City of Live Oak
City Council Meeting Minutes
Tuesday, October 13, 2026

The Live Oak City Council met on Tuesday, October 13, 2026 at 5:30 p.m. at City Hall, 101 SE White Avenue, Live Oak, Florida, for its regular monthly meeting. Council President Vanessa Robinson, Councilmember David Alford, Councilmember Gladys Owens, Councilmember Adam Collins, City Clerk John Gill, City Manager Larry Sessions, and City Attorney Todd Kennon. Absent: Mayor Frank Davis and Councilmember Matt Campbell.

Council President Robinson called the meeting to order. Development Manager George Curtis delivered the invocation, followed by the Pledge of Allegiance. Roll call was taken.

Approval of Agenda
Approval of the agenda with any additions, deletions, deletions or changes. Councilmember Alford made a motion to approve the agenda as presented, which Councilmember Owens seconded. The motion carried unanimously.

Approval of Minutes
Approval of the August 11th budget workshop minutes, the September 8th council meeting minutes, September 10th special called council meeting minutes, and the September 22th special called council meeting minutes. Councilmember Alford made a motion to approve all the meeting minutes, which Councilmember Owens seconded. The motion carried unanimously.

Public Comments
Marion Gross spoke regarding longstanding businesses.
Linda Williams spoke regarding concerns about delays in paving Lincoln and other streets in District 2, increased cut-through traffic, and the placement of mobile homes in established neighborhoods.
The floor was closed until those who wish to speak when their agenda item is presented.

Florida City Government Week
On behalf of Mayor Davis, City Manager Sessions announced Florida City Government Week activities, including an October 19 meet-and-greet with elected officials, school reading activities, visits by City staff, an October 22 trivia night, and coffee and donuts with the Mayor on Friday, October 23.

Ordinance 1570 – Recreational Fires
The final reading of Ordinance No. 1570, establishing provisions for recreational fires, conditions and restrictions, enforcement, and penalties, was presented. City Attorney Todd Kennon read the title into record. Councilmember Alford made a motion to approve the final reading of Ordinance No. 1570, which Councilmember Owens seconded. The motion carried unanimously.

Code Enforcement Lien Amnesty – 311 Houston Avenue NW
The Council considered Code Case 23-107 for 311 Houston Avenue Northwest. Staff reported that the property had been brought into compliance and discussed the standard $500 administrative fee. Councilmember Collins made a motion to approve the lien amnesty, which Councilmember Alford seconded. The motion carried unanimously.

Police Department Collective Bargaining Agreement
Mark Leone, representing the Fraternal Order of Police, reported that the bargaining unit had unanimously ratified the negotiated agreement. Mr. Kennon advised that specialized labor council recommended additional review and a closed executive session to discuss contractual and financial considerations. Mr. Sessions explained that the proposed compensation had been considered within the existing budget. Councilmembers discussed whether tabling the agreement would reopen negotiations; counsel explained that tabling would leave the agreement pending and allow further review. Councilmember Collins made a motion to table the union contract ratification, which Councilmember Owens seconded. A vote was taken and the motion carried 3 to 1 with Councilmember Alford opposed. Staff and counsel were to seek an executive session before the matter returned for Council consideration.

Frozen Time Payout
Mr. Sessions recommended paying out accumulated frozen leave balances owed to five remaining employees, estimated at approximately $103,000, to reduce unfunded liabilities and prevent further increases as salaries rise. The Council discussed the restricted account balance and the applicable 2012 ordinance. Councilmember Collins made a motion to approve the frozen time payout, which Councilmember Alford seconded. The motion carried without recorded opposition.

ITB 17-2026 – Lift Station 23 Improvements
Staff presented three bids for Lift Station 23 rehabilitation and force main improvements and recommended the lowest bid, from M&I Contractors, Inc., in the amount of $521,560 Councilmember Collins made a motion to accept the bid from M&I Contractors, Inc., in the amount of $521,560, which Councilmember Alford seconded. The motion carried unanimously.

Resolution 2026-46 – Lift Station 23 Contract

Mr. Kennon read into record Resolution No. 2026-46 accepting the proposal from M&I Contracting, Inc. and authorizing the related Lift Station 23 rehabilitation and force main construction contract. Councilmember Collins made a motion to approve the Resolution 2026-46, which Councilmember Owens seconded. The motion carried unanimously.

Resolution 2026-47 – Assistant City Manager

Mr. Kennon read into record Resolution No. 2026-47 proposed establishing an at-will assistant city manager designation for an existing department head, with additional responsibilities and a stipend. Mr. Sessions stated that department heads had selected CRA Director Nicholas Fragiola. The Council discussed staffing, succession planning, cost, and the allocation of time and compensation between City and CRA duties. Councilmember Collins made a motion to approve Resolution 2026-47, which Councilmember Alford seconded. Following discussion and a vote, the motion failed with Councilmember Owens and Councilmember Robinson opposed.

Resolution 2026-48 – Heritage Park and Gardens

Mr. Kennon read into record Resolution No. 2026-48 authorized a five-year renewal of the lease agreement with Friends of Heritage Park and Gardens, Inc., on substantially the same terms as the existing agreement. Councilmember Alford made a motion to approve Resolution 2026-48, which Councilmember Owens seconded. The motion carried unanimously.

Resolution 2026-49 – Classification and Pay Plan

Mr. Kennon read into record Resolution No. 2026-49 adopted a revised uniform classification and pay plan schedule incorporating a four-percent cost-of-living adjustment. Councilmember Alford made a motion to approve Resolution 2026-49, which Councilmember Owens seconded. The motion carried unanimously.

Ordinance 1573 – Future Land Use Amendment

Mr. Kennon conducted a quasi-judicial hearing on the first reading of Ordinance No. 1573 (CPA 26-05), changing approximately 0.65 acres at the former post office from Public to Central Downtown future land use. Development Manager George Curtis explained that the property was now privately owned. The public hearing was opened and closed with no public comment. Councilmember Collins made a motion to approve the first reading of Ordinance 1573, which Councilmember Alford seconded. The motion carried unanimously.

Ordinance 1574 – Zoning Amendment

Mr. Kennon read into the record first reading of Ordinance No. 1574 (LDR 26-10), rezoning approximately 0.39 acres from Industrial Light and Warehousing to Residential Single-Family Manufactured Home 2 to align the zoning with the existing residential land use. Staff and the Planning and Zoning Board recommended approval. The public hearing was opened and closed with no public comment. Councilmember Alford made a motion to approve the first reading of Ordinance 1574, which Councilmember Collins seconded. The motion carried unanimously.

Ordinance 1575 – Zoning Amendment

Mr. Kennon read into record the first reading of Ordinance No. 1575 (LDR 26-11), rezoning approximately 0.358 acres from Residential Single-Family Manufactured Home 3 to Office Institutional to accommodate an existing church and potential future improvements. Staff and the Planning and Zoning Board recommended approval. The public hearing was opened and closed with no public comment. Councilmember Collins made a motion to approve the first reading of Ordinance 1575, which Councilmember Alford seconded. The motion carried unanimously.

Ordinance 1576 – Zoning Amendment

Mr. Kennon read into record the first reading of Ordinance No. 1576 (LDR 26-12), rezoning approximately 1.13 acres of the former meatpacking property from Residential Office to Residential Unconventional Single-Family 2 for additional housing development. Staff and the Planning and Zoning Board recommended approval. Discussion addressed housing affordability, the prior CRA development agreement, lot spacing, and stormwater drainage. The public hearing was opened to public comment. A resident raised concerns regarding density and retention facilities; staff explained the replat and existing stormwater infrastructure. Councilmember Alford made a motion to approve the first reading of Ordinance 1576, which Councilmember Owens seconded. The motion carried unanimously.

Ordinance 1577 – Zoning Amendment

Mr. Kennon read into record the first reading of Ordinance No. 1577 (LDR 26-14), rezoning approximately 0.52 acres at 501 Second Street Northwest from Residential Single-Family 2 to Residential Office to permit a proposed four-home development. Staff and the Planning and Zoning Board recommended approval. The public hearing was opened and closed with no public comment. Councilmember Alford made a motion to approve the first reading of Ordinance 1577, which Councilmember Owens seconded. The motion carried unanimously.

Development Manager Report
Development Manager Curtis reported approximately $20.51 million in building permit valuation for fiscal year 2025-2026. He also announced an October 19 Planning and Zoning Board hearing on proposed comprehensive plan updates, with Council consideration anticipated in November.

Additional Discussion – Neighborhood Commercial Requirements
Council President Brown-Robinson returned to the concerns raised by Marion Gross and discussed whether requirements for neighborhood commercial businesses disproportionately affect older, smaller lots in District 2. Development Manager Curtis explained that a special exception and public hearing are required for alcohol sales in neighborhood commercial settings and discussed nonconforming property requirements and the variance process. Councilmembers discussed the need to consider historic lot patterns and possible approaches to addressing those constraints.

With no further business, the meeting concluded.

Council President
Vanessa Brown-Robinson

Attest:
John Gill
City Clerk