

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on July 21, 2025, beginning at 6:00 PM, in the City Council Chambers, located at City Hall 205 North Marion Avenue, Lake City, Florida. Members of the public also viewed the meeting on our YouTube Channel.

PLEDGE OF ALLEGIANCE

INVOCATION – Council Member Ricky Jernigan

ROLL CALL

Mayor/Council Member
City Council

Noah Walker
Chevella Young
Ricky Jernigan
James Carter
Tammy Harris
Clay Martin
Don Rosenthal
Chief Gerald Butler
Audrey Sikes

City Attorney
City Manager
Sergeant-at-Arms
City Clerk

APPROVAL OF AGENDA

Mr. Carter made a motion to approve the agenda as presented. Ms. Harris seconded the motion, and the motion carried unanimously on a voice vote.

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL – None

APPROVAL OF CONSENT AGENDA

1. City Council Resolution No. 2025-098 - A resolution of the City Council of the City of Lake City, Florida, approving the Second Amendment to the Standard Grant Agreement Number LP12031 with the Florida Department of Environmental Protection funding the Ichetucknee Springs Water Quality Improvement Project; making certain findings of fact in support thereof; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; authorizing the Mayor, after consultation with the City Attorney, to execute such future amendments to the standard grant agreement which amendments accept additional grant funds without otherwise expanding the scope of the project funded by the standard grant agreement or creating additional obligations of the City pursuant to such agreement, as amended; repealing all prior resolutions in conflict, and providing an effective date.
2. City Council Resolution No. 2025-101 - A resolution of the City of Lake City, Florida accepting funds awarded by Firehouse Subs Public Safety Foundation to purchase from MSA Safety Incorporation four self-contained breathing apparatuses (SCBAS) and six compressed air cylinders for use by the City of Lake City Fire Department; adopting the Grant Award Agreement associated with accepting such grant funds; making certain findings of fact in support of the City accepting such funds and adopting said grant award agreement;

recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City for said agreement; repealing all prior resolutions in conflict; and providing an effective date.

Mr. Carter made a motion to approve the consent agenda as presented. Ms. Harris seconded the motion, and the motion carried unanimously on a voice vote.

PRESENTATIONS

3. Fire Assessment Study from Benesh

Ms. Camp with Benesh presented the Fire Assessment Study for the City of Lake City.

QUASI-JUDICIAL HEARINGS

First Reading

Open Quasi – Judicial Proceeding

At this time Attorney Clay Martin read from a prepared script.

Preliminary Matters (Attorney Clay Martin):

The City Attorney shall read the ordinance by title

4. City Council Ordinance No. 2025-2324 (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 25-04, by Carol Chadwick, P.E., as agent for Leslie Earl Peeler and Riverwood Investments of Jacksonville, LLC, the property owners of said acreages, 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, Medium Density (Less than or equal to 8 dwelling units per acre) to Industrial of certain lands within the corporate limits of the City of Lake City, Florida; making findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date. This property is located at 1509 and 1563 SW Century Gln.

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

Ms. Young	No
Mr. Carter	No
Mr. Jernigan	No
Ms. Harris	No
Mayor Walker	No

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

City Attorney Martin swore in Growth Management Planning Tech, Robert Angelo, and a representative for Riverwood Investments.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Robert Angelo went over his application presentation and moved it into the record.

B. Presentation of application by applicant. No presentation by applicant, but someone was present to answer any questions.

C. Presentation of evidence by city staff. None

D. Presentation of case by third party intervenors, if any. None

E. Public comments. None

F. Cross examination of parties by party participants. None

G. Questions of parties by City Council. Mayor Walker inquired if there was a proposed use for the property. Robert Angelo reported there was nothing at this time.

H. Closing comments by parties. Waived

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Carter made a motion to approve City Council Ordinance No. 2025-2324 on first reading. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Ms. Harris	Aye
Mayor Walker	Aye

5. City Council Ordinance No. 2025-2325 (first reading) - An ordinance of the City of Lake City, Florida, amending the official zoning atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of less than ten

contiguous acres of land, pursuant to an application, Z-25-06, by Carol Chadwick, P.E., as agent for Leslie Earl Peeler and Riverwood Investments of Jacksonville LLC, the property owners of said acreages; providing for rezoning from Residential Mobile Home-3 (RMH-3) to Industrial, Light and Warehousing (ILW) of certain lands within the corporate limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; providing an effective date. This property is located at 1509 and 1563 SW Century Gln.

Disclosure by Council members of ex-parte communications (this includes site visits), if any.

This was covered under the previous ordinance.

Swearing in of applicant/appellant, staff and all witnesses collectively by City Attorney.

All parties were still sworn in under the previous ordinance.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Robert Angelo went over his application presentation and moved it into the record.

B. Presentation of application by applicant. No presentation by applicant, but someone was present to answer any questions.

C. Presentation of evidence by city staff. None

D. Presentation of case by third party intervenors, if any. None

E. Public comments. None

F. Cross examination of parties by party participants. None

G. Questions of parties by City Council. None

H. Closing comments by parties. Waived

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Carter made a motion to approve City Council Ordinance No. 2025-2325 on first reading. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Ms. Harris	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Walker	Aye

OLD BUSINESS

Ordinances

At this time Mayor Walker closed the regular session and opened a public hearing for the purpose of hearing comments on City Council Ordinance No. 2025-2326. City Council Ordinance No. 2025-2326 was read by title. Mayor Walker asked if anyone wanted to be heard regarding City Council Ordinance No. 2025-2326. No one asked to be heard on City Council Ordinance No. 2025-2326, therefore Mayor Walker closed the public hearing.

6. City Council Ordinance No. 2025-2326 (final reading) - An ordinance of the City Council of the City of Lake City, Florida, amending Section 70-127, Paragraph (b) of the City of Lake City Code of Ordinances to add the Conclusive Cancer Presumption Provisions of Florida Statute, as established by Section 112.1816, FLA. STAT.; providing for inclusion in the Code of Ordinances; providing for severability; providing for conflicts; and providing for an effective date. **Ms. Harris made a motion to approve City Council Ordinance No. 2025-2326 on final reading. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.**

Ms. Harris	Aye
Mr. Carter	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Walker	Aye

NEW BUSINESS

Ordinances

At this time Mayor Walker closed the regular session and opened a public hearing for the purpose of hearing comments on City Council Ordinance No. 2025-2316. City Council Ordinance No. 2025-2316 was read by title. Mayor Walker asked if anyone wanted to be heard regarding City Council Ordinance No. 2025-2316. No one asked to be heard on City Council Ordinance No. 2025-2316, therefore Mayor Walker closed the public hearing.

7. City Council Ordinance No. 2025-2316 (first reading) - An ordinance of the City of Lake City, Florida, declaring for a period of one year a moratorium on the acceptance and consideration of applications for land use actions or permits for buildings to be used as dwellings where such buildings are constructed in accordance with codes other than the Florida Building Code; making findings of

fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date.

Mr. Carter inquired as to the reasoning behind the moratorium.

Planning Tech Robert Angelo reported this would allow staff a chance to update the Land Development Regulations to clearly define the allowance of mobile homes, manufactured homes, and modular homes.

Mr. Carter made a motion to approve City Council Ordinance No. 2025-2316 on first reading. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Ms. Harris	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Walker	Aye

Resolutions

8. City Council Resolution No. 2025-100 - A resolution of the City of Lake City, Florida adopting the evaluation and tabulation of responses to that certain Invitation to Bid Number 022-2025 for the purchase of pipe and fitting supplies for the Crosswinds Subdivision awarding said bid to Staline Waterworks, Inc., a North Carolina Corporation; approving the agreement with said vendor; making certain findings of fact in support thereof; recognizing the authority of the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date. **Mr. Carter made a motion to approve City Council Resolution No. 2025-100. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.**

Mr. Carter	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Ms. Harris	Aye
Mayor Walker	Aye

9. City Council Resolution No. 2025-103 - A resolution of the City of Lake City, Florida approving that certain agreement between the City and Insituform Technologies, LLC, a Delaware limited liability company, for trenchless rehabilitation and maintenance of pipeline infrastructure services; making certain findings of fact in support of the City approving said agreement; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.

Distribution and Collection Director Brian Scott provided a brief description of the process.

Ms. Harris made a motion to approve City Council Resolution No. 2025-103. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.

Ms. Harris	Aye
Mr. Carter	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Walker	Aye

Other Items

10. Discussion - Richardson Community Center Budget Proposal (Council Member Chevella Young)

Ms. Young reported the Richardson Community Center Board was present in the hopes members would vote to set aside funds for the upcoming budget.

Zack Paulk, President of Richardson Community Center, and Chris Carodine, Director of Richardson Community Center, spoke in support of the City funding Richardson.

Mayor Walker reported there would be no action taken at this meeting, but the subject would be up for discussion during the upcoming budget process.

President Paulk requested funding of \$101,542.37 to help run the programs at Richardson.

Mr. Jernigan pledged his support for funding the community center, with receipts.

Ms. Harris expressed her apprehension with funding the community center, and requested City Manager Rosenthal obtain the last three years of audits from the board.

Ms. Young spoke in support of funding the community center and stated the City should meet the board halfway.

President Paulk stated he believed in complete transparency and reported never seeing misappropriation of funds.

Mr. Carter spoke in support of funding the community center and stated he also shares a passion for accountability; he would like to see a quarterly report if the City votes to set aside funding.

Ms. Young stated if the City was going to ask for Richardson's books, then the City should ask to see everyone's books.

Ms. Harris inquired as to whether the community center had requested funding from the County.

President Paulk reported the County has provided funds the last three years, with \$125,000.00 being given this year, as well as helping with summer programs. He offered to provide any documentation needed for accountability.

Linard Johnson, Vice President of Richardson Community Center echoed the sentiments of President Paulk regarding transparency.

Mayor Walker concluded this topic would be discussed further during the budget process.

At this time, members took a short recess from 7:04 PM until 7:12 PM.

11. Discussion and Possible Action - Designation of Florida League of Cities Voting Delegate (Mayor Noah Walker)

After discussion on who could fill the role, **Mr. Jernigan nominated Tammy Harris as the Florida League of Cities Voting Delegate. Ms. Harris seconded the nomination, and the nomination carried unanimously on a voice vote.**

12. For Informational Purposes Only: City Projects and Activities Report - July 2025
City Manager Rosenthal read from a prepared memorandum and provided an overview of City Projects and Activities.

DEPARTMENTAL ADMINISTRATION

13. Discussion and Possible Action - Staff recommendation to approve proposed FY25/26 "Tentative Millage Rate" to the Columbia County Tax Appraiser for Truth in Millage (TRIM) Notice advertisement to property owners for the City's Tentative Budget Hearing (City Manager Don Rosenthal and Finance Director Angie Taylor Moore)

Finance Director Angie Taylor Moore asked for direction regarding what to advertise in TRIM notices, and Fire Assessment rates. She reported staff recommended going with the highest TRIM and the Fire Assessment rate including the six additional positions.

Ms. Harris requested City Manager Rosenthal provide information as to what the millage rate funds contributed to.

Mr. Jernigan spoke in support of a 5.5 assessment rate and six additional positions.

Mr. Carter made a motion to advertise the maximum rate on Fire and maximum of 5.2 for the millage rate. Mr. Jernigan seconded the motion.

Mayor Walker stated he was not a huge proponent for raising taxes, but supports an increase for Fire Assessment.

A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Mr. Jernigan	Aye
Ms. Young	Aye
Ms. Harris	Aye
Mayor Walker	Aye

14. Discussion and Possible Action - Staff recommendation to approve the TRIM schedule for FY25/26 (City Manager Don Rosenthal and Finance Director Angie Taylor Moore)

Mr. Carter made a motion to approve the TRIM scheduled for FY25/26 as presented. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Ms. Harris	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Walker	Aye

COMMENTS BY:

City Manager Don Rosenthal – Mr. Rosenthal reported he would be coming back to Council with a proposal regarding a Housing Authority.

City Attorney Clay Martin – None

City Clerk Audrey Sikes – Ms. Sikes reminded members her annual evaluation forms had been disseminated.

COMMENTS BY COUNCIL MEMBERS:

Council Member Chevella Young – Ms. Young reported she would like to see Operation Game Talk on the next agenda with specific details narrowed down; and she would also like a discussion closing the gap with City Departments and bringing them back to City Hall on the next agenda. She asked members to let Ms. Sikes know of community events they are attending so all members can be notified.

Council Member Ricky Jernigan – Mr. Jernigan commended departments heads and their staff working together; commended the Lake City Police and Fire Departments for attending an event at Windsong Apartments; mentioned a resident brought up having a splash pad for kids to him; and proposed the idea of holding one council meeting in the morning, and one in the evening. Mayor Walker stated that could be a workshop topic in the near future.

Council Member James Carter – Mr. Carter spoke in support of keeping council meetings at their current start time of 6:00 PM.

Council Member Tammy Harris – Ms. Harris thanked members of the Public Works Department who met her for lunch at Old Times Buffet; spoke in support of all departments being housed at City Hall; and commended City Manager Rosenthal and Assistant City Manager Dee Johnson.

Mayor Noah Walker – Mayor Walker commended Mr. Argencia and the Lake City Police and Fire Departments on the event at Windsong Apartments, the Boy Scouts for cleaning up Lake Montgomery, and Code Enforcement for working hard. He reported the Lake City Woman's Club held a Special Meeting where they discussed interest in receiving the property back from the City.

ADJOURNMENT

Having no further business, Mayor Walker adjourned the meeting at 7:53 PM.

Noah Walker, Mayor/Council Member

Audrey Sikes, City Clerk