
CITY COUNCIL REGULAR SESSION

CITY OF LAKE CITY

May 19, 2025 at 6:00 PM

Venue: City Hall

AGENDA

REVISED

Revised 5/16/2025: Item #14 Spreadsheet updated; Item #21 Supporting documentation added

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 - Council Member James Carter

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. David W. York Award for Reuse Project of the Year 2025 (Mayor Noah Walker)

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.

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.

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

Old Business

Ordinances

Open Quasi-Judicial Hearing

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)

Motion to Continue on first reading 5/5/25

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.

Close Quasi-Judicial Hearing

Adopt City Council Ordinance No. 2025-2311 on first reading

Resolutions - None

Other Items

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

New Business

Ordinances**Open Quasi-Judicial Hearing**

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)

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- 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.

Close Quasi-Judicial Hearing

Adopt City Council Ordinance No. 2025-2313 on first reading

Open Quasi-Judicial Hearing

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)

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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.****Close Quasi-Judicial Hearing**

Adopt City Council Ordinance No. 2025-2314 on first reading

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.

Adopt City Council Ordinance No. 2025-2317 on first reading

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.
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.
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.

Other Items

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

Departmental Administration - None

Comments by Charter Officers

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

UPCOMING DATES OF INTEREST

Saturday, June 28, 2025, 10:00 AM - Town Hall - Council Member Tammy Harris at Richardson Community Center

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.***