

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on May 19, 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 – 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  
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.**

#### PROCLAMATIONS/AWARDS

1. David W. York Award for Reuse Project of the Year 2025

Mayor Walker presented the award to Wastewater Director, Cody Pridgeon.

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL – None

#### APPROVAL OF CONSENT AGENDA

2. Minutes - March 31, 2025 City Council Workshop
3. Minutes - April 7, 2025 Regular Session
4. Minutes - April 21, 2025 City Council Workshop
5. City Council Resolution No. 2025-043 - A resolution of the City of Lake City, Florida, consenting to the assignment to CPH Consulting, LLC., a Delaware Limited Liability Company by Mittauer & Associates, Inc., a Florida Corporation of that certain agreement between the City and said Mittauer & Associates, Inc.; making certain findings of fact in support of the City consenting to said assignment; recognizing the authority of the Mayor to execute and bind the City to said consent to assignment; directing the Mayor to execute and

bind the City to said consent to assignment; repealing all prior resolutions in conflict; and providing an effective date.

6. City Council Resolution No. 2025-074- A resolution of the City of Lake City, Florida, approving that certain job position and description for Fire Fighter Training Officer; making certain findings of fact in support of the City approving said position and description; directing the City Manager to update the City's Position Descriptions Manual with said revised position and description; repealing all prior resolutions in conflict; and providing an effective date.
7. City Council Resolution No. 2025-076 - A resolution of the City of Lake City, Florida, adopting the evaluation and tabulation of responses to that certain Invitation to Bid Number 011-2025 for HVAC repair and maintenance awarding said Bid to Sherman Mechanical Contractors, LLC., a Florida Limited Liability Company; 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.
8. City Council Resolution No. 2025-077 - A resolution of the City of Lake City, Florida, accepting the donation of a utility trailer manufactured by J&E Custom Utility Trailers, LLC (VIN -1J9BU1628S1471181) from the Citizens Police Academy Alumni Association, Inc., a 501(c)(3) Corporation, for use by the Lake City Police Department; making certain findings of fact in support of the City accepting said donation; recognizing the authority of the Mayor to execute such documents as are necessary to transfer ownership of said utility trailer to the City of Lake City for use by the Lake City Police Department; directing the Mayor to execute such documents as are necessary to transfer ownership of said utility trailer to the City of Lake City for the use by the Lake City Police Department; repealing all prior resolutions in conflict; and providing an effective date.
9. City Council Resolution No. 2025-082 - A resolution of the City of Lake City, Florida, authorizing the submission of that certain application by the City to the State of Florida Department of Commerce seeking a grant for the allocation of Community Development Block Grant Funds for the repaving of a segment of NE Martin Luther King, Jr. Street in the City of Lake City; 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 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

10. Discussion and Possible Action - Michael Cavendish, Cavendish Partners - Second Legal Opinion on a matter involving a final employment payment made to departing City Manager Paul Dyal (Mayor Noah Walker)

Attorney Cavendish provided a summary of the second legal opinion and reported his findings changed nothing from the first opinion provided to members.

Mr. Carter spoke in support of pursuing a judgement as it appeared funds were paid in error to former City Manager Paul Dyal.

**Mr. Carter made a motion to pursue a judgement against former City Manager Paul Dyal for the funds that appear to be paid in error. Ms. Harris seconded the motion.**

PUBLIC COMMENT: Ben Loftstrom

Ms. Young recommended considering the cost of litigation versus the cost of what is owed.

Ms. Harris expressed concerns and stated the City must have accountability.

Mr. Jernigan clarified the payout never came before the council.

Ms. Young stated this was a great lesson for the council and administration.

**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>Nay</b>
<b>Mr. Jernigan</b>	<b>Nay</b>
<b>Mayor Walker</b>	<b>Aye</b>

Mayor Walker directed City Manager Rosenthal to engage legal representation to pursue the judgement.

City Attorney Martin reported he did not have a conflict pursuing a judgement directly against Mr. Dyal.

11. Discussion and Possible Action – Community Outreach, Pastor InGraham, Mt. Pisgah AME Church (Council Member Chevella Young)

Pastor John InGraham asked members to reconsider an ordinance on water usage on City lots. He requested to be able to tap into the water meter located on the lot directly across from the community garden.

Executive Director of Utilities Steve Brown reported there was no backflow to prevent cross contamination but recommended placing a fire hydrant meter.

City Manager Rosenthal clarified it would be \$1,500.00 to secure the meter, but Pastor InGraham would get funds back seasonally when the meter is returned.

Ms. Young reminded members they previously stated they wanted a community garden.

Mayor Walker reported it would not be wise to change City Code, and suggested Pastor InGraham look to getting sponsors for the fire hydrant.

Mr. Jernigan suggested utilizing portable water sources.

Pastor InGraham suggested in the future to consider allowing community gardens to use water on vacant lots.

Mr. Carter spoke in opposition of changing the ordinance and suggested Pastor InGraham work with the Mayor in securing sponsors for funding.

Executive Director of Utilities Steve Brown recommended to utilize the fire hydrant option.

Mr. Jernigan expressed support of the staff recommendation. No formal action was taken.

Members concurred to move forward with the staff recommendation of Pastor InGraham securing a hydrant, and Mayor Walker getting with him to assist with sponsorships.

## 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. 2025-2311 (first reading) - An ordinance of the City of Lake City, Florida, pursuant to Petition No. ANX 25-04, submitted by Real Terrace, LLC relating to voluntary annexation; annexing certain real property located in Columbia County, Florida, which is reasonably compact, and contiguous to the boundaries of the City of Lake City, Florida, into the boundaries of the City of Lake City, Florida; making certain findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective

date. (Property is located at the intersection of NW Real Terrace and NW Bascom Norris Drive)

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

Ms. Young	No
Mr. Carter	Yes, two or three conversations with various citizens and one with Robby Hollingsworth
Mr. Jernigan	No
Ms. Harris	No
Mayor Walker	Yes, disclosed conversations at prior meeting

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

Attorney Martin swore in Principal Planner Bryan Thomas and Tom Eagle.

**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.** Bryan Thomas

**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.** N/A

**E. Public comments.** None

**F. Cross examination of parties by party participants.** N/A

**G. Questions of parties by City Council.** Carter asked for an update from City Manager Rosenthal.

**H. Closing comments by parties.** Tom Eagle

**I. Instruction on law by attorney.**

**J. Discussion and action by City Council.**

**Mr. Carter made a motion to approve City Council Ordinance No. 2025-2311 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

At this time, members took a five-minute recess.

Resolutions – None

Other Items

13. Lake Shore Hospital Authority - Update From City Manager Don Rosenthal and City Attorney Clay Martin

Attorney Martin provided a brief overview and reported the goal was to frame a response from the City by the end of the week to send to the Lake Shore Hospital Authority.

14. Discussion and Possible Action: Reconsider venue selection for the City to host the Northeast Florida League Dinner Meeting to be held on Thursday, December 18, 2025 (Council Member Ricky Jernigan)

Mr. Jernigan spoke in support of hosting the dinner at the Town Place Suites.

Mr. Carter spoke in support of hosting the dinner at the Blanche Hotel.

Ms. Young and Ms. Harris spoke in opposition of hosting the dinner at the Blanche Hotel.

**Ms. Young made a motion to reconsider the April 21, 2025 motion to host the Northeast Florida League Dinner Meeting at the Florida Gateway Fairgrounds with the Holiday Inn as a secondary venue. Mr. Carter seconded the motion.**

PUBLIC COMMENT: Ben Loftstrom; Betty Goggins

**A roll call vote was taken and the motion carried.**

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

Next, members voted on the following original motion:

**Motion to host the Northeast Florida League Dinner Meeting at the Florida Gateway Fairgrounds, with the Holiday Inn as secondary venue.**

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

**Ms. Young made a motion to host the December 18, 2025, Northeast Florida League Dinner Meeting at the Town Place Suites. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.**

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

## **NEW 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.**

15. City Council Ordinance No. 2025-2313 (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 concerning 50 or less acres of land, pursuant to an application, CPA 25-02, by Jacob T. Cremer of Stearns Weaver Miller, as agent for Seacoast National Bank F/K/A Drummond National Bank, the 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 County-Highway Interchange to City-Commercial 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 3882 W US Highway 90)

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

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

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

Attorney Martin swore in seven individuals.

**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.** Principal Planner, Bryan Thomas

**B. Presentation of application by applicant.** Simone Savino on behalf of Stearns Weaver Miller introduced engineers and other staff, before moving their presentation into the record.

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

**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.** Mayor Walker

**H. Closing comments by parties.** N/A

**I. Instruction on law by attorney.**

**J. Discussion and action by City Council.**

**Mr. Jernigan made a motion to approve City Council Ordinance No. 2025-2313 on first reading. Ms. Young seconded the motion. 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



16. City Council Ordinance No. 2025-2314 (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 25-02, by Jacob T. Cremer of Stearns Weaver Miller, as agent for Seacoast National Bank F/K/A Drummond National Bank, the property owner of said acreage; providing for rezoning from County-Commercial, Highway Interchange (CHI) to City-Commercial, Highway Interchange (CHI) 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 3882 W US Highway 90)

**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 conducted 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.** Bryan Thomas

**B. Presentation of application by applicant.** Cynthia Sidel

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

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

**E. Public comments.** None

**F. Cross examination of parties by party participants.** N/A

**G. Questions of parties by City Council.** Ms. Young

**H. Closing comments by parties.** N/A

**I. Instruction on law by attorney.**

**J. Discussion and action by City Council.**

**Mr. Carter made a motion to approve City Council Ordinance No. 2025-2314 on first reading. 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>

17. City Council Ordinance No. 2025-2317 (first reading) - An ordinance of the City of Lake City, Florida, providing for the permanent closure, vacation, and abandonment of certain portions of NE Bailey Street, NE Lurose Street, and NE Alfonso Levy Terrace abutting real property owned by the Columbia County School District (the "District") pursuant to Section 86-102 of the Code of Ordinances of the City of Lake City in response to an Intergovernmental request from the District; making findings of fact in support thereof; authorizing the City to convey by Quit-Claim Deed to the District all of the closed, vacated, and abandoned portions of NE Bailey Street, NE Lurose Street, and NE Alfonso Levy Terrace; providing for severability; providing for conflicts; and providing for an effective date. **Mr. Carter made a motion to approve City Council Ordinance No. 2025-2317 on first reading. 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>Mr. Young</b>	<b>Aye</b>
<b>Mr. Jernigan</b>	<b>Aye</b>
<b>Mayor Walker</b>	<b>Aye</b>

### Resolutions

18. City Council Resolution No. 2025-070 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and Tyler Technologies, Inc, a Delaware Corporation for enterprise permitting and licensing software components in support of the Growth Management, Customer Service, and Finance Departments; making certain findings of fact in support of the City approving said agreement; authorizing the reallocation of funds in the City Budget to fund the acquisition of said software solution; 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. 2025-070. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.**

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

19. City Council Resolution No. 2025-079 - A resolution of the City of Lake City, Florida, adopting the evaluation and tabulation of responses to that certain Invitation to Bid Number 014-2025 for the milling and repaving of Camp Street, awarding said Bid to Florida Fill and Grading, Inc., a Florida 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 City Council Resolution No. 2025-079. Ms. Young seconded the motion.**

PUBLIC COMMENT: Betty Goggins

**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

20. City Council Resolution No. 2025-081 - A resolution of the City of Lake City, Florida, approving Task Assignment Number Fifteen (15) pursuant to the continuing contract with Jones Edmunds and Associates, Inc, a Florida Corporation, to provide professional consulting services; providing for a proposed cost not to exceed \$71,980; 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. **Mr. Carter made a motion to approve City Council Resolution No. 2025-081. 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

21. Discussion and Possible Action: Richardson Community Center Summer Camp (Council Member Chevella Young and Chief Butler)

Ms. Young introduced the Director of Richardson Community Center, Chris Carodine and Nicole Calum, the Summer Camp Director.

Chief Butler discussed the proposed program for a Summer Youth Program at Richardson Community Center utilizing Mariah Funds in the amount of \$17,500.00 to sponsor 50 kids, which would be \$350.00 per youth.

Ms. Young spoke in support of the Summer Camp being offered to City residents, with children who did not participate last year receiving priority registration.

Ms. Harris confirmed what the \$350.00 registration fee would cover and asked for receipts on what funds were being spent on.

Ms. Young suggested for no more than two children per family being funded.

Mr. Carter spoke in support of the Summer Camp and reported it would be an excellent use of the Mariah Fund. He requested a budget, receipts on what the funds were being spent on, and background checks on people running the program as well as the Board in advance.

**Ms. Young made a motion to grant funds in the amount up to \$17,500.00 to Richardson Community Center to sponsor up to 50 children at \$350.00 each, from the Mariah Fund. The motion includes funds are to be utilized for City children only. Ms. Harris seconded the motion.**

PUBLIC COMMENT: Betty Goggins

**A roll call vote was taken and the motion carried.**

<b>Ms. Young</b>	<b>Aye</b>
<b>Ms. Harris</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>

DEPARTMENTAL ADMINISTRATION – None

COMMENTS BY CHARTER OFFICERS

City Manager Don Rosenthal – Mr. Rosenthal deferred to Assistant City Manager Dee Johnson, who reported a previous council member, Bettye Lane had passed away.

City Attorney Clay Martin – None

City Clerk Audrey Sikes – None

#### COMMENTS BY COUNCIL MEMBERS

Council Member Chevella Young – Ms. Young thanked Ms. Calum and Mr. Carodine for attending the meeting.

Council Member Ricky Jernigan – None

Council Member James Carter – None

Council Member Tammy Harris – Ms. Harris thanked Growth Management Director Scott Thomason, City Manager Don Rosenthal, and Assistant City Manager Dee Johnson for the ride along earlier that day.

Mayor Noah Walker – Mayor Walker announced the Lake City Columbia County Annual Public Safety Memorial would be tomorrow, May 20, 2025, at 6:30 PM at Parkview Baptist Church. He also recognized the passing of Perley Richardson, who inducted him into the Rotary Club of Lake City. Mayor Walker also expressed his excitement for the Summer Camp.

#### ADJOURNMENT

**Having no further business, Mayor Walker adjourned the meeting at 8:38 PM.**

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Noah Walker, Mayor/Council Member

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Audrey Sikes, City Clerk