

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on November 17, 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 – Council Member Ricky Jernigan

#### 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

Mayor Walker reported a request to remove Item #1 (Baptist Women's World Day of Prayer Proclamation) from the agenda. **Mr. Jernigan made a motion to approve the agenda as amended. Mr. Carter seconded the motion, and the motion carried unanimously on a voice vote.**

#### PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL

- Todd Sampson
- Sylvester Warren
- Brenda Perry

#### APPROVAL OF CONSENT AGENDA

2. Minutes - October 6, 2025 Regular Session
3. Minutes - October 20, 2025 Workshop
4. Minutes - October 20, 2025 Regular Session
5. City Council Resolution No. 2025-150 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and Motorola Solutions, Inc., an Illinois Corporation, for watchguard equipment and services to be utilized by the Lake City Police Department; 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. 2025-151 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and DataWorks Plus, LLC., a South Carolina Limited Liability Company, for livescan equipment and software to be utilized by the Lake City Police Department to aid in the identification of criminals; 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.
7. City Council Resolution No. 2025-152 - A resolution of the City Council of the City of Lake City, Florida, authorizing the renewal of the voluntary cooperation mutual aid agreement between the City and the Florida Department of Law Enforcement in support of the Child Abduction Response Team (CART); making certain findings of fact in support of the City renewing said Agreement; recognizing the authority of the Mayor to execute and bind the City to said Agreement; recognizing the authority of the Chief of Police to execute to said renewal Agreement; directing the Mayor to execute and bind the City to said renewal Agreement; directing the Chief of Police to execute said renewal Agreement; repealing all prior resolutions in conflict; and providing an effective date.
8. City Council Resolution No. 2025-153 - A resolution of the City of Lake City, Florida, authorizing Task Assignment Number Fourteen (14) pursuant to the continuing contract with Jones Edmunds and Associates, Inc, a Florida Corporation, to provide a risk and resilience assessment update for the City's potable water system; providing for a cost not to exceed \$39,900; 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.
9. City Council Resolution No. 2025-160 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and Florida Department of State, Division of Historical Resources, for administration of grant funds for the restoration and maintenance of the Wilson Street Cemetery; 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 the consent agenda as presented. 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>

## QUASI-JUDICIAL

### First 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**

10. City Council Ordinance No. 2025-2338 (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 of more than 50 acres of land, pursuant to an application by Richard Cole and Daniel Crapps as agents for Price Creek, LLC, a Florida Limited Liability Company, 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 Residential, very low density (1 dwelling unit per acre) to City 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.

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

Ms. Young	No
Mr. Carter	Yes – reported having spoke with several members of the audience; reported this would not affect his ability to vote
Mr. Jernigan	No
Ms. Harris	No
Mayor Walker	Yes – reported this would not interfere with his ability to vote

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

At this time Attorney Martin swore in 10 people.

#### **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.** Planning Technician Robert Angelo presented members with a PowerPoint presentation and moved the application and presentation into the record. This is attached as Exhibit A.

**B. Presentation of application by applicant.** Attorney Patrick Krechowski spoke on behalf of the applicant and spoke in support of the staff report.

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

**D. Presentation of case by third party intervenors, if any.** None

**E. Public comments.** 1. Jonathan Akins – 442 Southeast County Road 245A, spoke in opposition; 2. Sam Bassett – 335 Southeast Price Creek, spoke in opposition; 3. Greg Boyette – spoke in opposition; 4. Pam Griffith – 497 Southeast Sharon Lane, spoke in opposition; 5. Laurie Akins – 442 Southeast County Road 245A, spoke in opposition for herself and the behalf of six citizens; 6. Julie Bassett – 335 Southeast Price Creek Loop spoke in opposition for herself and the behalf of six citizens, as well as presented members with a PowerPoint, this is attached as Exhibit B; 7. Sylvester Warren – spoke in opposition.

**F. Cross examination of parties by party participants.** Attorney Krechowski responded on behalf of the applicant in public comments. On behalf of the City Robert Angelo went over next steps in the process.

**G. Questions of parties by City Council.** Mr. Jernigan confirmed with Attorney Krechowski the intention for use of the property that was purchased.

Mayor Walker called upon Executive Director of Utilities Steve Brown, whom Attorney Martin swore in, and asked if utilities were for industrial use. Steve Brown reported the property was not set up for utilities. Mayor Walker also inquired as to what the property would be used for. Brandon Stubbs with North Florida Professional Services reported it would be used for industrial use and warehouse storage.

**H. Closing comments by parties.** Waived

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

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

Council Member Carter reported the property met requirements at this point in the process.

Council Member Harris spoke in opposition to the project.

City Manager Rosenthal reiterated Mr. Carter's comments.

City Attorney Martin explained members could table the ordinance but cautioned them and went through those steps.

Council Member Young commented the State reviewing the ordinance would be a form of tabling it.

**Mr. Carter made a motion to approve City Council Ordinance No. 2025-2338 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>Nay</b>
<b>Ms. Harris</b>	<b>Nay</b>
<b>Mayor Walker</b>	<b>Aye</b>

At this time, members took a recess from 7:13 PM until 7:21 PM.

11. City Council Ordinance No. 2025-2339 (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 ten or more contiguous acres of land, pursuant to an application by Richard Cole and Daniel Crapps as agents for Price Creek, LLC, a Florida Limited Liability Company, the property owner of said acreage; providing for rezoning from County Rural Residential (RR) to City Industrial (I) 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.

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

This was answered under the previous companion ordinance.

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

This was completed under the previous companion 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.** Planning Technician Robert Angelo moved the application and presentation into the record. This is attached as Exhibit C.

**B. Presentation of application by applicant.** Attorney Krechowski clarified this was a companion ordinance and entered the application into the record. This is attached as Exhibit D.

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

**D. Presentation of case by third party intervenors, if any.** None

**E. Public comments.** 1. Julie Bassett – spoke in opposition and presented members with a PowerPoint presentation, this is attached at Exhibit E; 2. Sam Bassett - 335 Southeast Price Creek Loop spoke in opposition; 3. Sylvester

Warren – spoke in opposition; 4. Laurie Akins– 442 Southeast County Road 245A, spoke in opposition

**F. Cross examination of parties by party participants.** Brandon Stubbs with North Florida Professional Services spoke in support of the ordinance. Robert Angelo clarified this was a companion ordinance and clarified for the record that it was Council Member Harris who asked him to explain the rezoning process during the break, not Council Member Carter. Council Member Carter asked him if this rezoning would go to State review.

**G. Questions of parties by City Council.** Council Member Carter stated for the record, the chair of the Planning and Zoning Board should have recused himself from voting due to being siblings with a farm owner adjoining the discussed property. Council Member Harris asked Mr. Angelo if the Planning and Zoning Board voted no on this project. Mr. Angelo reported Planning and Zoning voted 3-2 to deny this project. Ms. Harris also clarified when the Concurrency Plan was updated.

**H. Closing comments by parties.** Waived

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

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

**Mr. Carter made a motion to approve City Council Ordinance No. 2025-2339 on first reading. Ms. Young seconded the motion.**

Council Member Jernigan reported his vote would not change and felt the Planning and Zoning Board made a mistake.

Council Member Young reported if decisions were made on feelings everyone would fail.

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

## 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. 2025-2327. City Council Ordinance No. 2025-2327 was read by title. Mayor Walker asked if anyone wanted to be heard regarding City Council Ordinance No. 2025-2327. No one asked to be heard on City Council Ordinance No. 2025-2327; therefore, Mayor Walker closed the public hearing.**

12. City Council Ordinance No. 2025-2327 (final reading) - An ordinance pertaining to solid waste services and management within the City of Lake City; providing updated definitions; establishing provisions related to third-party and contractor-generated waste; establishing provisions related to storm debris waste contractors; establishing a contractor registration process for declared states of emergency; repealing all resolutions and ordinances in conflict; making findings of fact in support thereof; providing for severability; and providing an effective date. **Mr. Carter made a motion to approve City Council Ordinance No. 2025-2327 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

**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. 2025-2341. City Council Ordinance No. 2025-2341 was read by title. Mayor Walker asked if anyone wanted to be heard regarding City Council Ordinance No. 2025-2341. No one asked to be heard on City Council Ordinance No. 2025-2341; therefore, Mayor Walker closed the public hearing.**

13. City Council Ordinance No. 2025-2341 (final reading) - An ordinance of the City of Lake City, Florida, relating to the use of a Speed Detection System in school zones in the City of Lake City, Florida; creating Chapter 98, Article V, Section 98-85 of the City of Lake City Code of Ordinances entitled "School Speed Zone Infractions" which authorizes a school speed zone speed enforcement program and use of Speed Detection Systems; providing program implementation requirements; designating school zones and enforcement; providing legislative findings; providing for severability; providing for codification; providing for correction of scrivener's errors; and providing an effective date. **Ms. Harris made a motion to approve City Council Ordinance No. 2025-2341 on final reading. 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

## Other Items

14. Discussion and Possible Action - Housing Workshop follow-up - Consensus is needed to provide administration direction on how to proceed with housing discussion from 11-17-2025 Workshop Agenda (Mayor Noah Walker)

**PUBLIC COMMENT:** Sylvester Warren

Council Member Jernigan spoke in support of the work of administration.

Council Member Carter spoke in support of the City doing a Request for Proposal for a Housing Study.

Council Member Harris asked Leslie Buckholtz with Precept Acquisitions to approach the podium and speak to the company's credentials: Justin Williams the Vice President at Prime AE with 23 years' experience and Russ Ervin with Ervin Lovett Miller with 25 years' experience. Ms. Buckholtz clarified they would use local developers for this project.

Council Member Young spoke in support of Precept Acquisitions and asked to get a consensus vote on City Attorney Martin and City Manager Rosenthal to cooperate with Precept Acquisitions to develop a P3 proposal based on concepts presented to Council and come back for a vote when prepared.

Council Member Jernigan confirmed with City Attorney Martin that the City would not be violating any law if it was decided to hire Precept Acquisitions.

Attorney Martin reported there was no law broken that he was aware of at this time and explained that members could decide to negotiate a contract to enter that night or the next meeting. He clarified with Council Member Young that he was to develop a proposal as it was defined under the public private partnership statute and stated he would be more comfortable with a consensus vote on the matter.

City Manager Rosenthal stated he would also be more comfortable with a consensus vote.

Council Member Carter requested Procurement Director Brenda Karr for her professional opinion on the matter. Ms. Karr reported she would be more comfortable with a Request for Proposal and stated it would also be fairer.

Attorney Martin provided clarification at this point in the discussion and stated there were two matters before the council: to proceed with a Request for Proposal to do a study on housing issues, or to proceed with cooperating with Precept Acquisitions to develop a proposal as a Public Private Partnership.

Mayor Walker expressed concern with close relationship ties if the City did not go out for a Request for Proposal.

Council Member Carter inquired as to why other members were opposed to a Request for Proposal.

Council Member Harris clarified the relationship with Leslie Buckholtz.

Attorney Martin reported the term "partnership" in the Florida Statute is intentionally flexible and explained what needed to be met in order for the project to qualify for a Public Private Partnership.

Council Member Carter spoke to clearing up any improprieties by having a Request for Proposals.

Ms. Karr stated for the record that she was not familiar with proposals that were considered Public Private Partnerships.

#### PUBLIC COMMENT: Sylvester Warren

The verbal consensus via each Council Member was for City Manager Rosenthal and City Attorney Martin to cooperate with Precept to develop a Public Private Partnership proposal based on concepts presented to council and come back for a vote, when prepared.

At this time, members took a recess from 8:56 PM until 9:02 PM.

#### NEW BUSINESS

##### Ordinances

15. City Council Ordinance No. 2025-2343 (first reading) - An ordinance of the City of Lake City, Florida; amending Chapter 70, Article IV of the City of Lake City Code of Ordinances entitled "Police Officers' Pension Plan and Trust Fund;" amending Section 70-96 of the City of Lake City Code of Ordinances entitled "Service Retirement Benefits; Cost of Living Adjustment" by adopting option for partial lump sum benefit; adding Section 70-106 for the purpose of purchasing prior military service; adding a new Section 70-107 for the purpose of purchasing prior police service; providing for severability; providing for codification; providing for correction of scrivener's errors; and providing an effective date. **Mr. Carter made a motion to approve City Council Ordinance No. 2025-2343 on first reading. 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>

## Resolutions

16. City Council Resolution No. 2025-135 - A resolution of the City of Lake City, Florida, establishing its intent to reimburse certain project costs incurred with proceeds of future tax-exempt financings; providing certain other matters in connection therewith; and providing an effective date. **Mr. Carter made a motion to approve City Council Resolution No. 2025-135. 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>

17. City Council Resolution No. 2025-146 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and Redspeed Inc., a Florida Corporation, for services relating to school zone auto speed enforcement; 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. 2025-146. 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>

18. City Council Resolution No. 2025-154 - A resolution of the City of Lake City, Florida, amending the City budget for the Fiscal Year beginning October 1, 2024 and continuing through September 30, 2025 by increasing line items in the appropriations and expenditures of certain funds of the City; making certain findings of fact in support of the City amending said budget; repealing all prior resolutions in conflict; and providing an effective date. **Mr. Carter made a motion to approve City Council Resolution No. 2025-154. 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. 2025-155 - 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 administration of Federal Grant Funds; making certain findings of fact in support of the City approving said agreement; recognizing the authority of the City Manager to execute and bind the City to 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. **Mr. Carter made a motion to approve City Council Resolution No. 2025-155. 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>

20. City Council Resolution No. 2025-161 - A resolution of the City of Lake City, Florida, authorizing the City Manager to issue trespass warnings and orders related to real property owned or leased by the City; making findings of fact in support thereof; directing the City Clerk to reflect such authorization in such records of the City as are necessary and prudent; making certain findings of fact in support of the City Clerk reflecting such authorization 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 table this item until the December 1, 2025 meeting. Ms. Harris seconded the motion.**

Council Member Jernigan spoke in support of the resolution as presented.

Council Member Young inquired as to how this resolution came about.

City Attorney Martin explained the council was the custodial owner of the property, and if immediate action was needed, the purpose was to allow the City Manager as CEO of the City to act on their behalf and not have to go through the agenda review meeting.

**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>Nay</b>
<b>Mayor Walker</b>	<b>Aye</b>

**COMMENTS BY:**

City Manager Don Rosenthal – None

City Attorney Clay Martin – None

City Clerk Audrey Sikes – None

**COMMENTS BY COUNCIL MEMBERS:**

Vice Mayor Chevella Young – Ms. Young expressed concerns with agenda items being placed on agendas. Mayor Walker clarified it states in the City Charter the Mayor sets forth the agendas.

Council Member Ricky Jernigan – Mr. Jernigan thanked the Lake City Police and Fire Departments for their service, as well as Finance and other department heads. He also reported a constituent inquired as to whether the City could contribute to storm relief in Jamacia.

Council Member James Carter – None

Council Member Tammy Harris – Ms. Harris suggested members ride on a float in the Christmas parade as opposed to the antique fire truck and confirmed with Executive Director of Utilities Steve Brown that a float could be decorated.

Mayor Noah Walker – Mayor Walker reported speaking with the constituent Mr. Jernigan referenced and stated he suggested getting with the Rotary Club as they were already in the process of sending supplies to Jamacia; announced the grand opening for Clear Sky Rehabilitation Hospital was tomorrow, November 18, 2025, Farm to Share event was November 22, 2025, and the Lake City Police Department was hosting a Safety Training for Houses of Worship at November 22, 2025 at 6:00 PM; wished everyone a Happy Thanksgiving and a Happy Birthday to Vice Mayor Young.

**ADJOURNMENT**

**Having no further business, Mayor Walker adjourned the meeting at 9:29 PM.**

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Noah Walker, Mayor/Council Member

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Audrey Sikes, City Clerk