

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on December 16, 2024 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 – Vice Mayor - Council Member Chevella Young

ROLL CALL

Mayor/Council Member
City Council

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

City Attorney
City Manager
Sergeant-at-Arms
Deputy City Clerk

APPROVAL OF AGENDA

Mayor Walker moved the Proclamation presentations (Items #1 and #2) to after the Consent Agenda. Mr. Carter requested Items #7 and #10 be removed from the Consent Agenda for discussion. **Mr. Carter made a motion to approve the agenda as amended. 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

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL

- Ben Loftstrom
- Tim Atkinson
- Adam Patton
- Pamela Bowden
- Glennel Bowden

APPROVAL OF CONSENT AGENDA

3. Minutes - December 2, 2024 Council Workshop Photo Session

4. City Council Resolution No. 2024-140 - A resolution of the City of Lake City, Florida, approving that certain agreement in the form of a Memorandum of Understanding with Learning for Life, Inc., a nonprofit organization operated by the Boy Scouts of America, to continue the Learning for Life Youth Protection Training Program for youth ages 14-20; 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.
5. City Council Resolution No. 2024-141 - A resolution of the City of Lake City, Florida, approving that certain agreement in the form of a Memorandum of Understanding with Learning for Life, Inc., a nonprofit organization operated by the Boy Scouts of America, to implement a new Youth Protection Training Program for youth ages 10-13; 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.
6. City Council Resolution No. 2024-143 - A resolution of the City Council of the City of Lake City, Florida, conditionally approving the final plat of Vanessa's Cove, a minor subdivision, pursuant to plat application SD 24-01 submitted by Twentyeight Fourteen, LLC, a Florida Limited Liability Company; providing conditions; providing direction to the Mayor, City Clerk, and City Attorney; providing for recording; providing for resolution of conflicts; providing for severability; and providing an effective date.
7. Removed from consent agenda.
8. City Council Resolution No. 2024-145 - A resolution of the City of Lake City, Florida, approving that certain agreement in the form of a Memorandum of Understanding with Another Way, Inc., Domestic Violence and Rape Crisis Center, a Nonprofit Organization; 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; directing the Chief of Police to execute said agreement; repealing all prior resolutions in conflict; and providing an effective date.
9. City Council Resolution No. 2024-146 - A resolution of the City of Lake City, Florida, approving Change Order Number Four to that certain contract between the City and SGS Contracting Services, Inc. as said contract was approved and adopted pursuant to City of Lake City Resolution No 2023-099; pursuant to said Change Order Number Four extending the date of substantial completion and the final payment date for the Rehabilitation Project at the City of Lake City's Waste Water Treatment Plant; making certain findings of fact in support of the City approving said Change Order; recognizing the authority of the Mayor to execute and bind the City to said Change Order; repealing all prior resolutions in conflict; and providing an effective date.
10. Removed from consent agenda.

Mr. Jernigan made a motion to approve the consent agenda as presented. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.

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

PROCLAMATIONS

1. Proclamation 24-33 In Recognition of Senator Jennifer Bradley

Mayor Walker presented Senator Bradley with a Proclamation and Key to the City; Senator Bradley expressed her appreciation.

2. Proclamation 24-32 In Recognition of Representative Chuck Brannan

Mayor Walker presented Representative Brannan with a Proclamation and Key to the City; Representative Brannan expressed his appreciation.

RESOLUTIONS PULLED FROM CONSENT AGENDA

7. City Council Resolution No. 2024-144 - A resolution of the City of Lake City, Florida, adopting the evaluation and tabulation of responses to that certain Invitation to Bid number 002-2025 for Fire Extinguisher Services; accepting the bid from Fire Shield Fire Protection, LLC, a Florida Limited Liability Company, as the lowest responsive bid; 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; 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. 2024-144. 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

10. City Council Resolution No. 2024-147 - A resolution of the City of Lake City, Florida, adopting the evaluation and tabulation of responses to that certain Invitation to Bid number 003-2025 for the SR-47 Infrastructure Extensions Project; accepting the bid from Florida Fill & Grading, Inc., a Florida Corporation, as the lowest responsive bid; 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; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.

Mr. Rosenthal expressed gratitude toward the County for their cooperation with this project.

Mr. Carter reported having asked Mr. Rosenthal for the update on this project so citizens would be aware of the progress.

Mr. Carter made a motion to approve City Council Resolution No. 2024-147. 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

PRESENTATIONS

11. Affordable Housing Initiative - Introduction to Accessory Dwelling Units and Tiny Homes (Principal Planner Bryan Thomas)

Mr. Thomas gave a brief overview of Accessory Dwelling Units and Tiny Homes and how the City would benefit from the implementation of them.

Ms. Harris confirmed with Mr. Thomas how utility hookups would work for property owners.

Mr. Rosenthal reported this presentation was an overall view of what's available.

Mr. Carter spoke in support of changing the City's zoning for mixed use so that these types of homes would be allowed.

Mr. Jernigan confirmed with Mr. Thomas who would build the homes and who would own them.

Ms. Young confirmed with Mr. Thomas that these homes would increase property value.

Mayor Walker inquired as to whether the program would have any limitations and what the pleasure of the council was.

PUBLIC COMMENT: Glenel Bowden

Fire Chief Josh Wehinger spoke in support of changing the City's Code as it would be beneficial to emergency responders.

Members concurred to move forward with the project.

OLD BUSINESS

Ordinances

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.

12. City Council Ordinance No. 2024-2298 (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 24-04, by Charles Millar as agent for VYP, LLC, a Florida Limited Liability Company, 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 County to Commercial City 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. (This property is located next to Advance Auto Parts at the SW corner of Highway 90 and Branford Highway.)

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

Young	No
Carter	No
Jernigan	No
Harris	No
Mayor Walker	No

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

For purposes of swearing in, Mr. Martin asked to handle both ordinances at the same time.

Mr. Martin swore in Peter Venici as applicant, and Bryan Thomas of the Growth Management Department.

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. PowerPoint presentation given by Bryan Thomas. Presentation provided by Growth Management is archived in OnBase.

B. Presentation of application by applicant. Peter Venici moved application into the record. Application documentation provided by Growth Management is archived in the agenda packet record.

C. Presentation of evidence by city staff. Bryan Thomas

D. Presentation of case by third party intervenors, if any. N/A

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. None

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Carter made a motion to approve City Council Ordinance No. 2024-2298 on final 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

13. City Council Ordinance No. 2024-2299 (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 ten or less contiguous acres of land, pursuant to an application, Z 24-05, submitted by Charles Millar as agent for VYP, LLC, a Florida Limited Liability Company, the property owner of said acreage; providing for rezoning from Commercial Intensive County (CI Co) to Commercial Intensive (CI) 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. (This property is located next to Advanced Auto Parts at the SW corner of Highway 90 and Branford Highway)

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

This was answered under previous ordinance.

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

This was done under 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.

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C. Presentation of evidence by city staff. Bryan Thomas

D. Presentation of case by third party intervenors, if any. N/A

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. None

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Carter made a motion to approve City Council Ordinance No. 2024-2299 on final 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

Other Items

14. Don Rosenthal, City Manager - Six-Month Evaluation

Mr. Carter confirmed creating a scope to allow the Mayor and City Attorney to enter into contract negotiations.

Mr. Jernigan spoke to what Mr. Rosenthal has brought to the City and agreed members needed to come up with a salary figure.

Mr. Rosenthal reported wanting direction from the Mayor and council and requested a 10% salary increase.

Mayor Walker confirmed what amount that salary would be.

Ms. Young spoke in support of Mr. Rosenthal, but not in support of anything higher than \$175,000 as she had concerns for leaving room for increases later.

Ms. Harris spoke in support of Mr. Rosenthal and concurred with Ms. Young on the amount of \$175,000.00.

Mr. Carter spoke in support of \$175,000.00 and negotiating.

Mr. Jernigan concurred with members and stated he was comfortable with \$170,000.00 to \$175,000.00.

Mr. Rosenthal spoke in gratitude of department heads, and reported he would not want to stay on at \$170,000.00.

Mayor Walker spoke in support of Mr. Rosenthal and touched on losing employees due to salaries.

Mr. Carter made a motion to authorize Mayor Walker to enter into negotiations with Mr. Rosenthal up to \$178,500.00. The motion died due to lack of second.

Mr. Carter made a motion to authorize Mayor Walker to enter into negotiations with Mr. Rosenthal up to \$175,000.00. Mr. Jernigan seconded the motion.

PUBLIC COMMENT: Glenel Bowden

Mr. Jernigan confirmed Mayor Walker would be negotiating with Mr. Rosenthal up to \$175,000.00.

Ms. Harris confirmed the motion would give Mayor Walker room to negotiate, and stated she did not want to take the chance on losing Mr. Rosenthal.

City Attorney Clay Martin suggested if Mr. Rosenthal agreed with the amount, members could act without negotiating if there was a consensus on a contract

amendment, as well as schedule individual meetings with Mr. Rosenthal to go over their evaluations.

Mr. Carter withdrew his motion for further discussion. Mr. Jernigan withdrew his second.

Ms. Young made a motion to authorize Mr. Martin to come back with a contract amendment to \$180,000.00. The motion died due to lack of second.

Mr. Jernigan made a motion to authorize Mr. Martin to come back with a contract amendment of \$175,000.00 to be effective December 16, 2024. Ms. Young seconded the motion.

Mr. Carter confirmed with Mr. Rosenthal that he agreed with the salary of \$175,000.00.

A roll call vote was taken and the motion carried.

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

NEW BUSINESS – None

DEPARTMENTAL ADMINISTRATION – None

COMMENTS BY COUNCIL MEMBERS

Council Member Chevella Young – Ms. Young asked for the following updates: Waste Pro contract and recycling – Assistant City Manager Dee Johnson reported negotiations were still underway; Lowe’s donation of rubber flooring for City Parks – Mr. Rosenthal stated he would call Lowe’s; why City Park bathrooms were being locked – Mr. Johnson reported issues with vandalism.

Ms. Young asked members to consider donating an additional \$100,000.00 to the County for the Emergency Senior Home Repair Program to assist the last applicant. Mayor Walker requested this item be placed on the next agenda for discussion, as well as a brief overview of what the program entails.

Council Member Ricky Jernigan – Mr. Jernigan expressed the importance of answering letters sent to the City in a timely manner.

Council Member James Carter – Mr. Carter commended Community Programs Director Terri Phillips on a successful downtown Christmas market. Mr. Carter reported touring the City’s waste water facilities and recognized Director Cody Pridgeon and his staff, as well as the Sprayfield staff: Bill Fish; Tyler Todd; Randal Anderson; Ron Cooler; Jose Flores; Andrew Holmes; Curtis Howard; Stephanie

Ingraham; Thomas Murray; Carl Richardson; Hunter Scott; Garret Timberlake; David Durrance; Paul McKeithen; David Rivers; and Ray Locke.

Council Member Tammy Harris – Ms. Harris inquired as to the set up of the Council Chambers. Mr. Rosenthal reported staff needed guidance as to removing or rearranging tables in the room.

Mr. Jernigan spoke in support of keeping tables or reorganizing them; he reported wanting to keep distance between constituents.

Mr. Carter spoke in opposition of the tables in the council chamber.

Ms. Harris spoke in support of removing the tables.

Ms. Young inquired as to why the tables were in the chamber, Mayor Walker reported after research, he discovered they were set up for the disabled public.

Ms. Young suggested different partitions in place of the tables.

Mayor Walker spoke in support of moving the table to the left of the dais and implementing a partition. He suggested an officer standing at the dais to assess situations and listen for threats, as he had no issue with removing disruptive citizens.

Ms. Harris also asked for an update on the signage for Mariah Smith, action taken by the previous council to memorialize a portion of Long Street. Mr. Johnson reported staff was currently working on finalizing the sign. Ms. Harris also reported receiving phone calls about the Christmas lights at Sally Mae Jerry Park not being turned on.

Ms. Young asked members to take into consideration the possibility of an inhouse attorney, and wished everyone a Merry Christmas.

Mayor Noah Walker – Mayor Walker wished everyone a Merry Christmas, Happy Holidays, and Happy New Year. He also recognized staff for a great November report. Mayor Walker expressed the importance of focusing on excellence as people, council members, and recognizing the importance of seeing the excellence happening in departments currently and administration. He expressed looking forward to 2025 being a year of building a safe and proactive community.

Mayor Walker suggested hiring a lobbyist firm to represent Lake City at the state capital to help push along the City's projects.

Mr. Rosenthal reported an offer from the firm Sunshine, who reached out to him about representing the City, after speaking with the County and receiving recommendations. He recommended hiring the firm on a six-month trial.

After discussion and confirmation from Procurement Director, Brenda Karr, members concurred to instruct administration to submit a Request for Proposal, and vote on a meeting after that had been completed.

ADJOURNMENT

Mr. Jernigan made a motion to adjourn at 8:52 PM. Mr. Carter seconded the motion.

Noah Walker, Mayor/Council Member

Michelle Cannon, Deputy City Clerk