

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on April 7, 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.

EVENTS PRIOR TO MEETING – 5:30 PM Community Redevelopment Agency Meeting

PLEDGE OF ALLEGIANCE

INVOCATION – Mayor Noah Walker

ROLL CALL

Mayor/Council Member  
City Council

City Attorney  
City Manager  
Sergeant-at-Arms  
City Clerk

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

APPROVAL OF AGENDA

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

PROCLAMATIONS

1. Hilda Albritton Retirement – Ms. Albritton not in attendance, therefore, this Item was postponed.
2. Water Conservation Month - April 2025

Mayor Walker presented the Water Conservation Month Proclamation to Water Plant Director Mike Osborne.

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL

- Glenel Bowden
- Sylvester Warren

APPROVAL OF CONSENT AGENDA

3. Minutes - February 18, 2025, Regular Session
4. Minutes - March 17, 2025, Regular Session

5. City Council Resolution No. 2025-030 - A resolution of the City of Lake City, Florida, appointing Lisa Morris as a Resident Trustee to the Board of Trustees of the City's Municipal Firefighters Pension Trust Fund pursuant to Section 175.061, Florida Statutes and Section 70-123, City of Lake City Code of Ordinances; directing the City Clerk to reflect said appointment and expiration of term in such records of the City as are necessary and prudent; making certain findings of fact in support of the City Clerk reflecting such appointment and expiration of term in the records of the City; repealing all prior resolutions in conflict; and providing an effective date.
6. City Council Resolution No. 2025-040 - A resolution of the City of Lake City, Florida approving an amendment to that certain agreement between the City and Toco Engineering, LLC., a Florida limited liability company, consenting to the assignment of said agreement by Toco Engineering, LLC. to Baxter & Woodman, Inc.; making certain findings of fact in support of the approving said amendment; 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.
7. City Council Resolution No. 2025-045 - A resolution of the City of Lake City, Florida, approving that certain agreement for State Highway Lighting, Maintenance, and Compensation for Fiscal Year 2025-2026 with the State of Florida Department of Transportation; 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; 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. A roll call vote was taken and the motion carried.**

<b>Mr. Carter</b>	<b>Aye</b>
<b>Ms. Harris</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mayor Walker</b>	<b>Aye</b>

## PRESENTATIONS

8. Katie Hall, General Manager and CEO, Florida Gas Utility - Directive Confirmation and Addendum related to prepaid deal

Executive Director of Utilities, Steve Brown introduced Katie Hall, General Manager and CEO of Florida Gas Utility. Ms. Hall presented members with a discounted natural gas option.

## OLD BUSINESS

### Other Items

9. Discussion and Possible Action - Lake Shore Hospital Authority/Meridian Behavioral Healthcare Land Use Matter (Resolution of Pending Land Use Issue) (Attorney Clay Martin)

City Council Resolution No. 2025-058 - A resolution of the City of Lake City, Florida approving that certain resolution of Chapter 164, Conflict Resolution between Lake Shore Hospital Authority and the City of Lake City, Florida; making certain findings of fact in support of the City approving said agreement; directing the City Manager to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.

City Attorney Martin provided a brief overview of the process and the provisions in the agreement. He expressed his appreciation to all parties involved that worked through the solutions.

PUBLIC COMMENT: Sylvester Warren; Glenel Bowden

Ms. Harris reported being employed by Meridian Behavioral Healthcare, and inquired as to whether she should vote on the matter.

City Attorney Martin stated on the basis of her employer benefitting from this matter, it would in fact be proper for her to abstain from voting due to the conflict.

Mr. Carter expressed support for the stipulation for public safety in the agreement.

Mayor Walker also expressed support for the stipulation for public safety in the agreement.

Attorney Martin reported the Lake Shore Hospital Authority would have to approve the stipulation on their end.

Mr. Jernigan inquired why did we get to this point.

Attorney Sid Ansbacher reported members could approve the negotiated agreement tonight, and that all three boards would need approval before we have resolution.

**Mr. Jernigan made a motion to approve City Council Resolution No. 2025-058. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mr. Carter</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Ms. Harris</b>	<b>Abstained (see attached form)</b>
<b>Mayor Walker</b>	<b>Aye</b>

NEW BUSINESS

Ordinances

- 10. City Council Ordinance No. 2025-2302 (first reading) - An ordinance of the City of Lake City, Florida, amending the Code of the City of Lake City, Florida, Chapter

70, Article IV, Police Officers' Pension Plan and Trust Fund; amending Section 70-96.1 to provide for payment of supplemental benefits to those receiving service incurred disability benefits and the continuation of supplemental benefits to joint annuitants prospectively; providing for severability; providing for conflicts; providing for codification; and providing for an effective date. **Mr. Jernigan made a motion to approve City Council Ordinance No. 2025-2302 on first reading. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Ms. Harris</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Carter</b>	<b>Aye</b>
<b>Mayor Walker</b>	<b>Aye</b>

At this time Mayor Walker adjourned the meeting for a break from 7:12 PM until 7:18 PM.

- 11. City Council Ordinance No. 2025-2304 (first reading) - An ordinance pertaining to land development regulation fees within the City of Lake City; repealing said existing land use regulation fees established by Resolution 2019-099; establishing updated fees for land development regulation processing and review; establishing provisions regarding payment of said fees; establishing exceptions thereto for financial hardship; repealing all resolutions and ordinances in conflict; making findings of fact in support thereof; providing for severability; and providing an effective date.

Principal Planner Bryan Thomas gave a PowerPoint presentation on the proposed fees.

PUBLIC COMMENT: Sylvester Warren; Vanessa George

Ms. Harris inquired on how much the fees were compared to the County’s fees.

Mr. Thomas stated the large-scale fees are for large scale developments of 50 acres or more.

City Manager Rosenthal reported he requested the elevation in fees, and felt they were reasonable.

Mr. Carter reported he would like to stay in line with the County, and felt this fee schedule was acceptable.

Mr. Jernigan inquired as to whether this would be a one-time fee. To which Mr. Thomas stated yes.

**Mr. Carter made a motion to approve City Council Ordinance No. 2025-2304 on first reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

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

**\* Ms. Young stated before voicing her vote, that fees should have been raised beforehand.**

## Resolutions

12. City Council Resolution No. 2025-006 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and the State of Florida Department of Environmental Protection for Petroleum Cleanup Participation Program Funding; 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. **Mr. Carter made a motion to approve City Council Resolution No. 2025-006. Ms. Harris seconded the motion, and the motion carried unanimously on a voice vote.**

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

13. City Council Resolution No. 2025-039 - A resolution of the City of Lake City, Florida accepting funds awarded by the Edward Byrne Memorial Grant Program to purchase portable vehicle barriers; 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; repealing all prior resolutions in conflict; and providing and effective date.

Chief Butler provided a brief summary of what the grant would be used for, which is barriers.

**Ms. Harris made a motion to approve City Council Resolution No. 2025-039. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

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

14. City Council Resolution No. 2025-042 - A resolution of the City Council of the City of Lake City, Florida, pursuant to Section 196.1978(3)(o), Florida Statutes, electing to not exempt property under Section 196.1978(3)(d)1.a, Florida Statutes, commonly known as the "Live Local Act Property Tax Exemption"; providing findings of fact in support thereof; providing direction to the City Clerk; repealing all prior resolutions in conflict; and providing an effective date.

PUBLIC COMMENT: Sylvester Warren; Erika Winsberg

City Attorney Martin spoke to the legality and tax exemption opt out. He explained how the City was able to opt out.

Mr. Carter spoke in support of opting out of the exemption.

Mr. Jernigan asked Mr. Rosenthal to explain.

Mr. Rosenthal reported the key downsides of the "Live Local Act:"

1. Potential loss of local control: Local governments have reduced authority over zoning and land-use decisions, limiting their ability to control growth, density, and community planning.
2. Concerns about overdevelopment: Accelerated construction projects might strain existing infrastructure, increasing congestion and impacting quality of life.
3. Reduced public input: By bypassing certain local hearings or zoning approvals, communities have less say in the development processes that directly affect their neighborhoods.
4. Affordable housing effectiveness: Critics argue it may primarily benefit developers rather than significantly increasing affordable housing options for lower-income residents.
5. Environmental concerns: Increased building density may exacerbate issues such as flooding, loss of green space, and environmental degradation.

Mayor Walker reported the exemption would strip public input on development.

**Mr. Carter made a motion to approve City Council Resolution No. 2025-042. Mr. Jernigan seconded the motion. 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

15. City Council Resolution No. 2025-047 - A resolution of the City of Lake City, Florida, amending that certain agreement between the City and Looks Great

Services of MS, Inc., a Mississippi Corporation, for annual tree removal, stump grinding, and mulching; making certain findings of fact in support of the City amending 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.

Mr. Carter confirmed with Procurement Director, Brenda Karr, this resolution was a renewal. Ms. Karr reported it was an annual renewal and is a 3% increase, but even with a 3% increase, this company still came in under all other Bids.

**Mr. Carter made a motion to approve City Council Resolution No. 2025-047. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Carter</b>	<b>Aye</b>
<b>Ms. Harris</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mayor Walker</b>	<b>Aye</b>

16. City Council Resolution No. 2025-048 - A resolution of the City of Lake City, Florida, approving that certain directive by and between the City of Lake City and Florida Gas Utility for a participation in that certain gas pre-pay transaction initiated by the Municipal Gas Authority of Georgia; making certain findings of fact in support of the City of Lake City entering into said directive; recognizing the authority of the Mayor of the City of Lake City to execute such directive; repealing all prior resolutions in conflict; and providing an effective date. **Ms. Harris made a motion to approve City Council Resolution No. 2025-048. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.**

<b>Ms. Harris</b>	<b>Aye</b>
<b>Mr. Carter</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mayor Walker</b>	<b>Aye</b>

17. City Council Resolution No. 2025-049 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and Alfred Benesch & Company, an Illinois Corporation, D/B/A "Benesch" for consulting services to assist the City with a Lake City Fire Rescue Assessment Study for Fiscal Year 2025-26 at a cost not to exceed \$47,848; 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; repealing all prior resolutions in conflict; and providing an effective date.

PUBLIC COMMENT: Sylvester Warren

Mr. Rosenthal reported this was a budgeted item.

**Mr. Carter made a motion to approve City Council Resolution No. 2025-049. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Carter</b>	<b>Aye</b>
<b>Ms. Harris</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mayor Walker</b>	<b>Aye</b>

18. City Council Resolution No. 2025-051 - A resolution of the City of Lake City, Florida, appointing Scott Thomason as the Land Development Regulation Administrator; making findings of fact in support thereof; directing the City Clerk to reflect said appointment in such records of the City as are necessary and prudent; making certain findings of fact in support of the City Clerk reflecting such appointment in the records of the City; repealing all prior resolutions in conflict; and providing an effective date.

PUBLIC COMMENT: Sylvester Warren

**Mr. Carter made a motion to approve City Council Resolution No. 2025-051. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Carter</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Ms. Harris</b>	<b>Aye</b>
<b>Mayor Walker</b>	<b>Aye</b>

19. City Council Resolution No. 2025-052 - A resolution of the City of Lake City, Florida, authorizing Task Orders One (1) and Two (2) pursuant to the City Council's Conditional Approval of the Legal Services Contract with Saxon Gilmore & Carraway, P.A, a Florida Corporation, to provide certain legal services in furtherance of the establishment of a Housing Authority for the City of Lake City; providing for and adopting fee limitations in the amounts of \$3,000.00 and \$5,500.00, respectively, for each of the two Task Orders, plus costs; making certain findings of fact in support of the City approving said Task Orders; recognizing the authority of the Mayor to execute and bind the City to such documents as are necessary and prudent to give effect to the provisions of this resolution; authorizing the City Manager with the consent of the City Attorney to make minor changes to the scope of work of the Task Orders provided such changes do not increase the quoted price in a Task Order; repealing all prior resolutions in conflict; and providing an effective date.

PUBLIC COMMENT: Glenel Bowden

Mr. Rosenthal provided a brief update on the City of Lake City Housing Authority.

**Ms. Harris made a motion to approve City Council Resolution No. 2025-052. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.**



<b>Ms. Harris</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mr. Carter</b>	<b>Aye</b>
<b>Mayor Walker</b>	<b>Aye</b>

20. City Council Resolution No. 2025-053 - A resolution of the City of Lake City, Florida, ratifying, approving, and adopting the budget amendment proposed by the Lake City Community Redevelopment Agency by its adoption of CRA Resolution 2025-01; amending the City budget for the fiscal year beginning October 1, 2024 and continuing through September 30, 2025 by appropriating an amount not to exceed one hundred sixty six thousand and no/100 dollars (\$166,000.00) for preparation and development of a new CRA Redevelopment Plan and Findings of Necessity to expand the CRA Boundary; making certain findings of fact in support of the City amending said budget; repealing all prior resolutions in conflict; and providing for an effective date.

City Attorney Martin reported the CRA was a different entity, and that Board was asked to approve and forward the resolution to the Council for approval. This vote would be to ratify the recommendation of the CRA.

PUBLIC COMMENT: Vanessa George; Sylvester Warren

Mr. Rosenthal reported the monies collected in the CRA, is spent in the CRA.

Principal Planner and CRA Manager, Bryan Thomas provided an overview of how funds are assessed in a CRA district.

**Mr. Carter made a motion to approve City Council Resolution No. 2025-053. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.**

<b>Mr. Carter</b>	<b>Aye</b>
<b>Ms. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Ms. Harris</b>	<b>Aye</b>
<b>Mayor Walker</b>	<b>Aye</b>

### Other Items

21. Discussion and Possible Action - City Attorney Contract and City Attorney Employment (City Manager Don Rosenthal)

Mr. Rosenthal stated it would be more efficient to hire an in-house City Attorney and recommends having a full-time in-house attorney.

PUBLIC COMMENT: Sylvester Warren; Glenel Bowden

Ms. Young spoke in support of an in-house attorney.

Mr. Carter inquired as to whether this would be a potential increase to the City.

Mr. Jernigan spoke in support of an in-house attorney.

Ms. Harris spoke in support of City Attorney Martin.

Mayor Walker reported he would like to see a timeline along with budget comparisons.

Mr. Rosenthal reported he would bring something back next meeting.

#### DEPARTMENTAL ADMINISTRATION – None

#### COMMENTS BY CHARTER OFFICERS

City Manager Don Rosenthal – reported the City would begin working on the Budget soon and making it more user friendly. He stated staff was trying to meet the Government Finance Officers Association requirements, and that the Finance Director and her assistant were attempting to qualify as officers with that association to win an award.

City Attorney Clay Martin – None

City Clerk Audrey Sikes – None

#### COMMENTS BY COUNCIL MEMBERS

Council Member Chevella Young – Ms. Young announced Project Light Up the City in District 10, she thanked Executive Director of Utilities Steve Brown, Assistant City Manager Dee Johnson, and Community Programs Director Terri Phillips for their assistance. She reported every streetlight in District 10 was assessed and turned over to Florida Power and Light. Assistant City Manager Johnson reported there would be a video released tomorrow, April 8, 2025, on the City's new cell phone app that would explain how to report streetlight outages. Ms. Young also reported there would be an event on Friday, June 13, 2025, featuring Tomio Armani, a local talent.

Council Member Ricky Jernigan – Mr. Jernigan recognized all department heads and told them to keep up the good work.

Council Member James Carter – Mr. Carter issued a plea to citizens and asked for more participation and attendance at meetings.

Council Member Tammy Harris – Ms. Harris addressed a statement by Council Member Jernigan at the last meeting. Ms. Harris expressed gratitude towards Mr. Rosenthal and Ms. Sikes for all their assistance.

Mayor Noah Walker – Mayor Walker congratulated Water Plant Director Mike Osborne for winning the 2024 Clean Water Award; reminded members of the new wing expansion opening at HCA Hospital; and Coffee with a Cop on Wednesday, April 9, 2025, at 8:30 AM at Dunkin Donuts. Mayor Walker asked for an update on the settlement process for blighted properties. Mr. Rosenthal reported staff was working on the process and would be finishing them up.

ADJOURNMENT

**Having no further business, Mayor Walker adjourned the meeting at 8:32 PM.**

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Noah Walker, Mayor/Council Member

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Audrey Sikes, City Clerk