

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

PLEDGE OF ALLEGIANCE

INVOCATION – Mayor Noah Walker

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

- Demeka Levy

APPROVAL OF CONSENT AGENDA

1. Approval of reallocation of funds budgeted for the International Institute of Municipal Clerks Region III Conference and remaining funds from the Florida Records Management Association Conference to cover the cost associated for City Clerk, Audrey Sikes, to attend the Florida League of Cities Conference (estimated cost \$2,100.00) and to allow for Administrative Assistant, Liz Gall, to participate in the Chamber of Commerce Leadership Lake City Course (\$550.00). Sufficient funds exist in the 512.40 and 512.56 accounts to cover these costs.
2. City Council Resolution No. 2025-102 - A resolution 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.

3. City Council Resolution No. 2025-106 - A resolution of the City of Lake City, Florida, approving the write-off of Delinquent Utility Accounts through September 30, 2023 finding the Delinquent Utility Accounts to be uncollectable by the City; directing the City Manager to forward such Delinquent Accounts to third-party debt collection agencies procured by the City; directing the City Manager to take other actions as are necessary and prudent to collect such debts; repealing all prior resolutions in conflict; and providing an effective date.
4. City Council Resolution No. 2025-107 - A resolution of the City of Lake City, Florida, approving Task Assignment Number Three (3) pursuant to the continuing contract with Gmuer Engineering, LLC, a Florida Limited Liability Company, to extend a water main and gravity sewer main, including the construction of a new lift station, to serve the Crosswinds Subdivision; making certain findings of fact in support of the City approving said Task Assignment; recognizing the authority of the Mayor to execute and bind the City to said Task Assignment; authorizing the City Manager with the consent of the City Attorney to make minor changes to the scope of work of the Task Assignment provided such changes do not increase the quoted price in the Task Assignment; repealing all prior resolutions in conflict; and providing an effective date.
5. City Council Resolution No. 2025-109 - A resolution of the City of Lake City, Florida, approving the release of utilities easements located on portions of parcel number 00-00-00-10845-001 and parcel number 00-00-00-10845-000, owned by the Greater Lake City Community Development Corporation, Inc., a Florida not for profit corporation, in response to a request from said owner; making findings in support thereof; authorizing the City to convey said utility easements to said owner by Quit-Claim Deed; providing for severability; providing for conflicts; and providing an effective date.
6. City Council Resolution No. 2025-110 - A resolution of the City of Lake City, Florida, adopting the evaluation and tabulation of responses to that certain Invitation to Bid Number 023-2025 for the purchase of pipe and pipe fittings relating to the construction of Leisure Lane; awarding said bid to Consolidated Pipe & Supply, Inc., an Alabama 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; 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 the consent agenda 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

First Reading – None

Second 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

7. City Council Ordinance No. 2025-2324 (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 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.

Attorney Martin swore in Planning Tech Robert Angelo and Curtis Carter, 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 reported staff wished to adopt the presentation and application from the July 21, 2025, Regular Session Meeting, it is attached as Exhibit A.

B. Presentation of application by applicant. Curtis Carter

C. Presentation of evidence by city staff.

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. Waived by both parties.

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 final 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

8. City Council Ordinance No. 2025-2325 (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 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 reported staff wished to adopt the presentation and application from the July 21, 2025, Regular Session Meeting, it is attached as Exhibit B.

B. Presentation of application by applicant. N/A

C. Presentation of evidence by city staff. N/A

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 by both parties.

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Ms. Harris made a motion to approve City Council Ordinance No. 2025-2325 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

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. 2025-2316. 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.

9. City Council Ordinance No. 2025-2316 (final 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. **Ms. Harris made a motion to approve City Council Ordinance No. 2025-2316 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

Other Items

10. Discussion and Possible Action - Operation Game Talk (Council Member Chevella Young)

Ms. Young reported phase I being for the 13 to 15 year olds who did not participate in Summer Camps.

Chief Butler reported funding from the Mariah Fund, and a program was put together on gun violence.

Ms. Harris suggested the program take place at a school instead of Richardson Community Center.

Chief Butler suggested possibly partnering with the Columbia County Sherriff's Department.

Mr. Carter thanked Chief Butler and Ms. Young for the great use of the Mariah Fund.

Ms. Young made a motion to approve Phase I Operation Game Talk with a budget not to exceed \$2,000.00 for sponsorship support of youth volunteers from the Boy Scouts and Police Explorer Program. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

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

NEW BUSINESS

Resolutions

11. City Council Resolution No. 2025-091 - A resolution of the City of Lake City, Florida, amending that certain Annual Consulting Services Agreement with NJN Consulting Services, Inc, for consulting services related to providing a long term financial overview of the City's financial circumstances and other assistance concerns financial and community development objectives of the City; 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. **Ms. Harris made a motion to approve City Council Resolution No. 2025-091. 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

12. City Council Resolution No. 2025-104 - A resolution of the City Council of the City of Lake City, Florida, constituting the Fiscal Year 2025-26 Preliminary Fire Assessment Resolution; providing authority; providing purpose and definitions; relating to the provision of Fire protection services, facilities, and programs in the City of Lake City, Florida; confirming previous resolutions as amended; reimposing Fire Protection Assessments and establishing fire protection not-to-exceed assessment rates; directing the preparation of the Preliminary Assessment Roll; authorizing a Public Hearing and directing the provision of notice thereof; providing for application of assessment proceeds; providing for conflicts; and providing for an effective date.

Finance Director Angie Taylor Moore reported this was the preliminary resolution and the first hearing for the fire assessment rates. She stated this was the budget for the six extra positions and was the highest rate the City could advertise.

Mr. Carter spoke in support of the max rate being advertised.

Mr. Carter made a motion to approve City Council Resolution No. 2025-104. 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

13. City Council Resolution No. 2025-111 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and the United States Department of Transportation Federal Aviation Administration for the administration of Federal Grant Funds arising from the Airport Improvement Program Airport Infrastructure Grant Project Number 3-12-0039-032-2025;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, as appropriate, 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. 2025-111. 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

Other Items

14. Discussion - City Hall (Council Member Chevella Young)

Ms. Young requested thoughts and ideas from members regarding restorations to the current City Hall, or building a new one, and suggested a workshop to discuss the matter further.

Mr. Jernigan spoke in support of holding a morning meeting and suggested one morning council meeting a month.

City Manager Rosenthal spoke in support of holding a workshop to discuss City Hall.

Mr. Carter spoke in opposition of morning meetings.

Members concurred to hold a workshop to discuss City Hall and review the feasibility study performed on the current building.

15. Discussion and Possible Action - Three (3) quotes for replacement of a 7.5 ton package HVAC unit for Columbia County Women's Club located at 655 NE Martin Luther King Street. This property is owned by the City (City Manager Don Rosenthal)

City Manager Rosenthal reported the Columbia County Women's Club needed a new air conditioning unit and requested authority from members to accept the lowest bid for replacement. He also suggested giving the asset back to the original owners.

Mr. Carter asked staff to perform research on the building as he was not familiar with the history.

Ms. Young spoke in opposition of giving the building back to the original owners.

Ms. Young made a motion to accept the lowest bid of Glenn I Jones. The motion identifies the funding source as the General Building Fund. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

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

16. Revised TRIM Schedule - The City Council Meeting for Tuesday, September 2, 2025, has been changed to Wednesday, September 3, 2025 (Mayor Noah Walker)

Finance Director Angie Taylor Moore reported the City could not hold the first budget hearings before September 3rd, so the regular session meeting would be rescheduled from September 2, 2025 to September 3, 2025.

COMMENTS BY:

City Manager Don Rosenthal – Mr. Rosenthal reported the City had an opportunity to acquire the Columbia County Mega Industrial Park, Wastewater Treatment Plant. He informed members the cost would be a total of seven million dollars and asked for permission to negotiate and work with the County to make the purchase. Members concurred by general consent to move forward with negotiations.

City Attorney Clay Martin – None

City Clerk Audrey Sikes – None

Assistant City Manager Dee Johnson sent his condolences to the family of Tim Emeis. Tim was a participant in the Explorer Program and Citizens Police Academy, who passed away.

COMMENTS BY COUNCIL MEMBERS

Council Member Chevella Young – Ms. Young mentioned the passing of Ami Fields and offered her condolences to the family of the former City of Lake City employee.

Council Member Ricky Jernigan – Mr. Jernigan informed members there would be an appreciation for the Presley's at Westside Community Center on August 23, 2025, and asked for a proclamation for their service. Mr. Jernigan expressed concerns with speeding near a daycare in town and requested speed bumps to slow drivers down. Mr. Rosenthal reported he would coordinate with Executive Director of Utilities Steve Brown on the matter.

Council Member James Carter – Mr. Carter thanked Executive Director of Utilities Steve Brown for his assistance regarding his utility questions; thanked Fire Chief Josh Wehinger for their discussion about the fire assessment; and Growth Management Director Scott Thomason for being able to sit in on a staff meeting.

Council Member Tammy Harris – Ms. Harris inquired what the City could do with the recycling center downtown as she felt the property was an eyesore and suggested a wall for privacy instead of a fence. Mr. Rosenthal reported staff has been working with the property owner on different options regarding the possible relocation of the business versus eminent domain. Mr. Carter suggested the idea of looking at murals and art if a wall was erected. Mayor Walker stated the property was in the CRA and asked that all options to work with the property owner be exhausted.

Ms. Young congratulated staff on a successful Summer Youth Employment Program.

Mayor Noah Walker – Mayor Walker informed members of Coffee with a Cop on August 20, 2025 from 8:30 AM until 10:00 AM; bowl a thon with the Citizens Police Academy on September 13, 2025 at 10:00 AM; thanked Chief Butler and staff for putting on a successful Summer Youth Employment Program; expressed using caution when it came to eminent domain; and suggested being proactive in regards to DOGE and the City possibly receiving a letter from them.

ADJOURNMENT

Having no further business, Mayor Walker adjourned the meeting at 7:04 PM.

Noah Walker, Mayor/Council Member

Audrey Sikes, City Clerk