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**HIGH SPRINGS  
COMMISSION MEETING  
MINUTES  
JANUARY 9, 2020**

Meeting called to order by Mayor Williams 6:31 p.m.

Invocation: Eyvonne Andrews, Citizen

Pledge of Allegiance: High Springs Cub Pack #69

**ROLL CALL CITY COMMISSION:**

Mayor Byran Williams- Present  
Vice Mayor Gloria James - Present  
Commissioner Scott Jamison- Present  
Commissioner Linda Jones-Present  
Commissioner Nancy Lavin- Present

**STAFF PRESENT:**

Joel Decoursey, City Manager  
Jenny Parham, City Clerk  
Angela Stone, Deputy City Clerk  
Andrea Parker, City Attorney  
Rich Maltby, City Attorney  
Kevin Pearson, Fire Lt.  
Antoine Sheppard, Police Chief  
Vernon Higginbotham, Police Sgt.  
Jennifer Stull, Finance Director  
William Whitelock, Building Official/Public Work Director  
J.C. Lazo, Sewer Foreman  
Rodney Hoffman, Water/Sewer Superintendent  
Damon Messina, Recreation Director

**APPROVAL OF AGENDA:**

**Motion Vice Mayor James to approve the agenda as presented.  
Second Commissioner Jamison.  
Motion carried 5-0.**

**APPROVAL OF MINUTES:**

**Motion Commissioner Lavin to approve the minutes for the December 12, 2019 Commission Meeting.  
Second Commissioner Jones.  
Motion carried 5-0.**

**ACKNOWLEDGMENT BY WILLIAM WHITELOCK, BUILDING OFFICIAL/PUBLIC WORKS DIRECTOR.**

Mr. Whitelock acknowledged J.C. Lazo, Sewer Foreman, and Rodney Hoffman, Water/Sewer Superintendent for their work at the sewer plant. He states that they received a 100% for their inspection by DEP.

**UNFINISHED BUSINESS**

- 1. CONSIDER ORDINANCE 2019-13, AN ORDINANCE OF THE CITY OF HIGH SPRINGS, FLORIDA, PURSUANT TO PETITION NO. ANX 19-02, RELATING TO VOLUNTARY ANNEXATION; MAKING FINDINGS; ANNEXING TO AND INCLUDING WITHIN THE BOUNDARIES OF THE CITY OF HIGH SPRINGS, FLORIDA, CERTAIN REAL PROPERTY LOCATED IN ALACHUA COUNTY, FLORIDA, WHICH IS REASONABLY COMPACT, AND CONTIGUOUS TO THE BOUNDARIES OF THE CITY OF HIGH SPRINGS, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE (GRAHAM ANNEXATION)**

Mayor Williams advised that the County has voiced concern on this issue. We will need to table this item until we resolve with the County.

Attorney Maltby stated that we will need to amend the agenda to table this item.

City Clerk Parham advised that this is an advertise item and would need to be tabled to a time certain or we would have to readvertise.

**Motion Commissioner Lavin to amend the agenda to continue Ordinance 2019-13 until the February 13, 2019 Commission Meeting.  
Second Vice Mayor James.  
Motion carried 5-0.**

**CITIZEN REQUESTS AND COMMENTS – FOR ISSUES NOT ON AGENDA (PLEASE STATE NAME FOR THE RECORD – LIMIT COMMENTS TO 5 MINUTES)**

Mayor Williams opened Citizens Requests and Comments. With no one coming forward, Mayor Williams closed Citizen Requests and Comments.

## NEW BUSINESS

- 1. CONSIDER ORDINANCE 2019-12, AN ORDINANCE OF THE CITY OF HIGH SPRINGS, FLORIDA, AMENDING THE CITY OF HIGH SPRINGS LAND DEVELOPMENT CODE, AS AMENDED, PURSUANT TO AN APPLICATION, LDC 19-01, BY THE CITY COMMISSION; RELATING TO AN AMENDMENT TO THE TEXT OF THE LAND DEVELOPMENT CODE; PROVIDING FOR AMENDING TABLE 2.02.01 ENTITLED ALLOWABLE USES IN ZONING DISTRICTS BY ESTABLISHING ZONES FOR OPERATION OF ITEM NO. 8.6 ENTITLED MOBILE FOOD VENDORS; PROVIDING FOR AMENDING SECTION 7.09.26 ENTITLED TEMPORARY USES BY ADDING FOOD TRUCKS AS A TEMPORARY USE ALLOWABLE IN NON-RESIDENTIAL ZONING DISTRICTS; PROVIDING FOR ADDING SECTION 7.09.30 ENTITLED MOBILE FOOD VENDORS BY ADDING DEFINITIONS AND REGULATIONS FOR MOBILE FOOD VENDORS; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE**

Attorney Maltby read Ordinance 2019-12 by title only.

Attorney Maltby advised that this is an amendment to the Land Development Code that would add an allowance for mobile food vendors. Advised that the recommendation from the Plan Board was for approval. He gave an overview of the changes.

Ross Ambrose spoke of the wording of the requirement for a flushing toilet, could it be reworded to state permitted toilets.

Attorney Maltby stated that they could add that language and bring back at the second reading.

Chris Mobiss, High Springs Brewery, stated they have flushable toilets at their facility.

Vice Mayor James questioned the maximum of three days. Attorney Maltby stated that if we change it, it has to go back to the Plan Board, or we can allow the wording and leave to the discretion of the City Manager. He added that this way we can see how this works for the City and if it needs to go back to the Plan Board.

Commissioner Jamison asked about requiring site plans. Mr. Whitelock states they would require site plans.

**Motion Commissioner Jamison to approve Ordinance 2019 with the change in the wording from flushable toilet to permitted toilet.  
Second Commissioner Lavin.**

### Roll Call:

**Vice Mayor James- yes**

**Commissioner Jamison- yes**

**Commissioner Jones- yes**

**Commissioner Lavin- yes**

**Mayor Williams-yes**

**Motion carried 5-0.**

- 2. CONSIDER ORDINANCE 2019-14, AN ORDINANCE OF THE CITY OF HIGH SPRINGS, FLORIDA, AMENDING THE FUTURE LAND USE PLAN MAP OF THE CITY OF HIGH SPRINGS COMPREHENSIVE PLAN, AS AMENDED, RELATING TO AN AMENDMENT OF MORE THAN TEN ACRES OF LAND, PURSUANT TO AN APPLICATION, CPA 19-03, 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 A CHANGE IN THE LAND USE CLASSIFICATION FROM COUNTY RURAL/AGRICULTURE (LESS THAN OR EQUAL TO 1 DWELLING UNIT PER 5 ACRE) TO CITY RESIDENTIAL SUBURBAN (1 TO 4 DWELLING UNITS PER ACRE) ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF HIGH SPRINGS, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE (WANG LAND USE AMENDMENT)**

Attorney Maltby read Ordinance 2019-14 by title only.

Attorney Maltby asked if there was any exparte communication on this item. No one had any exparte communication.

Attorney Maltby advised that this is a Quasi-Judicial Hearing and anyone that wishes to speak on this item must be sworn in. He asked all that wanted to speak on this item to stand and be sworn in. Attorney Maltby swore in all that stood to speak on this item.

Mr. Whitelock stated this is a piece of property next to Cinnamon Hills. He advises that this is to change the zoning. He stated they are looking at one dwelling per acre. He states all documents that they have submitted have been in order.

Ryan Thomas, CHW Project Manager, stated that they are asking for the same zoning as adjacent properties.

Commissioner Jamison asked if this was reviewed by Mr. Whitelock. Mr. Whitelock stated he has reviewed this and thinks it is a good thing.

**Motion Commissioner Jamison to approve Ordinance 2019-14 on first reading.  
Second Commissioner Jones.**

**Roll Call:**

**Commissioner Jamison-yes  
Commissioner Jones-yes  
Commissioner Lavin-yes  
Mayor Williams-yes  
Vice Mayor James-yes**

**Motion carried 5-0.**

3. **CONSIDER ORDINANCE 2019-15, AN ORDINANCE OF THE CITY OF HIGH SPRINGS, FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HIGH SPRINGS LAND DEVELOPMENT CODE, AS AMENDED; RELATING TO THE REZONING OF TEN OR MORE CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 19-03, BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM COUNTY AGRICULTURAL TO CITY R-1 RESIDENTIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF HIGH SPRINGS, FLORIDA; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (WANG ZONING)**

Attorney Maltby read Ordinance 2019-15 by title only.

Attorney Maltby asked if there was any exparte communication on this item. No one had any exparte communication.

Attorney Maltby advised that this is a Quasi-Judicial Hearing and anyone that wishes to speak on this item must be sworn in. He advised that if you were sworn in on the previous item that would also pertain to this item. He asked all that wanted to speak on this item to stand and be sworn in. No new audience members stood to be sworn in.

**Motion Commissioner Lavin to approve Ordinance 2019-15 on first reading as read by title only.**

**Second Vice Mayor James.**

**Roll Call:**

**Commissioner Jones-yes**

**Commissioner Lavin-yes**

**Mayor Williams-yes**

**Vice Mayor James-yes**

**Commissioner Jamison-yes**

**Motion carried 5-0.**

4. **CONSIDER RESOLUTION 2019-Q, A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HIGH SPRINGS, FLORIDA, IN OPPOSITION OF THE PROPOSED PERMIT RENEWAL TO THE SEVEN SPRINGS WATER COMPANY THAT WOULD HAVE A NEGATIVE IMPACT ON GINNIE SPRINGS AND ACROSS THE ENTIRE FLORIDA AQUIFER.**

Attorney Maltby read Resolution 2019-Q, reversions one and two, by title only.

Attorney Maltby advised that there are two Resolutions for review and discussion. One version is opposing the proposed permit renewal and the other is for opposing any increase over the current amount of water being extracted.

Mayor Williams asked for respect to be given. Attorney Maltby asked for everyone to please speak directly to the Mayor.

Terry Phelan, Our Santa Fe River Vice President, asked for the City to pass a resolution in opposition of the Seven Springs extraction permit.

Mike Roth spoke in opposition of the Seven Springs extraction permit. He clarified that the Seven Springs is not asking for an increase in extraction they are wanting to renew the permit with the same extraction amount.

Attorney Maltby states the alternative Resolution, option 2, is a reduction, it reflects what they are really extracting.

Merrille Malwitz-Jipson, Board Member of Our Santa Fe, stated that the alternate option 2 wording is confusing. She spoke of the group Our Santa Fe. She asked if there could be a process to allow the people waiting outside to have a chance to speak. Mayor Williams stated that a person can come in and speak if one steps out, so that we stay within the Fire Code Capacity.

Attorney Maltby read the wording of alternate option 2, reducing the amount to reflect what they are currently truly extracting.

Jordan Grain, Nestle Water, states it is not Nestle applying for the permit; it is Seven Springs that is applying for the permit. He speaks of the amount of the water being extracted. He spoke of the study Seven Springs did and it showed that there is no negative impact for the amount they are extracting. He states that the Suwannee Water Management District is the approving body for this. He states that they are only allowed to apply for a five-year renewal, as per the district's guidelines.

Jim Tatum talks that the Santa Fe River is below it's health. He speaks of any water being extracted having an impact. He asked for them to oppose the permit.

Kristen Rubin, Our Santa Fe River Board Member, spoke of Seven Springs and Nestle and the problems they cause in the community. She is asking that the commission oppose the permit renewal.

Isaac, 14-year-old citizen, spoke of the river and his love of the river. He spoke of the decline of the River environment. He spoke in opposition of the permit renewal.

Marihelen Wheeler, County Commissioner, stated that she is here to listen to the community, so she can go back to the County with the information and they know how the community feels.

Bill Basta, Our Santa Fe River Board Member, spoke of his confusion with alternate option 2. He stated that he is opposed to renewing the permit.

Ursula Sharp spoke of the environment being negatively impacted. She asked that the Commission oppose the permit renewal.

Mike Casey states that he has a lot of respect for everyone who is here to speak. He stated he wishes we had seen this amount of people coming through town the rest of the week. He speaks of Seven Springs, Nestle and Ginnie Springs having contributed to this community. He stated they help us when we put our hand out.

BillyJo Benedict spoke in opposition of the permit renewal.

Carolyn Pope spoke in opposition of the permit renewal. She spoke of the effect of the extraction on the environment.

Kim Davis, former owner of Blue Springs, spoke in favor of the permit renewal. She spoke of the amount of water coming from the five springs in this area. She spoke of commercial agriculture coming in when Coca Cola pulled out. She spoke of the agriculture polluting the river.

Lee Gibson spoke of the quality of the water being the concern not the quantity. He spoke of Nestle being good stewards. He speaks of them wanting clean water. He spoke of septic tanks, fertilizers and nitrates and how that effects the quality. He spoke in favor of the permit.

Lane Touton works for Nestle. She stated that there are about 20 workers from the factory here tonight because they love their jobs with the factory. She speaks of the jobs at the factory and the jobs it provides. She speaks of how they contribute to the community, through volunteering and donations. She asked that they not pass these resolutions.

Nathan Skyles spoke of his father and his work on protecting springs. He spoke of working with Coca Cola and their research, and if Nestle is given the opportunity they will also. He stated if we are not extracting the water to nourish our bodies it goes out to the gulf. He asked them to oppose the presented resolutions.

Joann Trembly encouraged the Commission to oppose the increase in water bottling because of the trucks coming through our town.

Ana Cordova spoke of the ecosystem in the Springs. She spoke of protecting the springs. She spoke of the water being extracted and the plastic bottles.

Johnathan Arnold stated he feels blessed to been born and raised here. He works at the water plant. He is pleased to work for a company that has the community outreach that it does. He is concerned about his job; he opposes the presented resolutions.

Doug Jipson speaks about plastic bottles. He would like to see the resolution approved.

Heidi Wilcox stated she wants to see the Springs preserved. She speaks of the businesses relying on ecotourism.

Dave Sumer, Nestle, speaks of their contributions to the community. He spoke of their bottle and its recyclability.

Tara Gabriel spoke of this business needing clean water in order to have the business; they are going to protect the water, they need it. She states that we need to leave this to the experts and scientists.

Judy Kearny spoke of the quality of water decreasing. She stated that she does not think any water should be extracted from the springs.

Megan Enson spoke of the water extraction and its effect on wildlife in the future.

Risa Wray spoke for Seven Springs. She spoke of her family buying the land on the river to protect the land and water. She speaks of fighting dairies and other high intensity agriculture that are polluting the water. She states that Nestle can help us protect the water; they need the water. She speaks of them being a good partner. She speaks of the land her family bought to protect the river from many homes and septic tanks.

Jacquelyn Mesa spoke of saving our beautiful waters, climate change and their right to a future. She spoke of Nestle and their pollution.

Louise Kelly, employee of Nestle, spoke of Nestle being a good steward of the community. She asked the Commission to not pass these resolutions and let the water management district make the decision.

Sharon Britton spoke of local businesses. She speaks of the protection of the springs. She speaks of all the things that effects the springs. She states that is better to be conservative. She asked the commission to consider this very deeply.

Darlene Bond spoke of the tractor trailer traffic. She spoke in favor of the resolution. She states that it comes to the children and that is why she supports the resolution.

Mark Santiago speaks of Nestle having conservation in mind. He has seen a lot of benefit from Nestle coming.

Adam Hudson stated Nestle is much safer than the previous company. He opposes the presented resolutions.

Antone Cranaham spoke in opposition of the permit. He spoke of the young being the future and the need to protect the springs for their children. He spoke against the water extraction permit.

Ian Brainy spoke of being in support of the resolution on the table. He spoke of not wanting the extraction amount being increased.

Citizen spoke of the springs being the blood of the community. She spoke against Nestle taking the blood of the community away.

Pete Butt spoke the springs and the monitoring of the local springs. He states the quantity is not the problem in this area; it is quality. He speaks of Nestle paying taxes in the County they are in, Gilchrist County. He speaks in favor of the permit renewal.



Commissioner Lavin spoke of Nestle being a community partner and the jobs they provide. She states that she has done some research; she is really torn. She states she sees all sides of this. She states that she has a great deal of respect for everyone who came and spoke. She appreciates the opportunity to hear all the citizens.

Commissioner Jones spoke of at first being in opposition of the permit renewal, but listening to everyone, she sees the other sides. She spoke of their being a use for plastic bottles. She stated that she is in favor of the resolution with the extraction staying the same.

Vice Mayor James stated that she is confused. She stated that tonight she got to hear both sides, and it is difficult to make a decision. She asked if we have to make a decision at this time. Attorney Maltby stated that there does not have to be a motion on the floor. She states she needs to think a little more.

Commissioner Jamison spoke of looking at a topic and having two sincere thoughts on the same information. He states the decision we make tonight is irrelevant; SRWMD is going to look at the data and make an educated decision. He states he relies on the experts. He states he is against raising the amount of water being extracted. He is opposed to totally doing away with the permit. He states that this is an important decision, and it is difficult. He states that this City gets no tax dollars or revenue from it. He states that we get revenue from ecotourism. He states that community outreach does nothing for him. He states he wants to know the impact to the springs. He states that this is about the health of the river and does not know enough. He states he appreciates everyone for being here, but truly does not know how much our decision will influence their decision.

Mayor Williams stated that he agrees, we do not know how much our decision will influence their decision. He speaks of this being his home and being in every spring in this area. Speaks of the springs being part of him. He states he deals with facts. He would like to see facts from experts. He states that we want to save our springs. He adds that SRWMD is going to make the decision.

Commissioner Jamison asked if we could send something stating our concerns with the river. He states most of us are opposed to an increase, and we could state how important the springs are to our city.

Attorney Maltby stated we can write a letter and voice the concerns. He states the resolution does not take real action; it just voices our opinion.

**Motion Commissioner Jones to approve the Resolution 2019-Q option 2 with the extracting of only 270,000 gallons and forward a copy to the SRWMD.**

Commissioner Lavin stated she is more inclined to write the letter.

Mayor Williams agrees with the letter.

Commissioner Jamison stated the letter needs to be very strongly worded. He would like the attorney to come up with a letter.

Attorney Maltby stated the motion died for a lack of a second. He states it is the consensus for the attorney's office to come up with a letter and bring back to the commission for review, hopefully by the next meeting.

Mayor Williams called a 5-minute recess at 8:58 p.m.

Mayor Williams called the meeting back to order at 9:03 p.m.

### **CITY ATTORNEY REPORT/UPDATE**

Attorney Maltby-nothing at this time.

### **CITY MANAGER REPORT/UPDATE**

He thanked all the employees for all their hard work, especially water and sewer.

Advised that there is a Chili cook-off at the Civic Center on the 14<sup>th</sup> at noon. He stated that this was brought together by one of our employees.

Spoke of the meeting with the City of High Springs, Competitive Partnership Program, DEO regarding Economic Development, and they are excited about High Springs and our uniqueness. He stated that we are having a kick-off meeting on January 15<sup>th</sup> from 5:30 p.m. until 7:30 p.m. at the Old School/Community Center. He spoke of taking them on a tour today or our City.

### **COMMISSIONERS**

Commissioner Lavin spoke of National Law Enforcement Day and having the best police department in North Florida.

Commissioner Jones stated there was a good point brought up earlier regarding the food trucks; this applies to all mobile food vendors, not just the brewery.

Commissioner Jamison-nothing at this time.

Vice Mayor James reminded that the Chamber Banquet is on the 17<sup>th</sup> starting at 6:00 p.m. at the Woman's Club: it will be catered by Spins and tickets are \$20.

### **MAYOR**

Mayor Williams stated that DEO was very excited about High Springs. He spoke of the importance of citizens coming out for the community economic development meeting on the 15<sup>th</sup>. He also spoke of the food truck issue being bigger than just the brewery; it is any mobile food vendor wanting to be in the city.

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He advised that the Martin Luther King Celebration will kick off on the 15<sup>th</sup> at Mt. Carmel Church; then on Friday the 17<sup>th</sup> it is Children's Night at Allen Chapel at 7:00 p.m.; then on Sunday the 19<sup>th</sup> at 4:00 p.m. there will be a Memorial Service at Mt. Olive Church and we will also be celebrating Ms. Tammy Flemings forty-years of service at the Day Care Center; and the march will be on Monday the 20<sup>th</sup> , they will start lining up in front of City Hall at 10:30 a.m. and start the march at 11:30 a.m.

He wished everyone a Happy New year.

**Motion Vice Mayor James to adjourn.**

**Mayor Williams adjourned the meeting at 9:17 p.m.**