning in 2021 on January 1 and July 1 of each year until final maturity on July 1, 2040.	5,671,921
Financed purchase agreement entered into in May 2021 for vacuum truck, first principal payments plus interest at 2.85% annually on May 5, 2022 of each year until final maturity on May 5, 2026.	326,549
Total revenue bonds payable	<u>\$ 34,881,917</u>

Annual debt service requirements to maturity for the City's business-type activities bonds payable and financed purchase agreement are as follows:

	Principal	Interest	Total
2023	\$ 2,519,962	\$ 562,789	\$ 3,082,751
2024	2,667,308	520,797	3,188,105
2025	2,711,871	476,909	3,188,780
2026	2,755,970	432,240	3,188,210
2027	2,714,085	386,780	3,100,865
2027-2031	12,447,099	1,305,719	13,752,818
2032-2036	7,559,782	391,342	7,951,124
2037-2040	1,505,840	92,561	1,598,401
Total	<u>\$ 34,881,917</u>	<u>\$ 4,169,137</u>	<u>\$ 39,051,054</u>

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(9) **Tax Abatements:**

City entered into an agreement with a local corporation to abate certain ad valorem taxes in exchange for economic incentives. Article VII, Section 3 of the Florida Constitution and Section 16.1995, Florida Statutes, and the electorate of the City, have granted City Council the authority to grant property tax exemptions for new business and expansions of existing businesses. The City Council approved Ordinance 2019-006, granting the corporation an ad valorem tax exemption for a term of five years. Amount of taxes abated for year ended September 30, 2022, is \$7,642.

(10) **Contingencies and Uncertainties:**

The City is engaged in various liability claims incidental to the conduct of its general government operations at September 30, 2022. The outcomes of established claims are included in these financial statements. In the opinion of the City's legal counsel, no legal proceedings are pending or threatened against the City which are not covered by applicable insurance which would inhibit its ability to perform its operations or materially affect its financial condition.

As part of operating the City's natural gas system, the City has committed to purchase various quantities of natural gas, at fixed and variable prices, over the next several years. These contracts allow the City to secure a reliable supply of natural gas for its customers. Currently, the anticipated demand for natural gas by the City's customers exceeds the supply scheduled in advance by the City.

(11) **Risk Management:**

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters, all of which is satisfactorily insured by limited risk, high deductible commercial general liability insurance. Commercial insurance policies are also obtained for other risks of loss, including employee health and accident insurance. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three years.

The City is a member of the Florida Municipal Self-Insurance fund (the Fund). The fund was created to allow members to pool their liabilities pursuant to provisions in Florida Workers' Compensation Law. The City pays an annual premium to the Fund for workers' compensation coverage. The Fund's underwriting and rate setting policies were established after consulting with an independent actuary. The Fund is not assessable and the City has no liability for future deficits of the Fund, if any.

(12) **Other Postemployment Benefits (OPEB):**

Plan Description—Retirees and their dependents are permitted to remain covered under the City's respective health care plans as long as they pay a full premium applicable to the coverage elected. This conforms to the minimum required of Florida governmental employers per Chapter 112.08, Florida Statutes. The Other Post-Employment Benefit Plan does not issue a stand-alone report.

Benefits Provided—The Other Post Employment Benefit Plan is a single-employer benefit plan administered by the City. Retirees are charged whatever the insurance company charges for the type of coverage elected, however, the premiums charged by the insurance company are based on a blending of the experience among younger active employees and older retired employees. The older retirees actually have a higher cost which means the City is actually subsidizing the cost of the retiree coverage because it pays all or a significant portion of the premium on behalf of the active employee. GASB No. 75 calls this the "implicit rate subsidy."

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(12) **Other Postemployment Benefits (OPEB):** (Continued)

Plan Membership—At October 1, 2020, the date of the latest actuarial valuation, plan participation consisted of the following:

Active Members	228
Inactive Members	4
	232

Total OPEB Liability—The City’s total OPEB liability of \$372,218 was measured as of September 30, 2022, and was determined by an actuarial valuation as of that date.

Actuarial Assumptions and Other Inputs—The total OPEB liability in the September 30, 2022 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods in the measurement, unless otherwise specified:

Inflation	2.50%
Salary increases	4.00%
Discount rate	4.77%
Healthcare cost trend rate	4.00%
Retirees’ share of benefit-related costs	100.00%

The City does not have a dedicated Trust to pay retiree healthcare benefits. The discount rate was based on the 20 Year Municipal Bond Rate as of September 30, 2022. Mortality rates were based on the Florida Retirement System Mortality Table.

Changes in the OPEB liability for the fiscal year ended September 30, 2022, were as follows:

	Total OPEB Liability
Balance at September 30, 2021	\$ 387,232
Changes for a year:	
Service cost	12,413
Interest	13,365
Differences between expected and actual experience	(14,855)
Changes of assumptions	(5,754)
Benefit payments – implicit rate subsidy	(20,183)
Net changes	(15,014)
Balance at September 30, 2022	\$ 372,218

Sensitivity of the total OPEB liability to changes in the discount rate:

The following presents the total OPEB liability of the City calculated using the discount rate of 4.77%, as well as what the City’s total OPEB liability would be if it were calculated using a discount rate that is 1% lower (3.77%) or 1% higher (5.77%) than the current rate:

	1% Decrease	Current Discount Rate	1% Increase
Total OPEB Liability	\$ 407,392	\$ 372,218	\$ 340,613

**CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

(12) **Other Postemployment Benefits (OPEB):** (Continued)

Sensitivity of the total OPEB liability to changes in the healthcare cost trend rate:

The following presents the total OPEB liability of the City as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% lower (3%) or 1% higher (5%) than the current healthcare cost trend rates (4%):

	<u>1% Decrease</u>	<u>Current Trend Rates</u>	<u>1% Increase</u>
Total OPEB Liability	\$ 333,337	\$ 372,218	\$ 418,309

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources

For the year ended September 30, 2022, the City recognized OPEB expense of \$27,594. At September 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Changes of assumptions	\$ 2,970	\$ 32,992
Differences – actual/expected experience	9,193	12,733
Total	\$ 12,163	\$ 45,725

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

2023	\$ 5,684
2024	5,686
2025	4,808
2026	5,796
2027	5,796
Thereafter	5,792

(13) **Employee Retirement Systems and Pension Funds:**

A. Florida Retirement System

Plan Description and Administration

The entity participates in the Florida Retirement System (FRS), a multiple-employer, cost-sharing defined public employee retirement system which covers all of the entity's full-time employees. The System is administered by the State of Florida, Department of Administration, Division of Retirement to provide retirement and survivor benefits to participating public employees. Provisions relating to the FRS are established by Chapters 121 and 122, Florida Statutes; Chapter 112, Part IV, Florida Statutes; Chapter 238, Florida Statutes; and FRS Rules, Chapter 60S, Florida Administrative Code; wherein eligibility, contributions, and benefits are defined and described in detail. The FRS is a single retirement system administered by the Department of Management Services, Division of Retirement, and consists of two cost-sharing, multiple-employer retirement plans and other nonintegrated programs. These include a defined-benefit pension plan (Plan), with a Deferred Retirement Option Program (DROP), and a defined-contribution plan, referred to as the FRS Investment Plan (Investment Plan).

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(13) Employee Retirement Systems and Pension Funds: (Continued)

In addition, all regular employees of the entity are eligible to enroll as members of the Retiree Health Insurance Subsidy (HIS) Program. The HIS is a cost-sharing, multiple-employer defined benefit pension plan established and administered in accordance with section 112.363, Florida Statutes. The benefit is a monthly payment to assist retirees of the state-administered retirement systems in paying their health insurance costs. Eligible retirees and beneficiaries receive a monthly HIS payment equal to the number of years of service credited at retirement multiplied by \$5. The minimum payment is \$30 and the maximum payment is \$150 per month, pursuant to section 112.363, Florida Statutes. To be eligible to receive a HIS benefit, a retiree under one of the state-administered retirement systems must provide proof of eligible health insurance coverage, which can include Medicare.

Benefits Provided and Employees Covered

Employees enrolled in the Plan prior to July 1, 2011, vest at six years of creditable service and employees enrolled in the Plan on or after July 1, 2011, vest at eight years of creditable service. All vested members, enrolled prior to July 1, 2011, are eligible for normal retirement benefits at age 62 or at any age after 30 years of service. All members enrolled in the Plan on or after July 1, 2011, once vested, are eligible for normal retirement benefits at age 65 or any time after 33 years of creditable service. Members of both Plans may include up to four years of credit for military service toward creditable service. The Plan also includes an early retirement provision; however, there is a benefit reduction for each year a member retires before his or her normal retirement date. The Plan provides retirement, disability, death benefits, and annual cost-of-living adjustments. Benefits under the Plan are computed on the basis of age and/or years of service, average final compensation, and service credit. Credit for each year of service is expressed as a percentage of the average final compensation. For members initially enrolled before July 1, 2011, the average final compensation is the average of the five highest fiscal years' earnings; for members initially enrolled on or after July 1, 2011, the average final compensation is the average of the eight highest fiscal years' earnings. The total percentage value of the benefit received is determined by calculating the total value of all service, which is based on the retirement plan and/or class to which the member belonged when the service credit was earned.

DROP, subject to provisions of Section 121.091, Florida Statutes, permits employees eligible for normal retirement under the Plan to defer receipt of monthly benefit payments while continuing employment with an FRS employer. An employee may participate in DROP for a period not to exceed 60 months after electing to participate, except that certain instructional personnel may participate for up to 96 months. During the period of DROP participation, deferred monthly benefits are held in the FRS Trust Fund and accrue interest.

Employees may elect to participate in the Investment Plan in lieu of the FRS defined-benefit plan. Employer and employee contributions are defined by law, but the ultimate benefit depends in part on the performance of investment funds. The Investment Plan is funded by employer and employee contributions that are based on salary and membership class (Regular, DROP, etc.). Contributions are directed to individual member accounts, and the individual members allocate contributions and account balances among various approved investment choices. Employees in the Investment Plan vest at one year of service.

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(13) **Employee Retirement Systems and Pension Funds:** (Continued)

Financial Statements

Financial statements and other supplementary information of the FRS are included in the State’s Annual Comprehensive Financial Report, which is available from the Florida Department of Financial Services, Bureau of Financial Reporting Statewide Financial Reporting Section by mail at 200 E. Gaines Street, Tallahassee, Florida 32399-0364; by telephone at (850) 413-5511; or at the Department’s Web site (www.myfloridacfo.com). An annual report on the FRS, which includes its financial statements, required supplementary information, actuarial report, and other relevant information, is available from:

Florida Department of Management Services
 Division of Retirement, Research and Education Services
 P.O. Box 9000
 Tallahassee, FL 32315-9000
 850-488-5706 or toll free at 877-377-1737

Contributions

The entity participates in certain classes of FRS membership. Each class had descriptions and contribution rates in effect during the year ended September 30, 2022, as follows (contribution rates are in agreement with the actuarially determined rates):

FRS Membership Plan & Class	Through June 30, 2022	After June 30, 2022
Regular Class	10.82%	11.91%
Elected Officers	51.42%	57.00%
Senior Management Service	29.01%	31.57%
Special Risk Regular	25.89%	27.83%
DROP from FRS	11.11%	10.81%

Current-year employer HIS contributions were made at a rate of 1.66% of covered payroll, which are included in the above rates.

For the plan year ended June 30, 2022, actual contributions made for employees participating in FRS and HIS were as follows:

Entity Contributions – FRS	\$ 603,256
Entity Contributions – HIS	104,482
Employee Contributions – FRS	189,473

Net Pension Liability, Pension Expense, and Deferred Outflows and Inflows of Resources Related to Pensions

At September 30, 2022, the entity reported a net pension liability related to FRS and HIS as follows:

Plan	Net Pension Liability
FRS	\$ 5,260,135
HIS	1,835,184
Total	<u>\$ 7,095,319</u>

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(13) Employee Retirement Systems and Pension Funds: (Continued)

The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The employer proportion of the net pension liability was based on a projection of the organization's long-term share of contributions to the pension plan relative to the projected contributions of all participating governmental entities, as actuarially determined. At June 30, 2022 and June 30, 2021, the organization's proportionate share of the FRS and HIS net pension liabilities were as follows:

Plan	2022	2021
FRS	0.014137094%	0.013452569%
HIS	0.017326791%	0.015842776%

For the plan year ended June 30, 2022, pension expense was recognized related to the FRS and HIS plans as follows:

FRS	\$	871,743
HIS		135,626
Total	\$	1,007,369

Deferred outflows/inflows related to pensions:

At September 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	FRS		HIS	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 249,826	\$ -	\$ 55,072	\$ (8,075)
Changes of assumptions	647,808	-	105,194	(283,902)
Net different between projected and actual investment earnings	347,326	-	2,657	-
Change in proportionate share	447,175	(1,592)	178,490	(20,622)
Contributions subsequent to measurement date	139,536	-	23,934	-
	\$ 1,831,671	\$ (1,592)	\$ 365,977	\$ (312,599)

The above amounts for deferred outflows of resources for contributions related to pensions resulting from Town contributions subsequent to the measurement date and will be recognized as a reduction of the net pension liability in the year ended September 30, 2023.

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(13) Employee Retirement Systems and Pension Funds: (Continued)

Other amounts reported as deferred outflows and deferred inflows of resources related to pensions being amortized for a period of greater than one year will be recognized in pension expense in succeeding years as follows:

	FRS	HIS	Total
2023	442,789	3,192	445,981
2024	240,954	16,652	257,606
2025	(3,388)	24,251	20,863
2026	945,804	6,876	952,680
2027	64,384	(14,335)	50,049
Thereafter	-	(7,192)	(7,192)
	1,690,543	29,444	1,719,987

Actuarial assumptions:

The actuarial assumptions for both defined benefit plans are reviewed annually by the Florida Retirement System Actuarial Assumptions Conference. The FRS has a valuation performed annually. The HIS Program has a valuation performed biennially that is updated for GASB reporting in the year a valuation is not performed. The most recent experience study for the FRS was completed in 2019 for the period July 1, 2013, through June 30, 2018. Because HIS is funded on a pay-as-you-go basis, no experience study has been completed.

The total pension liability for each of the defined benefit plans was determined by an actuarial valuation, using the entry age normal actuarial cost method. Inflation increases for both plans is assumed at 2.40%. Payroll growth, including inflation, for both plans is assumed at 3.25%. Both the discount rate and the long-term expected rate of return used for FRS investments is 6.80%. This rate did not change from the prior year rate. The plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the discount rate for calculating the total pension liability is equal to the long-term expected rate of return. Because HIS Program uses a pay-as-you-go funding structure, a municipal bond rate of 2.16% was used to determine the total pension for the program. This rate decreased from the prior year rate, which was 2.21%. Mortality assumptions for both plans were based on the PUB-2010 base table varies by member category and sex, projected generationally with Scale MP-2018 details.

Long-term expected rate of return:

To develop an analytical basis for the selection of the long-term expected rate of return assumption, in October 2022, the FRS Actuarial Assumptions conference reviewed long-term assumptions developed by both Milliman's capital market assumptions team and by a capital market assumptions team from Aon Hewitt Investment Consulting, which consults to the Florida State Board of Administration. The table below shows Milliman's assumptions for each of the asset classes in which the plan was invested at that time based on the long-term target asset allocation. The allocation policy's description of each asset class was used to map the target allocation to the asset classes shown below. Each asset class assumption is based on a consistent set of underlying assumptions, and includes an adjustment for the inflation assumption. These assumptions are not based on historical returns, but instead are based on a forward-looking capital market economic model.

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(13) **Employee Retirement Systems and Pension Funds:** (Continued)

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Arithmetic Expected Rate of Return</u>
Cash	1.0%	2.6%
Fixed income	19.8%	4.4%
Global equities	54.0%	8.8%
Real estate	10.3%	7.4%
Private equity	11.1%	12.0%
Strategic investments	3.8%	6.2%
Total	<u>100.0%</u>	

Sensitivity of the net pension liability to changes in the discount rate:

The following presents the proportionate shares of the FRS and HIS net pension liability of the City calculated using the current discount rates, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1% lower or 1% higher than the current rate:

<u>Plan</u>	<u>Current Discount Rate</u>	<u>NPL with 1% Decrease</u>	<u>NPL at Current Discount Rate</u>	<u>NPL with 1% Increase</u>
FRS	6.70%	\$ 9,097,042	\$ 5,260,135	\$ 2,052,024
HIS	3.54%	2,099,601	1,835,184	1,616,384

B. City-Sponsored Defined Benefit Pension Plans

Plan Description and Administration

The City maintains three separate single-employer, defined benefit pension plans: The City of Lake City Municipal Firefighters' Pension Trust Fund (the Fire Plan) covers all of the City's fire and rescue personnel; the City of Lake City Municipal Police Officers' Pension Trust Fund (the Police Plan) covers all of the City's police officers; the City of Lake City Employees' Retirement Plan Fund (the General Employees Plan) covers other general employees of the City. These plans contain the assets, liabilities and net position of each respective plan.

All financial activity is reported within the accompanying financial statements. Investments are reported at fair value and are managed by third party money managers. The City's independent custodian and the individual money managers price each instrument (using various third-party pricing sources) and reconcile material differences. Investments that do not have an established market are reported at estimated fair value. Performance reporting, manager fees, and the City's asset valuation are based on the custodian's determination of value.

The City also has a Deferred Retirement Option Program for eligible Police and Fire Plan participants. The DROP Plan allows members who have met the eligibility requirement for normal retirement to have their retirement benefits deposited monthly into a DROP account, earning interest, while simultaneously continuing to work (but not earning additional credit for retirement) for up to thirty-six months (3 years) for General and Fire Plan and sixty months (5 years) for Police Plan. Employees who enter the DROP Program have an option of either receiving their earned compensated absences when they enter the program in one lump sum, or to receive the lump sum at the end of their employment with the City. The purpose of this program is to provide a way for retirees to accumulate additional savings while continuing employment.

**CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

(13) Employee Retirement Systems and Pension Funds: (Continued)

Costs incurred by each of the plans for administration of the plans, which includes legal and actuarial fees, trustee fees and investment advisory fees, are borne by the respective retirement plans and are included in the actuarial analysis of the required funding amounts.

Benefits Provided and Employees Covered

Each Plan provides retirement, disability, and death benefits to plan participants and beneficiaries. Cost of living adjustments are provided to retirees and beneficiaries in accordance with the respective plan provisions. Each of the Plans has contracted with an actuary to provide an actuarial valuation of each plan as of October 1 of each year. Current membership in the employee retirement plans was composed of the following at October 1, 2021:

	General Employees' Plan	Police Officers' Plan	Firemen's Plan
Retirees and beneficiaries currently receiving benefits, including DROP participants and disabled retirees	101	29	22
Vested terminated employees	8	27	3
Active participants	15	32	19
Pending refunds	-	-	1
Total current membership	124	88	45

General Employees' Plan

The General Employees' Plan is a single-employer, defined benefit plan that provides retirement, disability, and death benefits to regular full-time employees who are not classified as full-time sworn police officers or firefighters. As of January 1, 2006, the General Employees' Plan was closed to all new employees and participating employees were given the option to withdraw from the plan.

The General Employees' Plan is administered by a Board of Trustees established by City Ordinance. The Board is comprised of two appointees of the City Council, two members elected by the membership, and one member elected by the other four and appointed by the City Council. The City Council has the authority to establish and amend the benefit provisions of the plan.

For non-elected members, normal retirement is generally available upon the earlier of: 1) attainment of age sixty-two and the completion of ten years of credited service, or 2) completion of thirty years of credited service regardless of age. For elected members, normal retirement is available upon attainment of age sixty-two and completion of eight years of credited service. Early retirement is available with reduced benefit upon the attainment of age fifty-two and the completion of ten years of credited service for non-elected members and attainment of age fifty-two and the completion of eight years of service in excess of fifteen years.

For non-elected members, the normal retirement benefit shall be equal to 2.00% of final average earnings times the first fifteen years of credited service plus 2.50% of final average earnings times credited service in excess of fifteen years. For elected members, the normal retirement benefit shall be equal to 3.00% of final average earnings times the first fifteen years of credited service plus 3.50% of final average earnings time credited service in excess of fifteen years.

Benefit terms also provide for a disability benefit, an annual 2% cost-of-living adjustment to members who completed at least twenty years of credited service and a health supplement.

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(13) Employee Retirement Systems and Pension Funds: (Continued)

The funding policy is established by City Ordinance, which may be amended by the City Council. The City is required to contribute at an actuarially determined rate. Plan members are required to contribute 2% of their annual covered salary.

The Board of Trustees is responsible for establishing and amending the General Employees Plan investment policies.

Police Officers' Plan

The Police Officers' Plan is a single-employer, defined benefit plan that provides retirement, disability, and death benefits to full-time police officers.

The Police Officers' Plan is administered by a Board of Trustees established by City Ordinance. The Board is comprised of two appointees of the City Council, two members elected by the membership, and one member elected by the other four and appointed by the City Council. The City Council has the authority to establish and amend the benefit provisions of the plan.

Normal retirement is available upon the earlier of: 1) attainment of age fifty-five and completion of ten years of credited service, or 2) attainment of age fifty-two and completion of twenty-five years of credited service. Early retirement is available with reduced benefit upon the attainment of age fifty and the completion of ten years of credited service.

The normal retirement benefit shall be equal to 3.00% of final compensation times years of credited service. Benefit terms also provide for a disability benefit, an annual 2% cost-of-living adjustment to members who have attained age sixty and a health supplement.

The funding policy is established by City Ordinance, which may be amended by the City Council. The City is required to contribute at an actuarially determined rate. Plan members are required to contribute 5% of their annual covered salary.

The Board of Trustees is responsible for establishing and amending the Police Plan investment policies.

Firemen's Plan

The Firemen's Plan is a single-employer, defined benefit plan that provides retirement, disability, and death benefits to full-time firefighters.

The Firemen's Plan is administered by the Firemen's Pension Board. The Board is comprised of two appointees of the City Council, two members elected by the membership, and one member elected by the other four and appointed by the City Council. The City Council has the authority to establish and amend the benefit provisions of the plan.

Normal retirement is available upon the earlier of: 1) attainment of age fifty-five and completion of ten years of credited service, or 2) attainment of age fifty-two and completion of twenty-five years of credited service. Early retirement is available with reduced benefit upon the attainment of age fifty and the completion of ten years of credited service.

The normal retirement benefit shall be equal to 2.75% of final compensation times years of credited service. Benefit terms also provide for a disability benefit, an annual 2% cost-of-living adjustment to members who have attained age sixty and a health supplement.

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(13) **Employee Retirement Systems and Pension Funds:** (Continued)

The funding policy is established by City Ordinance, which may be amended by the City Council. The City is required to contribute at an actuarially determined rate. Plan members are required to contribute 5% of their annual covered salary.

The Board of Trustees is responsible for establishing and amending the Fire Plan investment policies.

Financial Statements

The financial statements of the plans are prepared using the accrual basis of accounting. Plan member contributions are recognized in the period in which the contributions are due. The City's contributions are recognized when due and a formal commitment to provide the contributions has been made. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. All plan investments are reported at fair value. The City's single-employer pension plans do not issue stand-alone financial statements.

Contributions

The State of Florida also makes contributions to the Firefighters' and Police Officers' Retirement Plans in accordance with Chapter 175 and Chapter 185 of the Florida Statutes as amended by the State Legislature. This contribution by the State of Florida is first recognized as revenue in the General Fund before being transferred to the Pension Fund. The City's actual annual contribution for each plan is determined by subtracting estimated employee contributions and actual State of Florida contributions from the total annual required contribution as determined by the actuary.

Contributions to the City's pension plans for the year ended September 30, 2022, were as follows:

	General Employees' Plan	Police Officers' Plan	Firemen's Plan	Total
Employee contributions	\$ 9,447	\$ 98,668	\$ 47,764	\$ 155,879
City contributions	534,812	177,585	226,116	938,513
State contributions	-	141,291	69,290	210,581
Total contributions	<u>\$ 544,259</u>	<u>\$ 417,544</u>	<u>\$ 343,170</u>	<u>\$ 1,304,973</u>

Investment Policy

See Note (3) for additional discussion of the investment policies for each of the Plans. The following was the asset allocation policy for each of the plans at September 30, 2022:

Asset Class	Target Asset Allocation		
	General Employees' Plan	Police Officers' Plan	Firemen's Plan
Domestic equities	90%	50%	60%
Bonds	5%	0%	30%
Cash and equivalents	2%	0%	0%
Real estate	3%	10%	0%
International equities	0%	15%	10%
Broad market fixed income	0%	20%	0%
Non-core fixed income	0%	5%	0%

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(13) **Employee Retirement Systems and Pension Funds:** (Continued)

Net Pension Liability (Asset)

The components of the net pension liability (asset) of the pension plans at September 30, 2022, were as follows:

	General Employees' Plan	Police Officers' Plan	Firemen's Plan	Total
Total pension liability	\$ 23,309,799	\$ 16,300,528	\$ 11,807,718	\$ 51,418,045
Plan fiduciary net position	<u>(20,288,195)</u>	<u>(16,538,248)</u>	<u>(10,093,119)</u>	<u>(46,919,562)</u>
Net pension liability (asset)	<u>\$ 3,021,604</u>	<u>\$ (237,720)</u>	<u>\$ 1,714,599</u>	<u>\$ 4,498,483</u>
Plan fiduciary net position as percentage of total pension liability	87.04%	101.46%	85.48%	91.25%

The total pension liability was determined by actuarial valuation as of October 1, 2021 and measurement dates of September 30, 2022, using the following actuarial assumptions to all measurement periods.

	General Employees' Plan	Police Officers' Plan	Firemen's Plan
Inflation	2.75%	2.50%	2.75%
Salary increases	4.00-7.00%	Service-based	4.00-7.00%
Investment rate of return	7.25%	7.00%	7.55%
Mortality table	FRS Tables	FRS Tables	FRS Tables

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long term expected rate of return by weighting the expected future real rates.

Best estimates of arithmetic real rates of return for each major class included in the pension plan's target asset allocation as of September 30, 2022, are summarized in the following table:

Asset Class	Long Term Expected Real Rate of Return		
	General Employees' Plan	Police Officers' Plan	Firemen's Plan
Domestic equities	7.11%	7.50%	5.55%
Bonds	0.25%	n/a	1.58%
Cash and equivalents	0.03%	n/a	n/a
Real estate	0.21%	4.50%	n/a
International equities	n/a	8.50%	1.03%
Broad market fixed income	n/a	2.50%	n/a
Non-core fixed income	n/a	3.50%	n/a

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(13) **Employee Retirement Systems and Pension Funds:** (Continued)

Discount rate

The discount rate used to measure the total pension liability for each pension plan varied as discussed on the following pages. The projection of cash flows used to determine the discount rate assumed the plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in net pension liability:

Changes in each plan's net pension liability were as follows:

	General Employees' Plan		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (asset) (a - b)
Beginning Balance	\$ 22,724,974	\$ 26,272,756	\$ (3,547,782)
Changes for year:			
Service cost	47,311	-	47,311
Interest	1,649,585	-	1,649,585
Differences between expected/actual experience	39,130	-	39,130
Changes of assumptions	695,769	-	695,769
Contributions – employer	-	534,812	(534,812)
Contributions – employee	-	9,447	(9,447)
Net investment income	-	(4,646,657)	4,646,657
Benefit payments, including refunds	(1,846,970)	(1,846,970)	-
Administrative expenses	-	(35,193)	35,193
Net changes	<u>584,825</u>	<u>(5,984,561)</u>	<u>6,569,386</u>
Ending Balance	<u>\$ 23,309,799</u>	<u>\$ 20,288,195</u>	<u>\$ 3,021,604</u>

	Police Officers' Plan		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (asset) (a - b)
Beginning Balance	\$ 16,161,221	\$ 20,590,835	\$ (4,429,614)
Changes for year:			
Service cost	274,854	-	274,854
Interest	1,118,723	-	1,118,723
Differences between expected/actual experience	(345,638)	-	(345,638)
Contributions – employer	-	177,585	(177,585)
Contributions – state	-	141,291	(141,291)
Contributions – employee	-	98,668	(98,668)
Net investment income	-	(3,511,730)	3,511,730
Benefit payments, including refunds	(908,632)	(908,632)	-
Administrative expenses	-	(49,769)	49,769
Net changes	<u>139,307</u>	<u>(4,052,587)</u>	<u>3,913,280</u>
Ending Balance	<u>\$ 16,300,528</u>	<u>\$ 16,538,248</u>	<u>\$ (237,720)</u>

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(13) **Employee Retirement Systems and Pension Funds:** (Continued)

	Firemen's Plan		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (asset) (a - b)
Beginning Balance	\$ 11,407,588	\$ 12,713,399	\$ (1,305,811)
Changes for year:			
Service cost	116,411	-	116,411
Interest	841,815	-	841,815
Differences between expected/actual experience	(178,334)	-	(178,334)
Changes of assumptions	368,491	-	368,491
Contributions – employer	-	226,116	(226,116)
Contributions – state	-	69,290	(69,290)
Contributions – employee	-	47,764	(47,764)
Net investment income	-	(2,174,716)	2,174,716
Benefit payments, including refunds	(748,253)	(748,253)	-
Administrative expenses	-	(40,481)	40,481
Net changes	400,130	(2,620,280)	3,020,410
Ending Balance	<u>\$ 11,807,718</u>	<u>\$ 10,093,119</u>	<u>\$ 1,714,599</u>

Sensitivity of the net pension liability to changes in the discount rate:

The following presents the net pension liability of the City calculated using the selected discount rates, as well as what the City's net pension liability (NPL) would be if it were calculated using a discount rate that is 1% lower or 1% higher than the current rate:

Plan	Current Discount Rate	NPL with 1% Decrease	NPL at Current Discount Rate	NPL with 1% Increase
General Employees	7.25%	\$ (5,137,712)	\$ (3,021,604)	\$ (934,435)
Police	7.00%	1,843,115	(237,720)	(1,944,075)
Fire	7.55%	2,625,243	1,714,599	239,274
Total		<u>\$ (669,354)</u>	<u>\$ (1,544,725)</u>	<u>\$ (2,639,236)</u>

For the year ended September 30, 2022, the annual-money weighted rate of return on each pension plan investments, net of pension plan investment expense was as follows:

	General Employees Plan	Police Officers' Plan	Firemen's Plan
Annual money-weighted rate of return	(19.97)%	(17.30)%	(19.09)%

The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(13) **Employee Retirement Systems and Pension Funds:** (Continued)

Pension Expense and Deferred Outflows and Inflows of Resources Related to Pensions

For the year ended September 30, 2022, the City recognized pension expense of \$1,239,231, \$397,852, and \$418,440 in the General Employees, Police Officers', and Firemen's pension plans, respectively, for a total of \$2,055,523.

At September 30, 2022, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	General Employees' Plan		Police Officers' Plan		Firemen's Plan	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ -	\$ -	\$ (455,060)	\$ 37,897	\$ (402,708)
Changes of assumptions	-	-	178,534	(71,328)	408,762	-
Net different between projected and actual investment earnings	<u>5,499,762</u>	<u>(2,003,564)</u>	<u>2,744,684</u>	<u>-</u>	<u>2,726,277</u>	<u>(933,632)</u>
	<u>\$ 5,499,762</u>	<u>\$ (2,003,564)</u>	<u>\$ 2,923,218</u>	<u>\$ (526,388)</u>	<u>\$ 3,172,936</u>	<u>\$ (1,336,340)</u>

Amounts reported as deferred outflows and deferred inflows of resources related to pensions being amortized for a period of greater than one year will be recognized in pension expense in succeeding years as follows:

	General Employees' Plan	Police Officers' Plan	Firemen's Plan
2023	\$ 870,563	\$ 539,253	\$420,619
2024	661,592	248,712	399,770
2025	648,094	622,033	346,339
2026	1,315,949	986,832	638,176
2027	-	-	31,692
Thereafter	-	-	-

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(13) **Employee Retirement Systems and Pension Funds:** (Continued)

C. Pension Fund Financial Statements

The City does not issue separate financial statements for General Employees', Police Officers', or Firemen's Pension Plan. The basic financial statements of the City include a Statement of Fiduciary Net Position and a Statement of Changes in Fiduciary Net Position that presents a single column presented by fund type for all pension trust funds. Presented below are the financial statements for each pension trust fund as of and for the year ended September 30, 2022:

STATEMENT OF FIDUCIARY NET POSITION

	<u>General Plan</u>	<u>Police Plan</u>	<u>Fire Plan</u>	<u>Total</u>
ASSETS				
Cash and cash equivalents with trustee	\$ 3,702,329	\$ 1,607,858	\$ 2,265,857	\$ 7,576,044
Total cash and cash equivalents	<u>3,702,329</u>	<u>1,607,858</u>	<u>2,265,857</u>	<u>7,576,044</u>
Receivables				
Contributions receivable	-	12,831	444	13,275
Interest and dividends receivable	25,179	28,900	30,512	84,591
Total receivables	<u>25,179</u>	<u>41,731</u>	<u>30,956</u>	<u>97,866</u>
Investments, at fair value				
Corporate bonds	730,676	4,396,071	700,658	5,827,405
Municipal bonds	2,094,700	-	807,841	2,902,541
Equities	11,475,660	10,502,110	6,293,733	28,271,503
Mutual funds	2,271,063	-	-	2,271,063
Total investments	<u>16,572,099</u>	<u>14,898,181</u>	<u>7,802,232</u>	<u>39,272,512</u>
Total assets	<u>\$ 20,299,607</u>	<u>\$ 16,547,770</u>	<u>\$ 10,099,045</u>	<u>\$ 46,946,422</u>
LIABILITIES				
Accounts payable	\$ 11,412	\$ 9,522	\$ 5,926	\$ 26,860
Total liabilities	<u>\$ 11,412</u>	<u>\$ 9,522</u>	<u>\$ 5,926</u>	<u>\$ 26,860</u>
NET POSITION				
Restricted for pensions	<u>\$ 20,288,195</u>	<u>\$ 16,538,248</u>	<u>\$ 10,093,119</u>	<u>\$ 46,919,562</u>

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(13) **Employee Retirement Systems and Pension Funds:** (Continued)

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION

	<u>General Plan</u>	<u>Police Plan</u>	<u>Fire Plan</u>	<u>Total</u>
Additions				
Contributions:				
Employer	\$ 534,812	\$ 177,585	\$ 226,116	\$ 938,513
Plan members	9,447	98,668	47,764	155,879
State - insurance premium taxes	-	141,291	69,290	210,581
Total contributions	<u>544,259</u>	<u>417,544</u>	<u>343,170</u>	<u>1,304,973</u>
Investment earnings				
Net appreciation (depreciation) in fair value of investments	(8,357,726)	(7,719,441)	(3,128,389)	(19,205,556)
Interest and dividends	3,871,213	4,278,708	1,041,169	9,191,090
Total investment earnings	<u>(4,486,513)</u>	<u>(3,440,733)</u>	<u>(2,087,220)</u>	<u>(10,014,466)</u>
Less: investment expense	(159,801)	(70,997)	(87,496)	(318,294)
Net investment income (loss)	<u>(4,646,314)</u>	<u>(3,511,730)</u>	<u>(2,174,716)</u>	<u>(10,332,760)</u>
Total additions	<u>(4,102,055)</u>	<u>(3,094,186)</u>	<u>(1,831,546)</u>	<u>(9,027,787)</u>
Deductions				
Benefit payments and refunds	1,846,970	908,632	748,253	3,503,855
Administrative expenses	35,536	49,769	40,481	125,786
Total deductions	<u>1,882,506</u>	<u>958,401</u>	<u>788,734</u>	<u>3,629,641</u>
Change in net position	<u>(5,984,561)</u>	<u>(4,052,587)</u>	<u>(2,620,280)</u>	<u>(12,657,428)</u>
Net position restricted for pensions, beginning of year	26,272,756	20,590,835	12,713,399	59,576,990
Net position restricted for pensions, end of year	<u>\$ 20,288,195</u>	<u>\$ 16,538,248</u>	<u>\$ 10,093,119</u>	<u>\$ 46,919,562</u>

CITY OF LAKE CITY, FLORIDA
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(14) **Recent Accounting Pronouncements:**

The Governmental Accounting Standards Board (GASB) has issued several pronouncements that have effective dates that may impact future financial statements. Listed below are pronouncements with required implementation dates effective for fiscal years subsequent to September 30, 2022, that have not yet been implemented. Management has not currently determined what, if any, impact implementation of the following will have on the City's financial statements:

- (a) GASB issued Statement No. 96, *Subscription-Based Information Technology Arrangements*, in May 2020. GASB 96 provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset-an intangible asset-and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, *Leases*, as amended. The provisions in GASB 96 are effective for periods beginning after June 15, 2022.
- (b) GASB issued Statement No. 101, *Compensated Absences*, in June 2022. GASB Statement No. 101 amends various provisions regarding the calculation methodology and required disclosures related to the liability for compensated absences. The provisions for GASB 101 are effective for fiscal years beginning after December 15, 2023.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF LAKE CITY, FLORIDA
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY
AND RELATED RATIOS
LAST 10 FISCAL YEARS
(UNAUDITED)

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>
Total OPEB Liability					
Service cost	\$ 12,413	\$ 12,001	\$ 30,155	\$ 5,703	\$ 6,136
Interest	13,365	12,762	44,414	5,361	5,232
Difference between expected and actual experience	(14,855)	-	13,789	-	-
Changes of assumptions	(5,754)	-	(39,452)	6,934	(6,155)
Estimated benefit payments	(20,183)	(19,222)	(61,624)	(21,046)	(19,532)
Change in actuarial methodology	-	-	264,498	-	-
Net change in total OPEB liability	(15,014)	5,541	251,780	(3,048)	(14,319)
Total OPEB liability - beginning of year	387,232	381,691	129,911	132,959	147,278
Total OPEB liability - end of year	<u>\$ 372,218</u>	<u>\$ 387,232</u>	<u>\$ 381,691</u>	<u>\$ 129,911</u>	<u>\$ 132,959</u>
Covered employee payroll	\$ 10,515,540	\$ 10,174,196	\$ 9,782,881	\$ 10,197,400	\$ 9,819,243
Total OPEB liability as a percentage of covered employee payroll	3.54%	3.81%	3.90%	1.27%	1.35%

Notes to Schedule:

There are no assets accumulated in a trust that pay for related benefits.

Valuation date:	9/30/2022	9/30/2020	9/30/2020	9/30/2018	9/30/2018
Measurement date:	9/30/2022	9/30/2021	9/30/2020	9/30/2019	9/30/2018

Changes of assumptions. Changes of assumptions and other changes reflect the effects of changes in the discount rate each period. The following are the discount rates used in each

4.77%	3.43%	3.43%	3.58%	4.18%
-------	-------	-------	-------	-------

*10 years of data will be presented as it becomes available.

CITY OF LAKE CITY, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
GENERAL EMPLOYEES' PENSION PLAN
SEPTEMBER 30, 2022
(UNAUDITED)

Fiscal Year Ending September 30,	2022	2021	2020	2019	2018	2017	2016	2015	2014
Total Pension Liability									
Service cost	\$ 47,311	\$ 44,592	\$ 61,012	\$ 60,437	\$ 93,780	\$ 92,950	\$ 126,321	\$ 151,095	\$ 193,901
Interest	1,649,585	1,684,732	1,800,627	1,790,729	1,765,941	1,661,505	1,652,136	1,604,706	1,642,659
Difference between actual and expected experience	39,130	(273,272)	(502,409)	2,584	141,087	-	(241,541)	52,506	(512,911)
Changes of assumptions	695,769	203,117	(792,801)	-	-	1,052,237	-	40,814	39,439
Benefit payments including refunds of contributions	(1,846,970)	(1,824,472)	(1,698,079)	(1,755,133)	(1,540,109)	(1,379,802)	(1,385,504)	(1,190,298)	(1,139,297)
Net change in total pension liability	584,825	(165,303)	(1,131,650)	98,617	460,699	1,426,890	151,412	658,823	223,791
Total pension liability - beginning	22,724,974	22,890,277	24,021,927	23,923,310	23,462,611	22,035,721	21,884,309	21,225,486	21,001,695
Total pension liability - ending (a)	<u>\$ 23,309,799</u>	<u>\$ 22,724,974</u>	<u>\$ 22,890,277</u>	<u>\$ 24,021,927</u>	<u>\$ 23,923,310</u>	<u>\$ 23,462,611</u>	<u>\$ 22,035,721</u>	<u>\$ 21,884,309</u>	<u>\$ 21,225,486</u>
Total Fiduciary Net Position									
Contributions - employer	\$ 534,812	\$ 731,849	\$ 793,601	\$ 904,774	\$ 959,005	\$ 960,362	\$ 903,328	\$ 985,384	\$ 1,089,395
Contributions - employee	9,447	12,610	13,594	14,057	16,597	19,425	23,359	26,763	31,280
Net investment income	(4,646,657)	4,862,079	1,580,006	623,945	2,324,679	2,453,755	1,575,111	(252,263)	1,690,061
Benefit payments, including refunds of contributions	(1,846,970)	(1,678,087)	(1,698,079)	(1,755,133)	(1,540,109)	(1,379,802)	(1,385,504)	(1,190,298)	(1,144,518)
Administrative expense	(35,193)	(30,390)	(35,699)	(34,861)	(38,286)	(32,166)	(38,134)	(39,845)	(34,060)
Net change in plan fiduciary net position	(5,984,561)	3,898,061	653,423	(247,218)	1,721,886	2,021,574	1,078,160	(470,259)	1,632,158
Plan fiduciary net position - beginning	26,272,756	22,374,695	21,721,272	21,968,490	20,246,604	18,225,030	17,146,870	17,617,129	15,984,971
Plan fiduciary net position - ending (b)	<u>\$ 20,288,195</u>	<u>\$ 26,272,756</u>	<u>\$ 22,374,695</u>	<u>\$ 21,721,272</u>	<u>\$ 21,968,490</u>	<u>\$ 20,246,604</u>	<u>\$ 18,225,030</u>	<u>\$ 17,146,870</u>	<u>\$ 17,617,129</u>
Net pension liability (asset) - ending (a) - (b)	<u>\$ 3,021,604</u>	<u>\$ (3,547,782)</u>	<u>\$ 515,582</u>	<u>\$ 2,300,655</u>	<u>\$ 1,954,820</u>	<u>\$ 3,216,007</u>	<u>\$ 3,810,691</u>	<u>\$ 4,737,439</u>	<u>\$ 3,608,357</u>
Plan fiduciary net position as a percentage of the total pension liability	87.04%	115.61%	97.75%	90.42%	91.83%	86.29%	82.71%	78.35%	83.00%
Covered payroll	\$ 653,842	\$ 641,929	\$ 757,478	\$ 855,211	\$ 1,015,616	\$ 1,087,009	\$ 1,129,111	\$ 1,496,576	\$ 1,625,433
Net pension liability (asset) as a percentage of covered payroll	462.13%	-552.68%	68.07%	269.02%	192.48%	295.86%	337.49%	316.55%	221.99%

*10 years of data will be presented as it becomes available.

CITY OF LAKE CITY, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
POLICE OFFICERS' PENSION PLAN
SEPTEMBER 30, 2022
(UNAUDITED)

Fiscal Year Ending September 30,	2022	2021	2020	2019	2018	2017	2016	2015	2014
Total Pension Liability									
Service cost	\$ 274,854	\$ 315,202	\$ 337,030	\$ 340,336	\$ 368,645	\$ 341,397	\$ 437,718	\$ 425,461	\$ 432,783
Interest	1,118,723	1,122,896	1,133,857	1,099,762	1,041,883	1,050,183	1,014,179	969,009	906,193
Change in excess of state money	-	(10,334)	-	-	-	-	-	-	-
Share plan allocation	-	10,334	-	-	-	-	-	-	-
Changes in benefit terms	-	-	-	-	-	-	(132,292)	-	-
Difference between actual and expected experience	(345,638)	(13,697)	(550,169)	(185,395)	155,061	(741,233)	(303,219)	(118,614)	-
Changes of assumptions	-	535,602	(178,322)	-	-	-	587,453	-	-
Benefit payments including refunds of contributions	(908,632)	(931,731)	(801,700)	(791,895)	(739,201)	(837,333)	(609,763)	(536,201)	(506,056)
Net change in total pension liability	139,307	1,028,272	(59,304)	462,808	826,388	(186,986)	994,076	739,655	832,920
Total pension liability - beginning	16,161,221	15,132,949	15,192,253	14,729,445	13,903,057	14,090,043	13,095,967	12,356,312	11,523,392
Total pension liability - ending (a)	<u>\$ 16,300,528</u>	<u>\$ 16,161,221</u>	<u>\$ 15,132,949</u>	<u>\$ 15,192,253</u>	<u>\$ 14,729,445</u>	<u>\$ 13,903,057</u>	<u>\$ 14,090,043</u>	<u>\$ 13,095,967</u>	<u>\$ 12,356,312</u>
Total Fiduciary Net Position									
Contributions - employer	\$ 177,585	\$ 189,148	\$ 185,478	\$ 237,500	\$ 296,710	\$ 297,723	\$ 514,483	\$ 689,254	\$ 605,655
Contributions - state	141,291	132,580	122,100	117,283	105,293	112,064	118,886	95,363	95,877
Contributions - employee	98,668	83,695	85,175	87,382	93,893	85,582	84,732	88,082	84,726
Net investment income	(3,511,730)	3,153,185	1,794,659	633,430	1,379,459	1,595,827	1,279,744	(359,178)	1,184,164
Benefit payments, including refunds of contributions	(908,632)	(931,731)	(801,700)	(791,895)	(739,201)	(837,333)	(609,763)	(536,201)	(506,056)
Administrative expense	(49,769)	(43,468)	(35,156)	(37,873)	(37,338)	(33,774)	(44,309)	(33,094)	(20,159)
Net change in plan fiduciary net position	(4,052,587)	2,583,409	1,350,556	245,827	1,098,816	1,220,089	1,343,773	(55,774)	1,444,207
Plan fiduciary net position - beginning	20,590,835	18,007,426	16,656,870	16,411,043	15,312,227	14,092,138	12,748,365	12,804,139	11,359,932
Plan fiduciary net position - ending (b)	<u>\$ 16,538,248</u>	<u>\$ 20,590,835</u>	<u>\$ 18,007,426</u>	<u>\$ 16,656,870</u>	<u>\$ 16,411,043</u>	<u>\$ 15,312,227</u>	<u>\$ 14,092,138</u>	<u>\$ 12,748,365</u>	<u>\$ 12,804,139</u>
Net pension liability (asset) - ending (a) - (b)	<u>\$ (237,720)</u>	<u>\$ (4,429,614)</u>	<u>\$ (2,874,477)</u>	<u>\$ (1,464,617)</u>	<u>\$ (1,681,598)</u>	<u>\$ (1,409,170)</u>	<u>\$ (2,095)</u>	<u>\$ 347,602</u>	<u>\$ (447,827)</u>
Plan fiduciary net position as a percentage of the total pension liability	101.46%	127.41%	118.99%	109.64%	111.42%	110.14%	100.01%	97.35%	103.62%
Covered payroll	\$ 1,973,362	\$ 1,673,911	\$ 1,703,503	\$ 1,747,646	\$ 1,877,855	\$ 1,711,639	\$ 1,694,648	\$ 1,819,061	\$ 1,694,522
Net pension liability as a percentage of covered payroll	-12.05%	-264.63%	-168.74%	-83.81%	-89.55%	-82.33%	-0.12%	19.11%	-26.43%

*10 years of data will be presented as it becomes available.

**CITY OF LAKE CITY, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS
FIREMEN'S PENSION PLAN
SEPTEMBER 30, 2022
(UNAUDITED)**

Fiscal Year Ending September 30,	2022	2021	2020	2019	2018	2017	2016	2015	2014
Total Pension Liability									
Service cost	\$ 116,411	\$ 116,968	\$ 135,094	\$ 99,824	\$ 153,355	\$ 141,339	\$ 129,860	\$ 129,239	\$ 120,314
Interest	841,815	838,458	813,550	826,579	786,676	750,730	723,418	661,734	594,942
Difference between actual and expected experience	(178,334)	(224,605)	75,794	(521,796)	341,659	-	(83,851)	212,813	759,502
Changes of assumptions	368,491	122,196	40,444	-	-	173,054	-	204,390	-
Benefit payments including refunds of contributions	(748,253)	(577,387)	(590,510)	(625,468)	(801,078)	(425,576)	(431,420)	(449,619)	(369,386)
Net change in total pension liability	400,130	275,630	474,372	(220,861)	480,612	639,547	338,007	758,557	1,105,372
Total pension liability - beginning	11,407,588	11,131,958	10,657,586	10,878,447	10,397,835	9,758,288	9,420,281	8,661,724	7,556,352
Total pension liability - ending (a)	<u>\$ 11,807,718</u>	<u>\$ 11,407,588</u>	<u>\$ 11,131,958</u>	<u>\$ 10,657,586</u>	<u>\$ 10,878,447</u>	<u>\$ 10,397,835</u>	<u>\$ 9,758,288</u>	<u>\$ 9,420,281</u>	<u>\$ 8,661,724</u>
Total Fiduciary Net Position									
Contributions - employer	\$ 226,116	\$ 249,735	\$ 312,178	\$ 355,220	\$ 314,888	\$ 368,917	\$ 305,436	\$ 254,845	\$ 294,336
Contributions - state	69,290	69,520	64,182	63,423	63,787	-	-	-	-
Contributions - employee	47,764	48,297	48,149	46,851	41,533	43,185	41,491	41,979	41,811
Net investment income	(2,174,716)	2,358,089	523,436	168,343	1,124,631	1,111,293	1,066,780	(289,594)	971,584
Benefit payments, including refunds of contributions	(748,253)	(577,387)	(590,510)	(625,468)	(801,078)	(425,576)	(431,420)	(449,619)	(369,386)
Administrative expense	(40,481)	(47,817)	(57,355)	(51,202)	(61,945)	(54,477)	(43,425)	(38,590)	(30,193)
Other	-	-	-	-	-	-	-	32,341	-
Net change in plan fiduciary net position	(2,620,280)	2,100,437	300,080	(42,833)	681,816	1,043,342	938,862	(448,638)	908,152
Plan fiduciary net position - beginning	12,713,399	10,612,962	10,312,882	10,355,715	9,673,899	8,630,557	7,691,695	8,140,333	7,232,181
Plan fiduciary net position - ending (b)	<u>\$ 10,093,119</u>	<u>\$ 12,713,399</u>	<u>\$ 10,612,962</u>	<u>\$ 10,312,882</u>	<u>\$ 10,355,715</u>	<u>\$ 9,673,899</u>	<u>\$ 8,630,557</u>	<u>\$ 7,691,695</u>	<u>\$ 8,140,333</u>
Net pension liability (asset) - ending (a) - (b)	<u>\$ 1,714,599</u>	<u>\$ (1,305,811)</u>	<u>\$ 518,996</u>	<u>\$ 344,704</u>	<u>\$ 522,732</u>	<u>\$ 723,936</u>	<u>\$ 1,127,731</u>	<u>\$ 1,728,586</u>	<u>\$ 521,391</u>
Plan fiduciary net position as a percentage of the total pension liability	85.48%	111.45%	95.34%	96.77%	95.19%	93.04%	88.44%	81.65%	93.98%
Covered payroll	\$ 852,342	\$ 928,815	\$ 1,019,505	\$ 793,729	\$ 879,278	\$ 861,178	\$ 834,327	\$ 805,330	\$ 808,371
Net pension liability as a percentage of covered payroll	201.16%	-140.59%	50.91%	43.43%	59.45%	84.06%	135.17%	214.64%	64.50%

*10 years of data will be presented as it becomes available

**CITY OF LAKE CITY, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS
GENERAL EMPLOYEES' PENSION PLAN
SEPTEMBER 30, 2022
(UNAUDITED)**

<u>Fiscal Year</u>	<u>Actuarially Determined Contribution (ADC)</u>	<u>Contributions in Relation to ADC</u>	<u>Contribution Deficiency (Excess)</u>	<u>Covered Payroll</u>	<u>Contributions as Percentage of Employee Payroll</u>
2022	\$ 77,783	\$ 555,001	\$ (477,218)	\$ 653,842	84.88%
2021	758,079	759,842	(1,763)	641,929	118.37%
2020	798,065	824,353	(26,288)	757,478	108.83%
2019	930,235	939,834	(9,599)	855,211	109.89%
2018	974,284	996,166	(21,882)	1,015,616	98.08%
2017	995,683	997,576	(1,893)	1,087,009	91.77%
2016	976,209	938,332	37,877	1,129,111	83.10%
2015	988,182	1,023,568	(35,386)	1,496,576	68.39%
2014	1,123,502	1,130,821	(7,319)	1,625,433	69.57%

Notes to Schedule:

Valuation Date: 10/1/2021

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method:	Individual Entry Age, Level Percent of Pay
Amortization Method:	Level Dollar, Closed
Remaining Amortization Period:	3 to 15 Years Based on Year Established
Asset Valuation Method:	Actuarial Value, Based on 5-year Recognition of Returns Greater or Less Than the Assumed Investment Return.
Inflation:	2.75%
Investment Rate of Return:	7.25%
Salary Increases:	7% to 4%
Retirement Age:	100% at Normal Retirement Eligibility Date
Mortality:	FRS Mortality Table

*10 years of data will be presented as it becomes available

**CITY OF LAKE CITY, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS
POLICE OFFICERS' PENSION PLAN
SEPTEMBER 30, 2022
(UNAUDITED)**

Fiscal Year	Actuarially Determined Contribution (ADC)	Contributions in Relation to ADC	Contribution Deficiency (Excess)	Covered Payroll	Contributions as Percentage of Employee Payroll
2022	\$ 343,365	\$ 318,876	\$ 24,489	\$ 1,973,362	16.16%
2021	291,260	321,728	(30,468)	1,673,911	19.22%
2020	294,706	307,578	(12,872)	1,703,503	18.06%
2019	328,557	354,783	(26,226)	1,747,646	20.30%
2018	339,892	402,003	(62,111)	1,877,855	21.41%
2017	373,137	409,787	(36,650)	1,711,639	23.94%
2016	460,944	633,369	(172,425)	1,694,648	37.37%
2015	598,956	784,617	(185,661)	1,819,061	43.13%
2014	701,532	701,532	-	1,694,522	41.40%

Notes to Schedule:

Valuation Date: 10/1/2020

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method: Entry Age Normal Actuarial Cost Method
Amortization Method: Level Percentage of Pay, Closed
Remaining Amortization Period: 30 Years (as of 10/1/2015 Valuation)
Mortality: RP-2000 Table with No Projection - (Disabled Lives Set Forward 5 Years)
Retirement Age: Earlier of Age 55 and 10 Years of Service, or Age 52 with 25 Years of Service
Interest Rate: 7.00% per Year Compounded Annually, Net of Investment Related Expenses
Salary Increases: 15.00% in first year of employment and 4.00% per year during each subsequent y until the assumed retirement age.
Early Retirement: Commencing with the Attainment of Early Retirement Status, Members are Assu to Retire with an Immediate Subsidized Benefit at the Rate of 5% per Year
Payroll Growth: 1.00% per Year
Cost of Living Adjustment: 2.00% per Year Beginning at Age 60
Asset Valuation Method: Each Year, the Prior Actuarial Value of Assets is Brought Forward Utilizing the Historical Geometric 4-Year Average Market Value Return; it is Possible that C Time this Technique will Produce an Insignificant Bias Above or Below Marke
Termination and Disability Rate: See Table Below

Age	Percent Terminating During the Year	Percent Becoming Disabled During the Year
20	9.00%	0.15%
30	7.50%	0.20%
40	3.90%	0.35%
50	1.20%	0.90%

*10 years of data will be presented as it becomes available.

**CITY OF LAKE CITY, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF CONTRIBUTIONS
FIREMEN'S PENSION PLAN
SEPTEMBER 30, 2022
(UNAUDITED)**

Fiscal Year	Actuarially Determined Contribution (ADC)	Contributions in Relation to ADC	Contribution Deficiency (Excess)	Covered Payroll	Contributions as Percentage of Employee Payroll
2022	\$ 299,277	\$ 306,558	\$ (7,281)	\$ 852,342	35.97%
2021	326,538	331,467	(4,929)	928,815	35.69%
2020	296,723	390,944	(94,221)	1,019,505	38.35%
2019	382,219	434,865	(52,646)	793,729	54.79%
2018	384,222	393,349	(9,127)	879,278	44.74%
2017	382,832	383,213	(381)	861,178	44.50%
2016	382,832	317,272	65,560	834,327	38.03%
2015	249,267	264,721	(15,454)	805,330	32.87%
2014	292,123	303,916	(11,793)	808,371	37.60%

Notes to Schedule:

Valuation Date: 10/1/2020

Methods and assumptions used to determine contribution rates:

Actuarial Cost Method: Individual Entry Age, Level Percent of Pay
Amortization Method: Level Dollar, Closed
Remaining Amortization Period: 4 to 15 Years Based on Year Established
Asset Valuation Method: Actuarial Value, Based on 5-year Recognition of Returns Greater or Less
Than the Assumed Investment Return.
Inflation: 2.75%
Investment Rate of Return: 7.55%
Salary Increases: 7% to 4%
Retirement Age: 100% at Normal Retirement Eligibility Date
Mortality: FRS Mortality Table

*10 years of data will be presented as it becomes available.

**CITY OF LAKE CITY, FLORIDA
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULES OF INVESTMENT RETURNS
 SEPTEMBER 30, 2022
 (UNAUDITED)**

For the Year Ending September 30,	General Employees' Pension Plan	Police Officers' Pension Plan	Firemen's Pension Plan
2022	-19.97%	-17.30%	-19.09%
2021	20.60%	17.80%	20.13%
2020	7.18%	11.03%	4.81%
2019	7.01%	3.91%	1.39%
2018	8.68%	9.11%	9.57%
2017	14.41%	11.49%	13.03%
2016	9.97%	10.06%	14.81%
2015	-0.82%	-2.79%	-2.72%
2014	11.31%	10.38%	14.75%

*10 years of data will be presented as it becomes available.

CITY OF LAKE CITY, FLORIDA
SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY
LAST 10 FISCAL YEARS
(UNAUDITED)

	As of the Plan Year Ended June 30,								
	2022	2021	2020	2019	2018	2017	2016	2015	2014
Florida Retirement System (FRS)									
Proportion of the net pension liability	0.014137094%	0.013452569%	0.012749094%	0.012380148%	0.011489332%	0.010534545%	0.010698858%	0.011407846%	0.009832049%
Proportionate share of the net pension liability	\$ 5,260,135	\$ 1,016,189	\$ 5,525,645	\$ 4,263,551	\$ 3,460,646	\$ 3,116,048	\$ 2,701,470	\$ 1,473,476	\$ 599,900
Covered payroll	6,315,764	5,609,878	5,584,157	5,391,958	5,043,764	4,883,093	4,722,366	4,587,672	3,918,194
Proportionate share of the net pension liability as a percentage of covered payroll	83.29%	18.11%	98.95%	79.07%	68.61%	63.81%	57.21%	32.12%	15.31%
Plan fiduciary net position as a percentage of the total pension liability	82.89%	96.40%	78.85%	82.61%	84.26%	83.89%	84.88%	92.00%	96.09%
Health Insurance Subsidy Program (HIS)									
Proportion of the net pension liability	0.017326791%	0.015842776%	0.016086160%	0.016118867%	0.015439074%	0.015319547%	0.015298419%	0.015115116%	0.013187655%
Proportionate share of the net pension liability	\$ 1,835,184	\$ 1,943,355	\$ 1,964,094	\$ 1,803,540	\$ 1,634,089	\$ 1,638,037	\$ 1,782,967	\$ 1,541,506	\$ 1,233,078
Covered payroll	6,315,764	5,609,878	5,584,157	5,391,958	5,043,764	4,883,093	4,722,366	4,587,672	3,918,194
Proportionate share of the net pension liability as a percentage of covered payroll	29.06%	34.64%	35.17%	33.45%	32.40%	33.55%	37.76%	33.60%	31.47%
Plan fiduciary net position as a percentage of the total pension liability	4.81%	3.56%	3%	2.63%	2.15%	1.64%	0.97%	0.50%	0.99%

Note 1: GASB 68 requires information for 10 years. However, until a full 10-year trend is compiled, information is presented for only those years for which information is available.

**CITY OF LAKE CITY, FLORIDA
SCHEDULE OF CONTRIBUTIONS
LAST 10 FISCAL YEARS
(UNAUDITED)**

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>For the Fiscal Year Ended September 30,</u>			<u>2016</u>	<u>2015</u>	<u>2015</u>
				<u>2019</u>	<u>2018</u>	<u>2017</u>			
Florida Retirement System (FRS)									
Contractually required contribution	\$ 585,847	\$ 533,708	\$ 423,596	\$ 383,874	\$ 327,437	\$ 274,240	\$ 260,909	\$ 278,133	\$ 215,364
Contributions in relation to the contractually required contribution	585,847	533,708	423,596	383,874	327,437	274,240	260,909	278,133	215,364
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$ 6,227,331	\$ 5,635,167	\$ 5,584,157	\$ 5,391,958	\$ 5,043,764	\$ 4,883,093	\$ 4,722,366	\$ 4,587,672	\$ 3,918,194
Contributions as a percentage of covered payroll	9.41%	9.47%	7.59%	7.12%	6.49%	5.62%	5.52%	6.06%	5.50%
Health Insurance Subsidy Program (HIS)									
Contractually required contribution	\$ 103,374	\$ 93,544	\$ 92,697	\$ 89,507	\$ 83,726	\$ 81,075	\$ 78,414	\$ 57,779	\$ 45,176
Contributions in relation to the contractually required contribution	103,374	93,544	92,697	89,507	83,726	81,075	78,414	57,779	45,176
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$ 6,227,331	\$ 5,635,167	\$ 5,584,157	\$ 5,391,958	\$ 5,043,764	\$ 4,883,093	\$ 4,722,366	\$ 4,587,672	\$ 3,918,194
Contributions as a percentage of covered payroll	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.66%	1.26%	1.15%

Note 1: GASB 68 requires information for 10 years. However, until a full 10-year trend is compiled, information is presented for only those years for which information is available.

SUPPLEMENTARY INFORMATION

**CITY OF LAKE CITY, FLORIDA
COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Special Revenue Funds						Total Nonmajor Governmental Funds	
	Airport	Seized Assets	Special Police	Drug Task Force Grant	CDBG Housing	Sales Tax Bond		Debt Service
ASSETS								
Equity in pooled cash and cash equivalents	\$ 668,845	\$ 93,139	\$ 68,046	\$ (41,952)	\$ 27,611	\$ 2,902,786	\$ 147,400	\$ 3,865,875
Due from other governments	-	-	-	38,037	-	500,000	-	538,037
Leases receivable	908,895	-	-	-	-	-	-	908,895
Inventories	99,192	-	-	-	-	-	-	99,192
Prepaid items	1,993	-	-	-	-	-	-	1,993
Total assets	<u>\$ 1,678,925</u>	<u>\$ 93,139</u>	<u>\$ 68,046</u>	<u>\$ (3,915)</u>	<u>\$ 27,611</u>	<u>\$ 3,402,786</u>	<u>\$ 147,400</u>	<u>\$ 5,413,992</u>
LIABILITIES								
Accounts payable and accrued liabilities	\$ 68,404	\$ -	\$ -	\$ -	\$ -	\$ 412,323	\$ -	\$ 480,727
Customer deposits	100,000	-	-	-	-	-	-	100,000
Retainage payable	-	-	-	-	-	165,341	-	165,341
Unearned revenue	-	45,630	-	-	-	-	-	45,630
Total liabilities	<u>168,404</u>	<u>45,630</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>577,664</u>	<u>-</u>	<u>791,698</u>
DEFERRED INFLOWS OF RESOURCES								
Deferred inflows related to leases	893,987	-	-	-	-	-	-	893,987
FUND BALANCES								
Nonspendable:								
Inventories	99,192	-	-	-	-	-	-	99,192
Prepaid items	1,993	-	-	-	-	-	-	1,993
Restricted for:								
Public safety	-	47,509	68,046	-	-	2,297,389	-	2,412,944
Airport	515,349	-	-	-	-	-	-	515,349
Debt service	-	-	-	-	-	-	147,400	147,400
Capital improvements	-	-	-	-	-	527,733	-	527,733
Health and welfare	-	-	-	-	27,611	-	-	27,611
Unassigned	-	-	-	(3,915)	-	-	-	(3,915)
Total fund balances	<u>616,534</u>	<u>47,509</u>	<u>68,046</u>	<u>(3,915)</u>	<u>27,611</u>	<u>2,825,122</u>	<u>147,400</u>	<u>3,728,307</u>
Total liabilities and fund balances	<u>\$ 1,678,925</u>	<u>\$ 93,139</u>	<u>\$ 68,046</u>	<u>\$ (3,915)</u>	<u>\$ 27,611</u>	<u>\$ 3,402,786</u>	<u>\$ 147,400</u>	<u>\$ 5,413,992</u>

**CITY OF LAKE CITY, FLORIDA
 COMBINING SCHEDULE OF REVENUES, EXPENDITURES,
 AND CHANGES IN FUND BALANCE
 NONMAJOR GOVERNMENTAL FUNDS
 FOR THE YEAR ENDED SEPTEMBER 30, 2022**

	Special Revenue Funds							Total Nonmajor Governmental Funds
	Airport	Seized Assets	Special Police	Drug Task Force Grant	CDBG Housing	Sales Tax Bond	Debt Service	
Revenues								
Intergovernmental	\$ 82,000	\$ -	\$ -	\$ 50,332	\$ -	\$ 500,000	\$ -	\$ 632,332
Charges for services	1,694,080	-	-	-	-	-	-	1,694,080
Investment income	277	57	-	-	-	6,011	-	6,345
Miscellaneous	37,940	-	6,308	-	-	-	-	44,248
Total revenues	1,814,297	57	6,308	50,332	-	506,011	-	2,377,005
Expenditures								
Current:								
General government	-	-	-	-	-	4,881	-	4,881
Public safety	-	-	-	53,864	-	-	-	53,864
Airport	1,449,323	-	-	-	-	-	-	1,449,323
Capital outlay	98,518	-	-	-	-	1,929,688	-	2,028,206
Debt service:								
Principal retirement	185,111	-	-	-	-	-	590,162	775,273
Interest and fiscal charges	58,730	-	-	-	-	-	254,277	313,007
Total expenditures	1,791,682	-	-	53,864	-	1,934,569	844,439	4,624,554
Excess (deficiency) of revenues over expenditures	22,615	57	6,308	(3,532)	-	(1,428,558)	(844,439)	(2,247,549)
Other financing sources (uses)								
Transfers in	-	-	-	-	-	-	844,439	844,439
Transfers out	(27,847)	-	-	-	-	-	-	(27,847)
Total other financing sources (uses)	(27,847)	-	-	-	-	-	844,439	816,592
Net change in fund balances	(5,232)	57	6,308	(3,532)	-	(1,428,558)	-	(1,430,957)
Fund balances, beginning of year	621,766	47,452	61,738	(383)	27,611	4,253,680	147,400	5,159,264
Fund balances, end of year	\$ 616,534	\$ 47,509	\$ 68,046	\$ (3,915)	\$ 27,611	\$ 2,825,122	\$ 147,400	\$ 3,728,307

CITY OF LAKE CITY, FLORIDA
SCHEDULE OF NET REVENUES AND DEBT SERVICE COVERAGE
UTILITY SYSTEM REVENUE AND REFUNDING BONDS
SERIES 2013, SERIES 2016, AND SERIES 2020 RATE COVENANT
FOR THE YEAR ENDED SEPTEMBER 30, 2022

Gross revenues	
Charges for services	\$ 15,882,923
Interest	25,905
Miscellaneous income	163,356
Total gross revenues	<u>16,072,184</u>
 Operating expenses, excluding interest, amortization, and depreciation	 10,622,422
 Net revenues	 <u><u>\$ 5,449,762</u></u>
 Current annual debt service	
2013 Bonds	\$ 163,843
2016 Bonds	822,071
2020 Bonds	2,009,600
Total current annual debt service	<u><u>\$ 2,995,514</u></u>
 Debt service coverage ratio	 <u><u>1.82</u></u>
 Required minimum debt service coverage ratio	 <u><u>1.25</u></u>

CITY OF LAKE CITY, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE
AND STATE FINANCIAL ASSISTANCE
FOR THE YEAR ENDED SEPTEMBER 30, 2022

Federal/State Agency / Pass-Through Entity / Federal/State Program	Assistance Listing / CSFA Number	Contract / Grant Number	Expenditures
FEDERAL AWARDS			
<u>U.S. Department of Housing and Urban Development</u>			
Indirect Programs:			
Passed-through Florida Department of Economic Opportunity Community Development Block Grant	14.228	22CV-S30	\$ 18,250
Total U.S. Department of Housing and Urban Development			<u>18,250</u>
<u>U.S. Department of Justice</u>			
Indirect Programs:			
Passed-through Florida Department of Law Enforcement: Edward Byrne Memorial Justice Assistance Grant (JAG)	16.738	2019-MU-BX-0036	12,295
Edward Byrne Memorial Justice Assistance Grant (JAG)	16.738	2020-MU-BX-0006	38,037
Highway Safety Cluster			
State and Community Highway Safety	20.600	SC-2022-00189	27,703
State and Community Highway Safety	20.600	OP-2022-00101	8,024
National Priority Safety Program	20.616	M5HVE-2022-00201	7,484
Total Highway Safety Cluster			<u>43,211</u>
Total U.S. Department of Justice			<u>93,543</u>
<u>U.S. Department of Transportation</u>			
Direct Programs:			
Airport Improvement Program	20.106	3-12-0039-024-2020	85,722
Airport Improvement Program	20.106	3-12-0039-027-2021	157,394
Airport Improvement Program	20.106	3-12-0039-026-2021	23,000
Airport Improvement Program	20.106	3-12-0039-028-2021	59,000
Total U.S. Department of Transportation			<u>325,116</u>
<u>U.S. Department of Treasury</u>			
Indirect Programs:			
Passed-through Florida Department of Emergency Management COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027	Y5158	6,186,544
Passed-through Florida Department of Economic Opportunity COVID-19 Coronavirus State and Local Fiscal Recovery Funds	21.027	WG044	924,819
Total U.S. Department of Treasury			<u>7,111,363</u>
Total Federal Awards			<u>\$ 7,548,272</u>
STATE FINANCIAL ASSISTANCE			
<u>State of Florida Department of Environmental Protection</u>			
Direct Programs:			
Statewide Water Quality Restoration Program	37.039	LP12030	\$ 943,250
Statewide Water Quality Restoration Program	37.039	LPR0016	19,693
Florida Springs Grant Program	37.052	LP12031	840,348
Florida Springs Grant Program	37.052	LP12030	54,650
Small Community Wastewater Facility Program	37.075	SG059	627,747
Total Florida Department of Environmental Protection			<u>2,485,688</u>
<u>State of Florida Department of Financial Services</u>			
Direct Programs:			
Local Government Fire Service Grant	43.009	FM724	500,000
Total Florida Department of Financial Services			<u>500,000</u>
<u>State of Florida Department of Transportation</u>			
Direct Programs:			
Aviation Grant Programs	55.004	438011-1-94-21	31,218
Aviation Grant Programs	55.004	438033-1-94-20	51,835
Small County Outreach Program	55.009	G2085	57,529
Total Florida Department of Transportation			<u>140,582</u>
Total State Financial Assistance			<u>\$ 3,126,270</u>

The accompanying notes to the schedule of expenditures of federal awards
and state financial assistance are an integral part of this schedule.

CITY OF LAKE CITY, FLORIDA
NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
AND STATE FINANCIAL ASSISTANCE
FOR THE YEAR ENDED SEPTEMBER 30, 2022

(1) **Basis of Presentation:**

The accompanying schedule of expenditures of federal awards and state financial assistance includes the federal and state grant activity of the City of Lake City, Florida, and is presented on the modified accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and Section 215.97, Florida Statutes. Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the City.

(2) **Summary of Significant Accounting Policies:**

Expenditures reported on the schedule are reported on the accrual basis of accounting. Such expenditures are recognized following, as applicable, either the cost principles in OMB Circular A-122, *Cost Principles for Non-Profit Organizations*, or the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Pass-through entity identifying numbers are presented where available.

No grant awards were passed through to subrecipients.

(3) **De Minimis Indirect Cost Rate Election:**

The City has elected not to use the 10 percent de minimis indirect cost rate as allowed under Uniform Guidance.

(4) **Contingency:**

Project expenditures are subject to audit and adjustment. If any expenditures were to be disallowed by the grantor agency as a result of such an audit, any claim for reimbursement to the grantor agency would become a liability of the City. In the opinion of management, all project expenditures included on the accompanying schedule are in compliance with the terms of the project agreements and applicable federal and state laws and regulations.

**CITY OF LAKE CITY, FLORIDA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

A. Summary of Auditors' Results:

Financial Statements:

Type of audit report issued on the financial statements: *Unmodified*

Internal control over financial reporting:

Material weakness(es) identified? _____ yes X no

Significant deficiency(ies) identified? _____ yes X none reported

Noncompliance material to financial statements noted? _____ yes X no

Federal Awards:

Internal control over major Federal programs:

Material weakness(es) identified? _____ yes X no

Significant deficiency(ies) identified? _____ yes X none reported

Type of auditor's report issued on compliance for major Federal programs: *Unmodified*

Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? _____ yes X none reported

Auditee qualified as a low-risk auditee? X yes _____ no

Dollar threshold used to distinguish between type A and type B programs: \$750,000

Identification of major Federal programs:

Assistance Listing Number	Program Name
21.027	COVID-19 Coronavirus State and Local Fiscal Recovery Funds

State Financial Assistance:

Internal control over major State projects:

Material weakness(es) identified? _____ yes X no

Significant deficiency(ies) identified? _____ yes X none reported

Type of auditor's report issued on compliance for major State projects:

Unmodified

Any audit findings disclosed that are required to be reported for state financial assistance projects in accordance with Chapter 10.550?

_____ yes X none reported

Dollar threshold used to distinguish between type A and type B programs:

\$750,000

Identification of major State programs:

<u>CSFA Number</u>	<u>Program Name</u>
37.039	Statewide Water Quality Restoration
37.052	Florida Springs Grant Program

- B. **Financial Statement Findings:** None.
- C. **Federal Program Findings and Questioned Costs:** None.
- D. **State Project Findings and Questioned Costs:** None.
- E. **Summary Schedule of Prior Audit Findings:** None.
- F. **Corrective Action Plan:** Not applicable as there are no current year findings.

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND STATE PROJECT AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE AND CHAPTER 10.550, RULES OF THE AUDITOR GENERAL

To the Honorable Mayor, City Council, and City Manager,
City of Lake City, Florida:

Report on Compliance for Each Major Federal Program and State Project

Opinion on Each Major Federal Program and State Project

We have audited the City of Lake City, Florida's (the City) compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement*, and the requirements described in the Department of Financial Services' *State Projects Compliance Supplement*, that could have a direct and material effect on each of the City's major federal programs and state projects for the year ended September 30, 2022. The City's major federal programs and state projects are identified in the summary of auditors' results section of the accompanying schedule of findings.

In our opinion, the City complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs and state projects for the year ended September 30, 2022.

Basis for Opinion on Each Major Federal Program and State Project

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance); and Chapter 10.550, Rules of the Auditor General. Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program and state projects. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to the City's federal programs and state projects.

Auditors' Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material, if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program or state project on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program or state project will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program or state project that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance and Chapter 10.550, Rules of the Auditor General. Accordingly, this report is not suitable for any other purpose.

James Moore & Co., P.L.

Gainesville, Florida
May 30, 2023

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT
AUDITING STANDARDS***

To the Honorable Mayor, City Council, and City Manager,
City of Lake City, Florida:

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Lake City, Florida (the City), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the City's basic financial statements and have issued our report thereon dated May 30, 2023.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

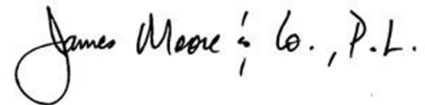
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in cursive script that reads "James Moore & Co., P.L." The signature is written in black ink and is positioned to the right of the main text block.

Gainesville, Florida
May 30, 2023

**INDEPENDENT AUDITORS' MANAGEMENT LETTER REQUIRED
BY CHAPTER 10.550, RULES OF THE STATE OF FLORIDA
OFFICE OF THE AUDITOR GENERAL**

To the Honorable Mayor, City Council, and City Manager,
City of Lake City, Florida:

Report on the Financial Statements

We have audited the financial statements of City of Lake City, Florida (the City), as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated May 30, 2023.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit requirements for Federal Awards* (Uniform Guidance); and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; Independent Auditors' Report on Compliance for Each Major Federal Program and State Project and Report on Internal Control over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountants' Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports and schedule, which are dated May 30, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. Corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. No recommendations remain uncorrected from the second preceding year.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The legal authority for the primary government and component units of the reporting entity is disclosed in Note 1 of the basic financial statements.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the City has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the City, did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.c. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the City. It is management's responsibility to monitor the City's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Special District Component Units – Lake City Community Redevelopment Agency

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.


The required reporting items in accordance with Section 218.39(3)(c), Florida Statutes for the City of Lake City Community Redevelopment Agency (the CRA) have been reported in the separately-issued audited financial statements of each CRA.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, City Council, management, others within the City, and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

A handwritten signature in black ink that reads "James Moore & Co., P.L." The signature is written in a cursive, flowing style.

Gainesville, Florida
May 30, 2023

INDEPENDENT ACCOUNTANTS' EXAMINATION REPORT

To the Honorable Mayor, City Council, and City Manager,
City of Lake City, Florida:

We have examined the City of Lake City, Florida's (the City) compliance with Section 218.415, Florida Statutes, *Local Government Investment Policies* (the Statute), for the year ended September 30, 2022. City's management is responsible for the City's compliance with those requirements. Our responsibility is to obtain reasonable assurance by evaluating against the requirements and performing other procedures to obtain sufficient appropriate evidence to express an opinion that conveys the results of our evaluation based on our examination.

Our examination was conducted in accordance with the attestation standards established by the AICPA. Those standards require that we obtain reasonable assurance by evaluating against the requirements and performing other procedures to obtain sufficient appropriate evidence to express an opinion that conveys the results of our evaluation of requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks that were not in accordance with requirements in all material respects whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the engagement.

In our opinion, the City of Lake City, Florida complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2022.



Gainesville, Florida
May 30, 2023



Phone (386) 752-2031

205 N. Marion Ave.
Lake City, FL 32055

FAX (386) 758-5488

AFFIDAVIT

BEFORE ME, the undersigned authority, personally appeared, Angela Taylor Moore, who being duly sworn, deposes and says on oath that:

1. I am the Chief Financial Officer of the City of Lake City which is a local governmental entity of the State of Florida;
2. The City of Lake City adopted Ordinance No. 93-735, as amended, implementing an impact fee; and
3. The City of Lake City has compiled and, as of the date of this Affidavit, remains in compliance with Section 163.31801, Florida Statutes.

FURTHER AFFIANT SAYETH NAUGHT.

Angela T. Moore
Chief Financial Officer of the Entity

STATE OF FLORIDA
COUNTY OF COLUMBIA

SWORN TO AND SUBSCRIBED before me by means of physical presence or
 online notarization, this day 22nd day of May 2023



DONNA L. REESE
Notary Public
State of Florida
Comm# HH243153
Expires 6/2/2026

Donna Reese
NOTARY PUBLIC

Donna L Reese
Print Name

Personally known or Produced Identification

LAKE CITY COMMUNITY REDEVELOPMENT AGENCY
FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

**LAKE CITY COMMUNITY REDEVELOPMENT AGENCY
TABLE OF CONTENTS
SEPTEMBER 30, 2022**

	<u>Page Number(s)</u>
Independent Auditors' Report	1 – 3
Management's Discussion and Analysis	4 – 6
Basic Financial Statements	
Balance Sheet / Statement of Net Position	7
Statement of Revenues, Expenditures, and Changes in Fund Balance / Statement of Activities	8
Notes to Financial Statements	9 – 13
Required Supplementary Information	
Schedule of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual	15
Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards	16 – 17
Independent Auditors' Management Letter Required by Chapter 10.550, Rules of the State of Florida Office of the Auditor General	18 – 20
Independent Accountants' Examination Report	21

INDEPENDENT AUDITORS' REPORT

To the Governing Board,
Lake City Community Redevelopment Agency:

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Lake City Community Redevelopment Agency (the CRA), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the CRA as of September 30, 2022, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the CRA and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The CRA's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the CRA's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the CRA's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 30, 2023 on our consideration of the CRA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the CRA's internal control over financial reporting and compliance.

Gainesville, Florida
May 30, 2023

James Moore & Co., P.L.

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Lake City Community Redevelopment Agency's (the CRA) management's discussion and analysis (MD&A) is designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the CRA's financial activity, (c) identify changes in the CRA's financial position (its ability to address the next and subsequent year challenges), (d) identify any material deviations from the financial plan (the approved budget), and (e) identify individual fund issues or concerns.

Since the MD&A is designed to focus on current year activities, resulting changes, and currently known facts, it should be read in conjunction with the CRA's financial statements which follow this section.

Financial Highlights

- The assets of the CRA were less than its liabilities at September 30, 2022, by \$525,599. Of this amount, \$239,735 was restricted for redevelopment purposes and the unrestricted balance was a deficit of \$765,334.
- As of September 30, 2022, the CRA reported an ending fund balance of \$239,735. Fund balance saw a change of \$(97,832) when compared to the prior year.
- The CRA's long-term debt obligations decreased by \$88,179 due to regularly scheduled payments.

The MD&A is intended to serve as an introduction to the CRA's basic financial statements, which are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to the financial statements.

Overview of the Financial Statements

This annual report consists of four components: 1) management's discussion and analysis (this section), 2) government-wide and fund financial statements, 3) notes to the financial statements, and 4) required supplementary information.

Government-wide Financial Statements

Government-wide financial statements provide readers with a broad overview of the CRA's finances in a manner similar to a private-sector business. The governmental activities of the CRA include engaging in redevelopment activities within the CRA district.

The statement of net position presents information on all of the CRA's assets and liabilities, with the difference between the two reported as net position. This statement serves a purpose similar to that of the balance sheet of a private-sector business. Over time, increases or decreases in net position may serve as one indicator of whether the financial position of the CRA is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the fiscal year. All changes in net position are reported using the modified cash basis of accounting.

Notes to the Financial Statements

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Government-wide Financial Analysis

Statement of Net Position

The following is a summary of the CRA's governmental activities net position for each of the past two years:

	Governmental Activities	
	2022	2021
ASSETS		
Total assets	\$ 242,945	\$ 340,364
LIABILITIES		
Current liabilities	\$ 3,210	\$ 2,797
Noncurrent liabilities:	765,334	853,513
Total liabilities	\$ 768,544	\$ 856,310
NET POSITION		
Restricted	\$ 239,735	\$ 337,567
Unrestricted	(765,334)	(853,513)
Total net position	\$ (525,599)	\$ (515,946)

Statement of Activities

The following is a summary of the changes in the CRA's governmental activities net position for each of the past two years:

	Governmental Activities	
	2022	2021
REVENUES		
Property taxes	\$ 105,273	\$ 141,565
Charges for services	4,395	3,100
Intergovernmental and grants	176,300	201,324
Other revenues	11,978	495
Total revenues	297,946	346,484
EXPENSES		
Current:		
Economic environment	250,372	45,159
Capital outlay	42,258	117,005
Debt service:		
Interest and fiscal charges	14,969	16,534
Total expenses	307,599	178,698
Net income before transfers	(9,653)	167,786
Transfers from primary government	-	27,610
Change in net position	(9,653)	195,396
Net position, beginning of year	(515,946)	(711,342)
Net position, end of year	\$ (525,599)	\$ (515,946)

Financial Analysis of the General Fund

The focus of the CRA's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the CRA's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the CRA's general fund reported an ending fund balance of \$239,735, a change of (\$97,832), in comparison with the prior year.

At the end of the current fiscal year, the entire fund balance was restricted for community redevelopment. As the CRA is focused on reinvestment revenues into the CRA district and does not have significant annual operational costs, the CRA does not maintain specific reserve levels for operations.

General Fund Budgetary Highlights

There were no significant amendments between the original and the final CRA budget.

Actual expenditures in the general fund were \$145,911 less than final budget amounts. The main reason for this is due to the timing of capital projects and other one-time expenditures.

Budgetary comparisons between the final budget and actual results can be found on page 15 of this report.

Capital Assets

The CRA does not own any capital assets. Any capital outlay expenditures made by the CRA are deemed to be on behalf of the City who takes ownership of the assets along with the perpetual maintenance obligation for those assets.

Long-Term Debt

The CRA's long-term liabilities as of September 30, 2022, amount to \$765,334 and decreased by \$88,179 during the current fiscal year based on scheduled repayments. Additional information on the CRA's long-term liabilities can be found in Note (4) on page 12 of this report.

Economic Factors and Next Year's Budget

There are many challenges facing local governments today. Property values have continued to increase in recent years, contributing to related growth in the revenues of the CRA. While property values for the subsequent fiscal year have increased, the future outlook of property values, and any potential impact they will have on the CRA's finances, are unknown.

Requests for Information

This report is designed to provide an overview of the CRA's finances for those with an interest in this area. Questions concerning any of the information found in this report, or requests for additional information, should be directed to the City's Finance Director at City Hall located at 205 North Marion Avenue, Lake City, Florida, 32055.

**LAKE CITY COMMUNITY REDEVELOPMENT AGENCY
BALANCE SHEET / STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	<u>Balance Sheet</u> <u>CRA</u> <u>Fund</u>	<u>Adjustments</u>	<u>Statement of</u> <u>Net Position</u> <u>Governmental</u> <u>Activities</u>
ASSETS			
Equity in pooled cash and cash equivalents	\$ 229,695	\$ -	\$ 229,695
Due from other governments	13,250	-	13,250
Total assets	<u>\$ 242,945</u>	<u>\$ -</u>	<u>\$ 242,945</u>
LIABILITIES			
Accounts payable and accrued liabilities	\$ 2,710	\$ -	\$ 2,710
Customer deposits	500	-	500
Noncurrent liabilities:			
Due within one year:			
Bonds and notes payable	-	89,774	89,774
Due in more than one year:			
Bonds and notes payable	-	675,560	675,560
Total liabilities	<u>3,210</u>	<u>765,334</u>	<u>768,544</u>
FUND BALANCE / NET POSITION			
Fund Balance:			
Restricted for:			
Community redevelopment	239,735	(239,735)	-
Net Position:			
Restricted for:			
Community redevelopment	-	239,735	239,735
Unrestricted	-	(765,334)	(765,334)
Total fund balance / net position	<u>239,735</u>	<u>(765,334)</u>	<u>(525,599)</u>
Total liabilities and fund balance / net position	<u>\$ 242,945</u>	<u>\$ -</u>	<u>\$ 242,945</u>

The accompanying notes to financial statements are an integral part of this statement.

LAKE CITY COMMUNITY REDEVELOPMENT AGENCY
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE /
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2022

	Statement of Revenues, Expenditures, and Changes in Fund Balance		Statement of Activities
	CRA Fund	Adjustments	Governmental Activities
Revenues			
Taxes	\$ 105,273	\$ -	\$ 105,273
Intergovernmental	176,300	-	176,300
Charges for services	4,395	-	4,395
Investment income	478	-	478
Miscellaneous	11,500	-	11,500
Total revenues	<u>297,946</u>	<u>-</u>	<u>297,946</u>
Expenditures / expenses			
Current:			
Economic environment	250,372	-	250,372
Capital outlay	42,258	-	42,258
Debt service:			
Principal retirement	88,179	(88,179)	-
Interest and fiscal charges	14,969	-	14,969
Total expenditures / expenses	<u>395,778</u>	<u>(88,179)</u>	<u>307,599</u>
Excess (deficiency) of revenues over expenditures / operating income (loss)	<u>(97,832)</u>	<u>88,179</u>	<u>(9,653)</u>
Fund balance / net position, beginning of year	337,567	(853,513)	(515,946)
Fund balance / net position, end of year	<u>\$ 239,735</u>	<u>\$ (765,334)</u>	<u>\$ (525,599)</u>

The accompanying notes to financial statements are an integral part of this statement.

LAKE CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(1) **Summary of Significant Accounting Policies:**

The financial statements of the Lake City Community Redevelopment Agency (the CRA), have been prepared in conformance with accounting principles generally accepted in the United States of America as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted body for promulgating governmental accounting and financial reporting principles and the CRA has adopted the GASB Codification. The following is a summary of the CRA's significant accounting policies:

(a) **Reporting entity**—The CRA was designated by City Ordinance for the City of Lake City, Florida (the City), pursuant to Florida Statute 163.387, to account for the receipt and expenditure of property tax revenues from the tax increment financing district to support redevelopment in the designated community redevelopment area. Since the City is financially accountable for the activities of the CRA, its governing board is the same, and its relationship to the CRA is significant, the CRA is considered to be a blended component unit in the City's financial statements, where it is also reported as a major special revenue fund.

The CRA has determined there are no component units that meet criteria for inclusion in the CRA's financial statements.

(b) **Government-wide and fund financial statements**—The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the CRA. The CRA only has governmental activities and does not engage in any business-type activity. Direct expenses are those that are clearly identifiable with a specific function or segment. General revenues include ad valorem taxes and interest income. Fund financial statements are presented for the CRA's General Fund. The General Fund, which accounts for all financial operations of the CRA, is considered to be a major fund and is the only fund of the CRA.

(c) **Measurement focus, basis of accounting, and financial statement presentation**—The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue when all eligibility requirements imposed by the grantor have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized when they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the CRA considers property revenues to be available if they are collected within 60 days of the end of the current period. Grants, other intergovernmental revenues, charges for services, licenses and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Expenditures generally are recorded when a liability is incurred. However, expenditures related to long-term agreements are recorded only when payment is due.

(d) **Budgets and budgetary accounting**—The governing board of the CRA adopts an annual operating budget, which is prepared on a modified accrual basis and can be amended by the board throughout the year. At the fund level, actual expenditures cannot exceed the budgeted amounts. The accompanying budgeted financial statements for the General Fund reflect the final budget authorization amounts, including all amendments.

LAKE CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(1) **Summary of Significant Accounting Policies:** (Continued)

(e) **Deposits and investments**—The CRA’s cash and cash equivalents include cash on hand, demand deposits and short-term investments that are readily convertible to known amounts of cash. Investments with original maturities of three months or less are considered to be cash equivalents.

(f) **Receivables and payables**—Activity between the CRA and the City has been classified as amount due to/from the primary government on the balance sheet and statement of net position. All trade and property tax receivables are reported net of an allowance for uncollectible accounts, which is based upon management's analysis of outstanding balances and historical trends. At September 30, 2022, all of the CRA’s receivables were considered fully collectible.

(g) **Prepaid items**—Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

(h) **Capital assets**—The CRA does not own any capital assets. Any capital outlay expenditures made by the CRA are deemed to be on behalf of the City who takes ownership of the assets along with the perpetual maintenance obligation for those assets.

(i) **Long-term obligations**—In the government-wide financial statements, long-term debt and other long-term obligations, as applicable, are reported as liabilities in the CRA’s governmental activities. Original issue bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. In the fund financial statements, governmental fund types recognize premiums and discounts, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuance are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

The CRA does not have any employees. Any employees who provide services to the CRA are employees of the primary government and do so at either no charge to the CRA, or any allocations made to the CRA represent reimbursements by the CRA to the primary government for services rendered (any items recorded to personnel expense accounts are only for ease of tracking the reimbursement amounts). As a result, there is no compensated absences, other post-employment benefits (OPEB), or pension liabilities recorded on the CRA’s financial statements.

(j) **Fund equity**—In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the CRA is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Those classifications are as follows:

Nonspendable – amounts not available to be spent or not in spendable form, such as inventory and prepaid items.

Restricted – amounts constrained to specific purposes by their providers (such as grantors and higher levels of government), through constitutional provisions or by enabling legislation.

Committed – amounts constrained to specific purposes based on actions taken by the CRA governing board through ordinance.

Assigned – amounts the CRA intends to use for a specific purpose. Intent can be expressed by the CRA governing board or by an official or body which the Board delegates authority.

LAKE CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022

(1) **Summary of Significant Accounting Policies:** (Continued)

Unassigned – amounts that are available for any purpose.

When an expenditure is incurred for purposes for which both restricted and unrestricted resources are available; the CRA considers restricted funds to have been spent first. When expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the CRA considers amounts to have been spent first out of committed funds, then assigned funds and finally, unassigned funds, as needed.

(k) **Deferred outflows/inflows of resources**—In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The CRA has no items that meet this reporting criteria.

In addition to liabilities, the statement of financial position will sometimes report a separate section for *deferred inflows of resources*. This separate financial statement element represents an acquisition of net position that applies to a future period and will not be recognized as an inflow of resources (revenue) until that time. The CRA has no items that meet this reporting criteria.

(l) **Net position flow assumption**—Sometimes the CRA will fund outlays for a particular purpose from both restricted and unrestricted resources. In order to determine amounts reported as restricted and unrestricted net position, it is the CRA’s policy to consider restricted net position to have been used before unrestricted net position is applied.

(m) **Use of estimates**—Management uses estimates and assumptions in preparing financial statements in accordance with generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenue and expenses. Actual results could vary from the estimates assumed in preparing the financial statements.

(2) **Reconciliation of Government-Wide and Fund Financial Statements:**

(a) **Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net position**—Following the governmental fund balance sheet is a reconciliation between fund balance – total governmental funds and net position – governmental activities as reported in the government-wide statement of net position. Long-term liabilities, including note payable, are not due and payable in the current period and therefore are not reported in the funds, including \$765,334 of notes payable at year-end.

(b) **Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities**—Following the governmental fund statement of revenues, expenditures, and changes in fund balances, there is a reconciliation between net changes in fund balances - total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities. The CRA has no items reported differently between these two statements. The repayment of principal of long-term debt of \$88,179 consumes the current financial resources of governmental funds and therefore, is reported as expenditures in the governmental funds.

**LAKE CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

(3) Deposits and Investments:

The CRA is subject to the investment policy of the primary government and maintains interest-bearing banking accounts for substantially all CRA funds. Additional accounts are held for various other purposes, or to segregate cash balances for amounts which are restricted or held on behalf of others. State statutes authorize the CRA to invest excess funds in time deposits, or obligations of the principal and interest of which are unconditionally guaranteed by, the United States Government, commercial paper, corporate bonds, repurchase agreements and/or the State Board of Administration (SBA) Local Government Surplus Trust Fund Investment Pool or other investment vehicles authorized by local ordinance.

As of September 30, 2022, all CRA deposits were covered by private bank acquired insurance, Securities Investor Protection Corporation (SIPC) insurance, private broker/dealer acquired insurance, Federal Depository Insurance Corporation (FDIC) insurance, and/or the State of Florida collateral pool established under the Florida Security for Public Deposits Act (the Act). The Act established guidelines for qualification and participation by banks and savings associations, procedures for administration of the collateral requirements and characteristics of eligible collateral. Under the Act, the qualified depository must pledge at least 50% of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance. Additional collateral, up to 125% may be required if deemed necessary.

All of the CRA's deposits are held with public depositories and as of September 30, 2022, the CRA's deposits and investments were not subject to any substantial interest rate, credit, or concentration risks.

(4) Long-Term Liabilities:

Long-term liability activity for the year ended September 30, 2022, was as follows:

Governmental activities:	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Notes payable	\$ 853,513	\$ -	\$ (88,179)	\$ 765,334	\$ 89,774

Bonds and notes payable in the CRA's governmental activities at September 30, 2022, were comprised of the following obligations:

Series 2015 Community Redevelopment Agency Revenues Note, was issued to fund the construction of redevelopment projects in the Community Redevelopment Area, due in payments of principal plus interest at 1.80% semi-annually on April 1 and October 1 of each year until final maturity on April 1, 2030. Pledged by Community Redevelopment Agency tax increment revenues. The outstanding balance at September 30, 2022, was \$765,334.

**LAKE CITY REDEVELOPMENT AGENCY
NOTES TO FINANCIAL STATEMENTS
SEPTEMBER 30, 2022**

(4) **Long-Term Liabilities:** (Continued)

Annual debt service requirements to maturity for the CRA’s governmental activities notes payable are as follows:

Year Ending September 30,	Governmental Activities		
	Principal	Interest	Total
2023	\$ 89,774	\$ 13,374	\$ 103,148
2024	91,398	11,751	103,149
2025	93,050	10,098	103,148
2026	94,733	8,415	103,148
2027	96,445	6,703	103,148
2028-2030	299,934	9,518	309,452
Total	<u>\$ 765,334</u>	<u>\$ 59,859</u>	<u>\$ 825,193</u>

(5) **Commitments and Contingencies:**

The CRA is engaged in various liability claims incidental to the conduct of its general government operations at September 30, 2022. The outcomes of established claims are included in these financial statements. In the opinion of the CRA and the primary government’s legal counsel, no legal proceedings are pending or threatened against the CRA which are not covered by applicable insurance which would inhibit its ability to perform its operations or materially affect its financial condition.

The CRA is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters, all of which is satisfactorily insured by limited risk, high deductible commercial general liability insurance. Commercial insurance policies are also obtained for other risks of loss, including employee health and accident insurance. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three years.

(6) **Recent Accounting Pronouncements:**

The Governmental Accounting Standards Board (“GASB”) has issued several pronouncements that have effective dates that may impact future financial statements. Listed below are pronouncements with required implementation dates effective for subsequent fiscal years that have not yet been implemented. Management has not currently determined what, if any, impact implementation of the following will have on the CRA’s financial statements:

- (a) GASB issued Statement No. 96, *Subscription-Based Information Technology Arrangements*, in May 2020. GASB 96 provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). This Statement (1) defines a SBITA; (2) establishes that a SBITA results in a right-to-use subscription asset-an intangible asset-and a corresponding subscription liability; (3) provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and (4) requires note disclosures regarding a SBITA. To the extent relevant, the standards for SBITAs are based on the standards established in Statement No. 87, *Leases*, as amended. The provisions in GASB 96 are effective for periods beginning after June 15, 2022.

REQUIRED SUPPLEMENTARY INFORMATION

**LAKE CITY COMMUNITY REDEVELOPMENT AGENCY
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - CRA FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2022**

	<u>Budgeted Amounts</u>			Variance with Final Budget - Positive (Negative)
	<u>Original</u>	<u>Final</u>	<u>Actual</u>	
Revenues				
Taxes	\$ 127,140	\$ 127,140	\$ 105,273	\$ (21,867)
Intergovernmental	161,425	161,425	176,300	14,875
Charges for services	2,000	2,000	4,395	2,395
Investment income	-	-	478	478
Total revenues	<u>290,565</u>	<u>300,565</u>	<u>297,946</u>	<u>(2,619)</u>
Expenditures				
Current:				
Economic environment	33,195	243,195	250,372	(7,177)
Capital outlay	395,344	195,344	42,258	153,086
Debt service:				
Principal retirement	88,181	88,181	88,179	2
Interest and fiscal charges	14,969	14,969	14,969	-
Total expenditures	<u>531,689</u>	<u>541,689</u>	<u>395,778</u>	<u>145,911</u>
Net change in fund balances	<u>(241,124)</u>	<u>(241,124)</u>	<u>(97,832)</u>	<u>143,292</u>
Fund balances, beginning of year	337,567	337,567	337,567	-
Fund balances, end of year	<u>\$ 96,443</u>	<u>\$ 96,443</u>	<u>\$ 239,735</u>	<u>\$ 143,292</u>

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Governing Board,
Lake City Community Redevelopment Agency:

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of the Lake City Community Redevelopment Agency (the CRA), as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the CRA's basic financial statements and have issued our report thereon dated May 30, 2023.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the CRA's internal control over financial reporting (internal control) as a basis for designing procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the CRA's internal control. Accordingly, we do not express an opinion on the effectiveness of the CRA's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

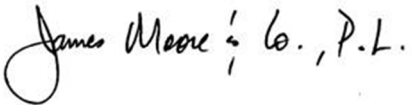
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report Compliance and Other Matters

As part of obtaining reasonable assurance about whether the CRA's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "James Moore & Co., P.L." The signature is written in a cursive style with a large initial 'J'.

Gainesville, Florida
May 30, 2023

**INDEPENDENT AUDITORS' MANAGEMENT LETTER REQUIRED
BY CHAPTER 10.550, RULES OF THE STATE OF FLORIDA
OFFICE OF THE AUDITOR GENERAL**

To the Governing Board,
Lake City Community Redevelopment Agency:

Report on the Financial Statements

We have audited the basic financial statements of the Lake City Community Redevelopment Agency (the CRA), as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated May 30, 2023.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Accountants' Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 30, 2023, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings and recommendations identified in the prior year audit.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The legal authority for the CRA is disclosed in Note 1 of the basic financial statements.

Financial Condition and Management

Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the CRA has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the CRA, did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the CRA. It is management's responsibility to monitor the CRA's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we had no such recommendations.

Special District Component Units

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

Specific Special District Information – City of Lake City Community Redevelopment Agency

The following items have been provided to us to comply with state reporting requirements and have not been audited by us. We did not audit the following information within this section, nor were we required to perform any procedures to verify the accuracy or the completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any form of assurance on this data.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the City of Lake City Community Redevelopment Agency District reported the following unaudited data:

- a) The total number of district employees compensated in the last pay period of the district's fiscal year: -0-
- b) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year: -0-.
- c) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$-0-
- d) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$-0-.
- e) Each construction project with a total cost of at least \$65,000 approved by the district that is scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project as: \$-0-.

f) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes, as follows: the district's original budget totaled \$531,689 and was amended by the total amount of \$10,000, for final budgeted expenditures of \$541,689.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the City of Lake City Community Redevelopment Agency District reported the following unaudited data:

- a) The mileage rate or rates imposed by the district: 4.9 mils.
- b) The total amount of ad valorem taxes collected by or on behalf of the district: \$263,323.
- c) The total amount of outstanding bonds issued by the district and the terms of such bonds: \$765,333.

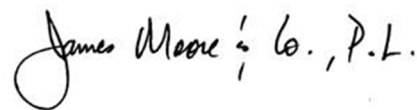
Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the CRA's governing board and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Gainesville, Florida
May 30, 2023



INDEPENDENT ACCOUNTANTS' EXAMINATION REPORT

To the Governing Board,
Lake City Community Redevelopment Agency:

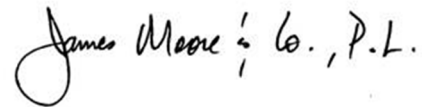
We have examined the Lake City Community Redevelopment Agency's (the CRA) compliance with Section 218.415, Florida Statutes, *Local Government Investment Policies*, and Sections 163.387(6) and (7), Florida Statutes, *Redevelopment Trust Fund* (collectively, the "Statutes"), for the year ended September 30, 2022. The CRA's management is responsible for the CRA's compliance with those Statutes. Our responsibility is to obtain reasonable assurance by evaluating the CRA's compliance with the Statutes and performing other procedures to obtain sufficient appropriate evidence to express an opinion that conveys the results of our evaluation based on our examination.

Our examination was conducted in accordance with attestation standards for a direct examination engagement established by the American Institute of Certified Public Accountants (AICPA). Those standards require that we obtain reasonable assurance by evaluating the CRA's compliance with the Statutes, and perform other procedures to obtain sufficient appropriate evidence to express an opinion that conveys the results of our evaluation of the CRA's compliance with the Statutes. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of risks that the CRA was not in compliance with the Statutes in all material respects, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent of the CRA, and to meet our other ethical responsibilities, in accordance with relevant ethical requirements to our examination engagement.

In our opinion, the CRA complied, in all material respects, with the aforementioned Statutes in all material respects for the year ended September 30, 2022.

Gainesville, Florida
May 30, 2023



City of Lake City, Florida

**Annual Audit for the Year Ended
September 30, 2022**

**Presented by:
Zach Chalifour, CPA**

 **JAMES
MOORE**
888-387-6851
www.jmco.com



Independent Auditors' Reports

- **Audit Report** (pages 1-3)
 - Unmodified Opinion
- **Single Audit Report** (pages 85-87)
 - Federal and State Single Audits
 - No issues of noncompliance
- **Internal Control and Compliance Report** (pages 88-89)
 - No internal control or compliance matters reported
- **Chapter 10.550 Auditor General Report** (pages 90-91)
 - No modifications
- **Independent Accountants' Examination Report** (page 92)
 - In compliance with specified investment statutes

<u>Fund Balance</u>	<u>9/30/2022</u>	<u>9/30/2021</u>	<u>9/30/2020</u>	<u>9/30/2019</u>
Nonspendable	\$ 28,758	\$ 36,061	\$ 30,277	\$ 23,339
Restricted	-0-	-0-	-0-	-0-
Committed	-0-	-0-	-0-	-0-
Assigned	10,298,722	-0-	-0-	-0-
Unassigned	<u>15,875,907</u>	<u>18,312,234</u>	<u>14,511,105</u>	<u>12,349,309</u>
Total	<u>\$ 26,203,387</u>	<u>\$ 18,348,295</u>	<u>\$ 14,541,382</u>	<u>\$ 12,372,648</u>

General Fund (continued)

Total Assigned/Unassigned Fund Balance	\$ 19,988,085
2022 Expenditures and Transfers Out	\$ 15,697,325
Percentage Assigned/Unassigned Fund Balance as percentage of Expenditures and Transfers out:	127.3%
Prior Year Percentage	128.3%
GFOA Minimum Rec. = 2 Months	At least 16.7%

Unrestricted Net Position in Proprietary Funds:

Fund	9/30/2022	9/30/2021	9/30/2020	9/30/2019
Wastewater	\$ 9,702,666	\$ 7,940,463	\$ 5,991,353	\$ 5,398,437
Natural Gas	1,991,963	1,712,933	1,029,751	893,314

Other Highlights

- **Other Governmental Fund Activity**
 - Fire Department Fund: \$167,711 assigned fund balance
 - Airport Capital Projects: \$36,931 restricted fund balance
 - CRA: \$239,735 restricted fund balance
 - Separate CRA audit issued in FY22 – no findings
- **ARPA**
 - \$6,186,544 award recognized in FY22
 - Full amount included in general fund assigned fund balance
- **GASB 87 - Leases**
 - \$900K “Lease Receivable” recorded in airport fund
 - Almost entirely offset by related Deferred Inflow balance

Pension Funds

- Net Pension Liability – recorded in financial statements
 - Governmental Activities: \$8.3 million net pension liability and \$238K net pension asset
 - Proprietary Funds: \$3.6 million allocation of net pension liability (general plan)
- Net pension liability (asset) history – amounts and % funded:

Year	General	Police	Fire
2022	\$ 3,021,604	\$ (237,720)	\$ 1,714,599
2021	(3,547,782)	(4,429,614)	(1,305,811)
2020	515,582	(2,874,477)	518,996
2019	2,300,655	(1,464,617)	344,704

Year	General	Police	Fire
2022	87.04%	101.46%	85.48%
2021	115.61%	127.41%	111.45%
2020	97.75%	118.99%	95.34%
2019	90.42%	109.64%	96.77%

QUESTIONS

File Attachments for Item:

3. Aaron Tripensee - Commercial Business Traffic on Laurel Lane









Google

File Attachments for Item:

4. City Council Ordinance No. 2023-2245 (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 23-02, 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, Moderate Density (less than or equal to 4 dwelling units per acre) to Residential, Medium Density (less than or equal to 8 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 for an effective date.

Passed on first reading 5/15/23

ORDINANCE NO. 2023-2245

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 23-02, 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, MODERATE DENSITY (LESS THAN OR EQUAL TO 4 DWELLING UNITS PER ACRE) TO RESIDENTIAL, MEDIUM DENSITY (LESS THAN OR EQUAL TO 8 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

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, to prepare, adopt and implement a comprehensive plan;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers and requires the City Council to prepare, adopt and implement a comprehensive plan;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, the Planning and Zoning Board of the City of Lake City, Florida, hereinafter referred to as the Planning and Zoning Board has been designated as the Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Council approval of said application for an amendment, as described below;

WHEREAS, the City Council held the required public hearing, with public notice having been provided, under the procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended, on said application for an amendment, as described below, and at said public hearing, the City Council reviewed and considered all comments received during said public hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, and the Concurrency Management Assessment concerning said application for an amendment, as described below;

WHEREAS, the City Council has determined and found said application for an amendment, as described below, to be compatible with the Land Use Element objectives and policies, and those of other affected elements of the Comprehensive Plan; and

WHEREAS, the City Council has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, CPA 23-02, by Carol Chadwick, P.E., as agent for Tennis Forever, LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the land use classification of certain lands, the land use classification is hereby changed from RESIDENTIAL, MODERATE DENSITY (less than or equal to 4 dwelling units per acre) to RESIDENTIAL, MEDIUM DENSITY (less than or equal to 8 dwelling units per acre) on property described, as follows:

A parcel of land lying in Section 6, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southeast corner of said Section 6; thence South 85°45'49" West 1,381.02 feet, along the South line of said Section 6; thence North 02°04'49" East 30.18 feet to the North right-of-way line of Southwest Bascom Norris Drive to the Point of Beginning; thence South 85°45'49" West 1,313.19 feet, along the North right-of-way line of said Southwest Bascom Norris Drive; thence South 85°56'04" West 247.07 feet, still along the North right-of-way line of said Southwest Bascom Norris Drive; thence North 00°09'46" East 612.96 feet; thence North 85°46'54" East 1,580.93 feet; thence South 02°04'49" West 615.20 feet to the Point of Beginning.

Containing 22.05 acres, more or less.

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall be effective upon adoption.

The effective date of this plan amendment shall be thirty-one (31) days following the date of adoption of this plan amendment. However, if any affected person files a petition with the Florida Division of Administrative Hearings pursuant to Section 120.57, Florida Statutes, as amended, to request a hearing to challenge the compliance of this plan amendment with Sections 163.3161 through 163.3248, Florida Statutes, as amended, within thirty (30) days following the date of adoption of this plan amendment, this plan amendment shall not become effective until the Florida Department of Economic Opportunity or the Florida Administration Commission, respectively, issues a final order determining this plan amendment is in compliance. No development orders, development permits or land uses dependent on this plan amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this plan amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Economic Opportunity, Division of Community Development, 107 East Madison Street, Caldwell Building, First Floor, Tallahassee, Florida 32399-4120.

Section 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED upon first reading this 15th day of May 2023.

PASSED AND DULY ADOPTED, upon second and final reading, in regular session with a quorum present and voting, by the City Council this 5th day of June 2023.

Attest:

CITY COUNCIL
CITY OF LAKE CITY, FLORIDA

Audrey Sikes, City Clerk

Stephen M. Witt, Mayor

APPROVED AS TO FORM AND LEGALITY:

Thomas J. Kennon III, City Attorney

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

March 7, 2023

TO: City Council

FROM: Planning and Zoning Board
Serving also as the Local Planning Agency

SUBJECT: Application No. CPA 23-02 (Tennis Forever LLC)

Concurrency Management Assessment
Concerning an Amendment to the
Future Land Use Plan Map of the Comprehensive Plan

Land use amendment requests are ineligible to receive concurrency reservation because they are too conceptual and, consequently do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided, which quantifies for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

CPA 23-02, an application by Carol Chadwick, P.E., as agent for Tennis Forever, LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the future land use classification from RESIDENTIAL, MODERATE DENSITY (less than or equal to 4 dwelling units per acre) to RESIDENTIAL, MEDIUM DENSITY (less than or equal to 8 dwelling units per acre) for the property described, as follows:

A parcel of land lying in Section 6, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southeast corner of said Section 6; thence South 85°45'49" West 1,381.02 feet, along the South line of said Section 6; thence North 02°04'49" East 30.18 feet to the North right-of-way line of Southwest Bascom Norris Drive to the Point of Beginning; thence South 85°45'49" West 1,313.19 feet, along the North right-of-way line of said Southwest Bascom Norris Drive; thence South 85°56'04" West 247.07 feet, still along the North right-of-way line of said Southwest Bascom Norris Drive; thence North 00°09'46" East 612.96 feet; thence North 85°46'54" East 1,580.93 feet; thence South 02°04'49" West 615.20 feet to the Point of Beginning. Containing 22.05 acres, more or less.

Availability of and Demand on Public Facilities

Potable Water Impact

The site is located within a community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed amendment could theoretically result in 176 multifamily residential dwellings on site.

Based upon an average of 100 gallons of potable water usage per capital per day x 2.47 persons per dwelling unit = 247 gallons of potable water per dwelling unit per day.

176 (dwelling units) x 247 (gallons of potable water usage per dwelling unit per day) = 43,472 gallons of potable water usage per day.

Permitted capacity of the community potable water system = 4,100,000 gallons of potable water per day.

During calendar year 2022, the average daily potable water usage = 3,351,000 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development = 749,000 gallons of potable water per day.

Less reserved capacity for previously approved development = 0 gallons of potable water per day.

Residual available capacity after reserved capacity for previously approved development = 749,000 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 43,472 gallons of potable water per day.

Residual capacity after this proposed amendment = 705,528 gallons of potable water per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the theoretical use of the site.

Sanitary Sewer Impact -

The site is located within a community centralized sanitary sewer system service area. The centralized sanitary sewer system is currently meeting or exceeding the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment could theoretically result in 176 multifamily residential dwellings on site.

Based upon an average of 70 gallons of sanitary sewer effluent per capita per day x 2.47 persons per dwelling unit = 173 gallons of sanitary sewer effluent per day.

176 (dwelling units) x 173 (gallons of sanitary sewer effluent per capita per dwelling unit) = 30,448 gallons of sanitary sewer effluent per capita per day.

Permitted capacity of the community sanitary sewer system = 3,000,000 gallons of sanitary sewer effluent per day.

During calendar year 2020, the average sanitary sewer usage = 2,200,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved development = 800,000 gallons of sanitary sewer effluent per day.

Less reserved capacity for previously approved development = 0 gallons of sanitary sewer effluent per day.

Residual available capacity after reserved capacity for previously approved development = 800,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 30,448 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 769,552 gallons of sanitary sewer effluent per day.

Based upon the above analysis, the sanitary sewer facilities are anticipated to continue to meet or exceed the adopted level of service standard for sanitary sewer facilities as provided in the Comprehensive Plan, after adding the sanitary sewer effluent generated by the theoretical use of the site.

Solid Waste Impact -

Solid waste disposal is provided for the use to be located on the site at the Winfield Solid Waste Facility. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment could theoretically result in 176 multifamily residential dwellings on site.

Based upon 12 pounds of solid waste per dwelling unit per day.

176 (dwelling units) x 12 (pounds of solid waste per day per dwelling unit) = 2,112 pounds of solid waste per day.

Based upon the annual projections of solid waste disposal at the sanitary landfill, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by the theoretical use of the site.

Drainage Impact -

Drainage facilities will be required to be provided for on site for the management of stormwater. As stormwater will be retained on site, there are no additional impacts to drainage systems as a result of the proposed amendment. The retention of stormwater on site will meet or exceed the adopted level of service standard established within the Comprehensive Plan.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

The proposed amendment could theoretically result in 176 multifamily residential dwellings on site.

Based upon an average of 2.47 persons per dwelling unit.

$176 \text{ (dwelling units)} \times 2.47 \text{ (persons per dwelling unit)} = 435 \text{ persons.}$

Recreation facilities are anticipated to continue to operate at a level of service which meets or exceeds the level of service standards established within the Comprehensive Plan after the theoretical use of the site.

Traffic Impact -

The road network serving the site is currently meeting or exceeding the level of service standards required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed amendment could theoretically result in 176 multifamily residential dwellings on site.

Summary Trip Generation Calculations for a Multifamily Housing (Low Rise).

Based upon 0.51 p.m. peak hour trip per multifamily dwelling unit.

$176 \text{ (dwelling units)} \times 0.51 \text{ (p.m. peak hour trips per weekday)} = 90 \text{ p.m. peak hour trips.}$

Existing p.m. peak hour trips = 1,179 p.m. peak hour trips.

The following table contains information concerning the assessment of the traffic impact on the surrounding road network by the proposed amendment.

Level of Service	Existing PM Peak Hour Trips	Existing Level of Service	Reserved Capacity PM Peak Hour Trips for Previously Approved	Development PM Peak Hour Trips	PM Peak Hour Trips With Development	Level of Service with Development
S.R. 47 (from SW Burnett Road to U.S. 41)	1,179 a	C	0	90	1,269	C

a 2021 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation, Institute of Transportation Engineers, 11th Edition, 2021.

Quality/Level of Service Handbook, Florida Department of Transportation, 2023.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 3,290 p.m. peak hour trips, the road network serving the site is anticipated to continue to meet or exceed the level of service standard provided in the Comprehensive Plan after adding the theoretical number of trips associated with the proposed amendment.

Affordable Housing

The change in land use is not anticipated to have a negative impact on the affordable housing stock.

Surrounding Land Uses

Currently, the existing land use of the site is vacant land. The site is bounded on the north by public land use and single family residential land use, on the east by institutional land use, on the south by single family residential land use and vacant land and on the west by public land use.

Historic Resources

According to the Florida Division of Historical Resources, Master Site File, dated 2023, there are no known historic resources on the site.

Flood Prone Areas

According to the Federal Emergency Management Agency, Digital Flood Insurance Rate Map data layer, November 2, 2018, approximately 7 percent of the site is located within a 100-year flood prone area.

Wetlands

According to the Water Management District Geographic Information Systems wetlands data layer, dated 2007, approximately 5 percent of the site is located within a wetland.

Minerals

According to Florida Department of Environmental Protection, Florida Geological Survey, Digital Environmental Geology Rock and Sediment Distribution Map data layer, dated November 28, 2018, the site is known to contain clay sand.

Soil Types

According to the U.S. Department of Agriculture, Natural Resources Conservation Service, Soil Survey Geographic Database dated 2023, the site is comprised of approximately 84 percent Mascotte fine sand soils, approximately 10 percent Albany fine sand (0 to 5 percent), and approximately 6 percent Surrency fine sand soils.

Mascotte fine sand soils are poorly drained, nearly level soil around wet depressions on the uplands and throughout the flatwoods.

Mascotte fine sand soils have severe limitations for building site development.

Albany fine sand (0 to 5 percent) soils are somewhat poorly drained, nearly level to gently sloping soil on broad flats bordering poorly defined drainageways and in undulating areas.

Albany fine sand (0 to 5 percent) soils have severe limitations for building site development.

Surrency fine sand soils are very poorly drained, nearly level soil in depression, near shallow ponds, and along drainageways.

Surrency fine sand soils have severe limitations for building site development.

High Aquifer Groundwater Recharge

According to the Areas of High Recharge Potential to the Floridian Aquifer, prepared by the Water Management District, dated 2016, the site is not located in an area of high aquifer groundwater recharge.

Vegetative Communities

According to the Comprehensive Plan, Ecological Communities map, the site is located in a Swamp Hardwoods. Known wildlife habitats or vegetative communities associated with Swamp Hardwoods vegetative community include mink, otter and hawks.



Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653 - 1603 • 352.955.2200

March 3, 2023

Mr. Robert Angelo
Planning and Zoning Technician
City of Lake City
205 North Marion Avenue
Lake City, FL 32055-3918

TRANSMITTED VIA ELECTRONIC MAIL ONLY

RE: Application No. CPA 23-02 (Tennis Forever LLC)

Concurrency Management Assessment
Concerning an Amendment to the
Future Land Use Plan Map of the Comprehensive Plan

Dear Robert:

Please find enclosed the above referenced concurrency management assessment.

If you have any questions concerning this matter, please do not hesitate to contact Sandra Joseph, Senior Planner, at 352.955.2200, ext. 111.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

SRK/sj

xc: Joyce Bruner, Executive Assistant
Paul Dyal, City Manager
Audrey Sikes, City Clerk
Marshall Sova, Code Enforcement Officer


I:\2023\lakecity\cpa_23-02_tennisforever\cpa 23-02_cma.docx

Record of Vote on First Reading

	For	Against	Absent	Abstain
Stephen Witt, Mayor/Council Member	<u>✓</u>	_____	_____	_____
Jake Hill, Jr., Council Member	<u>✓</u>	_____	_____	_____
Todd Sampson, Council Member	<u>✓</u>	_____	_____	_____
Ricky Jernigan, Council Member	<u>✓</u>	_____	_____	_____
Chevella Young, Council Member	<u>✓</u>	_____	_____	_____

Certification

I, Audrey Sikes, City Clerk for the City of Lake City, Florida, hereby certify that the above record vote is an accurate and correct record of the votes taken on the Ordinance by the City Council of the City of Lake City.



AUDREY E. SIKES, MMC
City Clerk

File Attachments for Item:

5. City Council Ordinance No. 2023-2246 (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 more than ten contiguous acres of land, pursuant to an application, Z 23-02, by the property owner of said acreage; providing for rezoning from Residential, Single Family-2 (RSF-2) to Residential, Multiple Family-1 (RMF-1) 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.

Passed on first reading 5/15/23

ORDINANCE NO. 2023-2246

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 MORE THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 23-02, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) TO RESIDENTIAL, MULTIPLE FAMILY-1 (RMF-1) 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

WHEREAS, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City of Lake City, Florida, hereinafter referred to as the City Council, to prepare, adopt and enforce land development regulations;

WHEREAS, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, requires the City Council to prepare and adopt regulations concerning the use of land and water to implement the comprehensive plan;

WHEREAS, an application for an amendment, as described below, has been filed with the City;

WHEREAS, the Planning and Zoning Board of City of Lake City, Florida, hereinafter referred to as the Planning and Zoning Board, has been designated as the Local Planning Agency of the City of Lake City, Florida, hereinafter referred to as the Local Planning Agency;

WHEREAS, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing and the Concurrency Management Assessment concerning said application for an amendment, as described below, and recommended to the City Council approval of said application for an amendment, as described below;

WHEREAS, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held the required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the City Council reviewed and considered all comments received during said public hearing, including the recommendation of the Planning and Zoning Board, serving also as the Local Planning Agency, and the Concurrency Management Assessment concerning said application for an amendment, as described below; and

WHEREAS, the City Council has determined and found that approval of said application for an amendment, as described below, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to an application, Z 23-02, by Carol Chadwick, P.E., as agent for Tennis Forever LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the zoning district is hereby changed from RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) to RESIDENTIAL, MULTIPLE FAMILY-1 (RMF-1) on property described, as follows:

A parcel of land lying in Section 6, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southeast corner of said Section 6; thence South 85°45'49" West 1,381.02 feet, along the South line of said Section 6; thence North 02°04'49" East 30.18 feet to the North right-of-way line of Southwest Bascom Norris Drive to the Point of Beginning; thence South 85°45'49" West 1,313.19 feet, along the North right-of-way line of said Southwest Bascom Norris Drive; thence South 85°56'04" West 247.07 feet, still along the North right-of-way line of said Southwest Bascom Norris Drive; thence North 00°09'46" East 612.96 feet; thence North 85°46'54" East 1,580.93 feet; thence South 02°04'49" West 615.20 feet to the Point of Beginning.

Containing 22.05 acres, more or less.

Section 2. Severability. If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

Section 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This ordinance shall become effective upon adoption.

The effective date of this amendment, Z 23-02, to the Official Zoning Atlas shall be the same date as the effective date of Future Land Use Plan Map Amendment, CPA 23-02. If Future Land Use Plan Map Amendment, CPA 23-02, does not become effective, this amendment, Z 23-02, to the Official Zoning Atlas shall not become effective. No development orders, development permits or land uses dependent on this amendment, Z 23-02, to the Official Zoning Atlas may be issued or commence before it has become effective.

Section 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021, Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

PASSED upon first reading this 15th day of May 2023.

PASSED AND DULY ADOPTED, upon second and final reading, in regular session with a quorum present and voting, by the City Council this 5th day of June 2023.

Attest:

CITY COUNCIL
CITY OF LAKE CITY, FLORIDA

Audrey Sikes, City Clerk

Stephen M. Witt, Mayor

APPROVED AS TO FORM AND LEGALITY:

Thomas J. Kennon III, City Attorney

City of Lake City

205 NORTH MARION AVENUE
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

March 7, 2023

TO: City Council

FROM: Planning and Zoning Board
Serving also as the Local Planning Agency

SUBJECT: Application No. Z 23-02 (Tennis Forever, LLC)

Concurrency Management Assessment
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Rezoning are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. Therefore, the following information is provided which quantifies, for the purposes of a nonbinding concurrency determination, the demand and residual capacities for public facilities required to be addressed within the Concurrency Management System.

Z 23-02, an application by Carol Chadwick, P.E., as agent for Citadel I Holdings Company, LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district from COUNTY RESIDENTIAL, SINGLE FAMILY-2 (RSF-2) to CITY RESIDENTIAL, MULTIPLE FAMILY-1 (RMF-1) on property described, as follows:

A parcel of land lying in Section 6, Township 4 South, Range 17 East, Columbia County, Florida. Being more particularly described, as follows: Commence at the Southeast corner of said Section 6; thence South 85°45'49" West 1,381.02 feet, along the South line of said Section 6; thence North 02°04'49" East 30.18 feet to the North right-of-way line of Southwest Bascom Norris Drive to the Point of Beginning; thence South 85°45'49" West 1,313.19 feet, along the North right-of-way line of said Southwest Bascom Norris Drive; thence South 85°56'04" West 247.07 feet, still along the North right-of-way line of said Southwest Bascom Norris Drive; thence North 00°09'46" East 612.96 feet; thence North 85°46'54" East 1,580.93 feet; thence South 02°04'49" West 615.20 feet to the Point of Beginning.

Containing 22.05 acres, more or less.

Availability of and Demand on Public Facilities

Potable Water Impact

The site is located within a community potable water system service area. The community potable water system is currently meeting or exceeding the adopted level of service standard for potable water established within the Comprehensive Plan.

The proposed amendment could potentially result in 176 multifamily residential dwellings on site.

Based upon an average of 100 gallons of potable water usage per capital per day x 2.47 persons per dwelling unit = 247 gallons of potable water per dwelling unit per day.

176 (dwelling units) x 247 (gallons of potable water usage per dwelling unit per day) = 43,472 gallons of potable water usage per day.

Permitted capacity of the community potable water system = 4,100,000 gallons of potable water per day.

During calendar year 2020, the average daily potable water usage = 3,351,000 gallons of potable water per day.

Residual available capacity prior to reserved capacity for previously approved development = 749,000 gallons of potable water per day.

Less reserved capacity for previously approved development = 0 gallons of potable water per day.

Residual available capacity after reserved capacity for previously approved development = 749,000 gallons of potable water per day.

Less estimated gallons of potable water use as a result of this proposed amendment = 43,472 gallons of potable water per day.

Residual capacity after this proposed amendment = 705,528 gallons of potable water per day.

Based upon the above analysis, the potable water facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water facilities as provided in the Comprehensive Plan, after adding the potable water demand generated by the potential use of the site.

Sanitary Sewer Impact -

The site is located within a community centralized sanitary sewer system service area. The centralized sanitary sewer system is currently meeting or exceeding the adopted level of service standard for sanitary sewer established within the Comprehensive Plan.

The proposed amendment could potentially result in 176 multifamily residential dwellings on site.

Based upon an average of 70 gallons of sanitary sewer effluent per capital per day x 2.47 persons per dwelling unit = 173 gallons of sanitary sewer effluent per day.

176 (dwelling units) x 173 (gallons of sanitary sewer effluent per capita per dwelling unit) = 30,448 gallons of sanitary sewer effluent per capita per day.

Permitted capacity of the community sanitary sewer system = 3,000,000 gallons of sanitary sewer effluent per day.

During calendar year 2020, the average sanitary sewer usage = 2,200,000 gallons of sanitary sewer effluent per day.

Residual available capacity prior to reserved capacity for previously approved development = 800,000 gallons of sanitary sewer effluent per day.

Less reserved capacity for previously approved development = 0 gallons of sanitary sewer effluent per day.

Residual available capacity after reserved capacity for previously approved development = 800,000 gallons of sanitary sewer effluent per day.

Less estimated gallons of sanitary sewer effluent per day as a result of this proposed amendment = 30,448 gallons of sanitary sewer effluent per day.

Residual capacity after this proposed amendment = 769,552 gallons of sanitary sewer effluent per day.

Based upon the above analysis, the sanitary sewer facilities are anticipated to continue to meet or exceed the adopted level of service standard for sanitary sewer facilities as provided in the Comprehensive Plan, after adding the sanitary sewer effluent generated by the potential use of the site.

Solid Waste Impact -

Solid waste disposal is provided for the use to be located on the site at the Winfield Solid Waste Facility. The level of service standard established within the Comprehensive Plan for the provision of solid waste disposal is currently being met or exceeded.

The proposed amendment could potentially 176 multifamily residential dwellings on site.

Based upon 12 pounds of solid waste per dwelling unit per day.

176 (dwelling unit) x 12 (pounds of solid waste per day per dwelling unit) = 2,112 pounds of solid waste per day.

Based upon the annual projections of solid waste disposal at the sanitary landfill, solid waste facilities are anticipated to continue to meet or exceed the adopted level of service standard for solid waste facilities, as provided in the Comprehensive Plan, after adding the solid waste demand generated by the potential use of the site.

Drainage Impact -

Drainage facilities will be required to be provided for on site for the management of stormwater. As stormwater will be retained on site, there are no additional impacts to drainage systems as a result of the proposed amendment. The retention of stormwater on site will meet or exceed the adopted level of service standard established within the Comprehensive Plan.

Recreation Impact -

The level of service standards established within the Comprehensive Plan for the provision of recreation facilities are currently being met or exceeded.

The proposed amendment could potentially result in 176 multifamily residential dwellings on site.

Based upon an average of 2.47 persons per dwelling unit.

$176 \text{ (dwelling units)} \times 2.47 \text{ (persons per dwelling unit)} = 435 \text{ persons.}$

Recreation facilities are anticipated to continue to operate at a level of service which meets or exceeds the level of service standards established within the Comprehensive Plan after the potential use of the site.

Traffic Impact -

The road network serving the site is currently meeting or exceeding the level of service standards required for traffic circulation facilities as provided in the Comprehensive Plan.

The proposed amendment could potentially result in 176 multifamily residential dwellings on site.

Summary Trip Generation Calculations for a Multifamily Housing (Low Rise).

Based upon 0.51 p.m. peak hours per multifamily dwelling unit.

$176 \text{ (dwelling unit)} \times 0.51 \text{ (p.m. peak hour trips per weekday)} = 90 \text{ p.m. peak hour trips.}$

Existing p.m. peak hour trips = 1,179 p.m. peak hour trips.

The following table contains information concerning the assessment of the traffic impact on the surrounding road network by the proposed amendment.

Level of Service	Existing PM Peak Hour Trips	Existing Level of Service	Reserved Capacity PM Peak Hour Trips for Previously Approved	Development PM Peak Hour Trips	PM Peak Hour Trips With Development	Level of Service with Development
S.R. 47 (from SW Burnett Road to U.S. 41)	1,179 a	C	0	90	1,269	C

a 2021 Annual Traffic Count Station Data, Florida Department of Transportation.

Sources: Trip Generation, Institute of Transportation Engineers, 11th Edition, 2021.

Quality/Level of Service Handbook, Florida Department of Transportation, 2023.

Based upon the above analysis and an adopted level of service standard of "D" with a capacity of 3,290 p.m. peak hour trips, the road network serving the site is anticipated to continue to meet or exceed the level of service standard provided in the Comprehensive Plan after adding the potential number of trips associated with the proposed amendment.

Affordable Housing

The change in land use is not anticipated to have a negative impact on the affordable housing stock.

Surrounding Land Uses

Currently, the existing land use of the site is vacant land. The site is bounded on the north by public land use and single family residential land use, on the east by institutional land use, on the south by single family residential land use and vacant land and on the west by public land use.

Historic Resources

According to the Florida Division of Historical Resources, Master Site File, dated 2023, there are no known historic resources on the site.

Flood Prone Areas

According to the Federal Emergency Management Agency, Digital Flood Insurance Rate Map data layer, November 2, 2018, approximately 7 percent of the site is located within a 100-year flood prone area.

Wetlands

According to the Water Management District Geographic Information Systems wetlands data layer, dated 2007, approximately 5 percent of the site is not located within a wetland.

Minerals

According to Florida Department of Environmental Protection, Florida Geological Survey, Digital Environmental Geology Rock and Sediment Distribution Map data layer, dated November 28, 2018, the site is known to contain clay sand.

Soil Types

According to the U.S. Department of Agriculture, Natural Resources Conservation Service, Soil Survey Geographic Database dated 2023., the site is comprised of approximately 84 percent Mascotte fine sand soils, approximately 10 percent Albany fine sand (0 to 5 percent), and approximately 6 percent Surrency fine sand soils.

Mascotte fine sand soils are poorly drained, nearly level soil around wet depressions on the uplands and throughout the flatwoods.

Mascotte fine sand soils have severe limitations for building site development.

Albany fine sand (0 to 5 percent) soils are somewhat poorly drained, nearly level to gently sloping soil on broad flats bordering poorly defined drainageways and in undulating areas.

Albany fine sand (0 to 5 percent) soils have severe limitations for building site development.

Surrency fine sand soils are very poorly drained, nearly level soil in depression, near shallow ponds, and along drainageways.

Surrency fine sand soils have severe limitations for building site development.

High Aquifer Groundwater Recharge

According to the Areas of High Recharge Potential to the Floridian Aquifer, prepared by the Water Management District, dated 2016, the site is not located in an area of high aquifer groundwater recharge.

Vegetative Communities

According to the Comprehensive Plan, Ecological Communities map, the site is located in a Swamp Hardwoods. Known wildlife habitats or vegetative communities associated with Swamp Hardwoods vegetative community include mink, otter and hawks.



Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653 - 1603 • 352.955.2200

March 3, 2023

Mr. Robert Angelo
Planning and Zoning Technician
City of Lake City
205 North Marion Avenue
Lake City, FL 32055-3918

TRANSMITTED VIA ELECTRONIC MAIL ONLY

RE: Application No. Z 23-02 (Tennis Forever, LLC)

Concurrency Management Assessment
Concerning an Amendment to the
Official Zoning Atlas of the Land Development Regulations

Dear Robert:

Please find enclosed the above referenced concurrency management assessment.

If you have any questions concerning this matter, please do not hesitate to contact Sandra Joseph, Senior Planner, at (352) 955-2200, ext. 111.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

SRK/sj

xc: Joyce Bruner, Executive Assistant
Paul Dyal, City Manager
Audrey Sikes, City Clerk
Marshall Sova, Code Enforcement Officer

I:\2023\lakecity\z_23-02_tennisforever\z_23-02_cma.docx

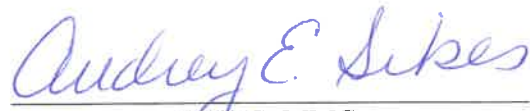
Ordinance Number: 2023-2246
Passed on first reading on May 15, 2023

Record of Vote on First Reading

	For	Against	Absent	Abstain
Stephen Witt, Mayor/Council Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jake Hill, Jr., Council Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Todd Sampson, Council Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ricky Jernigan, Council Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chevella Young, Council Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Certification

I, Audrey Sikes, City Clerk for the City of Lake City, Florida, hereby certify that the above record vote is an accurate and correct record of the votes taken on the Ordinance by the City Council of the City of Lake City.



AUDREY E. SIKES, MMC
City Clerk

File Attachments for Item:

6. City Council Ordinance No. 2023-2247 (final reading) - An ordinance of the City Council of the City of Lake City, Florida, amending the City Code to add a new Section Number 86.110.19 to Article III, Chapter 86, which provides for the permanent vacating of the 30.00 foot wide utility easement located at Parcel 2 at Lot "B" Brookside Subdivision, a Subdivision according to the plat thereof recorded in Plat Book 3, Page 45, of the Public Records of Columbia County, Florida; providing for conflicts; providing for severability; providing for codification; and providing an effective date.

Passed on first reading 5/15/23

ORDINANCE NO. 2023-2247

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE CITY CODE TO ADD A NEW SECTION NUMBER 86-110.19 TO ARTICLE III, CHAPTER 86, WHICH PROVIDES FOR THE PERMANENT VACATING OF THE 30.00 FOOT WIDE UTILITY EASEMENT LOCATED AT PARCEL 2 AT LOT "B" BROOKSIDE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 45, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Brookside Subdivision, a subdivision recorded in the public records of Columbia County, Florida (hereinafter "Brookside"), contains various parcels of real property that are neither developed or used by the public; and

WHEREAS, maintenance of such undeveloped and unused parcels (right-of-way) creates potential liability, additional work, and costs to the City of Lake City, Florida (hereinafter the "City"); and

WHEREAS, the abutting landowner of a parcel of real property has petitioned the City in accordance with Section 86, Code (Sections 86-96 – 86-101), to vacate the following: THE 30.00 FOOT WIDE UTILITY EASEMENT LOCATED AT PARCEL 2 AT LOT "B" BROOKSIDE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 45, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA (hereinafter the "Parcel"; further identified in Exhibit A attached hereto); and

WHEREAS, the City Council finds that it is in the public interest to permanently close, vacate, and abandon the Parcel.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are all true and accurate and are hereby incorporated herein and made a part of this ordinance.

Section 2. The Code of the City of Lake City is hereby amended by adding a section to Chapter 86, Article III, to be numbered Section 86-110.19 which section reads as follows:

Section 86-110.19 VACATING PORTIONS OF THE RIGHT OF WAY THE 30.00 FOOT WIDE UTILITY EASEMENT LOCATED AT PARCEL 2 AT LOT "B" BROOKSIDE SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 45, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Section 3. The City finds the Parcel to be surplus to its needs and that it is in the public interest to close and vacate the Parcel.

Section 4. The City shall convey by Quit Claim Deed to each abutting record title owner that portion of the vacated Parcel to its centerline and reserving a perpetual easement for utilities.

Section 5. All ordinances or parts of ordinances in conflict herewith are and the same are hereby repealed.

Section 6. If any section, subsection, sentence, clause or phrase of this ordinance or the particular application thereof shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining section(s), subsection(s), sentences(s), clause(s) or phrases(s) under application shall not be affected hereby.

Section 7. It is the intention of the City Council of the City of Lake City, Florida, that the provisions of this ordinance shall become and be made a part of the Code of the City of Lake City, Florida, and that the sections of this ordinance may be numbered appropriately in order to accomplish such intentions.

[Remainder of this page left blank intentionally.]

Section 8. Effective Date. This ordinance shall become effective upon adoption.

PASSED upon first reading this _____ day of _____ 2023.

NOTICE PUBLISHED on this _____ day of _____ 2023.

PASSED AND ADOPTED on the second and final reading this _____ day of _____ 2023.

CITY OF LAKE CITY, FLORIDA

By: _____
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND
LEGALITY:

By: _____
Audrey E. Sikes, City Clerk

By: _____
Thomas J. Kennon, III,
City Attorney

SKETCH AND LEGAL DESCRIPTION
 OF NEW 30 FOOT WIDE UTILITY EASEMENT
 LOCATED AT PARCEL 2 AT LOT "B"
 BROOKSIDE SUBDIVISION

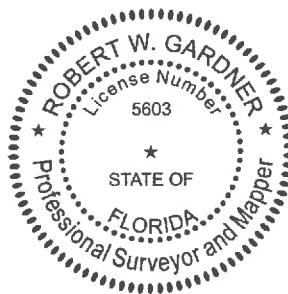
SURVEYOR'S DESCRIPTION:

COMMENCE at the point where the southeast corner at Lot "B" BROOKSIDE SUBDIVISION a subdivision according to the plat thereof, as recorded in Plat Book 3, Page 45, of the Public Records of Columbia County, Florida intersects the Northerly right-of-way line of State Road No. 10 (U.S. Highway 90) as now exists, thence North 03° 17' 26" East for a distance of 274.19 feet to the **POINT OF BEGINNING**; thence S 47° 25' 37" W a distance of 71.51 feet; thence, N 87° 24' 37" W for a distance of 59.55 feet; thence, N 32° 47' 46" W for a distance of 82.67 feet; thence, N 73° 34' 51" W for a distance of 16.97 feet; thence, N 06° 35' 59" E for a distance of 30.45 feet; thence, S 73° 34' 51" E for a distance of 33.31 feet; thence, S 32° 47' 46" E for a distance of 78.33 feet; thence, S 87° 24' 37" E for a distance of 31.59 feet; thence, N 47° 25' 37" E for a distance of 89.96 feet; thence, S 03° 17' 26" W for a distance of 43.08 feet to the **POINT OF BEGINNING**.

Containing 0.16 acres, more or less.


SURVEYOR'S REPORT:

1. Bearings shown hereon are based on Easterly Boundary Line being North 03°17'26" East.
2. I hereby certify that the "Sketch and Legal Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.



SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 8641 Baypine Road, Suite 5
 Jacksonville, Florida 32256
 (904) 737-5990
 e-mail: info@southeasternsurveying.com

SKETCH AND DESCRIPTION	Date:	N/A	JLVM	Certification Number LB2108	67207002
	Job Number:	67207	Scale:	1" = 60'	
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.				
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH				



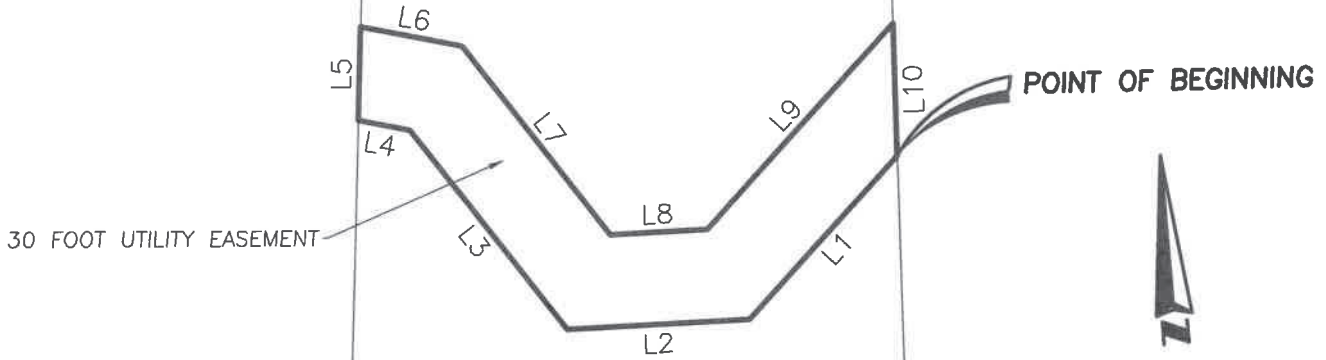
Robert W Gardner

Digitally signed by Robert W Gardner
 DN: cn=US, o=Florida, dnQualifier=A01410D00000179CC
 B05D8C000164B9, cn=Robert W Gardner
 Date: 2022.09.06 11:34:39 -04'00'

ROBERT W. GARDNER
 REGISTERED LAND SURVEYOR
 No. 5603

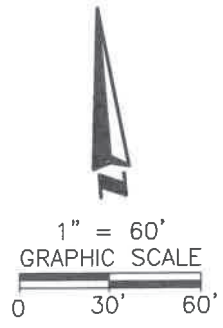
SKETCH OF DESCRIPTION
 A PROPOSED 30 FOOT WIDE UTILITY EASEMENT
 LOCATED AT LOT "B"
 PER PLAT BOOK 3, PAGE 45
 BROOKSIDE SUBDIVISION

LOT "B"
 BROOKSIDE SUBDIVISION
 PLAT BOOK 3, PAGE 45



30 FOOT UTILITY EASEMENT

POINT OF BEGINNING



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S47°25'37"W	71.51'
L2	N87°24'37"W	59.55'
L3	N32°47'46"W	82.67'
L4	N73°34'51"W	16.97'
L5	N06°35'59"E	30.45'
L6	S73°34'51"E	33.31'
L7	S32°47'46"E	78.33'
L8	S87°24'37"E	31.59'
L9	N47°25'37"E	89.96'
L10	S03°17'26"W	43.08'

N03°17'26"E 274.19'

PID# 35-3S-16-02573-003
 OWNER: THOMAS-BAIN INC

PID# 35-3S-16-02573-001
 OWNER: NELSON LIVING TRUST

POINT OF COMMENCEMENT

STATE ROAD NO. 10 (US HIGHWAY 90)
 RIGHT OF WAY VARIES
 PER FLORIDA DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP SECTION 29010-2549



SSMC™
 SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING
 AND MAPPING CORPORATION
 8641 Baypine Road, Suite 5
 Jacksonville, Florida 32256
 (904) 737-5990
 Certification Number LB2108
 e-mail: info@southeasternsurveying.com

Drawing No. 67207002
 Job No. 67207
 Date: N/A
 SHEET 2 OF 2
 See Sheet 1 for Description

THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEET 1 THROUGH 2

Record of Vote on First Reading

	For	Against	Absent	Abstain
Stephen Witt, Mayor/Council Member	<u>✓</u>	_____	_____	_____
Jake Hill, Jr., Council Member	<u>✓</u>	_____	_____	_____
Todd Sampson, Council Member	<u>✓</u>	_____	_____	_____
Ricky Jernigan, Council Member	<u>✓</u>	_____	_____	_____
Chevella Young, Council Member	<u>✓</u>	_____	_____	_____

Certification

I, Audrey Sikes, City Clerk for the City of Lake City, Florida, hereby certify that the above record vote is an accurate and correct record of the votes taken on the Ordinance by the City Council of the City of Lake City.



AUDREY E. SIKES, MMC
City Clerk

File Attachments for Item:

10. Discussion and Possible Action: Moving downtown historical sign (City Manager Paul Dyal)

Supporting Document:

-Minutes - February 22, 2022 (reference Item #6)

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on February 22, 2022 beginning at 6:00 P.M., 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 Todd Sampson

ROLL CALL

Mayor/Council Member
City Council

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

Stephen M. Witt
Jake Hill, Jr. – Tardy
Eugene Jefferson
C. Todd Sampson
Frederick Koberlein, Jr.
Paul Dyal – absent
Interim Chief Gerald Butler
Audrey Sikes

PROCLAMATIONS – None

MINUTES

1. February 7, 2022 Regular Session

Mr. Sampson made a motion to approve the February 7, 2022 regular session minutes as presented. Mr. Jefferson seconded the motion and the motion carried unanimously on a voice vote.

APPROVAL OF AGENDA

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

PERSONS WISHING TO ADDRESS COUNCIL

- Kurt Ruppert
- Dr. Chris Esing & Leila Williams
- Shawn Holmgren

APPROVAL OF CONSENT AGENDA

2. On February 7, 2022 City Council voted to appoint Mr. James Carter to the Planning and Zoning Board. City Council Resolution 2022-020 - A resolution of the City Council of the City of Lake City, Florida, appointing James Carter to serve as a member on the Planning and Zoning Board, the Board of Adjustments, and the Historical Board; and providing an effective

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

PRESENTATIONS

3. Citizens Police Academy Alumni presentation to Lake City Fire Department

The Citizens Police Academy Alumni President, Ernie Ursomarso presented the Lake City Fire Department with a plaque in memory of Chief Randy Burnham.

4. Dr. Christopher M. Esing - Requesting permission to erect a historic marker in Olustee Park.

Dr. Esing requested to erect a historic marker in the war monument section of Olustee Park and reported the donations he collected would cover expenses. He stated his target date would be either Memorial Day or Veteran's Day.

Mr. Sampson stated he was in favor of this and bringing it forward as an action item.

5. Annie Mattox Board President Ms. Lawanda Austin and Board Member Mr. Sylvester Warren, funding request for Annie Mattox Park.

Mr. Warren gave a presentation to members and provided a handout.

Interim Chief Butler reported the lighting and security cameras would be priority.

Mr. Sampson stated he was in favor of security cameras with Mr. Jefferson agreeing, and stating he was in favor of a holistic approach from end to end on the downtown area.

Mr. Koberlein reported this must be added on as an emergency item if action is to be taken.

PUBLIC COMMENT:

- Vanessa George
- Ja'Darrious Bowles
- Ja'Darrean Bowles
- Conrad Wallace
- Robin George
- Shomeri Bowden
- Travis George
- David Day
- Ray Keen
- Davion Jones
- Chevella Young
- Glenel Bowden
- Shawn Holmgren
- Sylvester Warren

Mayor Witt stated he would like to see a license agreement, Mr. Jefferson concurred.

Mr. Hill apologized for being tardy but stated he was in support of funding.

A proposed license agreement is to be presented at the next meeting for consideration.

6. Mr. Sylvester Warren, funding request for North downtown projects.

Mr. Sampson made a motion to put the request for funding the North Downtown Project on the agenda as an emergency action item. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.

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

Mr. Sampson made a motion to authorize an allocation of up to \$50,000.00 for the project (trashcans, benches, pavers and concrete, relocation of Welcome to Downtown Sign, antique lights, easement); and to instruct administration to move forward with the relocation of the Welcome to Downtown Lake City sign and relocation of the Historic District sign. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.

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

7. Mr. Sylvester Warren, funding request for Skateboard Park Project

Mr. Warren presented his request for funding for the Skateboard Park Project.

Members concurred to add the demolition of the old pool building onto the next agenda as a discussion and possible action item. Members also discussed combining the request for a Skateboard Park Project into the Memorial Stadium Project.

OLD BUSINESS

Ordinances – None

Other Items

8. Mr. Zack Paulk, Columbia County Quarterback Club President, uniforms and equipment sponsorship request.

Mr. Paulk reported no Columbia High School Varsity games can be played at Memorial Stadium. However, maybe some Junior Varsity games such as purple

and gold could be played there. Mr. Paulk requested \$20,000.00 for a uniform and equipment sponsorship. He reported this could be split over fiscal years.

Due to non-appropriation the members could only pledge funding for this fiscal year. Members concurred for Mr. Paulk to request additional funding during the budget cycle for the equipment sponsorship request.

Mr. Sampson made a motion to award \$5,000.00 in funding to the Columbia County Quarterback Club for a uniform and equipment sponsorship. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.

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

9. Discussion and Possible Action - City Manager Position

Renee Narloch with Narloch & Associates attended the meeting via Zoom and updated members on the City Manager search. She stated she would provide another update in two weeks.

Mr. Hill stated he did not want to consider any candidate looking at other job opportunities.

PUBLIC COMMENT: Stew Lilker

10. Discussion and Possible Action - Fire Pension Board Appointee (Mayor Stephen Witt)

Mayor Witt reminded members there was still need for a Fire Pension Board Appointee.

11. Discussion and Possible Action - Planning and Zoning Board (Mayor Stephen Witt)

Application received on 2-11-2022 via email from Sean McMahon.

Application received on 2-15-2022 via email from Ann McKellum.

Application received on 2-17-2022 via email from Keith Hatcher.

Note: If applicants are considered for appointment, council will need to determine what office designation to fill. Listed below are the two vacancies: Unexpired one (1) year term of Daniel Adel that is set to expire on October 31, 2022.

Three (3) year (vacant) term that is set to expire on October 31, 2024.

Mr. Sampson made a motion to nominate and approve Sean McMahon and Ann McKellum to the Planning and Zoning Board. The motion provides

Sean McMahon to be appointed to the unexpired one (1) year term of Daniel Adel that is set to expire on October 31, 2022; and for Ann McKellum to be appointed to a three (3) year (vacant) term that is set to expire on October 31, 2024. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.

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

12. Discussion and Possible Action - Police Officers Pension Board Appointee (Mayor Stephen Witt)

Mayor Witt reminded members there was still need for a Police Officers Pension Board Appointee.

13. Discussion and Possible Action - Determine if City is moving forward with the Bell Street Wastewater Improvements Project and 5A Water Main Project and if so, how to fund both task assignments. Both projects were approved by City Council on October 18, 2021 via City Council Resolution No. 2021-149 and City Council Resolution No. 2021-150. At the time of approval funding was not identified. (Interim City Manager Paul Dyal)

Mr. Sampson made a motion to approve funding for the engineering of the projects identified in City Council Resolution No. 2021-149 and City Council Resolution No. 2021-150 in the amount of \$403,000.00. The motion identifies restricted ARPA funds as the funding source. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.

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

14. Discussion and Possible Action - Application process for Senior Housing Rehabilitation Project (Council Member Todd Sampson)

Mr. Sampson would like to set aside \$250,000.00 in funding and to let the County utilize their funds first.

PUBLIC COMMENT: Sylvester Warren

Mr. Sampson would like to see the City Program be more inclusive to be able to bring properties up to code.

Mr. Sampson made a motion to refer back to administration to come up with the correct application for this purpose. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.

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

Members concurred, if possible, to place a link on the City's website to the County's application for the Senior Housing Rehabilitation Project.

15. Update - Camera System Upgrade for City owned properties (Information Technology Director Matt Benedetti)

Mr. Benedetti updated members on options for the Citywide camera system upgrade, and recommended option one. He reported this upgrade would take 3-4 months.

PUBLIC COMMENT: Sylvester Warren

Mr. Sampson made a motion to move forward with Option 1 at the next meeting, and to have a proposal for park locations. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.

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

NEW BUSINESS

Ordinances – None

Resolutions

16. City Council Resolution No. 2022-021 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of a grant agreement with the State of Florida, Department of Environmental Protection; providing for the acceptance of a grant award of up to \$1,408,566.00 in the reimbursable costs associated with the construction of utilities at the State Road 47 and Interstate 75 Interchange; and providing for an effective date. **Mr. Sampson made a motion to adopt City Council Resolution No. 2022-021, authorizing the execution of a grant agreement with the State of Florida, Department of Environmental Protection; providing for the acceptance of a grant award of up to \$1,408,566.00 in the reimbursable costs associated with the construction of utilities at the State Road 47 and Interstate 75**

Interchange. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.

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

17. City Council Resolution No. 2022-022 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of a grant agreement with the State of Florida, Department of Environmental Protection; providing for the acceptance of a grant award of up to \$475,000.00 in reimbursable costs associated with the connection of the Casey Jones RV Park to the City's Wastewater Utility System; and providing for an effective date. **Mr. Sampson made a motion to adopt City Council Resolution No. 2022-022, authorizing the execution of a grant agreement with the State of Florida, Department of Environmental Protection, and providing for the acceptance of a grant award of up to \$475,000.00 in reimbursable costs associated with the connection of the Casey Jones RV Park to the City's Wastewater Utility System. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.**

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

18. City Council Resolution No. 2022-023 - A resolution of the City Council of the City of Lake City, Florida, authorizing Task Assignment Number Seven to the Continuing Contract with Mittauer & Associates, Inc., a Florida corporation; providing for engineering services related to the City's 120 acre wetland and the identification of additionally potential effluent disposal sites; providing for the submission of a plan of action to the Florida Department of Environmental Protection; providing for a cost not-to-exceed \$79,500.00; and providing for an effective date. **Mr. Sampson made a motion to adopt City Council Resolution No. 2022-023, authorizing Task Assignment Number Seven to the Continuing Contract with Mittauer & Associates, Inc., a Florida corporation; providing for engineering services related to the City's 120 acre wetland and the identification of additionally potential effluent disposal sites; providing for the submission of a plan of action to the Florida Department of Environmental Protection, and providing for a cost not-to-exceed \$79,500.00. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.**

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

Other Items

19. Discussion and Possible Action - Approval to move forward on eminent domain on property to be used for parking at Sallie Mae Jerry Park (Mayor Stephen Witt)

Note: The Community Redevelopment Advisory Committee met on February 8, 2022 and recommends to the City Council moving forward with eminent domain on the lot across from Sallie Mae Jerry Park.

After discussion, members concurred to direct administration to start the process.

PUBLIC COMMENT: Sylvester Warren

20. Discussion - Digital sign corner of Marion and Long Street (Mayor Stephen Witt)

Mayor Witt reported this needed to go back to the Community Redevelopment Agency to get finalized.

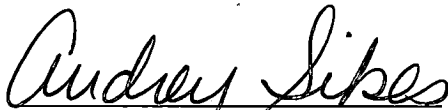
DEPARTMENTAL ADMINISTRATION – None

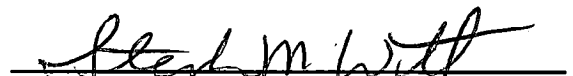
COMMENTS BY COUNCIL MEMBERS

Mr. Hill apologized for being tardy.

ADJOURNMENT

All matters having been handled, the meeting adjourned at 9:14 PM on a motion made and duly seconded.


Audrey Sikes, MMC City Clerk


Stephen M. Witt, Mayor/Council Member

File Attachments for Item:

11. Discussion and Possible Action: Annie Mattox Park Interlocal Agreement - Level 2
Background Check Requirements (Council Member Chevella Young)

Note: Resolution No. 2022-049 with IA adopted on June 6, 2022

CITY COUNCIL RESOLUTION NO. 2022-049

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AUTHORIZING THE APPROPRIATION OF A GRANT TO THE ANNIE MATTOX RECREATION CENTER, INC.; PROVIDING FOR IMPROVEMENTS TO THE PRIVATE PARK GOVERNED BY THE ANNIE MATTOX RECREATION CENTER, INC.; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Annie Mattox Recreation Center, Inc. (hereinafter "AMRC") has requested assistance from the City of Lake City, Florida (hereinafter the "City") toward the resurfacing of basketball courts and tennis courts and improved lighting of the courts (hereinafter the "Project"); and

WHEREAS, the City Council finds that the many benefits of the Project expressed by speakers during public meetings will be experienced by the public in and around the City; and

WHEREAS, the City Council finds that installing camera systems on the AMRC property would benefit the surrounding neighborhoods and curb violence; and

WHEREAS, the AMRC agrees that the City would retain ownership of any camera systems installed on the AMRC property; and

WHEREAS, the City Council finds that awarding a grant to the AMRC for the completion of the Project and the installation of the aforementioned camera systems in accordance with the terms and conditions of the attached *Grant Agreement Between the City of Lake City, Florida, and Annie Mattox Recreation Center, Inc.* (hereinafter the "Grant Agreement") is in the best interests of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are all true and accurate and are incorporated herein and made a part of this resolution.

Section 2. The Mayor is authorized to execute the Grant Agreement and the city administration shall initiate the procurement and construction of the Project in accordance with the City Code.

Section 3. Severability. If any clause, section, or other part of this


resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portion or applications of this resolution.

Section 4. Conflict. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 5. Effective Date. This resolution shall become effective immediately upon passage and adoption.


PASSED AND ADOPTED at a meeting of the City Council this 6th day of June 2022.

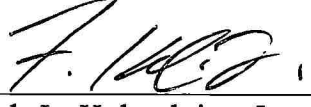
CITY OF LAKE CITY, FLORIDA

By: 
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

By: 
Audrey E. Sikes, City Clerk

By: 
Frederick L. Koberlein, Jr.,
City Attorney

GRANT AGREEMENT BETWEEN THE CITY OF LAKE CITY, FLORIDA, AND ANNIE MATTOX RECREATION CENTER, INC.

THIS AGREEMENT is made and entered into this 21st day of June 2022, by and between the CITY OF LAKE CITY, FLORIDA, a municipal corporation, having a mailing address is 205 North Marion Avenue, Lake City, Florida 32055 (hereinafter referred to as "City") and the Annie Mattox Recreation Center, Inc., having a principal address of 901 NE Center Avenue, Lake City, Florida 32055 (hereinafter referred to as the "Grantee"), Collectively the City and Grantee shall be referred to as "Parties" or individually as a "Party".

WHEREAS, the Grantee has requested assistance from the City towards the resurfacing of basketball courts and tennis courts and improved lighting of the courts (hereinafter the "Project"); and

WHEREAS, the City Council finds that the many benefits of the Project expressed by speakers during public meetings will be experienced by the public in and around the City; and

WHEREAS, the City Council finds that completion of the Project and the installation of camera systems on the Grantee's property is in the public's best interest; and

WHEREAS, the Grantor agrees that the City will retain ownership of the camera systems installed on the Grantee's property; and

WHEREAS, the Parties desire to memorialize their understanding of an

agreement and the intentions and obligations of the Parties.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements herein contained, the Parties agree as follows:

1. **Recitals:** The above recitals are all true and accurate and are incorporated herein and made a part of this Agreement.

2. **Term of Agreement:** Land owned by the Grantee, which is benefited by the City's grant funds and the Project shall be dedicated in perpetuity as an outdoor recreation site by the Grantee for the use and benefit of the public.

3. **Obligations of Parties:**

A. The City shall be obligated to ensure each of the following:

- i. Procure and fund the services and commodities determined to be necessary for the Project. The City shall have the sole and absolute discretion to determine the necessary services and commodities to achieve the Project.
- ii. Retain ownership of the camera system installed on the Grantee's property.
- iii. Maintain the city-owned camera system for a minimum period of ten (10) years from the date of this Agreement.
- iv. Provide a legal description for an easement to install and maintain the city-owned camera system.

B. The Grantee shall be obligated to ensure each of the following:

- i. Compliance with Florida's Sunshine Law for all meetings of the Grantee.
- ii. Subject any vendor, volunteer, individual, or entity directly representing the Grantee to a Level 2 screening as described in Florida law, section 435.04, Florida Statutes, prior to the representation of the Grantee.
 - a. Level 2 screening will be required every five (5) years from the date of the most recent screenings.
 - b. Any vendor, volunteer, individual, or entity who provides evidence and verification of their passing a Level 2 screening as set forth in State law within the immediate past five (5) years will not be required to undergo an additional criminal history check.
- iii. Provide access to the Project site for the term of this Agreement to allow the installation, and maintenance of the city-owned camera systems, by execution of the attached Easement Deed. With the exception of those encumbrances specifically deferred or excepted by the City and identified within the Easement, the Grantee shall convey title to the real property comprising the Easement that is marketable and free and clear of all liens and encumbrances at the time of donation.

- iv. Execute the completed Execution Deed within seven (7) days of presentation by the City.
- v. Maintain the improvements to the basketball courts and tennis courts.

4. **Indemnification:** Nothing contained herein shall constitute a waiver by the City of its sovereign immunity or the provisions of section 768.28, Florida Statutes.

5. **Annual Appropriation:** The City's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the City Council. The parties hereto understand that this Agreement is not a commitment of future appropriations. Authorization for continuation and completion of work and payment associated with the Project may be rescinded with proper notice at the discretion of the city administration if appropriations are reduced or eliminated.

6. **Default/Termination/Force Majeure:** The City may terminate this Agreement for convenience by providing the Grantee with thirty (30) calendar day's written notice. If the City terminates the Agreement for convenience, the City shall notify the Grantee of such termination, with instructions as to the effective date of termination or specify the stage of work at which the Agreement is to be terminated.

7. **Record Keeping/Audit:** The Grantee shall maintain books, records, and documents directly pertinent to performance under this Agreement in accordance with generally accepted accounting principles consistently applied.

8. **Signage:** Grantee shall allow for an informational sign to be erected on the Project site which credits funding, or a portion thereof, to the City for the duration of the project construction. The sign must be visible at the Project site for a minimum of twenty-five (25) years after the Project is complete.

9. **Notice:** All notices and written communication between the Parties shall be sent by electronic mail, U.S. Mail, a courier delivery service, or delivered in person. Notices shall be considered delivered when reflected by electronic mail read receipt, a courier service delivery receipt, other mail service delivery receipt, or when receipt is acknowledged by the recipient.

10. **Contacts:** Any and all notices required by this Agreement shall be delivered to the Parties at the following addresses:

The City:

City Manager, City of Lake City
205 North Marion Ave
Lake City, Florida 32055
Telephone No.: 386/719-5826 or 386/719-5756

The Grantee:

Lawanda Austin, President
P.O. Box 1721
Lake City, Florida 32056

11. **Insurance:** Grantor agrees to have Grantee added as an additional insured to any agreements with Contractors performing services in furtherance of this Agreement.

12. **Physical Access and Inspection:** City has the right to inspect the

Project at any reasonable time. City personnel and contractors shall be provided access to any location or facility, equipment, materials or documents required in performance of any work pursuant to this Agreement.

13. **Execution in Counterparts and Authority to Sign:** This Agreement may be executed in two or more counterparts, each of which together shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a “.pdf” format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or “.pdf” signature page were an original thereof. In accordance with the Electronic Signature Act of 1996, electronic signatures, including facsimile transmissions, may be used and shall have the same force and effect as a written signature. Each person signing this Agreement warrants that he or she is duly authorized to do so and to bind the respective party to the Lease.

14. **Severability Clause:** This Agreement has been delivered in the State of Florida and shall be construed in accordance with the laws of Florida. Wherever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement shall be prohibited or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement. Any action hereon or in connection herewith shall be brought in Columbia County, Florida.

15. **Entire Agreement:** This Agreement represents the entire agreement of the parties. Any alterations, variations, changes, modifications or waivers of provisions of this Agreement shall only be valid when they have been reduced to writing, duly signed by each of the parties hereto, and attached to the original of this Agreement, unless otherwise provided herein.

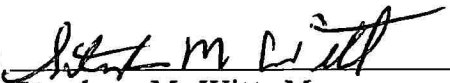
16. **Effective and Binding:** This Agreement shall not become effective or binding upon City unless and until the City Council of City shall have authorized the Mayor of the City to execute the same by the adoption of an official resolution.

17. **Effective Date:** It is agreed by City and Grantee that the effective date is that date first written above.

[Remainder of page left blank intentionally. Signature page to follow.]


IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the day and year first above written.

CITY OF LAKE CITY, FLORIDA

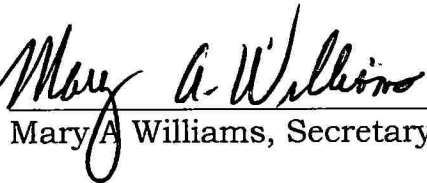
By: 
Stephen M. Witt, Mayor


ATTEST:

By: 
Audrey Sikes, City Clerk

Approved as to form and legality:
By: 
Frederick L. Koberlein, Jr.,
City Attorney

**ANNIE MATTOX RECREATION
CENTER, INC.**

By: 
Mary A. Williams, Secretary

By: 
Lawanda Austin, President

Return to:
City of Lake City, Florida
Attn: City Clerk
205 N. Marion Ave
Lake City, Florida 32055

This instrument prepared by:
Koberlein Law Offices
855 SW Baya Drive
Lake City, FL 32025

Inst: 202312006940 Date: 04/20/2023 Time: 12:48PM
Page 1 of 5 B: 1488 P: 2049, James M Swisher Jr, Clerk of Court
Columbia County, By: VC
Deputy Clerk Doc Stamp-Deed: 0.70

EASEMENT DEED

THIS INDENTURE, made this 14th day of July, 2022, the Annie Mattox Recreation Center, Inc., having a principal address of 901 NE Center Avenue, Lake City, Florida 32055 (hereinafter referred to as the "Grantor"), and City of Lake City, Florida, a municipal corporation, having a mailing address of 205 N. Marion Ave, Lake City, Florida 32055, (hereinafter referred to as the "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the mutual obligations herein contained, and other valuable consideration, receipt of which is hereby acknowledged, has given and granted, and by these presents does give and grant unto the Grantee, its successors and assigns, an easement on, over, under, and across real property in Columbia County, Florida, described in "Exhibit A" attached hereto and incorporated herein (the "Property").

Grantor hereby warrants and covenants, (a) that it is the owner of the fee simple title to the premises in which the above described Property is located, (b) that it has full right and lawful authority to grant and convey this easement to Grantee, and (c) that Grantee shall have quiet and peaceful possession, use and enjoyment of the Property as to Grantor's interest.

Grantor and Grantee acknowledge and agree that the Grantee shall be entitled to alter the easement for the purpose of installing a camera system. These alterations shall include, but are not limited to, installing a camera system, relocating the existing fence on the property, installing a gate to encompass the utility easement together with all rights reasonably necessary or incident thereto, including the right of ingress and egress to and from the Property to the Grantee,

its successors and assigns, for the purpose of exercising its rights provided for herein.

TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, forever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed under corporate seal on the day and year first written above.

Signed, sealed and delivered in the presence of:

ANNIE MATTOX RECREATION CENTER, INC.

Al Nelson (Treasurer)
Witness' Signature

By: Lawanda Austin
Lawanda Austin, President

AL NELSON
(type or print name)

ATTEST:
By: Mary A. Williams
Mary A. Williams, Secretary

Marguis Turner
Witness' Signature

Marguis Turner
(type or print name)

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of July, 2022 by Lawanda Austin, President of Annie Mattox Recreation Center, Inc., and Mary A. Williams, Secretary of Annie Mattox Recreation Center, Inc., who are either personally known to me or produced as identification.

Margo B. Combs
Notary Public - Signature
Margo B. Combs
Notary Name - Printed


 **MARGO B. COMBS**
Notary Public - State of Florida
My Comm. Exp. February 17, 2023
Commission # GG 302765

EXHIBIT A

Parcel #11711-001

SURVEYOR'S DESCRIPTION:

COMMENCE at the Southwest corner of Block 4 of RICHARDSON PARK, a subdivision recorded in Plat Book 2, Page 67 of the public records of Columbia County, Florida, and run South $00^{\circ}57'42''$ East, a distance of 40.01 feet to a point on the Westerly extension of the South right-of-way line of NE Denver Street; thence North $88^{\circ}00'37''$ East, along said Westerly extension and the South right-of-way line of NE Denver Street, a distance of 57.29 feet to the POINT OF BEGINNING; thence continue North $88^{\circ}00'37''$ East, along said South right-of-way line of NE Denver Street, a distance of 378.12 feet to a point on the West right-of-way line of NE Patterson Avenue; thence South $00^{\circ}30'08''$ West, along said West right-of-way line of NE Patterson Avenue, a distance of 933.34 feet to a point on the North right-of-way line of NE Annie Mattox Street; thence North $78^{\circ}24'15''$ West, along said North right-of-way line of NE Annie Mattox Street, a distance of 420.75 feet to a point on the East right-of-way line of NE Center Avenue; thence North $01^{\circ}04'21''$ West, along said East right-of-way line of NE Center Avenue, a distance of 438.18 feet; thence North $00^{\circ}57'21''$ West, still along said East right-of-way line of NE Center Avenue, a distance of 200.54 feet to the Southwest corner of Lot 4 of FUTCH'S, a subdivision recorded in Plat Book 2, Page 37 of the public records of Columbia County, Florida; thence North $88^{\circ}00'37''$ East, along the South line of said Lot 4 of FUTCH'S, a subdivision recorded in Plat Book 2, Page 37 of the public records of Columbia County, Florida, a distance of 13.68 feet to the Southeast corner of said Lot 4 of FUTCH'S, a subdivision recorded in Plat Book 2, Page 37 of the public records of Columbia County, Florida, said point also being a point on the old West right-of-way line of Georgia Southern and Florida Railroad Wye; thence North $11^{\circ}35'46''$ East, along said old West right-of-way line of Georgia Southern and Florida Railroad Wye, being also the East line of Lot 4 of FUTCH'S, a subdivision recorded in Plat Book 2, Page 37 of the public records of Columbia County, Florida, a distance of 200.61 feet to the POINT OF BEGINNING. Containing 8.43 acres, more or less.

DESCRIPTION:

O.R.B. 179, Pages 393-395

Lots 2, 3, 5, 6, 9, 10, 16, 17 and 20, of Futch's Subdivision in the East 1/2 of the Southeast 1/4 of Section 29, Township 3 South, Range 17 East, being more particularly described as commencing at the Southeast corner of the Northeast 1/4 of Southeast 1/4, Section 29, Township 3 South, Range 17 East, and run North 56° West along the East line of said Northeast 1/4 of Southeast 1/4, 345 feet, thence South $89^{\circ}59'$ West 268 feet to a point on the West line of Patterson Street, and to the POINT OF BEGINNING, and run thence South 56° East along the West line of said Patterson Street 943 feet to the right of way line of G.S. & F. Railroad Wye, thence run Northwesterly along said right of way line to the South line of Denver Street, thence North $88^{\circ}59'$ East 306.3 feet to the POINT OF BEGINNING.

AND ALSO

O.R.B. 344, Page 201

All that piece or parcel of land situate, lying and being in the Southwest quarter of the Southeast quarter and Northeast quarter of the Southeast quarter and Southeast quarter of the Southeast quarter of Section 29, Township 3 South, Range 17 East, in the County of Columbia, State of Florida, and being more particularly described as follows, to-wit:

BEGINNING at a point in the northerly boundary of the right of way of the Georgia Southern and Florida Railway Company for its main track as it runs between Palatka, Florida, and Valdosta, Georgia, said beginning point being 25 feet northwardly, measured at a right angle, from a point in the center line of said main track, said center line point being 685 feet westwardly, measured along said center line, from Milepost 212; and go thence, along a curve to the left (radius 548.69 feet, chord North $59^{\circ}30'$ East, 775.96 feet) 861.88 feet; thence North $14^{\circ}30'$ East, 330.24 feet; thence due East 77.47 feet; thence South $14^{\circ}30'$ West, 349.63 feet; thence along a curve to the left (radius 523.69 feet, chord South $30^{\circ}30'$ East, 740.61 feet) 822.61 feet; thence South $14^{\circ}30'$ West, 25 feet to a point which is 25 feet northwardly, measured at a right angle, from the center line of the said main track of the Georgia Southern and Florida Railway Company; thence North $75^{\circ}30'$ West, along a line which is parallel to and at all points 25 feet, measured at right angles, from the center line of said main track, 1147.38 feet, more or less, to the POINT OF BEGINNING.

LESS AND EXCEPT

O.R.B. 396, Page 170

COMMENCE at the Northeast corner of Block 6 of WASHINGTON PARK SUBDIVISION, thence run South $0^{\circ}11'15''$ East 163.00 feet for a POINT OF BEGINNING; thence continue South $0^{\circ}11'15''$ East 278.92 feet to the North right-of-way line of the G.S. & F. Railroad right-of-way; thence run North $77^{\circ}23'30''$ West along the North boundary of the railroad right-of-way 258.55 feet; thence run North $2^{\circ}12'30''$ East 223.03 feet; thence run North $89^{\circ}37'$ East 243.03 feet to the POINT OF BEGINNING.

File Attachments for Item:

12. City Council Ordinance No. 2023-2250 (first reading) - An ordinance of the City Council of the City of Lake City, Florida, amending the City Code to add a new Section Number 86-110.20 to Article III, Chapter 86, which provides for the partial abandonment of a 20.00 foot water and sewer utility easement as a portion of Parcel 1 of Official Records Book 776, Page 1724, of the Public Records of Columbia County, Florida; providing for conflicts; providing for severability; providing for codification; and providing an effective date.

Adopt City Council Ordinance No. 2023-2250 on first reading

ORDINANCE NO. 2023-2250

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE CITY CODE TO ADD A NEW SECTION NUMBER 86-110.20 TO ARTICLE III, CHAPTER 86, WHICH PROVIDES FOR THE PARTIAL ABANDONMENT OF A 20.00 FOOT WATER AND SEWER UTILITY EASEMENT AS A PORTION OF PARCEL 1 OF OFFICIAL RECORDS BOOK 776, PAGE 1724, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a parcel of land lying in Section 35, Township 3 South, Range 16 East, Columbia County, Florida recorded in the public records of Columbia County, Florida, contains a portion of land containing a 20.00 foot water and sewer utility easement; and

WHEREAS, maintenance of such undeveloped and unused parcels (right-of-way) creates potential liability, additional work, and costs to the City of Lake City, Florida (hereinafter the "City"); and

WHEREAS, the abutting landowner of a parcel of real property has petitioned the City in accordance with Section 86, Code (Sections 86-96 – 86-101), to vacate the following: PARTIAL ABANDONMENT OF 20.00 FOOT WATER AND SEWER UTILITY EASEMENT AS A PORTION OF PARCEL 1 OF OFFICIAL RECORDS BOOK 776, PAGE 1724, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA (hereinafter the "Parcel"; further identified in Exhibit A attached hereto); and

WHEREAS, the City Council finds that it is in the public interest to permanently close, vacate, and abandon the Parcel.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are all true and accurate and are hereby incorporated herein and made a part of this ordinance.

Section 2. The Code of the City of Lake City is hereby amended by adding a section to Chapter 86, Article III, to be numbered Section 86-110.20 which section reads as follows:

Section 86-110.20 PARTIAL ABANDONMENT OF 20.00 FOOT WATER AND SEWER UTILITY EASEMENT AS A PORTION OF PARCEL 1 OF OFFICIAL RECORDS BOOK 776, PAGE 1724, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

Section 3. The City finds the Parcel to be surplus to its needs and that it is in the public interest to close and vacate the Parcel.

Section 4. The City shall convey by Quit Claim Deed to each abutting record title owner that portion of the vacated Parcel to its centerline and reserving a perpetual easement for utilities.

Section 5. All ordinances or parts of ordinances in conflict herewith are and the same are hereby repealed.

Section 6. If any section, subsection, sentence, clause or phrase of this ordinance or the particular application thereof shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining section(s), subsection(s), sentences(s), clause(s) or phrases(s) under application shall not be affected hereby.

Section 7. It is the intention of the City Council of the City of Lake City, Florida, that the provisions of this ordinance shall become and be made a part of the Code of the City of Lake City, Florida, and that the sections of this ordinance may be numbered appropriately in order to accomplish such intentions.

[Remainder of this page left blank intentionally.]

Section 8. Effective Date. This ordinance shall become effective upon adoption.

PASSED upon first reading this _____ day of _____ 2023.

NOTICE PUBLISHED on this _____ day of _____ 2023.

PASSED AND ADOPTED on the second and final reading this _____ day of _____ 2023.

CITY OF LAKE CITY, FLORIDA

By: _____
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND
LEGALITY:

By: _____
Audrey E. Sikes, City Clerk

By: _____
Thomas J. Kennon, III,
City Attorney

SKETCH AND DESCRIPTION

IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, LAKE CITY, COLUMBIA COUNTY, FLORIDA

DESCRIPTION - BY THIS FIRM

PARTIAL ABANDONMENT OF 20' WATER AND SEWER UTILITY EASEMENT:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 35 AND RUN SOUTH 06°26'28" WEST ALONG THE WEST BOUNDARY OF SAID SECTION 35, A DISTANCE OF 2853.10 FEET; THENCE SOUTH 83°33'32" EAST ALONG THE NORTH BOUNDARY OF A 25.00 FOOT PUBLIC UTILITY EASEMENT AS PLATTED ON THE PLAT OF GATEWAY CROSSING AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 114 OF THE AFORESAID PUBLIC RECORDS A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF A 20 FOOT WATER AND SEWER EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 776, PAGE 1724, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 78°06'45" EAST ALONG THE NORTHERLY BOUNDARY OF SAID EASEMENT, A DISTANCE OF 368.04 FEET TO THE WESTERLY BOUNDARY OF A 22.5 FOOT PUBLIC UTILITY EASEMENT AS PLATTED ON THE AFORESAID PLAT OF GATEWAY CROSSING; THENCE LEAVING SAID NORTHERLY BOUNDARY AND RUN SOUTH 17°59'44" WEST ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 20.11 FEET TO THE SOUTHERLY BOUNDARY OF SAID 20 FOOT WATER AND SEWER EASEMENT; THENCE NORTH 78°06'45" WEST ALONG SAID SOUTHERLY BOUNDARY, A DISTANCE OF 363.99 FEET TO THE AFORESAID EASTERLY BOUNDARY OF A 25.00 FOOT PUBLIC UTILITY EASEMENT; THENCE NORTH 06°26'28" EAST, ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 20.09 FEET TO THE POINT OF BEGINNING.


NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH AND DESCRIPTION IS BASED ON MEASUREMENTS CONDUCTED ON JULY 26, 2022.
3. BEARINGS ARE BASED ON AN ASSUMED BEARING OF SOUTH 06°26'28" WEST FOR THE WEST LINE OF SECTION 35

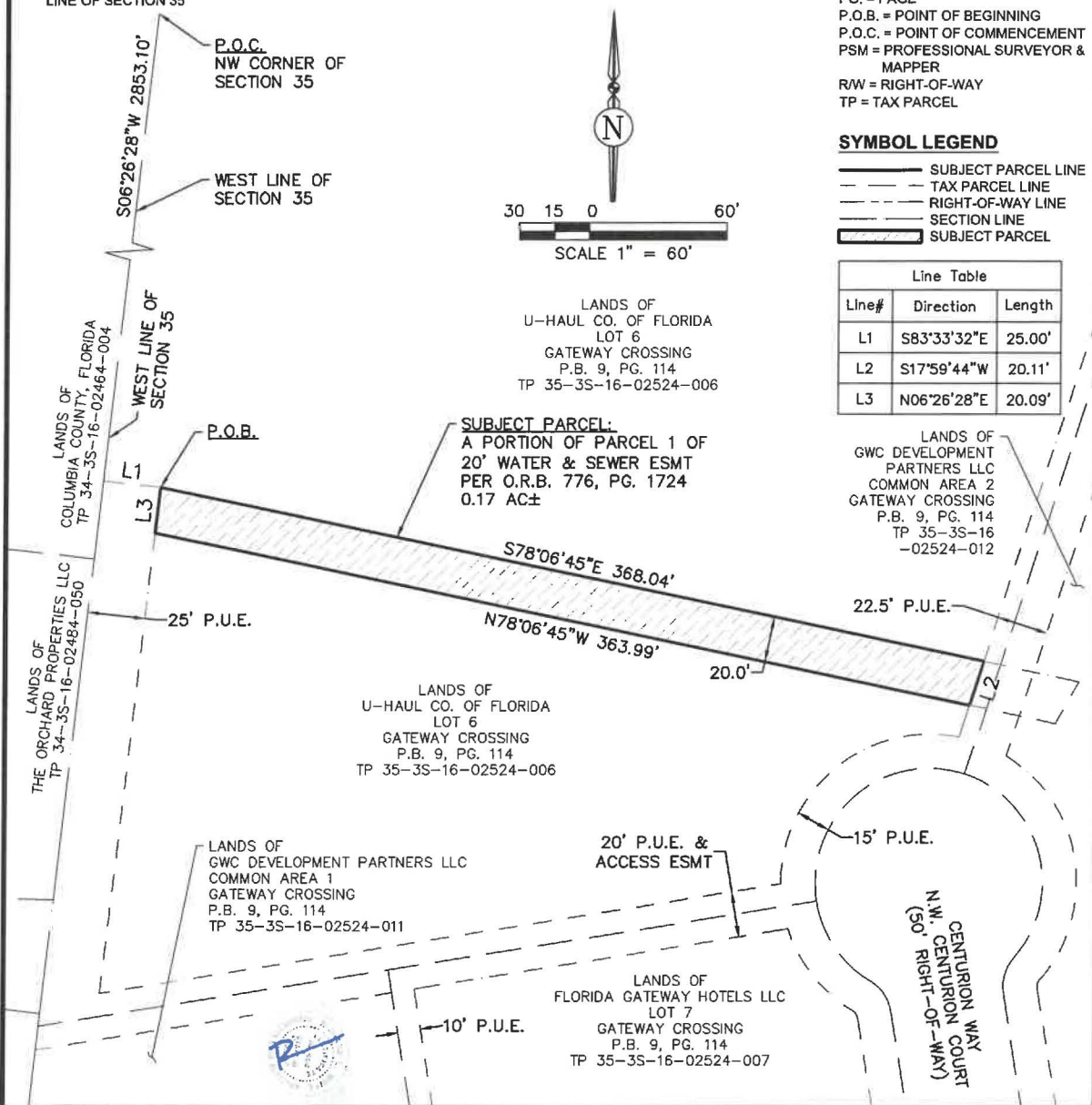
ABBREVIATIONS

LLC = LIMITED LIABILITY COMPANY
 LS = LICENSED SURVEYOR
 P.B. = PLAT BOOK
 PG. = PAGE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 PSM = PROFESSIONAL SURVEYOR & MAPPER
 R/W = RIGHT-OF-WAY
 TP = TAX PARCEL

SYMBOL LEGEND

— SUBJECT PARCEL LINE
 - - - TAX PARCEL LINE
 - - - RIGHT-OF-WAY LINE
 - - - SECTION LINE
 SUBJECT PARCEL

Line Table		
Line#	Direction	Length
L1	S83°33'32"E	25.00'
L2	S17°59'44"W	20.11'
L3	N06°26'28"E	20.09'



JBPro
 CIVIL ENGINEERING | LAND PLANNING
 SURVEYING | CONSTRUCTION SERVICES
 3530 NW 43rd Street | Gainesville, FL 4420 US-1 S, Suite 1 | St. Augustine, FL 1826 Ox Bottom Lane | Tallahassee, FL
 Toll Free: (844) Go-JBPro

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS SKETCH AND DESCRIPTION FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE SKETCH AND DESCRIPTION SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

Florida License No. LS4816
Certificate of Authorization No. LB8031

Richard L White
 Digitally signed by Richard L White
 DN: cn=Richard L White, o=US, e=Florida, email=richard.white@jpro.com
 Date: 2023.04.11 07:01:28 -0400

Richard L. White, PLS
 Professional Land Surveyor

CERTIFIED TO:
 1. U-HAUL - LOT 6 GATEWAY CROSSING

Scale: 1"=60'
 Drawn By: T. Hensley
 Document Name: 587-22-01-SKD1
 Document Date: 4/10/2023
 Sheet: 1 of 1

File Attachments for Item:

13. City Council Ordinance No. 2023-2251 (first reading) - An ordinance of the City Council of the City of Lake City, Florida, amending the City Code to add a new Section Number 86-110.21 to Article III, Chapter 86, which provides for the permanent closing of all of that portion of Waldron Street lying wholly in Section 33, Township 3 South, Range 17 East, Columbia County, Florida; providing for conflicts; providing for severability; providing for codification; and providing an effective date.

Adopt City Council Ordinance No. 2023-2251 on first reading

ORDINANCE NO. 2023-2251

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE CITY CODE TO ADD A NEW SECTION NUMBER 86-110.21 TO ARTICLE III, CHAPTER 86, WHICH PROVIDES FOR THE PERMANENT CLOSING OF ALL OF THAT PORTION OF WALDRON STREET LYING WHOLLY IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a parcel of land lying in Section 33, Township 3 South, Range 17 East, Columbia County, Florida recorded in the public records of Columbia County, Florida, contains a portion of land known as Waldron Street, containing a 0.35 acre easement; and

WHEREAS, maintenance of such undeveloped and unused parcels (right-of-way) creates potential liability, additional work, and costs to the City of Lake City, Florida (hereinafter the "City"); and

WHEREAS, the abutting landowner of a parcel of real property has petitioned the City in accordance with Section 86, Code (Sections 86-96 – 86-101), to vacate the following: ALL OF THAT PORTION OF WALDRON STREET LYING WHOLLY IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA (hereinafter the "Parcel"; further identified in Exhibit A attached hereto); and

WHEREAS, the City Council finds that it is in the public interest to permanently close, vacate, and abandon the Parcel.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are all true and accurate and are hereby incorporated herein and made a part of this ordinance.

Section 2. The Code of the City of Lake City is hereby amended by adding a section to Chapter 86, Article III, to be numbered Section 86-110.21 which section reads as follows:

Section 86-110.21 ALL OF THAT PORTION OF WALDRON STREET LYING WHOLLY IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

Section 3. The City finds the Parcel to be surplus to its needs and that it is in the public interest to close and vacate the Parcel.

Section 4. The City shall convey by Quit Claim Deed to each abutting record title owner that portion of the vacated Parcel to its centerline and reserving a perpetual easement for utilities.

Section 5. All ordinances or parts of ordinances in conflict herewith are and the same are hereby repealed.

Section 6. If any section, subsection, sentence, clause or phrase of this ordinance or the particular application thereof shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining section(s), subsection(s), sentences(s), clause(s) or phrases(s) under application shall not be affected hereby.

Section 7. It is the intention of the City Council of the City of Lake City, Florida, that the provisions of this ordinance shall become and be made a part of the Code of the City of Lake City, Florida, and that the sections of this ordinance may be numbered appropriately in order to accomplish such intentions.

[Remainder of this page left blank intentionally.]

Section 8. Effective Date. This ordinance shall become effective upon adoption.

PASSED upon first reading this _____ day of _____ 2023.

NOTICE PUBLISHED on this _____ day of _____ 2023.

PASSED AND ADOPTED on the second and final reading this _____ day of _____ 2023.

CITY OF LAKE CITY, FLORIDA

By: _____
Stephen M. Witt, Mayor

ATTEST:

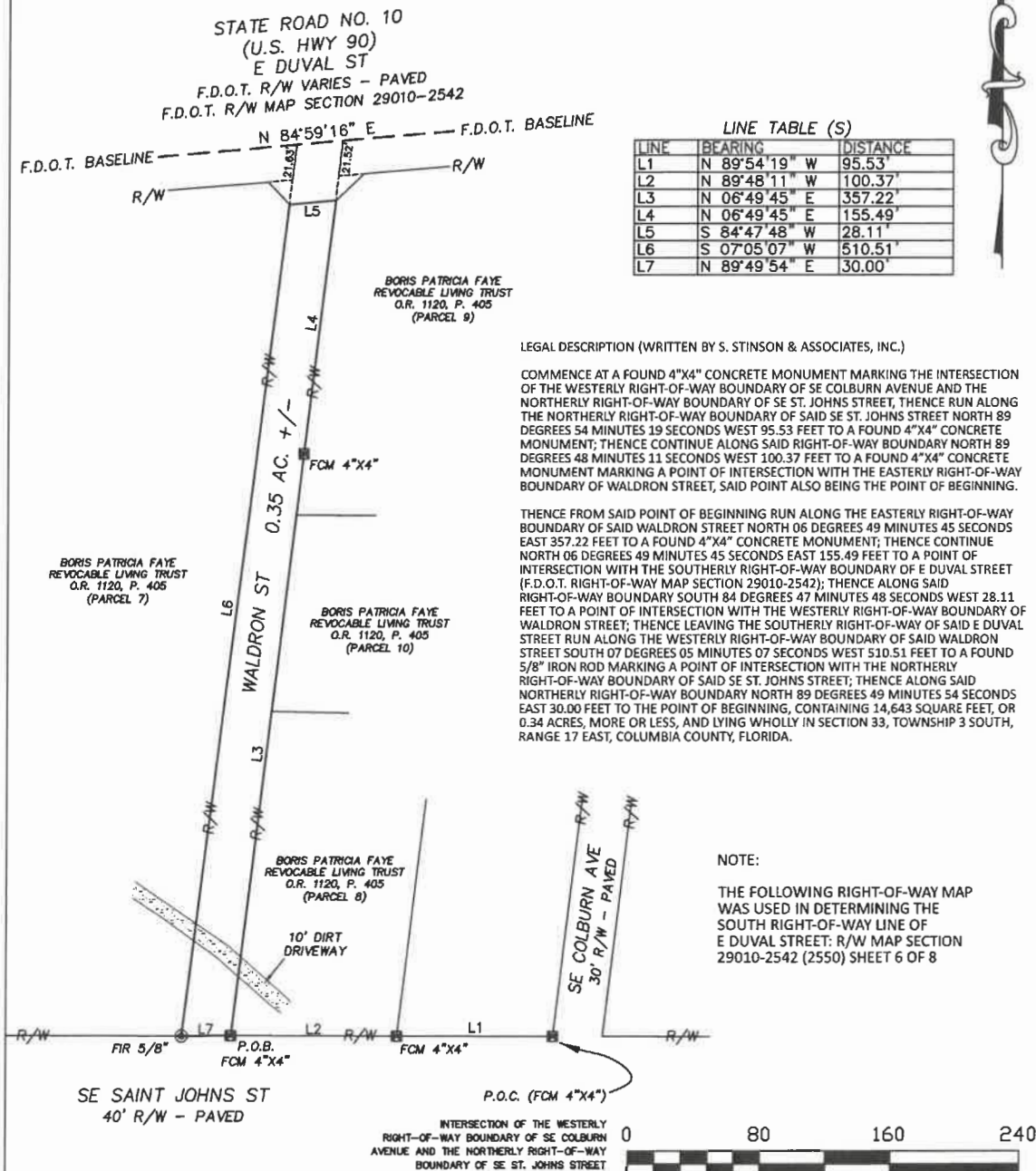
APPROVED AS TO FORM AND
LEGALITY:

By: _____
Audrey E. Sikes, City Clerk

By: _____
Thomas J. Kennon, III,
City Attorney

SKETCH & DESCRIPTION

WALDRON STREET
LAKE CITY, FL 32025



LINE TABLE (S)		
LINE	BEARING	DISTANCE
L1	N 89°54'19" W	95.53'
L2	N 89°48'11" W	100.37'
L3	N 06°49'45" E	357.22'
L4	N 06°49'45" E	155.49'
L5	S 84°47'48" W	28.11'
L6	S 07°05'07" W	510.51'
L7	N 89°49'54" E	30.00'

LEGAL DESCRIPTION (WRITTEN BY S. STINSON & ASSOCIATES, INC.)

COMMENCE AT A FOUND 4"x4" CONCRETE MONUMENT MARKING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY BOUNDARY OF SE COLBURN AVENUE AND THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SE ST. JOHNS STREET, THENCE RUN ALONG THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SAID SE ST. JOHNS STREET NORTH 89 DEGREES 54 MINUTES 19 SECONDS WEST 95.53 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY BOUNDARY NORTH 89 DEGREES 48 MINUTES 11 SECONDS WEST 100.37 FEET TO A FOUND 4"x4" CONCRETE MONUMENT MARKING A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY BOUNDARY OF WALDRON STREET, SAID POINT ALSO BEING THE POINT OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING RUN ALONG THE EASTERLY RIGHT-OF-WAY BOUNDARY OF SAID WALDRON STREET NORTH 06 DEGREES 49 MINUTES 45 SECONDS EAST 357.22 FEET TO A FOUND 4"x4" CONCRETE MONUMENT; THENCE CONTINUE NORTH 06 DEGREES 49 MINUTES 45 SECONDS EAST 155.49 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF E DUVAL STREET (F.D.O.T. RIGHT-OF-WAY MAP SECTION 29010-2542); THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY SOUTH 84 DEGREES 47 MINUTES 48 SECONDS WEST 28.11 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY BOUNDARY OF WALDRON STREET; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY OF SAID E DUVAL STREET RUN ALONG THE WESTERLY RIGHT-OF-WAY BOUNDARY OF SAID WALDRON STREET SOUTH 07 DEGREES 05 MINUTES 07 SECONDS WEST 510.51 FEET TO A FOUND 5/8" IRON ROD MARKING A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF SAID SE ST. JOHNS STREET; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY BOUNDARY NORTH 89 DEGREES 49 MINUTES 54 SECONDS EAST 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14,643 SQUARE FEET, OR 0.34 ACRES, MORE OR LESS, AND LYING WHOLLY IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

NOTE:
THE FOLLOWING RIGHT-OF-WAY MAP WAS USED IN DETERMINING THE SOUTH RIGHT-OF-WAY LINE OF E DUVAL STREET: R/W MAP SECTION 29010-2542 (2550) SHEET 6 OF 8

LEGEND

- AC. - ACRES
- ASPH. - ASPHALT
- AVE. - AVENUE
- BLDG. - BUILDING
- BLVD. - BOULEVARD
- B.M. - BENCHMARK
- BRG. - BEARING
- C.G. - CURB and GUTTER
- C.M. - CONCRETE MONUMENT
- CD. - COUNTY
- CONC. - CONCRETE
- (D) - DEED / DESIGN INFORMATION
- E - EAST
- ELEC. - ELECTRIC
- ELEV. - ELEVATION
- F.F.E. - FINISHED FLOOR ELEVATION
- F.HYD. - FIRE HYDRANT
- Fnd. - FOUND
- FT. - FEET
- Hwy. - HIGHWAY
- I.P. - IRON PIPE
- I.R. - IRON ROD
- M.H. - MANHOLE
- MON. - MONUMENT
- N - NORTH
- NE - NORTHEAST
- NGS - NATIONAL GEODETIC SURVEY
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- NUMBER - NUMBER
- N&C - NAIL and CAP
- NW - NORTHWEST
- DHU - OVERHEAD UTILITY LINE
- PLAT - PLAT INFORMATION
- (P) - POINT OF CURVATURE
- P.C. - POINT OF COMPOUND CURVATURE
- P.C.C. - PERMANENT CONTROL POINT
- P.I. - POINT OF INTERSECTION
- P.O.B. - POINT OF BEGINNING
- P.O.I. - PERMANENT REFERENCE MONUMENT
- P.O.C. - POINT OF COMMENCEMENT
- P.T. - POINT OF TANGENCY
- R - RADIUS
- RNG. - RANGE
- RD. - ROAD
- REF. - REFERENCE
- R/R - RAILROAD
- R/W - RIGHT OF WAY
- (S) - SURVEY INFORMATION
- SEC. - SECTION
- S.R. - STATE ROAD
- S.S. - SANITARY SEWER
- ST. - STREET
- STA. - STATION
- TNSH. - TOWNSHIP
- TBM - TEMPORARY BENCHMARK
- T.C. - TERRA COTTA
- TELE. - TELEPHONE
- USGS - U.S. GEOLOGICAL SURVEY
- W - WEST

CERTIFIED TO:
Hix Snedeker Companies, LLC

I hereby certify that this sketch meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Steve W. Stinson
Digitally signed by Steve W. Stinson
Date: 2023.05.03 16:13:24 -04'00'

NOTES

- THIS IS NOT A SURVEY.
- NO TITLE OPINION OR ABSTRACT OF MATTERS CONCERNING THIS PROPERTY WAS FURNISHED AT THE TIME OF THIS SKETCH.
- THE BOUNDARIES SHOWN HEREIN ARE BASED ON EXISTING MONUMENTATION.
- NO UNDERGROUND UTILITIES WERE LOCATED EXCEPT AS SHOWN.
- NO OTHER IMPROVEMENTS WERE LOCATED EXCEPT AS SHOWN.
- THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



DRAWN BY :	E.CAMPBELL	SHEET NO.
CHECKED BY :	S.STINSON	1
DATE :	MAY 3, 2023	OF 1
REVISED:		
SCALE	1" = 80'	JOB NO.
FIELD BOOK	N/A	PAGE N/A
		23071

STEVEN W. STINSON DATE
FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457
FLORIDA LICENSED BUSINESS No. 8393

File Attachments for Item:

14. City Council Ordinance No. 2023-2252 (first reading) - An ordinance of the City Council of the City of Lake City, Florida, revising the boundaries of the four (4) separate election districts, consisting of Districts 10, 12, 13, and 14, created by and described in Section 301(C) of Article III of the City Charter, as authorized and required by Section 301 (E) of Article III of the City Charter; redefining the boundaries, pursuant to State Law and the Voting Rights Act, of each District 10, 12, 13, and 14 to insure that each separate District has approximately the same number of residents in accordance to 2020 Census Data, by population; providing that the General Law of the State of Florida on the subject of elections shall apply to all City Elections in the absence of conflicts with the City Code and City Charter; providing for the repeal of ordinances in conflict with any of the provisions of the ordinance; providing for severability; providing for codification; and providing for an effective date.

Adopt City Council Ordinance No. 2023-2252 on first reading

ORDINANCE NO. 2023-2252

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, REVISING THE BOUNDARIES OF THE FOUR (4) SEPARATE ELECTION DISTRICTS, CONSISTING OF DISTRICTS 10, 12, 13, AND 14, CREATED BY AND DESCRIBED IN SECTION 301(C) OF ARTICLE III OF THE CITY CHARTER, AS AUTHORIZED AND REQUIRED BY SECTION 301(E) OF ARTICLE III OF THE CITY CHARTER; REDEFINING THE BOUNDARIES, PURSUANT TO STATE LAW AND THE VOTING RIGHTS ACT, OF EACH DISTRICT 10, 12, 13, AND 14 TO INSURE THAT EACH SEPARATE DISTRICT HAS APPROXIMATELY THE SAME NUMBER OF RESIDENTS IN ACCORDANCE TO 2020 CENSUS DATA, BY POPULATION; PROVIDING THAT THE GENERAL LAW OF THE STATE OF FLORIDA ON THE SUBJECT OF ELECTIONS SHALL APPLY TO ALL CITY ELECTIONS IN THE ABSENCE OF CONFLICTS WITH THE CITY CODE AND CITY CHARTER; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT WITH ANY OF THE PROVISIONS OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to and in accordance with the provisions and requirements of Section 301(e) of Article III of the City Charter, District 10, 12, 13, and 14, created by and defined in Section 301(c) of Article III of the City Charter, the following election districts are redefined and established based on population of said districts for the purpose of representation upon and election of a member to the City Council from each of the following separate districts:

- 1) District 10 shall consist of and embrace all of the territory or area of the City as follows:

The Point of Beginning being the intersection of SE Baya Drive and the city limits, proceed in a westerly direction along SE Baya Drive until the intersection with SE Church Avenue, then in a northerly direction along SE Church Avenue until the intersection with SE Camp Street, then in a westerly direction

along SE Camp Street until the intersection with SE Hernando Avenue, then in a northerly direction along SE Hernando Avenue until the intersection with SW Knox Street, then in a westerly direction along SW Knox Street until the intersection with the northbound lane of SW Main Boulevard, then in a northerly direction along SW Main Street until the intersection with the city limits, then beginning in an easterly direction, follow the city limits until the intersection with the Point of Beginning.

- 2) District 12 shall consist of and embrace all of the territory or area of the City as follows:

The Point of Beginning being the intersection of NW Main Boulevard and the city limits, proceed in a southerly direction along NW Main Boulevard until the intersection with US Highway 90 (also known as W Duval Street), then in a westerly direction along US Highway 90 until the intersection with the city limits, then beginning in a northerly direction, follow the city limits until the Point of Beginning.

- 3) District 13 shall consist of and embrace all of the territory or area of the City as follows:

The Point of Beginning being the intersection of US Highway 90 and the northbound lane of SW Main Boulevard, proceed in a southerly direct along SW Main Boulevard until the intersection with SW St. Margarets Street, then in a westerly direction along SW St. Margarets Street until the intersection with SW McFarlane Avenue, then proceed in a northerly direction along SW McFarlane Avenue until the intersection with SW Grandview Street, then in a westerly direction along SW Grandview Street

until the intersection with the city limits, then beginning in a northerly direction follow the city limits until the intersection with SW Grandview Street, then in a westerly direction along SW Grandview Street until the intersection with SW Faith Road, then proceed in a southwesterly direction along SW Faith Road until the intersection with the city limits, then beginning in a northerly direction follow the city limits until the intersection with SW Branford Road, then follow SW Branford Road in a southeasterly direction until the intersection with the city limits, then beginning in a northwesterly direction follow the city limits until the intersection with SW Branford Road, then proceed in a southwesterly direction along SW Branford Road until the intersection with the city limits, then beginning in a westerly direction, follow the city limits until the intersection with West US Highway 90, then proceed along US Highway 90 in an easterly direction until the Point of Beginning.

- 4) District 14 shall consist of and embrace all of the territory or area of the City as follows:

The Point of Beginning being the intersection of SW Knox Street and the northbound lane of SW Main Boulevard, proceed in a southerly direct along SW Main Boulevard until the intersection with SW St. Margarets Street, then in a westerly direction along SW St. Margarets Street until the intersection with SW McFarlane Avenue, then in a northerly direction along SW McFarlane Avenue until the intersection with SW Grandview Street, then in a westerly direction along SW Grandview Street until the intersection with SW Faith Road, then in a southwesterly direction along SW Faith Road until the intersection with the city limits, then follow the city limits until the intersection with SW

Branford Road, then proceed in a southwesterly direction along southwest Branford Road until the intersection with the city limits, then beginning in a southerly direction, follow the city limits until the intersection with SE Baya Drive, then following SE Baya Drive in a westerly direction until the intersection with SE Church Avenue, then follow SE Church Avenue in a northerly direction until the intersection with SE camp Street, then follow SE Camp Street in a westerly direction until the intersection with SE Hernando Avenue, then proceed in a northerly direction along SE Hernando Avenue until the intersection with SW Knox Street, then proceed in a westerly direction along SW Knox Street until the Point of Beginning.

A map identifying Districts 10, 12, 13, and 14 is attached to this Ordinance as Exhibit "A" for illustrative purposes only and is on file in the Office of the City Clerk.

If a boundary for any of the above described districts is a roadway, the intent of this Ordinance is that the boundary of said roadway shall be the centerline of said roadway.

Section 2. The general law of the State of Florida on the subject of elections shall apply to and govern all City elections insofar as there is no conflict with the provisions of the City Code or the provisions of the Charter of the City.

Section 3. All ordinances or parts of ordinances in conflict herewith are and the same are hereby repealed.

Section 4. If any section, subsection, sentence, clause or phrase of this ordinance or the particular application thereof shall be held invalid by any court, administrative agency or other body with appropriate jurisdiction, the remaining section(s), subsection(s), sentences(s), clause(s) or phrases(s) under application shall not be affected hereby.

Section 5. It is the intention of the City Council of the City of Lake City, Florida, that the provisions of this ordinance shall become and be made a part of the Code of the City of Lake City, Florida, and that the sections of this

ordinance may be numbered appropriately in order to accomplish such intentions.

Section 6. Effective Date. This ordinance shall become effective upon adoption.

PASSED upon first reading this _____ day of _____ 2023.

NOTICE PUBLISHED on this _____ day of _____ 2023.

PASSED AND ADOPTED on the second and final reading this _____ day of _____ 2023.

CITY OF LAKE CITY, FLORIDA

By: _____
Stephen M. Witt, Mayor

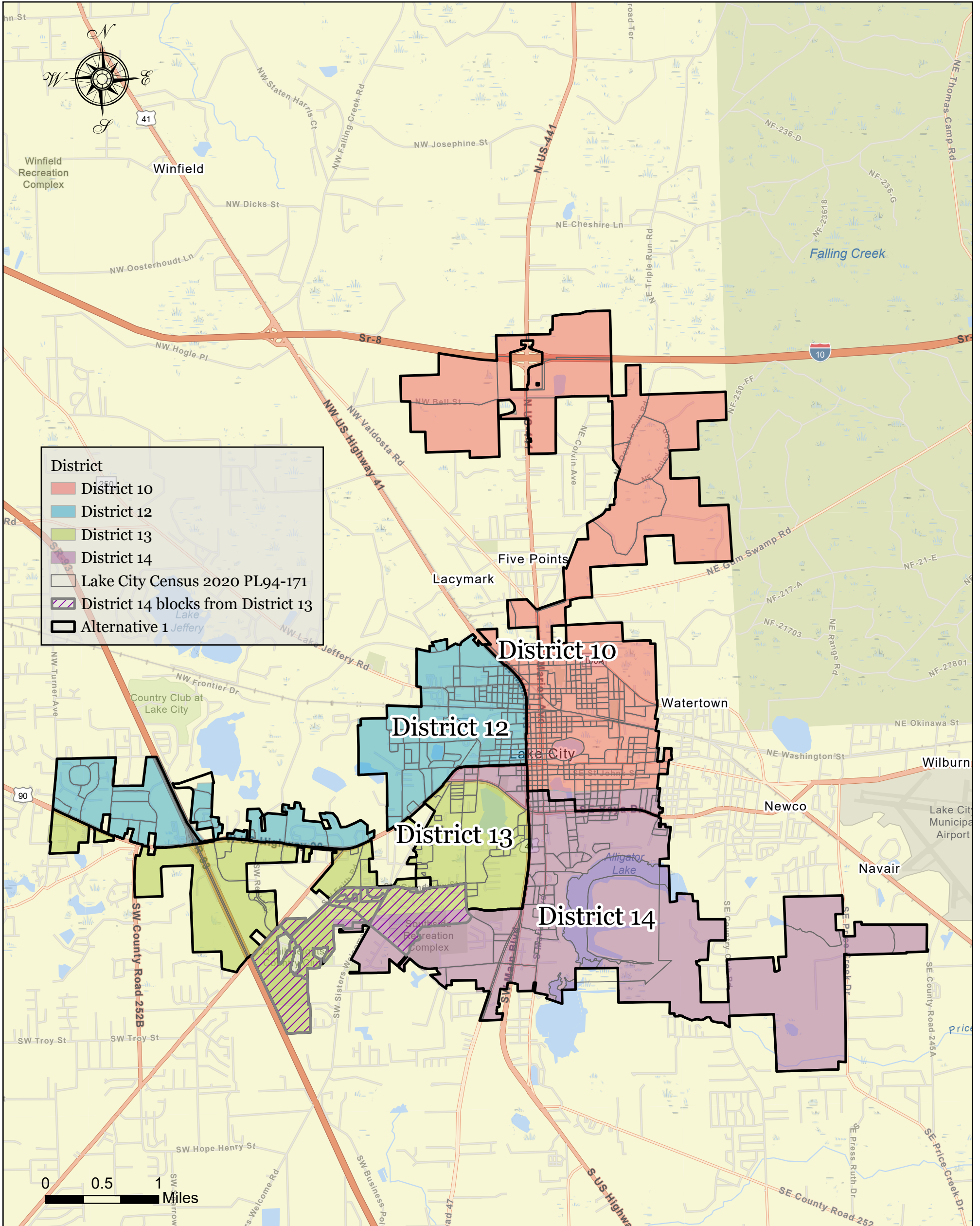
ATTEST:

APPROVED AS TO FORM AND
LEGALITY:

By: _____
Audrey E. Sikes, City Clerk

By: _____
Thomas J. Kennon, III,
City Attorney

Alternative 1 2020 Redistricting Data



DISTRICT	2020 Population IDEAL	2020 Population ACTUAL	Population Deviation	Percent Deviation	Population White	Percent White	Population Black	Percent Black	Population Other	Percent Other	Population Hispanic	Percent Hispanic
District 10	3,032.25	2990	-42.25	-1.4%	1098	37%	1717	57%	175	6%	169	6%
District 12	3,032.25	3133	100.75	3.3%	1480	47%	1304	42%	349	11%	256	8%
District 13	3,032.25	3037	4.75	0.2%	1745	57%	938	31%	354	12%	296	10%
District 14	3,032.25	2969	-63.25	-2.1%	1787	60%	655	22%	527	18%	394	13%
Totals	12129	12129	0	0	6110	-	4614	-	1405	-	1115	-

File Attachments for Item:

15. City Council Resolution No. 2023-058 - A resolution of the City Council of the City of Lake City, Florida, authorizing the Mayor to execute and deliver an easement conveying said easement to identified landowners located on West boundary of City owned property located in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 4 South, Range 16 East, Columbia County, Florida. (Property near Sprayfield)

CITY COUNCIL RESOLUTION NO. 2023-058

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA AUTHORIZING THE MAYOR TO EXECUTE AND DELIVER AN EASEMENT CONVEYING SAID EASEMENT TO IDENTIFIED LANDOWNERS LOCATED ON WEST BOUNDARY OF CITY OWNED PROPERTY LOCATED IN THE NW ¼ OF THE NE ¼ OF SECTION 23, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

WHEREAS, the City of Lake City, Florida (hereinafter the “City”) holds title to real property which is located on the West boundary of real property owned by the City in the NW ¼ of NE ¼ of Section 23, Township 4 South, Range 16 East, Columbia County, Florida; and

WHEREAS, the real property described in the attached Easement is located on the western edge of City owned property located in the NW ¼ of the NE ¼ of Section 23, Township 4 South, Range 16 East, Columbia County, Florida allowing for the adjoining landowners to have legal access to their properties; and

WHEREAS, the City desires to convey an Easement to the adjoining property owners as identified in the attached Right of Way Easement; and

WHEREAS, the City Council finds that it is in the best interests of the City to grant the Mayor the authority to execute and deliver the attached Easement to the adjoining property owners identified in the attached Right of Way Easement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are true and accurate and are hereby incorporated herein and made a part of this resolution.

Section 2. The City finds the parcels of real property described in the attached Right of Way Easement to be surplus to its needs and that it is in the public interest to convey the Right of Way Easement to the adjoining landowners.

Section 3. The City is hereby authorized to convey an Easement to the adjoining property owners as identified in the Right of Way Easement attached.

[Remainder of this page left blank intentionally.]

Section 4. The City Manager and City Attorney are authorized to make such reasonable changes and modifications to the Right of Way Easement as may be deemed legal and necessary and in the best interest of the City and its citizens. The Mayor is authorized and directed to execute and deliver the Right of Way Easement in the name and on behalf of the City, with such changes, amendments, modifications, omissions, and additions made by the City Manager and City Attorney. Execution by the Mayor shall be deemed to be conclusive evidence of approval of such changes, amendments, modifications, omissions, and additions.

PASSED AND ADOPTED at a meeting of the City Council this _____ day of June 2023.

CITY OF LAKE CITY, FLORIDA

By: _____
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

By: _____
Audrey Sikes, City Clerk

By: _____
Thomas J. Kennon, III,
City Attorney

RIGHT OF WAY EASEMENT

THIS INDENTURE made and entered into this ____ day of _____, 2023, between the City of Lake City, Florida, a Florida municipality, whose mailing address is 205 N. Marion Avenue, Lake City, Florida 32055 (hereinafter "Grantor"), and Ola G. Woods, whose post office address is 2155 West 17th Street, Jacksonville, Florida 32209; Edwin Dessables, whose post office address is 3160 Coral Springs Dr, Unit 3, Coral Springs, Florida 33065-3802; Celestine C. Levy, whose post office address is 56 Terra Bella Dr, Manvel, Texas 77578; and Essie Johnson Lewis and Felisha L. Mike, whose post office address is 400 SW Tunsil Street, Lake City, Florida 32024 (hereinafter the "Grantees").

WITNESSETH, that for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the grantor has this date conveyed to the grantees and their heirs, personal representatives, successors and assigns, a non-exclusive, perpetual easement for the purpose of ingress, egress and regress over and across the following described lands in Columbia County, Florida, to-wit:

The West 30.00 feet of the North 928.5 feet of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 4 South, Range 16 East, Columbia County, Florida as lies South of SW Tunsil Lane

which said easement area shall serve and be a covenant forever running with the lands in Columbia County, Florida, now owned by the grantees, described as follows, to-wit:

One acre in the Northeast Corner of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 23, Township 4 South, Range 16 East;

Together with

Commence at the Southeast corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 4 South, Range 16 East, Columbia County, Florida and run North 2 degrees 02 minutes 41 seconds West along the East line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, 414.90 feet to the Point of Beginning, thence continue North 2 degrees 02 minutes 41 seconds West along said East line, 298.50 feet, thence South 87 degrees 58 minutes 25 seconds West, 210.00 feet to the East line of a 30 foot road easement, thence South 2 degrees 02 minutes 41 seconds East along the East line of said road easement, 298.50 feet, thence North 87 degrees 58 minutes 25

seconds East, 210.00 feet to the Point of Beginning;

Together with

Begin 420 feet South of the Northeast Corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and run South 210 feet; West 210 feet; North 210 feet; East 210 feet to the Point of Beginning, in Section 23, Township 4 South, Range 16 East, containing one acre, more or less;

Together with

Begin two hundred and ten (210) feet, South of the Northeast Corner of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and run West two hundred and ten (210) feet; thence South two hundred and ten (210) feet; thence East two hundred and ten (210); thence North two hundred and ten (210) feet, to the Point of Beginning, being one (1) acre of land in Section 23, Township 4 South, Range 16 East, in Columbia County, Florida.

Said easement area shall be kept open for the joint use and benefit of the parties hereto and their respective heirs, personal representatives, successors and assigns.

Grantor, their heirs, personal representatives and assigns, shall in no way be bound to construct, improve or maintain a roadway on the above described easement area, and grantor assumes no liability or responsibility to any person using said easement by invitation, express or implied, or otherwise.

TO HAVE AND TO HOLD said non-exclusive, perpetual easement and right unto the grantees, their heirs, personal representatives, successors and assigns, forever.

[Remainder of this page left blank intentionally. Signature page to follow.]

IN WITNESS WHEREOF, grantor has hereunto set their hand and seal as of the day and year first above written.

CITY OF LAKE CITY, FLORIDA

By: _____
Stephen M. Witt,
Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

By: _____
Audrey E. Sikes, City Clerk

By: _____
Thomas J. Kennon, III,
City Attorney

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me by means of ____ physical presence or ____ online notarization, this ____ day of _____, 2023 by STEPHEN M. WITT, Mayor of the City of Lake City, Florida, and AUDREY E. SIKES, City Clerk of the City of Lake City, Florida, who are personally known to me or produced _____ as identification.

Notary Public - Signature

Notary Name - Printed

File Attachments for Item:

16. City Council Resolution No. 2023-060 - A resolution of the City Council of the City of Lake City, Florida, appointing Robert Milligan and Tim Parisi as elected members of the Board of Trustees of the Lake City Municipal Police Officers Retirement Trust Fund.

CITY COUNCIL RESOLUTION 2023-060

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPOINTING ROBERT MILLIGAN AND TIM PARISI AS ELECTED MEMBERS OF THE BOARD OF TRUSTEES OF THE LAKE CITY MUNICIPAL POLICE OFFICERS RETIREMENT TRUST FUND.

WHEREAS, Ordinance No. 99-859, as amended, provides that the Board of Trustees of the Lake City Municipal Police Officers Retirement Trust Fund (“hereinafter Board of Trustees”) shall consist of five (5) persons. Two (2) of the five (5) members of the Board of Trustees shall be legal residents of the City of Lake City and shall be appointed by the City Council. Two (2) members of the Board of Trustees shall be police officers elected by a majority of the police officers who are active members of the plan. A fifth member of the Board of Trustees shall be chosen by a majority of the other four (4) Trustees, and such person’s name shall be appointed the fifth member selected by the other four (4) Trustees as a ministerial duty; and

WHEREAS, Robert Milligan and Tim Parisi have been elected by a majority of the police officers who are active members of the plan to serve for four-year terms; and

WHEREAS, the City Council desires to ratify the election of Robert Milligan and Tim Parisi to serve a four (4) year term commencing retroactively to May 20, 2023, and ending at Midnight, May 19, 2027, or until their successors are appointed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are all true and accurate and are hereby incorporated in this resolution.

Section 2. That Robert Milligan and Tim Parisi are hereby appointed as elected members to the Board of Trustees to serve a four (4) year term commencing retroactively to May 20, 2023, and ending at Midnight, May 19, 2027, or until their successors are appointed.

PASSED AND ADOPTED at a meeting of the City Council on this ___ day of June 2023.

CITY OF LAKE CITY, FLORIDA

By: _____
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

By: _____
Audrey E. Sikes, City Clerk

By: _____
Thomas J. Kennon, III,
City Attorney

-

File Attachments for Item:

17. City Council Resolution No. 2023-061 - A resolution of the City Council of the City of Lake City Florida, authorizing the execution of a second Amendment to the Interlocal Agreement with Columbia County, Florida related to the Emergency Home Repair Program for eligible citizens; providing for severability; providing for conflicts; and providing for an effective date.

CITY COUNCIL RESOLUTION 2023-061

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AUTHORIZING THE EXECUTION OF A SECOND AMENDMENT TO THE INTERLOCAL AGREEMENT WITH COLUMBIA COUNTY, FLORIDA RELATED TO THE EMERGENCY HOME REPAIR PROGRAM FOR ELIGIBLE CITIZENS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to City Council Resolution No. 2022-047, the City of Lake City, Florida (hereinafter the “City”) and Columbia County, Florida (hereinafter the “County”) entered into the *Interlocal Agreement between Columbia County, Florida and the City of Lake City, Florida for the Emergency Home Repair Program for Citizens who are Seniors, Disabled, or Veterans* (hereinafter the “Interlocal Agreement”); and

WHEREAS, through City Council Resolution No. 2022-127, the City authorized an Amendment to the Interlocal Agreement and distributed an additional \$250,000.00 of ARPA Funds; and

WHEREAS, through City Council action on November 21, 2022, the City Council finds that it is in the best interests of the City and its citizens to distribute a third installment of \$250,000.00 to the County in accordance with the Interlocal Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are all true and accurate and are incorporated herein and made a part of this resolution.

Section 2. The Mayor is authorized to execute any documents necessary for the distribution of the \$250,000.00 to the County in accordance with the Interlocal Agreement.

Section 3. If any clause, section, or other part of this resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portion or applications of this resolution.

Section 4. Conflict. All resolutions or portions of resolutions in conflict with this resolution are hereby repealed to the extent of such conflict.

Section 5. This resolution shall become effective immediately upon passage and adoption.

PASSED AND ADOPTED at a meeting of the City Council on this ____ day of June 2023.

CITY OF LAKE CITY, FLORIDA

By: _____
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND
LEGALITY:

By: _____
Audrey E. Sikes, City Clerk

By: _____
Thomas J. Kennon, III,
City Attorney

File Attachments for Item:

18. City Council Resolution No. 2023-062 - A resolution of the City Council of the City of Lake City, Florida, rescinding City Council Resolution No. 2023-003 and rescinding the acceptance of the Federally Funded Community Block Grant Cares (CDBG-CV) Subgrant Agreement with the Florida Department of Economic Opportunity to facilitate the rehabilitation of the existing Richardson Community Center for the use of Covid testing and vaccinations and reimburse the City for certain costs expended up to an amount of \$2,000,000.00.

CITY COUNCIL RESOLUTION NO. 2023-062

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, RESCINDING CITY COUNCIL RESOLUTION NO. 2023-003 AND RESCINDING THE ACCEPTANCE OF THE FEDERALLY FUNDED COMMUNITY DEVELOPMENT BLOCK GRANT CARES (CDBG-CV) SUBGRANT AGREEMENT WITH THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY TO FACILITATE THE REHABILITATION OF THE EXISTING RICHARDSON COMMUNITY CENTER FOR THE USE OF COVID TESTING AND VACCINATIONS AND REIMBURSE THE CITY FOR CERTAIN COSTS EXPENDED UP TO AN AMOUNT OF \$2,000,000.00.

WHEREAS, the City of Lake City, Florida (hereinafter the “City”), through City Council Resolution No. 2023-003 accepted a grant from the State of Florida, Department of Economic Opportunity (hereinafter “DEO”), allowing for the City to seek reimbursement for costs, up to two million dollars and zero cents (\$2,000,000.00), associated with the rehabilitation of the Center to meet ADA and CDC requirements for safe and social distancing of pedestrians using the facility for COVID testing and vaccinations (hereinafter the “Project”); and

WHEREAS, the City Council, based on the recommendation of the City Administration, finds that it is in the best interest of the City to rescind the acceptance of the grant and City Council Resolution 2023-003.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are all true and accurate and are incorporated herein and made a part of this Resolution.

[Remainder of this page left blank intentionally.]

Section 2. City Council Resolution No. 2023-003 and the acceptance of the grant from DEO is hereby rescinded upon passage of this resolution.

PASSED AND ADOPTED at a meeting of the City Council this ____ day of June 2023.

CITY OF LAKE CITY, FLORIDA

By: _____
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND LEGALITY:

By: _____
Audrey E. Sikes, City Clerk

By: _____
Thomas J. Kennon, III,
City Attorney

File Attachments for Item:

19. City Council Resolution No. 2023-063 - A resolution of the City Council of the City of Lake City, Florida, rescinding City Council Resolution Number 2023-059 and the appointment of Sylvester Warren, III.

CITY COUNCIL RESOLUTION NO. 2023-63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA RESCINDING CITY COUNCIL RESOLUTION NUMBER 2023-059 AND THE APPOINTMENT OF SYLVESTER WARREN, III.

WHEREAS, the City of Lake City (hereinafter the “City”) by way of Resolution 2023-059, appointed Sylvester Warren, III (hereinafter “Warren”) to the Planning and Zoning Board for the City of Lake City, Florida (hereinafter the “Board”); and

WHEREAS, since being appointed, the City Administration has determined that Warren is unable to serve on the Board; and

WHEREAS, the City Council, based on the recommendation of the City Administration, finds that it is in the best interest of the City to rescind the appointment and City Council Resolution 2023-059.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are adopted and hereby incorporated by reference.

Section 2. Resolution number 2023-059 and the appointment of Warren is hereby rescinded upon passage of this resolution.

PASSED AND ADOPTED by the City Council on the ____ day of June 2023.

CITY OF LAKE CITY, FLORIDA

By: _____
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND
LEGALITY:

By: _____
Audrey E. Sikes, City Clerk

By: _____
Thomas J. Kennon, III.,
City Attorney

File Attachments for Item:

20. City Council Resolution 2023-064 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of Amendment Number One to Agreement LP12031 with the Florida Department of Environmental Protection for the reimbursement of up to \$1,800,000.00 in costs incurred in connection with enhancing the quality of water quality improvement project; providing for an extension of the agreement to December 31, 2025; and providing for an effective date.

MEETING DATE

CITY OF LAKE CITY

Report to Council

COUNCIL AGENDA	
SECTION	
ITEM NO.	

SUBJECT: Amendment No. 1 Ichetucknee Quality and Quantity Enhancement LP12031

DEPT / OFFICE: Utilities – Wastewater

Originator: Cody Pridgeon, Wastewater Director		
City Manager Paul Dyal	Department Director Cody Pridgeon	Date 5/26/2023
Recommended Action: City Council consideration to approve amendment one (1) to the grant agreement LP12031 between the Florida Department of Environmental Protection (FDEP), an agency of the State of Florida, and the City of Lake City.		
Summary Explanation & Background: The original grant agreement LP12031 was effective on July 22, 2019. However, due to project delays, the City has requested a time extension to December 31, 2025. This grant will increase the quantity and quality of water treated and recharged at the Ichetucknee Springs Water Quality Improvement Project treatment wetland. FDEP has agreed to issue amendment 1 to the existing grant agreement to extend the grant until December 31,2025.		
Alternatives: Not Accept		
Source of Funds: FDEP Grant		
Financial Impact: \$0		
Exhibits Attached: 1) Draft Grant Amendment No. 1		

CITY COUNCIL RESOLUTION NO. 2023-064

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AUTHORIZING THE EXECUTION OF AMENDMENT NUMBER ONE TO AGREEMENT LP12031 WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR THE REIMBURSEMENT OF UP TO \$1,800,000.00 IN COSTS INCURRED IN CONNECTION WITH ENHANCING THE QUALITY OF WATER RECHARGED AT THE ICHETUCKNEE SPRINGS WATER QUALITY IMPROVEMENT PROJECT; PROVIDING FOR AN EXTENSION OF THE AGREEMENT TO DECEMBER 31, 2025; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Lake City, Florida (hereinafter the “City”) and Florida Department of Environmental Protection, (hereinafter the “Department”), entered into the *Grant Agreement Number LP12031* (hereinafter the “Contract”), authorized by City Council Resolution No. 2019-043; and

WHEREAS, the City and the Department desire to modify the Agreement pursuant to the terms and conditions in the *Amendment No. 1 to Agreement No. LP12031 Between Florida Department of Environmental Protection and City of Lake City* (hereinafter the “Amendment”), a copy of which is attached hereto as “Exhibit A”; and

WHEREAS, the City Council finds it to be in the best interests of the City to enter into the Amendment.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are all true and accurate and are hereby made a part of this resolution.

Section 2. The City is hereby authorized to enter into *Amendment No. 1 to Agreement No. LP12031 Between Florida Department of Environmental Protection and City of Lake City*.

Section 3. The City Manager and City Attorney are authorized to make such reasonable changes and modifications to the Amendment as may be deemed necessary to be in the best interest of the City and its citizens. Provided,

however, that any such changes or modifications shall not cause the additional funding or the reimbursement period to be modified from the original terms and conditions provided for in the Amendment. The Mayor is authorized and directed to execute and deliver the Amendment in the name of, and on behalf of, the City with such changes, amendments, modifications, omissions, and additions made by the City Manager and City Attorney. Execution by the Mayor and the Department shall be deemed to be conclusive evidence of approval of such changes, amendments, modifications, omissions, and additions.

Section 4. Effective Date. This resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED by the City Council on this _____ day of June 2023.

CITY OF LAKE CITY, FLORIDA

By: _____
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND
LEGALITY:

By: _____
Audrey E. Sikes, City Clerk

By: _____
Thomas J. Kennon, III,
City Attorney

**AMENDMENT NO. 1
TO AGREEMENT NO. LP12031
BETWEEN
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND
CITY OF LAKE CITY**

This Amendment to Agreement No. LP12031 (Agreement) is made by and between the Department of Environmental Protection (Department), an agency of the State of Florida, and the City of Lake City (Grantee), on the date last signed below.

WHEREAS, the Department entered into the Agreement with the Grantee for Ichetucknee Springs Quality and Quantity Enhancement (Project), effective July 22, 2019; and,

WHEREAS, the Grantee has requested an extension of the Agreement due to project delays; and,

WHEREAS, other changes to the Agreement are necessary; and,

WHEREAS, the parties have agreed to amend the Agreement as set forth herein.

NOW THEREFORE, the parties agree as follows:

1. Section 3. of the Standard Grant Agreement is hereby revised to change the Date of Expiration to December 31, 2025. The Department and the Grantee shall continue to perform their respective duties during this extension period pursuant to the same terms and conditions provided in the Agreement.
2. Section 6. of the Standard Grant Agreement is hereby revised to change the Department's Grant Manager to the following:

Department's Grant Manager
Name: Cameron Davis
Address: 3900 Commonwealth Boulevard Tallahassee, Florida 32399-3000
Phone: 850-245-2930
Email: Cameron.C.Davis@FloridaDEP.gov

3. Section 2.d. of Attachment 1 is deleted and replaced as follows:

This Agreement may be amended, through a formal amendment or a change order, only by a written agreement between both parties.

A formal amendment to this Agreement is required for changes which cause any of the following:

- (1) an increase or decrease in the Agreement funding amount;
- (2) a change in Grantee's match requirements;
- (3) a change in the expiration date of the Agreement; and/or
- (4) changes to the cumulative amount of funding transfers between approved budget categories, as defined in Attachment 3, Grant Work Plan, that exceeds or is expected to exceed twenty percent (20%) of the total budget as last approved by Department.

A change order to this Agreement may be used when:

- (1) task timelines within the current authorized Agreement period change;
- (2) the cumulative transfer of funds between approved budget categories, as defined in Attachment 3, Grant Work Plan, are less than twenty percent (20%) of the total budget as last approved by Department;
- (3) changing the current funding source as stated in the Standard Grant Agreement; and/or
- (4) fund transfers between budget categories for the purposes of meeting match requirements.

This Agreement may be amended to provide for additional services if additional funding is made available by the Legislature.

4. Section 4. of Attachment 2 is hereby revised to the following:

Reimbursement for costs or availability for costs to meet matching requirements shall be limited to the following budget categories, as defined in the Reference Guide for State Expenditures, as indicated:

<u>Reimbursement</u>	<u>Match</u>	<u>Category</u>
<input type="checkbox"/>	<input type="checkbox"/>	Salaries/Wages
		Overhead/Indirect/General and Administrative Costs:
<input type="checkbox"/>	<input type="checkbox"/>	a. Fringe Benefits, N/A.
<input type="checkbox"/>	<input type="checkbox"/>	b. Indirect Costs, N/A.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Contractual (Subcontractors)
<input type="checkbox"/>	<input type="checkbox"/>	Travel, in accordance with Section 112, F.S.
<input type="checkbox"/>	<input type="checkbox"/>	Equipment
<input type="checkbox"/>	<input type="checkbox"/>	Rental/Lease of Equipment
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Miscellaneous/Other Expenses
<input type="checkbox"/>	<input type="checkbox"/>	Land Acquisition

5. Attachment 3, Grant Work Plan, is hereby deleted in its entirety and replaced with Attachment 3-1, Revised Grant Work Plan, as attached to this Amendment and hereby incorporated into the Agreement. All references in the Agreement to Attachment 3 shall hereinafter refer to Attachment 3-1, Revised Grant Work Plan.
6. All other terms and conditions of the Agreement remain in effect. If and to the extent that any inconsistency may appear between the Agreement and this Amendment, the provisions of this Amendment shall control.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

The parties agree to the terms and conditions of this Amendment and have duly authorized their respective representatives to sign it on the dates indicated below.

CITY OF LAKE CITY

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

By: _____
Authorized Signature

By: _____
Secretary or Designee

Print Name and Title

Angela Knecht, Division Director

Print Name and Title

Date: _____

Date: _____

Cameron Davis, DEP Grant Manager

Michael Barr, DEP QC Reviewer

List of attachments/exhibits included as part of this Amendment:

<u>Specify Type</u>	<u>Letter/ Number</u>	<u>Description</u>
Attachment	3-1	Revised Grant Work Plan

**ATTACHMENT 3-1
REVISED GRANT WORK PLAN**

PROJECT TITLE: Ichetucknee Springs Quality and Quantity Enhancement

PROJECT LOCATION: The Project will be located at 3999 SW Sisters Welcome Rd, Lake City, FL 32024, and is located southeast of the City of Lake City in Columbia County; Lat/Long (30.1226, -82.6819).

PROJECT BACKGROUND: The City of Lake City (Grantee) previously constructed the Ichetucknee Springs Water Quality Improvement Project treatment wetland to provide additional nitrogen removal and beneficial recharge within the Ichetucknee Springshed. The Project will expand the treatment capacity of the wetland and increase the volume of treated water recharged from the wetland. The combination of additional recharge and water quality improvement will provide benefits to Ichetucknee Springs and help in achieving both the Total Maximum Daily Load and the Minimum Flows and Levels.

PROJECT DESCRIPTION: The Grantee will construct gravity flow modifications and a gravity recharge feature (either a drainage well or a modified soil profile cell) at the Grantee’s “treatment wetland site”. These modifications will allow for consistent flows to the wetland and additional recharge of stormwater and treated effluent to the Floridan Aquifer. The gravity flow components include 24-inch diameter piping modifications to the existing pressure main and changes to or replacement of existing wetland inflow structures to improve flow control and measurement. The second project component is a gravity recharge feature that will allow for drainage of comingled stormwater and treated effluent to the Floridan Aquifer following natural treatment in the existing constructed treatment wetland.

The DEP Grant Funds associated with this Agreement were awarded based on local contributions pledged towards the total project costs of \$50,000 from the City of Lake City. Documentation of these local contributions will be required in the Final Quarterly Progress Report.

TASKS: All documentation should be submitted electronically unless otherwise indicated.

Task 1: Preconstruction Activities

Deliverables: The Grantee will complete the necessary wetland modeling, gravity flow modification design, and design of the gravity recharge feature and obtain all necessary permits for construction of the project.

Documentation: The Grantee will submit a signed acceptance of the completed work by the consultant and a summary of design activities to date, indicating the percentage of design completion in the time period covered in the payment request. For the final documentation, Grantee will also submit a copy of the final design(s) and a list of all required permits identifying issue dates and issuing authorities.

Performance Standard: The Department’s Grant Manager will review the documentation to verify that the deliverables are completed as described above. Upon review and written acceptance by the Department’s Grant Manager, the Grantee may proceed with payment request submittal.

Payment Request Schedule: The Grantee may submit a payment request for cost reimbursement no more frequently than monthly.

Task 2: Bidding and Contractor Selection

Deliverables: The Grantee will work with the selected consultant to prepare a bid package, publish notice to solicit bids, conduct pre-bid meetings, and respond to bid questions, in accordance with the Grantee's procurement process, to select one or more qualified and licensed contractors to complete construction of the gravity flow modifications and gravity recharge feature. In the event that the Grantee elects to use a design/build (D/B) or construction manager at risk (CMAR) delivery method, the Grantee will work with the selected consultant to prepare the applicable contracting documentation. The Grantee may bid project components separately.

Documentation: For each bid, the Grantee will submit: 1) the public notice of advertisement for the bid, 2) access to all inquiries, questions, and comments regarding the bid documents, if applicable, 3) the bid package, 4) written notice of selected contractor(s). For D/B or CMAR deliveries, the Grantee will submit copies of subcontract(s) with the D/B or CMAR contractor(s) and pricing documentation.

Performance Standard: The Department's Grant Manager will review the documentation to verify that the deliverables are completed as described above. Upon review and written acceptance by the Department's Grant Manager, the Grantee may proceed with payment request submittal.

Payment Request Schedule: The Grantee may submit a payment request for cost reimbursement no more frequently than monthly.

Task 3: Project Management

Deliverables: The Grantee will perform project management, including field engineering services, construction observation, site meetings with construction contractor, and design professionals, and overall project coordination and supervision.

Documentation: The Grantee will submit interim progress status summaries including summary of inspection(s), meeting minutes and field notes, as applicable.

Performance Standard: The Department's Grant Manager will review the documentation to verify that the deliverables are completed as described above. Upon review and written acceptance by the Department's Grant Manager, the Grantee may proceed with payment request submittal.

Payment Request Schedule: The Grantee may submit a payment request for cost reimbursement no more frequently than monthly.

Task 4: Construction

Deliverables: The Grantee will construct gravity flow modifications and a gravity recharge feature in accordance with the construction contract documents.

Documentation: The Grantee will submit 1) a copy of the final design; 2) a signed acceptance of the completed work to date, as provided in the Grantee's Certification of Payment Request; and 3) a signed Engineer's Certification of Payment Request.

Performance Standard: The Department's Grant Manager will review the documentation to verify that the deliverables are completed as described above. Upon review and written acceptance by the Department's Grant Manager, the Grantee may proceed with payment request submittal.

Payment Request Schedule: The Grantee may submit a payment request for cost reimbursement no more frequently than monthly.

Budget Narrative: Direct purchase of materials for pipeline modifications by the Grantee will be reimbursed as Miscellaneous/Other Expenses.

PROJECT TIMELINE & BUDGET DETAIL: The tasks must be completed by, and all documentation received by, the corresponding task end date. Cost reimbursable grant funding must not exceed the budget amounts as indicated below.

Task No.	Task Title	Budget Category	Budget Amount	Task Start Date	Task End Date
1	Preconstruction Activities	Contractual Services	\$420,000	07/01/2019	06/30/2025
2	Bidding and Contractor Selection	Contractual Services	\$15,000	07/01/2019	06/30/2025
3	Project Management	Contractual Services	\$340,000	07/01/2019	06/30/2025
4	Construction	Contractual Services	\$881,880.52	07/01/2019	06/30/2025
		Miscellaneous/Other Expenses	\$143,119.48		
Total:			\$1,800,000		

Note that, per Section 8.h. of Attachment 1 in the Agreement, authorization for continuation and completion of work and any associated payments may be rescinded, with proper notice, at the discretion of the Department if the Legislature reduces or eliminates appropriations. Extending the contract end date carries the risk that funds for this project may become unavailable in the future. This should be a consideration for the Grantee with this and future requests for extension.

File Attachments for Item:

21. City Council Resolution No. 2023-065 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of Task Assignment Number Two to the continuing contract with Wetland Solutions, Inc., providing for engineering services related to Gwen Lake; providing for payment for the professional services at a cost not to exceed \$23,700.00; and providing an effective date.

MEETING DATE

CITY OF LAKE CITY

Report to Council

COUNCIL AGENDA	
SECTION	
ITEM NO.	

SUBJECT: Wetland Solutions TA 2 for Engineering Services Gwen Lake Restoration Project

DEPT / OFFICE: Public Works

Originator: Brenda Karr		
City Manager Paul Dyal	Department Director Steve Brown	Date 5/26/2023
Recommended Action: Accept proposed price from Wetland Solutions, Inc. for Engineering Services for Gwen Lake project.		
Summary Explanation & Background: Wetland Solutions Inc. proposed price not to exceed \$23,700.00. This project is considered to be TA 2 for Wetland Solutions. This will include field evaluations, regulatory coordination, funding assistance, and a conceptual planning document. The City has funds available in account #: 001.15.541-060.63. Please be advised that at this time we do not have funds to move forward with anything more than the Engineering aspects, unless funding is obtained.		
Alternatives: Not to accept amount from Wetland Solutions, Inc.		
Source of Funds: Funding will be out of account #: 001.15.541-060.63		
Financial Impact: \$23,700.00		
Exhibits Attached: Gwen Lake Scope of Services		

CITY COUNCIL RESOLUTION NO. 2023-065

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA AUTHORIZING THE EXECUTION OF TASK ASSIGNMENT NUMBER TWO TO THE CONTINUING CONTRACT WITH WETLAND SOLUTIONS, INC., PROVIDING FOR ENGINEERING SERVICES RELATED TO GWEN LAKE; PROVIDING FOR PAYMENT FOR THE PROFESSIONAL SERVICES AT A COST NOT TO EXCEED \$23,700.00; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lake City, Florida (hereinafter the “City”) entered into a Continuing Contract for Professional Services with Wetland Solutions, Inc. (hereinafter “Wetland”), as authorized by City Council Resolution No. 2021-180 to provide the City with engineering and consulting services when and as needed when requested by the City, for any of the City Projects; and

WHEREAS, the Continuing Contract provides that Wetland shall perform services for the City only when requested and authorized in writing by the City and that each request for services shall be for a specific project with the scope of the work to be performed and compensation to be paid defined by and embodied in a separate Task Assignment; and

WHEREAS, the City desires to enter into Task Assignment Number Two to its Continuing Contract with Wetland for engineering services related to the engineering plans and permit applications to prepare for the rehabilitation of the outlet structure, removal of sediment, and restoration of Gwen Lake to an open water condition, pursuant to the terms and conditions of Task Assignment Number Two, a copy of which is attached hereto and made a part of this resolution, and the Continuing Contract at a cost not to exceed twenty three thousand, seven hundred dollars and zero cents (\$23,700.00).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are all true and accurate and are incorporated herein and made a part of this resolution.

Section 2. The City is hereby authorized to enter into Task Assignment Number Two with Wetland for the additional services.

Section 3. The City Manager and City Attorney are authorized to make such reasonable changes and modifications to Task Assignment Number Two as may be deemed necessary to be in the best interest of the City and its citizens. The Mayor is authorized and directed to execute and deliver Task Assignment Number Two in the name and on behalf of the City, with such changes, amendments, modifications, omissions, and additions made by the City Manager and City Attorney, if any. Execution by the Mayor and Wetland shall be deemed to be conclusive evidence of approval of such changes, amendments, modifications, omissions, and additions, if any.

PASSED AND ADOPTED at a meeting of the City Council on this ____ day of June 2023.

CITY OF LAKE CITY, FLORIDA

By: _____
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND
LEGALITY:

By: _____
Audrey E. Sikes, City Clerk

By: _____
Thomas J. Kennon, III,
City Attorney

TASK ASSIGNMENT NUMBER TWO TO THE CONTINUING CONTRACT BETWEEN THE CITY OF LAKE CITY, FLORIDA, AND WETLAND SOLUTIONS, INC., A FLORIDA CORPORATION, FOR ENGINEERING SERVICES RELATED TO GWEN LAKE

THIS TASK ASSIGNMENT NUMBER TWO is made and entered into this _____ day of June 2023, by and between the CITY OF LAKE CITY, FLORIDA, a municipal corporation, located at 205 North Marion Avenue, Lake City, Florida 32055, and whose mailing address is 205 North Marion Avenue, Lake City, Florida 32055 (herein referred to as "City") and WETLAND SOLUTIONS, INC., a Florida corporation (herein referred to as "Consultant").

RECITALS

A. City and Consultant have heretofore entered into a Continuing Contract for professional engineering and consulting services as authorized by City Resolution No. 2021-180 (the "Continuing Contract").

B. The Continuing Contract provides that Consultant shall perform services to the City only when requested to and authorized in writing by City and that each request for services shall be for a specific project, with the scope of the work to be performed by and compensation to be paid to Consultant for each separate project and be defined by and embodied in a separate Task Assignment.

C. The City is in need of professional engineering services related to the engineering plans and permit applications to prepare for the rehabilitation of the outlet structure, removal of sediment, and restoration of Gwen Lake to an open water condition, and the City desires to enter into this Task Assignment Number Two with Consultant for such services pursuant to the terms and conditions contained herein.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements herein contained, the parties hereto agree as follows:

1. **RECITALS**: The above recitals are all true and accurate and are incorporated herein and made a part of this Task Assignment Number Two.
2. **PROJECT**: The City hereby engages Consultant, and Consultant

agrees to furnish to City the services and work as set forth in “Exhibit A” titled *Scope of Services*, that was provided by Consultant and a copy of which is attached hereto and made a part of this Task Assignment Number Two.

3. **COMPENSATION TO CONSULTANT:** City shall pay Consultant for its services a not-to-exceed fee of twenty three thousand, seven hundred dollars and zero cents (\$23,700.00). Consultant shall invoice the City in accordance with the terms and conditions included in the Continuing Contract and in no event more than once per calendar month and said fees shall equal a percentage of the completed work. Should a conflict in the terms and conditions arise the Continuing Contract shall be controlling.

4. **PROVISIONS OF CONTINUING CONTRACT:** The terms, provisions, conditions, and requirements of the Continuing Contract are incorporated herein and made a part of this agreement. Should any term or condition of the documents referenced herein conflict with a term or condition of the Continuing Contract, the term or condition of the Continuing Contract shall prevail and be binding.

5. **ATTORNEYS’ FEES AND COSTS.** In the event of a breach of the Continuing Contract or any provision of this Task Assignment by either party, the breaching party shall be liable for, and agrees to pay, all costs and expenses incurred in the enforcement of this Continuing Contract or this Task Assignment, including reasonable attorneys' fees and legal costs and fees incurred in seeking reasonable attorneys' fees.

6. **ENTIRE AGREEMENT.** This Task Assignment Number Two, the Continuing Contract, and “Exhibit A”, constitute the entire agreement between City and Consultant and supersedes all prior written or oral understandings with respect to the project. Should any of the provisions of this Task Assignment and the Continuing Contract conflict with the provisions of the attachment hereto, the provisions of this Task Assignment and the Continuing Contract shall control. This Task Assignment Number Two may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

7. **PARTIES BOUND.** This Task Assignment Number Two shall be

binding upon and shall inure to the benefit of City and Consultant, their successors and assigns.

8. **EXECUTION IN COUNTERPARTS AND AUTHORITY TO SIGN.**

This Task Assignment, any amendments, or change orders related to the Task Assignment, may be executed in counterparts, each of which shall be an original and all of which shall constitute the same instrument. In accordance with the Electronic Signature Act of 1996, electronic signatures, including facsimile transmissions, may be used and shall have the same force and effect as a written signature. Each person signing this Agreement warrants that he or she is duly authorized to do so and to bind the respective party to the Agreement.

IN WITNESS WHEREOF, the parties hereto have made and executed this Task Assignment Number Two as of the day and year first above written.

CITY OF LAKE CITY, FLORIDA

By: _____
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND
LEGALITY:

By: _____
Audrey E. Sikes, City Clerk

By: _____
Thomas J. Kennon, III,
City Attorney

WETLAND SOLUTIONS, INC.

By: _____
Christopher H Keller,
President

SCOPE OF SERVICES

Gwen Lake Restoration Project – Preliminary Engineering Phase

PREPARED FOR: Paul Dyal – City Manager, City of Lake City

DATE: May 25, 2023

Purpose

The City of Lake City owns Parcel 31-3S-17-06000-999 which includes Gwen Lake (~7 acres), surrounding lake edge, and an outflow channel from the lake that discharges to the southwest. Privately-owned parcels lie adjacent to the north and west shoreline of the lake. The City-owned property is designated as a park. A water level control structure is located on the southwest shore of the lake and discharges to the City-owned drainage channel. The structure partially collapsed and was undermined sometime prior to early 2017, resulting in a dramatic lowering of the normal lake water level and establishment of emergent wetland herbaceous plants and shrubs in the shallower water. A channel conveys baseflow and stormwater flows into the lake along the northeast shoreline. Extreme flow events resulted in the formation of a sediment delta that now supports similar wetland plants and shrubs. Improvements have been made to the inlet channel and structure to reduce the sediment load, but engineering plans and permit applications have not been prepared for rehabilitation of the outlet structure, removal of sediment, and restoration of the lake to an open water condition.

The City has requested that Wetland Solutions, Inc. (WSI) assist with advancing the project by completing necessary field investigations, evaluating the regulatory permitting pathway, and identifying potential funding sources. A detailed scope of services for these tasks is presented below.

Scope of Services

Task 1 – Field Data Collection

Preliminary coordination with regulatory staff indicated the need to identify the extent and depth of the accumulated sediment plume and to evaluate the ecological functional value of the lake in its current and proposed future conditions.

Task 1.1 – Lake and Tributary Stream Delineations and Functional Value Assessment

WSI will delineate the lake edge and outflow channel through a combination of topographic data and aerial photography interpretation and field assessment of wetland hydrology, soils, and vegetation. Temporary flagging will be placed and numbered identifying the wetland and surface water boundaries. WSI will assess the ecological condition of the lake using the Unified Mitigation Assessment Method (UMAM) to develop a pre-project functional value score.

Task 1.2 – Sediment Plume Mapping

WSI will use a combination of survey equipment and sediment coring devices to delineate the sediment plume and measure deposition thicknesses so that the accumulated sediment volume and prior lake bathymetry can be estimated.

Task 1.3 – Limited Engineering Survey

WSI will conduct a limited engineering survey to approximately locate the wetland/surface water delineation flags and to locate the edges and relative elevations of the sediment plume. This effort will not result in the preparation of boundary, topographic, or other surveys that may be needed for final design and permitting.

Task 2 – Regulatory Coordination

Task 2.1 – Field Review

WSI will coordinate a field meeting with regulatory environmental staff to review the wetland/surface water boundaries and pre-project UMAM score. Post-project UMAM scores will also be discussed with the intent of understanding the likelihood of needing supplemental mitigation to offset project impacts.

Task 2.2 – Environmental Resource Permitting Pre-Application Meeting

WSI will coordinate a pre-application meeting with regulatory environmental, water resources, and funding staff to discuss the results of the data collection efforts, identify outstanding data, clarify hydrologic and hydraulic modeling needed for design and permitting, and identify potential funding sources.

Task 3 – Funding Application Assistance

WSI will assist the City with completing funding applications for sources identified during the pre-application meeting.

Task 4 – Conceptual Planning Document

WSI will prepare a brief planning document summarizing the results of the field data collection and regulatory coordination tasks. The document will include conceptual layouts and figures for a rehabilitated outlet structure and shoreline vegetative enhancements, assuming that the enhancements are likely to provide adequate functional value to offset losses caused by returning the system to an open water condition. The document may be used to convey information to City officials, the public, and funding agencies.

Assumptions

The task descriptions and proposed budget are based on the following assumptions:

- The property is owned by the City. The City authorizes WSI staff to access the property as needed to complete the work.
- The City's surveyor will establish two (2) temporary benchmarks prior to WSI completing the engineering survey. The City will provide WSI with the horizontal location of the

benchmarks in the State Plane Florida North (U.S. feet) coordinate system and vertical elevation relative to the North American Vertical Datum 1988.

Budget Estimate

Exhibit 1 summarizes the estimated costs for the tasks described above. Work will be billed and compensated on a time and materials basis, based on the attached rate schedule (**Exhibit 2**) and will be invoiced monthly.

Exhibit 1. Estimated Labor Costs for Gwen Lake Restoration Project

Task	Labor		Expenses					Total
	Hours	Total	Travel	Equipment	Outside Services	Postage	Expenses Total	
Task 1 - Field Evaluations	87	\$ 10,200.00	\$ 300.00	\$ 600.00	\$ 500.00	\$ -	\$ 1,400.00	\$ 11,600.00
Task 2 - Regulatory Coordination	22	\$ 3,100.00	\$ 300.00	\$ -	\$ -	\$ -	\$ 300.00	\$ 3,400.00
Task 3 - Funding Assistance	20	\$ 2,600.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600.00
Task 4 - Conceptual Planning Document	54	\$ 6,100.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,100.00
Total	183	\$ 22,000.00	\$ 600.00	\$ 600.00	\$ 500.00	\$ -	\$ 1,700.00	\$ 23,700.00

Exhibit 2. WSI Labor Cost Schedule for Consulting Services

WSI Staff	Rate (\$/hr)
Principal Engineer	170
Senior Engineer	165
Principal Scientist	145
Project Geologist	140
Project Engineer	130
Senior CAD Technician	130
CAD Technician	110
Engineer Intern	90
Environmental Scientist	85

Schedule

WSI anticipates completing the work within 3 months of receipt of notice-to-proceed.

Effective Date of Authorization

This scope of work is effective on the date of execution and WSI is authorized to begin work upon receipt of written authorization from the City of Lake City. In witness of this agreement, the parties below provide their approval.

Wetland Solutions, Inc.

City of Lake City

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____

File Attachments for Item:

22. City Council Resolution No. 2023-066 - A resolution of the City Council of the City of Lake City, Florida, amending the Personnel Manual for the City; authorizing and adopting a Retirement Bonus Policy; incorporating the Retirement Bonus Policy into Chapter 14 Employee Benefits of the Personnel Manual; and providing an effective date.

Meeting Date
June 5, 2023

CITY OF LAKE CITY

Report To Council

AGENDA	
Section	
Item No.	

SUBJECT: Retirement Bonus Policy

DEPT. / OFFICE:

Originator: Audrey Sikes, City Clerk		
City Manager Paul Dyal	Department Director	6/1/23

Recommended Action:
Approval of Retirement Bonus Policy and authorize Retirement Bonus to be paid out to all FY2023 retirees.

Summary Explanation & Background:
Currently the City provides a \$100 check to retirees with 20 or more years of continuous service from the City of Lake City. Staff is recommending enactment of a policy for retirees with 20 or more years of continuous service, that would provide upon retirement, a one-time bonus equal to \$100 per year of employment.

Staff would ask for this policy to be enacted retroactive to encompass all retirees in FY2023 with funding from Enterprise fleet management gains from the sale of returned fleet.

FY2023 retirees to be paid are as follows:

Employee 1 (24 years)	\$2,400
Employee 2 (26 years)	\$2,600
Employee 3 (30 years)	\$3,000
Employee 4 (44 years)	\$4,400
<u>Employee 5 (30 years)</u>	<u>\$3,000</u>
Total Fiscal Impact for FY23	\$15,400

Future fiscal year Retirement Bonus will be incorporated into the departmental budget of the staff member retiring.

Alternatives:
Deny request and continue with \$100 total payment for retirees with 20 or more years of continuous service.

Source of Funds:
Departmental 30.49 (other current charges) account. Finance will perform a budget amendment to offset the Retirement Bonus cost utilizing Enterprise fleet management gains from the sale of returned fleet.

Financial Impact:
\$15,400 FY2023

Exhibits Attached:
Resolution No. 2023-066

CITY COUNCIL RESOLUTION NO. 2023-066

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA AMENDING THE PERSONNEL MANUAL FOR THE CITY; AUTHORIZING AND ADOPTING A RETIREMENT BONUS POLICY; INCORPORATING THE RETIREMENT BONUS POLICY INTO CHAPTER 14 EMPLOYEE BENEFITS OF THE PERSONNEL MANUAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lake City (hereinafter the “City”) adopted the Personnel Manual by City Council Resolution No. 2014-071; and

WHEREAS, the City has drafted a Retirement Bonus Policy (hereinafter the “Policy”) to add to Chapter 14 Employee Benefits of the Personnel Manual; and

WHEREAS, the City Council finds that it is in the best interest of the City to adopt the Policy, a copy of which is attached hereto as “Exhibit A” and made a part of this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are all true and accurate and are incorporated herein and made a part of this resolution.

Section 2. The Retirement Bonus Policy is hereby adopted and authorized for implementation into the Personnel Manual.

Section 3. This resolution authorizes the retroactive payment for all FY2023 retirees in accordance to the Policy.

[Remainder of this page left blank intentionally.]

Section 4. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the City Council on this ____ day of June 2023.

CITY OF LAKE CITY, FLORIDA

By: _____
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND
LEGALITY:

By: _____
Audrey E. Sikes, City Clerk

By: _____
Thomas J. Kennon, III,
City Attorney

“Exhibit A”

Retirement Bonus Policy

14.07 RETIREMENT BONUS POLICY

The purpose of this policy is to provide employees who have completed 20 years or more of continuous employment, upon retirement, a one-time bonus equal to \$100 per year of employment. The retirement bonus will be paid out within 30 days of the retirement date.

This policy covers all employees and elected officials. Employee/elected official must have completed 20 years or more of continuous employment.

Annually during the budget process, Department Directors shall budget for this expense. Directors must submit a written request to the Finance Department for the retirement bonus.

File Attachments for Item:

23. City Council Resolution No. 2023-067 - A resolution of the City Council of the City of Lake City, Florida, amending the Personnel Manual for the City; authorizing and adopting a Graduation Token Policy; incorporating the Graduation Token Policy into Chapter 14 Employee Benefits of the Personnel Manual; and providing an effective date.

Meeting Date
June 5, 2023

CITY OF LAKE CITY

Report To Council

AGENDA	
Section	
Item No.	

SUBJECT: Graduation Token Policy

DEPT. / OFFICE:

Originator: Audrey Sikes, City Clerk		
City Manager Paul Dyal	Department Director	6/1/23

Recommended Action:
Approval of Graduation Token Policy

Summary Explanation & Background:
Staff is recommending enactment of a policy for employee's children who have received their High School Diploma (or equivalent), a one-time bonus of \$100.

Currently, the City has approximately 7 seven staff members eligible to receive this token for FY2023.

Future fiscal year Graduation Token Bonus will be incorporated into the departmental budget of the staff member.

Alternatives:
Deny request

Source of Funds:
Departmental 30.49 (other current charges) account. Finance will perform a budget amendment to offset the graduation token cost utilizing Enterprise fleet management gains from the sale of returned fleet.

Financial Impact:
\$700 estimated for FY2023

Exhibits Attached:
Resolution No. 2023-067

CITY COUNCIL RESOLUTION NO. 2023-067

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA AMENDING THE PERSONNEL MANUAL FOR THE CITY; AUTHORIZING AND ADOPTING A GRADUATION TOKEN POLICY; INCORPORATED THE GRADUATION TOKEN POLICY INTO CHAPTER 14 EMPLOYEE BENEFITS OF THE PERSONNEL MANUAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lake City (hereinafter the “City”) adopted the Personnel Manual by City Council Resolution No. 2014-071; and

WHEREAS, the City has drafted a Graduation Token Policy (hereinafter the “Policy”) to add to Chapter 14 Employee Benefits of the Personnel Manual; and

WHEREAS, the City Council finds that it is in the best interest of the City to adopt the Policy, a copy of which is attached hereto as “Exhibit A” and made a part of this resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are all true and accurate and are incorporated herein and made a part of this resolution.

Section 2. The Graduation Token Policy is hereby adopted and authorized for implementation into the Personnel Manual.

[Remainder of this page left blank intentionally.]

Section 3. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the City Council on this ____ day of June 2023.

CITY OF LAKE CITY, FLORIDA

By: _____
Stephen M. Witt, Mayor

ATTEST:

APPROVED AS TO FORM AND
LEGALITY:

By: _____
Audrey E. Sikes, City Clerk

By: _____
Thomas J. Kennon, III,
City Attorney

“Exhibit A”

Graduation Token Policy

14.08 Graduation Token Policy

The purpose of this policy is to provide employee’s children who have received their High School Diploma (or equivalent), a one-time bonus of \$100. The token must be paid out within 60 days of receipt of High School Diploma (or equivalent).

This benefit covers all employees and elected officials.

Annually during the budget process, Department Directors shall budget for this expense. Directors must submit a written request to the Finance Department for the Graduation Token along with a properly redacted copy of the High School Diploma (or equivalent).

File Attachments for Item:

24. Lake Shore Hospital Authority Parcels Update (City Manager Paul Dyal)

Supporting Documents:

-City Council Resolution No. 2020-013

-January 12, 2022 letter from Dale Williams, Ex Director of Lake Shore Hospital Authority

-Minutes - July 5, 2022 (reference Item #4)

-May 15, 2023 letter from Paul Dyal

FLK/kt
01/22/2020

CITY COUNCIL RESOLUTION NO. 2020-013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT WITH THE LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY FOR THE ACCEPTANCE OF CERTAIN REAL PROPERTY TO BE CONVEYED BY THE LAKE SHORE HOSPITAL AUTHORITY; AUTHORIZING THE EXECUTION AND DELIVERY OF RELATED DOCUMENTS REQUIRED BY THE AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lake City, Florida ("City") is in need of relocating its City Hall due to structural issues with the current building that houses City Hall; and

WHEREAS, the Lake Shore Hospital Authority ("LSHA") owns certain real property that has been determined to be surplus to its needs; and

WHEREAS, the LSHA has determined that certain real property of the LSHA is surplus to its needs and has expressed a willingness to convey said real property to the City. The property blocks are identified by the Columbia County Tax Parcel Numbers ("Property") as follows:

1. 00-00-00-12032-000;
2. 00-00-00-12037-000;
3. 00-00-00-12033-000;
4. 00-00-00-12035-000;
5. 00-00-00-12034-000;
6. 00-00-00-12027-000;
7. 00-00-00-12029-000;
8. 00-00-00-12028-000;
9. 00-00-00-12018-000;
10. 00-00-00-12017-000;
11. 00-00-00-12016-000; and
12. 00-00-00-12019-000.

WHEREAS, the City desires to enter into an Interlocal Agreement ("Interlocal Agreement"), a copy of which is attached hereto as "Exhibit A", with

the LSHA for the conveyance of the aforementioned twelve (12) parcels of real property to construct a new City Hall and affiliated City structures.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are all true and accurate and are incorporated herein and made a part of this resolution.

Section 2. The City is authorized to enter into the Interlocal Agreement with LSHA for the conveyance of the real properties described within the Agreement.

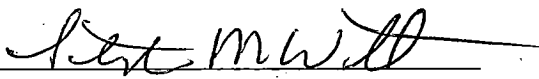
Section 3. The Mayor and the city administration are authorized to execute the Agreement and any required documents necessary to fulfill the intent of the Agreement, for and on behalf of the City.

Section 4. If any clause, section, other part of application or this resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portion or applications of this resolution.

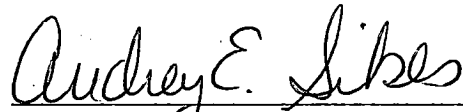
Section 5. This resolution shall become effective immediately upon passage and adoption:

PASSED AND ADOPTED at a meeting of the City Council this 3rd day of February, 2020.


CITY OF LAKE CITY, FLORIDA

By: 
Stephen M. Witt, Mayor

ATTEST:

By: 
Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

By: 
Frederick L. Koberlein, Jr.,
City Attorney

**INTERLOCAL AGREEMENT BETWEEN LAKE SHORE HOSPITAL AUTHORITY
OF COLUMBIA COUNTY AND THE CITY OF LAKE CITY, FLORIDA**

THIS INTERLOCAL AGREEMENT (herein "Agreement"), is made and entered into this 3rd day of Feb, 2020, by and between Lake Shore Hospital Authority of Columbia County, a body corporate and politic, hereinafter referred to as "Lake Shore" by and through its Board of Trustees (herein "Board") and the City of Lake City, Florida, a Florida municipal corporation, hereinafter referred to as "City" (all of the foregoing may be collectively referred to as "PARTIES"). Pursuant to Section 163.01, Florida Statues, the PARTIES agree as follows.

WITNESSETH:

WHEREAS, Lake Shore is created and established a body corporate and politic pursuant to Laws of Florida chapter 2005-315 effective June 10, 2005: and,

WHEREAS, pursuant to the Laws of Florida creating and establishing Lake Shore and pursuant to its purposes and powers Lake Shore is empowered to acquire, purchase, hold, own, operate, and lease and use properties, real, personal, or mixed or any interest therein necessary or desirable for carrying out the purposes of Lake Shore, and to sell, lease, transfer, and dispose of any property or interest therein at any time acquired by it; and

WHEREAS, City as provided in Section 2 (b) Article VIII of the Florida State Constitution and Chapter 166 Florida Statues has the governmental, corporate and proprietary powers to enable it to conduct municipal government, preform municipal functions, and render municipal services; and may exercise any power for municipal purposes, except when expressly prohibited by law; and

WHEREAS, City has requested that Lake Shore gift the City twelve (12) vacant parcels of real property owned by Lake Shore for public use including the purpose of building a new city hall, potential county administrative facilities; and public parking for future City and county administrative buildings, in addition to addressing the huge demand for public parking in the area; and

WHEREAS, City is willing to enter into an agreement with Lake Shore for a mutually agreed upon ingress and egress route to Lake Shore Hospital and facilities; and

WHEREAS, Lake Shore is satisfied that the requested property is necessary for the use proposed by the City, is not required for Lake Shore purposes, and that the acquisition of the property and use thereof by the City is in the best interest of the public, and most especially the residents and citizens of Columbia County, Florida wherein both the Lake Shore Hospital and facilities and City are located; and

WHEREAS, Lake Shore and the City desire to continue to work together and have reached an agreement between them to achieve there mutual goals, and wish to finalize such agreement by committing such agreement to writing; and thereby create a legally enforceable obligation for both PARTIES.

NOW, THEREFORE, for and in consideration of the mutual covenants, promises and agreement herein contained, and other good valuable consideration the receipt and sufficiency of which is hereby acknowledged, the PARTIES hereby agree as follows:

1. Recitals:

The foregoing recitals are true and correct and incorporated herein by this reference.

2. Purpose of the Agreement:

The purpose of this Agreement is to establish and memorialize the Parties' agreement including the responsibilities of each party for actions to be taken.

3. Obligations of Lake Shore:

3.1 Lake Shore will gift and convey "AS IS" by Quit Claim Deed to City the following twelve (12) real property lots identified by Columbia County Tax Parcel Numbers: (herein the "Property")

1. 00-00-00-12032-000;
2. 00-00-00-12037-000;
3. 00-00-00-12033-000;
4. 00-00-00-12035-000;
5. 00-00-00-12034-000;
6. 00-00-00-12027-000;
7. 00-00-00-12029-000;
8. 00-00-00-12028-000;
9. 00-00-00-12018-000;
10. 00-00-00-12017-000;
11. 00-00-00-12016-000; and
12. 00-00-00-12019-000.

The deed of conveyance will include a reverter provision that the Property may be used solely and exclusively for governmental public purposes. If the City fails to substantially complete construction of new local government buildings including but not limited to a new city hall and collateral uses on the property designated for that purpose within 4 years from the date title to the property is conveyed to the City; or if the property ceases to be used for such public purposes, then, and in such event, title to the property shall be terminated and forfeited and revert to Lake Shore or its successor in interest.

3.2 Lake Shore does not make any representation or warranty regarding environmental protection, pollution, or land use laws, regulations, orders, or requirements. City agrees that Lake Shore shall not be liable for any special, direct, indirect, consequential, or other damages resulting or arising from or relating to the ownership, use, condition, location, maintenance, repair, or operation of the property. City further acknowledges and agrees that Lake Shore does not make any representation or warranties, express or implied, as to the property. Prior to the transfer of ownership, City shall conduct due diligence as it may deem appropriate including but limited to any environmental investigation, including without limitation sampling and analysis of soil, ground water, surface water, air, and structural or building components, with respect to the property which City may deem necessary or advisable. Lake Shore grants City, its agents, contractor and assigns, the right to enter the property at any time prior to finalizing transfer of title to City for the purpose of conducting its due diligence, upon reasonable notice, at mutually agreed upon times; provided, however City and its representatives enter the property and conduct inspections and other due diligence at its own risk. City will repair all damages to the property resulting from its inspections and due diligence, and return the property to the condition it was in prior to the City conducting its due diligence and inspections. City will at its expense release to Lake Shore all reports and other work generated as a result of the due diligence and inspections. City will complete its due diligence and inspections within six (6) months from the Effective Date of this Agreement.

4. Obligations of the City:

4.1 City owns, repairs, and maintains the following streets ("Streets") which provide the primary vehicular access to the Lake Shore Hospital and facilities:

Street Name

Minimum Area to Remain Open

- | | |
|----------------------------------|---|
| a. Northeast Franklin Street; | Main Blvd to Lake Shore Terrace |
| b. Northeast Davis Avenue; | Entire Street |
| c. Northeast Methodist Terrace; | Northeast Franklin Street to N.E. Lake
Desoto Drive |
| d. Northeast Lake Shore Terrace; | All |
| e. Laquna Drive; | All |
| f. N. E. Vickers; and | From East Duval Street to intersect with
N. E. Lake Desoto Circle |
| g. Northeast Lake Desoto Circle. | From intersection with N. E. Vickers Terr,
then easterly and northerly (counter
clockwise) to intersection with N.E.
Methodist Street. |

Except as herein provided, City agrees it will not vacate, abandon or close and that it will leave open maintain and repair the foregoing described Streets or portions thereof which will provide and allow for continued vehicular and other ingress and egress to Lake Shore Hospital and facilities by the public, and Lake Shore Hospital including its officers, employees, designees, invitees, and others desiring reasonable ingress and egress to and from Lake Shore Hospital and its facilities. The City will grant, execute and deliver to Lake Shore in recordable form a perpetual non exclusive easement for ingress and egress through over and across the Streets by Lake Shore including its heirs, successors, and assigns. Such ingress and egress rights granted by the City to Lake Shore may be canceled or otherwise modified only by mutual agreement of the PARTIES.

Notwithstanding the foregoing, City shall be authorized to temporarily close Northeast Lake Desoto Circle Street for special events, festivals, repairs and maintenance provided reasonable ingress and egress shall remain open from Northeast Methodist Terrace to Lake Shore Hospital's helicopter pad area for emergency vehicles and other patient transport. Further, City shall be authorized to temporarily close the other streets for purposes of repairs and maintenance so long as there always remains reasonable ingress and egress to and from Lake Shore Hospital

and its facilities.

4.2 City will be responsible for all costs incurred by it in completing its inspections and other due diligence on the property. Further, City will be responsible for all cost related to expenses incurred in connection with deeding and conveyance of the property from Lake Shore to City including but not limited to preparation of deed and other legal documents, local and state documentary stamps, recording costs, title search expenses, and owner's title insurance, settlement agent fees, and similar costs relating to the preparation and recording of the deed and conveyance documents. Each party shall be responsible for its own respective attorney fees.

5. Term of Agreement:

This Agreement shall become effective immediately after its has been executed by all PARTIES and the Agreement is filed with the Clerk of the Circuit Court for Columbia County, Florida pursuant to Section 163.01 (11), Florida Statutes, (herein "Effective Date"). This Agreement may be terminated only for cause or by mutual written agreement of the PARTIES. The terms of this Agreement shall survive the conveyance of the Property by Lake Shore to City.

6. Termination or Modification:

No portion of this Agreement may be terminated, canceled, amended, revoked, or abandoned except through a written agreement executed by the PARTIES with the same formalities as this Agreement. Any termination, whether or not for breach, will not affect any right, obligation, or liability of a party arising prior to termination of this Agreement.

7. Miscellaneous:

7.1 This Agreement contains the entire agreement between the PARTIES and

supercedes all prior contracts, agreements or understandings between the PARTIES. Each party represents and warrants to the other that no contract, agreement or presentation on any matter contained herein exists between the PARTIES except as expressly set out herein.

7.2 The provisions of this Agreement are for the sole benefit of Lake Shore and the City, and no provision of this Agreement shall be deemed for the benefit of any other person or entity.

7.3 Neither party may assign any of its rights under this Agreement voluntarily or involuntarily, whether by merger, consolidation, dissolution, operation of law or any other manner without the prior written consent of the other party.

7.4 Any and all notices, request or other communications hereunder shall be deemed to have been duly given in writing and if transmitted by hand delivery with receipt therefore, or by registered mail posted prior to the expiration date for such notice, return receipt requested and first class postage prepaid as follows:

To Lake Shore: Lake Shore Hospital Authority
 c/o Executive Director or his successor or designee
 259 Northeast Franklin Street
 Lake City, Florida 32055


To City: City of Lake City
 c/o Joe Helfenberger, City Manager, or his successor or
 designee
 205 North Marion Avenue
 Lake City, Florida 32055

7.5 This Agreement will be governed, construed and enforced in accordance with the laws of the State of Florida.

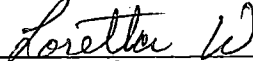
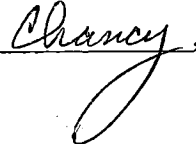
7.6 Notwithstanding anything else herein to the contrary, nothing in the Agreement is intended or is to be construed as a waiver of either party's sovereign immunity or any expansion of liability beyond the limits established as provided under Section 768.28, Florida Statutes, or as otherwise provided by law.

WITNESS WHEREOF THIS AGREEMENT has been signed by the authorized representatives of the PARTIES.

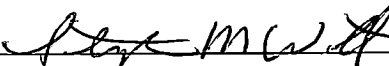
LAKE SHORE HOSPITAL AUTHORITY

By: 
Chairman

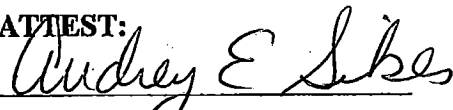
ATTEST:


, Secretary

CITY OF LAKE CITY

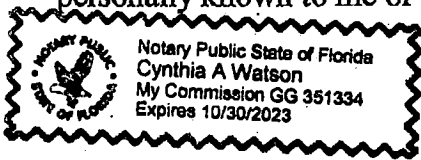
By: 
Stephen M. Witt, Mayor

ATTEST:


Audrey E. Sikes, City Clerk

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by physical presence or
 online notarization this 10 day of Feb, 2020, by
Brandon Biel, as Chairman, and Loretta W. Chacy as Secretary,
of LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY,
FLORIDA, a body politic of the State of Florida, on behalf of the Board, who are
personally known to me or who have produced Florida driver's licenses as identification.



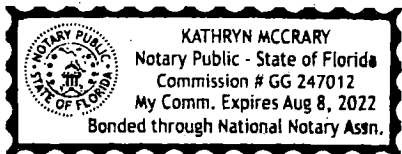
Cynthia A. Watson
Notary Public, State of Florida

(NOTARIAL
SEAL)

My Commission Expires: 10/30/2023

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical
presence or online notarization this 4th 3rd day of Feb, 2020, by
**STEPHEN M. WITT, MAYOR, and AUDREY E. SIKES, CITY CLERK, of CITY
OF LAKE CITY, FLORIDA**, who are personally known to me or who have produced
Florida driver's licenses as identification.



Kathryn McCrary
Notary Public, State of Florida

(NOTARIAL
SEAL)

My Commission Expires:

LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY
RESOLUTION NO. 20- 001

A RESOLUTION OF THE BOARD OF TRUSTEES OF LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY PROVIDING FOR APPROVAL AND EXECUTION OF THE INTERLOCAL AGREEMENT WITH THE CITY OF LAKE CITY, FLORIDA; PROVIDING FINDINGS; AUTHORIZING THE EXECUTION AND DELIVERY OF THE INTERLOCAL AGREEMENT AND RELATED DOCUMENTS REQUIRED BY THE AGREEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE FOR THIS RESOLUTION.

WHEREAS, the Board of Trustees ("Board") of Lake Shore Hospital Authority of Columbia County, a body corporate and politic ("Lake Shore") has determined it is in the best interest of the public, including the taxpayers, residents, and citizens of Columbia County, Florida and Lake Shore to enter into the Interlocal Agreement ("Agreement") between Lake Shore and the City of Lake City, Florida ("City") which provides for the conveyance and gift of certain real property to the City subject to the terms and conditions of the Agreement. Further, said real property is determined to be surplus property not required for Lake Shore's uses and purposes in providing for the residents and citizens of Columbia County, Florida.

THEREFORE BE IT RESOLVED BY THE BOARD, the Board approves the Agreement between Lake Shore and City for the conveyance and gift of the real properties described in the Agreement, subject to the terms and conditions thereof. As designated in the Agreement the real property blocks are identified by the Columbia County Tax Parcel Numbers ("Property") as follows:

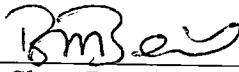
1. 00-00-00-12032-000;
2. 00-00-00-12037-000;
3. 00-00-00-12033-000;
4. 00-00-00-12035-000;
5. 00-00-00-12034-000;
6. 00-00-00-12027-000;
7. 00-00-00-12029-000;
8. 00-00-00-12028-000;
9. 00-00-00-12018-000;
10. 00-00-00-12017-000;
11. 00-00-00-12016-000; and
12. 00-00-00-12019-000.

BE IT FURTHER RESOLVED that the Chairman of the Board other necessary officers of the Board employees, and attorneys are granted authority to execute the Agreement, and all of the required documents including but not limited to the deed and as provided for in the Agreement to complete the conveyance and gift of the real property to City.

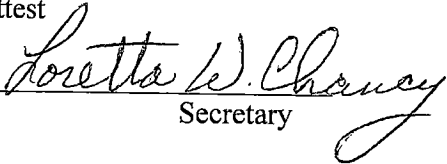
Action for the approval for this Resolution was taken at a regular meeting of the Board on January 13, 2020 which was properly noticed and conducted in accordance with Florida and all other applicable laws.

This Resolution shall take effect immediately upon its adoption.

LAKE SHORE HOSPITAL AUTHORITY OF COLUMBIA COUNTY BOARD OF TRUSTEES

By 
Lake Shore Board Chair
Date 02/10/2020

Attest


Secretary


LAKE SHORE
Hospital Authority
259 NE FRANKLIN STREET, SUITE 102
LAKE CITY, FLORIDA 32056-0988
TELEPHONE (386) 755-1090
FAX (386) 755-7009

January 12, 2022

The Honorable Stephen Witt, Mayor
City of Lake City
205 North Marion Avenue
Lake City, Fl 32055

Mr. Paul Dyal, Interim City Manager
City of Lake City
205 North Marion Avenue
Lake City, Fl 32055

Re: Lake Shore Hospital Authority – Transfer of Lots to City of Lake City

Dear Sirs:

As you are aware, the Lake Shore Hospital Authority transferred ownership of 12 lots to the City of Lake City pursuant to an Interlocal Agreement dated February 3, 2020. This transfer was made for the specific purpose of constructing a new City Hall/Administrative Building and to create additional parking. After the transfer of lots, the Authority was verbally informed by former City Manager Joe Helfenberger that the city was pursuing a different option regarding this project.

On behalf of the Lake Shore Hospital Board of Trustees, I would like to request the lots be returned to the Authority. This request is based on two factors. First, the Interlocal contains a reverter clause that will return the lots to the Authority 4 years from the date of deed execution if the lots are not used for the specified purpose and, second, the current availability of the lots may assist the Authority in finding new lessees for the Lake Shore Hospital Campus.

As I realize the City of Lake City is in a transitional phase I will be more than glad to assist you in any way possible. Please feel free to contact me at any time. Also, I would appreciate you advising as to your proposed intentions regarding this request.

Sincerely,



Dale Williams
Executive Director

Xc: Marlin Feagle, Attorney
Fred Koberlein, Jr., Attorney

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on July 5, 2022 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 – Mayor Stephen Witt

ROLL CALL

Mayor/Council Member
City Council

Stephen M. Witt
Jake Hill, Jr.
Eugene Jefferson
C. Todd Sampson
Frederick Koberlein, Sr.
Paul Dyal
Assistant Chief Andrew Miles
Audrey Sikes

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

PROCLAMATIONS – None

MINUTES

1. June 21, 2022 Regular Session

Mr. Sampson made a motion to approve the June 21, 2022 regular session minutes as presented. Mr. Jefferson seconded the motion and the motion carried unanimously on a voice vote.

APPROVAL OF AGENDA

Mayor Witt added Chris Wynn with the Florida Wildlife Commission as a presentation. **Mr. Sampson made a motion to approve the agenda as amended. Mr. Hill seconded the motion and the motion carried unanimously on a voice vote.**

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL

- Sylvester Warren
- Befafithful Coker
- Shawn Holmgren

APPROVAL OF CONSENT AGENDA

2. Farm to Table Event - Thursday, September 29, 2022 at 6:30 PM, Darby Pavilion. Staff is requesting \$3,000 in matching funds for this Joint City/County Community Event spotlighting our local agriculture community and our local culinary chefs.

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

PRESENTATIONS

3. Discussion and Possible Action - Dr. Christopher Esing - Requesting approval to remove and replace the existing World War 1 Memorial with donated funds.

Mr. Sampson made a motion to approve the request by Dr. Chris Esing to move and replace the existing World War I Memorial. The motion provides authorization to remove the existing memorial and to place it at Desoto Park in front of the trench mortar. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.

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

4. Discussion and Possible Action - Dale Williams, Executive Director, Lake Shore Hospital Authority - Provide an update on the Lake Shore Hospital Campus and discuss the lots deeded by the Lake Shore Hospital Authority to the City of Lake City for a new City Hall.

Dale Williams provided members with an update on the Lake Shore Hospital Campus. He reported there were three requests for proposals of use for the hospital: A Veterans Affairs Transitional housing facility with medical care – relating to Veterans; a Meridian Behavioral Health Care Intake Facility; and an interest from Florida Gateway College.

Mr. Williams asked for guidance on the 12 lots that were previously donated to the City by the Lake Shore Hospital Authority, and stated the hospital would have a use for the lots if the City determines they are not needed.

Members discussed the lots and concurred to determine whether or not the lots would be needed by the City.

5. Chris Wynn – Lake Montgomery Project

Mr. Wynn presented and reviewed the PowerPoint handouts provided to members, as well as a revised agreement between the City, County, and the Florida Wildlife Commission.

Members concurred to put the agreement on the next agenda for approval.

Mr. Hill spoke in favor of the Lake Montgomery Project, as well as the Gwen Lake Project.

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. 2022-2225. City Council Ordinance No. 2022-2225 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2022-2225. No one asked to speak on City Council Ordinance No. 2022-2225, therefore Mayor Witt closed the public hearing.

6. City Council Ordinance No. 2022-2225 (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 22-04, 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, Medium Density (less than or equal to 8 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. **Mr. Sampson made a motion to approve City Council Ordinance No. 2022-2225 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 22-04, 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, Medium Density (less than or equal to 8 dwelling units per acre) 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. Sampson	Aye
Mr. Hill	Aye
Mr. Jefferson	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. 2022-2227. City Council Ordinance No. 2022-2227 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2022-2227. No one asked to speak on City Council Ordinance No. 2022-2227, therefore Mayor Witt closed the public hearing.

7. City Council Ordinance No. 2022-2227 (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 22-03, by the

property owner of said acreage; providing for rezoning from commercial, General (CG) to Residential, Multiple Family-1 (RMF-1) 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. **Mr. Jefferson made a motion to approve City Council Ordinance No. 2022-2227 on final 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 22-03, by the property owner of said acreage, and providing for rezoning from commercial, General (CG) to Residential, Multiple Family-1 (RMF-1) of certain lands within the corporate limits of the City of Lake City, Florida. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.**

Mr. Jefferson	Aye
Mr. Sampson	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. 2022-2228. City Council Ordinance No. 2022-2228 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2022-2228. No one asked to speak on City Council Ordinance No. 2022-2228, therefore Mayor Witt closed the public hearing.

- 8. City Council Ordinance No. 2022-2228 (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 22-04, by the property owner of said acreage; providing for rezoning from Residential, Single Family-1 (RSF-1) to Residential, Multiple Family-1 (RMF-1) of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; and providing an effective date. **Mr. Sampson made a motion to approve City Council Ordinance No. 2022-2228 on final 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 22-04, by the property owner of said acreage, and providing for rezoning from Residential, Single Family-1 (RSF-1) to Residential, Multiple Family-1 (RMF-1) of the City of Lake City, Florida. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.**

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

Resolutions

9. Motion is needed to remove City Council Resolution No. 2022-068 from the table.

Mr. Sampson made a motion to remove City Council Resolution No. 2022-068 from the table. Mr. Jefferson seconded the motion and the motion carried unanimously on a voice vote.

City Council Resolution No. 2022-068 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of a contract with Colin Baenziger & Associates; providing for executive recruitment services related to the employment of a City Manager; declaring an emergency pursuant to Section 2-181 of the City Code; authorizing an agreement price not-to-exceed \$29,500.00; providing for conflict; and providing for an effective date.

PUBLIC COMMENT: Sylvester Warren

Mr. Sampson made a motion to approve City Council Resolution No. 2022-068, authorizing the execution of a contract with Colin Baenziger & Associates; providing for executive recruitment services related to the employment of a City Manager; declaring an emergency pursuant to Section 2-181 of the City Code, and authorizing an agreement price not-to-exceed \$29,500.00. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.

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

Other Items

10. Discussion and Possible Action - Consider Interviewing David Lynch and Robert Wilford (Presenter: Mayor Stephen Witt)

Mr. Hill spoke in favor of interviewing Mr. Lynch and Mr. Wilford.

Mayor Witt expressed concern for interviewing Mr. Lynch and Mr. Wilford if they aren't going to be considered for the position.

Mr. Jefferson stated he had no objections to interviewing both potential candidates to see if they would be considered going forward.

Mr. Sampson spoke in favor of waiting to see the results provided by the Baenziger firm, and suggested then moving forward with Mr. Lynch and Mr. Wilford.

Members concurred to have all persons interested in the City Manager position to go through the Colin Baenziger & Associates firm.

PUBLIC COMMENT: Sylvester Warren; Shawn Holmgren

- 11. Discussion and Possible Action: City Hall Update (Interim City Manager Paul Dyal)

Mr. Dyal reported Tetra Tech would be willing to send their original engineer for \$10,000.00 to redo the City Hall structural analysis, and provide an updated report.

Mr. Jefferson made a motion to move forward with Tetra Tech performing a new structural analysis of City Hall. The motion identifies the \$10,000 funding source as contingency or general fund. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.

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

- 12. Discussion and Possible Action - Police Officers Pension Board Appointee (Presenter: Mayor Stephen Witt)

Mayor Witt reminded members there was still a need for a Police Officers Pension Board Appointee.

- 13. Discussion and Possible Action - Fire Pension Board Appointee (Presenter: Mayor Stephen Witt)

Mayor Witt reminded members there was still a need for a Fire Pension Board Appointee.

NEW BUSINESS

Ordinances

- 14. City Council Ordinance No. 2022-2229 (first reading) - An ordinance of the City of Lake City, Florida, amending Chapter 2, Article 2, of the City Code of Ordinances; providing for amendments to the rules of City Council Meetings; providing for training of appointees to special standing committees; providing for severability; providing for the repeal of conflicts; providing for codification; and providing an effective date. **Mr. Sampson made a motion to approve City Council Ordinance No. 2022-2229 on first reading, amending Chapter 2, Article 2, of the City Code of Ordinances; providing for amendments to the rules of City Council Meetings, and providing for training of appointees to**

special standing committees. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.

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

Resolutions

15. City Council Resolution No. 2022-069 - A resolution of the City Council of the City of Lake City, Florida authorizing the sale of 2004 vactor truck to the City of High Springs; providing for the purchase price of \$8,000.00; providing for the removal of the asset from the City's fixed assets; and providing for an effective date. **Mr. Hill made a motion to approve City Council Resolution No. 2022-069, authorizing the sale of 2004 vactor truck to the City of High Springs; providing for the purchase price of \$8,000.00, and providing for the removal of the asset from the City's fixed assets. Mr. Jefferson seconded the motion. A roll call vote was taken and the motion carried.**

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

16. City Council Resolution No. 2022-070 - A resolution of the City Council of the City of Lake City, Florida calling for an election to be held August 23, 2022; providing for the election of a Council Member from District Ten; providing for the election of a Council Member from District Fourteen; providing for 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. Sampson made a motion to approve City Council Resolution No. 2022-070, calling for an election to be held August 23, 2022; providing for the election of a Council Member from District Ten; providing for the election of a Council Member from District Fourteen; providing for 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. Hill seconded the motion. A roll call vote was taken and the motion carried.**

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

17. City Council Resolution No. 2022-071 - A resolution of the City Council of the City of Lake City, Florida, authorizing the execution of the Second Amendment to the Memorandum of Agreement with Suwannee River Water Management District; providing for an extension of the contract's deadline for deliverable to August 15, 2022; and providing for an effective date. **Mr. Jefferson made a motion to approve City Council Resolution No. 2022-071, authorizing the execution of the Second Amendment to the Memorandum of Agreement with Suwannee River Water Management District, and providing for an extension of the contract's deadline for deliverable to August 15, 2022. Mr. Sampson seconded the motion. A roll call vote was taken and the motion carried.**

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

DEPARTMENTAL ADMINISTRATION

Procurement Director Karen Nelmes reports the City Attorney Evaluation Committee Meeting will be on July 26, 2022 at 6:00 PM as a Special Called City Council Meeting.

Mr. Dyal reported the only vacancies at the moment within the City were the City Manager and Assistant City Manager positions. He stated the City was running well and has outstanding staff.

Mr. Sampson noted he has fewer calls of complaints.

Ms. Sikes verified, she is to contact the two candidates who reached out to the City regarding the City Manager position, and to submit their information to the Colin Baenziger Firm.

COMMENTS BY COUNCIL MEMBERS

Mr. Hill reported, he will be hosting a Community Day on Saturday, August 6, 2022, from 1:00 PM until 4:00 PM, next to Memorial Stadium. He stated school supplies would be given out.

Mr. Sampson asked for an update on the cameras at Annie Mattox Park.

Mr. Hill complimented Mr. Dyal on his filling in as Interim City Manager.

Mr. Sampson asked for an update on the Gwen Lake Project to be placed on the next agenda.

ADJOURNMENT

All matters having been handled, the meeting adjourned at 7:20 PM on a motion made and duly seconded.

Stephen M. Witt, Mayor/Council Member

Audrey Sikes, City Clerk



May 15, 2023

Dale Williams

Sent via email: dale@lakeshoreha.org

MAYOR - COUNCIL MEMBER
STEPHEN M. WITT

COUNCIL MEMBERS

JAKE HILL, JR.
RICKY JERNIGAN
TODD SAMPSON
CHEVELLA YOUNG

CITY MANAGER

PAUL DYAL

CITY CLERK

AUDREY E. SIKES

CITY ATTORNEY

THOMAS J. KENNON, III

Re: Lake Shore Hospital Authority Conveyance to City of Lake City

Dear Mr. Williams:

The City Council has requested that I contact you to determine if the Trustees of the Lake Shore Hospital Authority would consent to the City of Lake City owning and utilizing all or some of the twelve (12) lots deeded to the City on or about February 3, 2020, without the necessity of having to construct a City Hall on a portion of the lots. As you are aware, the City has four (4) years to construct the required building before the reverter clause becomes applicable. The City is planning to conduct future workshops and meetings to discuss whether there is a need for a newly constructed City Hall on the lots conveyed to the City by the Authority. I will make every effort to keep you informed as to the Council's decisions regarding this issue.

I thank you in advance for your consideration of this request. If you have any questions or wish to further discuss this issue, please do not hesitate to contact me.

Sincerely,

Paul Dyal, City Manager