
RESCHEDULED CITY COUNCIL REGULAR SESSION

CITY OF LAKE CITY
September 03, 2025 at 6:00 PM
Venue: City Hall

AGENDA

REVISED

Revision: Item #4 updated with pages 12 - 14 of budget book

This meeting will be held in the City Council Chambers on the second floor of City Hall located at 205 North Marion Avenue, Lake City, FL 32055. Members of the public may also view the meeting on our YouTube channel. YouTube channel information is located at the end of this agenda.

Pledge of Allegiance

Invocation - Mayor Noah Walker

Roll Call

Ladies and Gentlemen; The Lake City Council has opened its public meeting. Since 1968, the City Code has prohibited any person from making personal, impertinent, or slanderous remarks or becoming boisterous while addressing the City Council. Yelling or making audible comments from the audience constitutes boisterous conduct. Such conduct will not be tolerated. There is only one approved manner of addressing the City Council. That is, to be recognized and then speak from the podium.

As a reminder, persons are not to openly carry a handgun or carry a concealed weapon or firearm while the governing body is meeting.

Failure to abide by the rules of decorum will result in removal from the meeting.

Approval of Agenda

Proclamations/Awards

1. Silver Certificate of Leadership from the Florida League of Cities presented to Council Member Chevella Young (Mayor Noah Walker)

In order to receive this award Council Member Young completed the certificate program between July 2024 and July 2025.

Public Participation - Persons Wishing to Address Council

Citizens are encouraged to participate in City of Lake City meetings. The City of Lake City encourages civility in public discourse and requests that speakers direct their comments to the Chair. Those attendees wishing to share a document and or comments in writing for inclusion into the public record must email the item to submissions@lcfla.com no later than noon on the day of the meeting. Citizens may also provide input to individual council members via office visits, phone calls, letters and e-mail that will become public record.

Fire Assessment/Budget Hearings

Open Public Hearing on the Proposed Fire Protection Assessment Rates

Public Comment on the Proposed Fire Protection Assessment Rates for Fiscal Year beginning October 1, 2025

Close Public Hearing

2. City Council Resolution No. 2025-115 - A resolution of the City of Lake City, Florida, constituting the Fiscal Year 2025-26 Annual Fire Assessment Resolution relating to the provision of fire protection services, facilities, and programs in the City of Lake City, Florida; providing findings; providing authority; providing definitions and interpretation; providing for reimposition of Fire Protection Assessments against assessed property located within the City of Lake City for the Fiscal year beginning October 1, 2025; approving the final Fire Assessment rates; approving the final Assessment Roll; confirming the 2025 Preliminary Rate Resolution; providing for effect of adoption of annual resolution; providing for conflicts; and providing an effective date.

Open Tentative Hearing of the FY2025-2026 Budget

3. City Council Resolution No. 2025-116 - A resolution of the City of Lake City, Florida, adopting the tentative millage rate and tentative levy of ad valorem taxes for Fiscal Year 2025-2026; making certain findings of fact in support of the City adopting said tentative millage rate and tentative levy of ad valorem taxes; repealing all prior resolutions in conflict; and providing an effective date.
4. City Council Resolution No. 2025-117 - A resolution of the City of Lake City, Florida, adopting the tentative budget for Fiscal Year 2025-2026; making certain findings of fact in support of the City adopting said tentative budget; repealing all prior resolutions in conflict; and providing an effective date.

Close Public Hearing

Approval of Consent Agenda

5. Minutes - July 21, 2025, Regular Session
6. Minutes - August 7, 2025, Special Called Session
7. Minutes - August 11, 2025, Budget Workshop
8. Minutes - August 18, 2025, Regular Session
9. City Council Resolution No. 2025-118 - A resolution of the City of Lake City, Florida, adopting the evaluation and tabulation of responses to that certain Invitation to Bid Number 020-2025 for runway lighting preventative maintenance and repair at the Lake City Gateway Airport; awarding said bid to Midwest Alarm Company, Inc., a South Dakota 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.
10. City Council Resolution No. 2025-128 - 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 3-12-0039-033-2025; 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.

Presentations - None

Quasi-judicial Hearings

Open Quasi-judicial Hearings

First Reading

11. City Council Ordinance No. 2025-2329 (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, CPA 25-05, by Carol

Chadwick, P.E., as agent for Real Terrace, LLC, a Florida Limited Liability Company, the property owner 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 County Residential, Low Density (less than or equal to 2 dwelling units per acre) to 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. (Property is located at the intersection of NW Real Terrace and NW Bascom Norris Dr)

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

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

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.

B. Presentation of application by applicant.

C. Presentation of evidence by city staff.

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

E. Public comments.

F. Cross examination of parties by party participants.

G. Questions of parties by City Council.

H. Closing comments by parties.

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Adopt City Council Ordinance No. 2025-2329 on first reading

12. City Council Ordinance No. 2025-2333 (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, Z 25-07, by Carol Chadwick, P.E., as agent for Real Terrace, LLC, a Florida Limited Liability Company, the property owner of said acreages; providing for rezoning from County Residential, Single Family-2 (RSF-2) to City Commercial, Intensive (CI) 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. (Property is located at the intersection of NW Real Terrace and NW Bascom Norris Dr)

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

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

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.**
- B. Presentation of application by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of case by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

Adopt City Council Ordinance No. 2025-2333 on first reading

13. City Council Ordinance No. 2025-2330 (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 50 or

less acres of land, pursuant to an application, CPA 25-06, by Carol Chadwick, P.E., as agent for Mary Douglas-Carter, the property owner 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 Residential, High Density (less than or equal to 20 dwelling units per acre) 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 the intersection of NE Gurley Ave and NE Bascom Norris Dr)

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

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

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.**
- B. Presentation of application by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of case by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

Adopt City Council Ordinance No. 2025-2330 on first reading

14. City Council Ordinance No. 2025-2334 (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 25-08, by Carol Chadwick, P.E., as agent for Mary Douglas-Carter, the property owner of said acreages; providing for rezoning from Residential, Multiple Family-1 (RMF-1) and Residential, Single Family-3 (RSF-3) to Residential, Multiple Family-2 (RMF-2) 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 the intersection of NE Gurley Ave and NE Bascom Norris Dr)

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

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

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.

B. Presentation of application by applicant.

C. Presentation of evidence by city staff.

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

E. Public comments.

F. Cross examination of parties by party participants.

G. Questions of parties by City Council.

H. Closing comments by parties.

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Adopt City Council Ordinance No. 2025-2334 on first reading

15. City Council Ordinance No. 2025-2331 (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 50 or less acres of land, pursuant to an application, CPA 25-07, by Carol Chadwick, P.E., as agent for Northwest Quadrant Land Trust, the property owner 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 Commercial to Residential, High Density (less than or equal to 20 dwelling units per acre) 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 on Hall of Fame Dr)

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

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

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.**
- B. Presentation of application by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of case by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

Adopt City Council Ordinance No. 2025-2331 on first reading

16. City Council Ordinance No. 2025-2335 (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, Z 25-09, by Carol Chadwick, P.E., as agent for Northwest Quadrant Land Trust, the property owner of said acreages; providing for rezoning from Commercial, General (CG) to Residential, Multiple Family-2 (RMF-2) 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 on Hall of Fame Dr)

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

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

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.

B. Presentation of application by applicant.

C. Presentation of evidence by city staff.

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

E. Public comments.

F. Cross examination of parties by party participants.

G. Questions of parties by City Council.

H. Closing comments by parties.

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Adopt City Council Ordinance No. 2025-2335 on first reading

17. City Council Ordinance No. 2025-2332 (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 50 or less acres of land, pursuant to an application, CPA 25-08, by Travis Covington, P.E., as agent for Casandra L. Wheeler and John R. Wheeler, the property owners 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 Residential Moderate (less than or equal to 4 dwelling units per acre) to 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 the intersection of SW Montgomery Dr and Alamo Dr)

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

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

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.**
- B. Presentation of application by applicant.**
- C. Presentation of evidence by city staff.**
- D. Presentation of case by third party intervenors, if any.**
- E. Public comments.**
- F. Cross examination of parties by party participants.**
- G. Questions of parties by City Council.**
- H. Closing comments by parties.**
- I. Instruction on law by attorney.**
- J. Discussion and action by City Council.**

Adopt City Council Ordinance No. 2025-2332 on first reading

18. City Council Ordinance No. 2025-2336 (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 25-10, by Travis Covington, P.E., as agent for Casandra L. Wheeler and John R. Wheeler, the property owners of said acreage; providing for rezoning from Residential, Single Family-2 (RSF-2) to Commercial, General (CG) 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 the intersection of SW Montgomery Dr and Alamo Dr)

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

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

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.

B. Presentation of application by applicant.

C. Presentation of evidence by city staff.

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

E. Public comments.

F. Cross examination of parties by party participants.

G. Questions of parties by City Council.

H. Closing comments by parties.

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Adopt City Council Ordinance No. 2025-2336 on first reading

Close Quasi-judicial Hearings

Old Business

Ordinances

Open Public Hearing

19. City Council Ordinance No. 2025-2323 (final reading) - An ordinance pertaining to buildings, building regulations, contracting, permitting, licensure and insurance within the City of Lake City; repealing existing provisions of City Code; establishing certain uniform codes; establishing permitting fees and requirements; establishing insurance requirements; repealing all ordinances in conflict; providing for severability; and providing for an effective date.

Passed on first reading on 8/18/25

Close Public Hearing

Adopt City Council Ordinance No. 2025-2323 on final reading

Resolutions - None

Other Items - None

New Business

Ordinances - None

Resolutions

20. City Council Resolution No. 2025-119 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and Colby Redfield, M.D., an individual, to serve the City as the Emergency Dispatch System Medical Director at the annual fee of \$30,000.00; 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.
21. City Council Resolution No. 2025-120 - A resolution of the City of Lake City, Florida, adopting the evaluation and tabulation of responses to that certain Invitation to Bid Number 024-2025 for the milling and resurfacing of NW Fowler Avenue and NE Simms Drive; awarding said bid to Anderson Columbia Co., Inc., a Florida Corporation, at a cost not to exceed \$250,039.70; 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.

22. City Council Resolution No. 2025-121 - A resolution of the City Council of the City of Lake City, Florida, serving as a responding resolution in accordance with Section 171.203(2), Florida Statutes; responding to the initiating resolution of the Board of County Commissioners of Columbia County, Florida, for purposes of the negotiation of an Interlocal Service Boundary Agreement in accordance with Part II of Chapter 171, Florida Statutes; agreeing to participate in negotiations; responding to the proposed issues and proposed geographic area to be subject to negotiation of an Interlocal Service Boundary Agreement; proposing additional matters for negotiation between the City and the County; providing direction to the City Manager; providing an effective date.
23. City Council Resolution No. 2025-122 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and Odyssey Manufacturing Co., a Delaware Corporation, for professional consulting services at the City's Water Treatment Plant; 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.
24. City Council Resolution No. 2025-123 - A resolution of the City of Lake City, Florida, approving an amendment to that certain advanced Metering Infrastructure Agreement between the City and Sensus USA, Inc., a Delaware Corporation, for software upgrades relating to meter readings for the Utility Department; making certain findings of fact in support of the City approving said amendment; 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 amendment; repealing all prior resolutions in conflict; and providing an effective date.

Other Items

25. Discussion - Junk Yard located in downtown (Council Member Tammy Harris)

Departmental Administration - None

Comments by:

City Manager Don Rosenthal

City Attorney Clay Martin

City Clerk Audrey Sikes

Comments by Council Members

Council Member Chevella Young

Council Member Ricky Jernigan

Council Member James Carter

Council Member Tammy Harris

Mayor Noah Walker

Adjournment

YouTube Information

Members of the public may also view the meeting on our YouTube channel at:
<https://www.youtube.com/c/CityofLakeCity>

Pursuant to 286.0105, Florida Statutes, *the City hereby advises the public if a person decides to appeal any decision made by the City with respect to any matter considered at its meetings or hearings, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

SPECIAL REQUIREMENTS: *Pursuant to 286.26, Florida Statutes, persons needing special accommodations to participate in these meetings should contact the **City Manager's Office at (386) 719-5768.***