

RESOLUTION NO 2026 - 067
CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA AUTHORIZING THE EXECUTION OF THE CLOSING STATEMENT, CLOSING AFFIDAVIT, AND CLOSING AGREEMENTS IN FURTHERANCE OF THE CLOSING OF THE ACQUISITION OF THE NORTH FLORIDA MEGA INDUSTRIAL PARK WASTE WATER TREATMENT PLANT CONTEMPLATED BY THE AGREEMENT APPROVED BY RESOLUTION 2026-043; AUTHORIZING THE EXPENDITURE OF FUNDS AS REPRESENTED ON SAID CLOSING STATEMENT IN FURTHERANCE OF THE CLOSING OF THE ACQUISITION OF THE NORTH FLORIDA MEGA INDUSTRIAL PARK WASTE WATER TREATMENT PLANT CONTEMPLATED BY THE AGREEMENT APPROVED BY RESOLUTION 2026-043; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT OF THE CITY AUTHORIZING THE EXECUTION OF SAID DOCUMENTS; RECOGNIZING THE AUTHORITY OF THE MAYOR TO EXECUTE AND BIND THE CITY TO SAID DOCUMENTS; RECOGNIZING THE AUTHORITY OF THE VICE-MAYOR TO EXECUTE AND BIND THE CITY TO SAID DOCUMENTS IN THE ABSENCE OR UNAVAILABILITY OF THE MAYOR; DIRECTING THE MAYOR OR VICE-MAYOR, AS APPROPRIATE TO EXECUTE AND BIND THE CITY TO SAID AGREEMENTS AND INSTRUMENTS; AUTHORIZING AND DIRECTING THE CITY MANAGER TO TAKE SUCH ACTIONS AS ARE NECESSARY AND PROPER TO GIVE EFFECT TO THE EXPENDITURE OF FUNDS AUTHORIZED HEREBY; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Columbia County Board of County Commissioners (the "County") owns a wastewater collection, transmission, treatment, and disposal system, the real property on which it is situate, and other related assets (the "Treatment Plant"), located in Columbia County, Florida, located east of the North Florida Mega Industrial Park; and

WHEREAS, the County and the City of Lake City, Florida (the "City") entered into that certain *Agreement for Sale and Purchase of Certain Wastewater System Assets* (the "Purchase Agreement") in April 2026, whereby the County will sell to the City the assets and assign certain liabilities associated with the Treatment Plant, and Lake City will purchase from the County the assets and certain liabilities associated with the Treatment Plant; and

WHEREAS, the County has the power and authority to sell the Treatment Plant and Lake City has the power and authority to acquire and to operate the Treatment Plant in order to provide

wastewater infrastructure and treatment services within Columbia County; and

WHEREAS, pursuant to Section 180.301, Florida Statutes, the City has examined the assets to be acquired, has examined the Treatment Plant and the City's existing financial structures, has examined the long-range needs and goals of the City relative to the provision of wastewater service to present and future citizens of the City and the County, and has determined consummating and closing the acquisition of assets contemplated by the Purchase Agreement is in the public interest; and

WHEREAS, pursuant to Section 125.3401, Florida Statutes, the County has examined the assets to be conveyed, has examined the County's existing financial structures, has examined the long-range needs and goals of the County relative to the provision of wastewater service to its present and future citizens, and has determined consummating and closing the conveyance of assets contemplated by the Purchase Agreement is in the public interest; and

WHEREAS, the City has retained the law firm of Norris & Norris, P.A. (the "Closing Attorney") to act as closing attorney, escrow agent, and title agent; and to provide legal services (collectively, the "Closing Services") to the City in furtherance of the consummation and closing contemplated by the Purchase Agreement; and

WHEREAS, the Closing Attorney has prepared a closing statement (the "Closing Statement") in the form attached hereto as an exhibit hereto, which Closing Statement presents an accounting of the purchase price, and closing costs and credits to both the City and the County; and

WHEREAS, the Closing Statement further provides the net amount of funds the City must remit to the Closing Attorney to account for all of the City's net purchase price and closing costs; and

WHEREAS, adopting the Closing Statement and authorizing and directing the execution thereof, along with such other documents as are reasonably and routinely required in a real estate transaction is in the public interest and in the interests of the City; and

WHEREAS, authorizing and directing the City Manager to take such actions as are necessary and proper to give effect to the expenditure of funds as provided on the Closing Statement is in the public interest and in the interests of the City; now therefore

BE IT RESOLVED by the City Council of the City of Lake City, Florida:

1. Adopting the Closing Statement and authorizing and directing the execution thereof, along with such other documents as are reasonably and routinely required in a real estate transaction is in the public interest, in the interests of the City, and for public welfare; and

2. In furtherance thereof, the Closing Statement in the form of the exhibit attached hereto, should be and is approved by the City Council of the City of Lake City; and
3. The Mayor of the City of Lake City is the officer of the City duly designated by the City's Code of Ordinances to enforce such rules and regulations as are adopted by the City Council of the City of Lake City; and
4. In the absence or unavailability of the Mayor, the Vice Mayor of the City of Lake City is the officer of the City duly designated by the City's Code of Ordinances to enforce such rules and regulations as are adopted by the City Council of the City of Lake City; and
5. The Mayor of the City of Lake City is authorized and directed to execute on behalf of and bind the City to the terms of the Closing Statement such other documents as are reasonably and routinely required in a real estate transaction; and
6. In the absence or unavailability of the Mayor, the Vice Mayor of the City of Lake City is authorized and directed to execute on behalf of and bind the City to the terms of the Closing Statement such other documents as are reasonably and routinely required in a real estate transaction; and
7. Authorizing and directing the City Manager to take such actions as are necessary and proper to give effect to the expenditure of funds as provided on the Closing Statement is in the public interest and in the interests of the City; and
8. Accordingly, the City Manager is authorized and directed to take such actions as are necessary and proper to give effect to the expenditure of funds as provided on the Closing Statement; and
9. All prior resolutions of the City Council of the City of Lake City in conflict with this resolution are hereby repealed to the extent of such conflict; and
10. This resolution shall become effective and enforceable upon final adoption by the City Council of the City of Lake City.

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[SIGNATURE PAGE TO FOLLOW]

APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, Florida, at a regular meeting, this ____ day of May, 2026.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL
OF THE CITY OF LAKE CITY, FLORIDA:

Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

Closing Statement

FILE NUMBER: C1486

NAME OF BUYER: City of Lake City, Florida
Address of Buyer: 205 North Marion Avenue, Lake City, Florida 32055

NAME OF SELLER: Columbia County, Florida, a political subdivision of the State of Florida
Address of Seller: 135 NE Hernando Avenue, Lake City, Florida 32055

NAME OF LENDER:
Address of Lender:

PROPERTY LOCATION: 614 SE Industrial Park Terrace, Florida

SETTLEMENT AGENT: Norris & Norris, P.A.
Place of Settlement: 253 NW Main Blvd., Lake City, Florida 32055

SETTLEMENT DATE: 5/29/26

DISBURSEMENT DATE: 5/29/26

BUYER CHARGES:	P.O.C.:	Amount:
Contract sales price		\$1,591,405.00
Settlement or closing fee (Norris & Norris, P.A.)	\$1.00	
Abstract or title search (Norris & Norris, P.A.)		\$225.00
Title Insurance (First American Title Insurance Company/Norris & Norris)		\$74,856.60
SE-100 (Norris & Norris, P.A.)		\$100.00
Recording fees (Columbia County Clerk of Court)		\$27.00
Recording Assignment BGEasement (Columbia County Clerk of Court)		\$69.50
Recording Assignment Spray Field (Columbia County Clerk of Court)		\$69.50
Survey (Pitman Engineering LLC)	\$1.00	
Appraisal (Chase Moses & Associates, Inc.)	\$4,675.00	
Wire Transfer Fees Incoming (Norris & Norris, P.A.)		\$15.00
Total Charges:		\$1,666,767.60

Cash due from buyer: \$1,666,767.60

SELLER CREDITS:	Amount:
Contract sales price	\$1,591,405.00
Total Credits:	\$1,591,405.00

SELLER CHARGES:	P.O.C.:	Amount:
Wire Transfer Fees Outgoing (Norris & Norris, P.A.)		\$30.00
Attorney Fees to County Attorney (The Law Offices of Joel F. Foreman, PLLC)	\$1.00	
Total Charges:		\$30.00

Cash due to seller: \$1,591,375.00

Buyer

EXHIBIT TO RESOLUTION

Closing Statement

FILE NUMBER: C1486

THE UNDERSIGNED ACKNOWLEDGES RECEIPT OF A COPY OF THE FOREGOING SETTLEMENT STATEMENT, AGREES TO THE CORRECTNESS THEREOF, AND AUTHORIZES AND APPROVES THE DISBURSEMENTS SET FORTH.

Seller

THE UNDERSIGNED ACKNOWLEDGES RECEIPT OF A COPY OF THE FOREGOING SETTLEMENT STATEMENT, AGREES TO THE CORRECTNESS THEREOF, AND AUTHORIZES AND APPROVES THE DISBURSEMENTS SET FORTH.

EXHIBIT TO RESOLUTION