
CITY COUNCIL REGULAR SESSION

CITY OF LAKE CITY

July 15, 2024 at 6:00 PM

Venue: City Hall

AGENDA

REVISED

Revised 7/15/2024: Item 7 (page 92 replaced with corrected document)

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 Ricky Jernigan

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.

Proclamations

- [1.](#) Gateway Art Gallery 10th Anniversary

Approval of Agenda

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 - July 1, 2024 Regular Session
- [3.](#) City Council Resolution No. 2024-064 - A resolution of the City of Lake City, Florida, approving that certain legal services agreement with Cavendish Partners, P.A. for legal services related to investigating the circumstances surrounding a final employment payment made to departing City Manager Paul Dyal; investigating the actions of City legal counsel regarding said payment; making certain findings of fact in support thereof; recognizing the authority of the City Council to engage said law firm; directing the City Clerk to communicate to said law firm the City's decision to engage said law firm; repealing all prior resolutions in conflict; and providing an effective date.

Presentations

4. Melissa Fox, Grants Compliance Manager, Fred Fox Enterprises, Inc. - Update on CDBG Wilson Park Grant
5. Shannon Williams with Gateway Grant Writing - Update on grant for the Gwen Lake Project

Old Business

Ordinances

Open Public Hearing

- [6.](#) City Council Ordinance No. 2024-2273 (final reading) - An ordinance of the City of Lake City, Florida, amending the text of the City of Lake City Land Development Regulations, as amended; pursuant to an application, LDR 24-02; relating to an amendment to the text of the Land Development Regulations; providing for amending Section 12.4 entitled, "Notice of Hearing" by adding a provision requiring notices to property owners within three hundred (300) feet of a property that is the subject of certain land use actions; providing severability; repealing all ordinances in conflict; and providing an effective date.

Passed on first reading 7/1/2024

Close Public Hearing

Adopt City Council Ordinance No. 2024-2273 on final reading

Resolutions - None

Other Items - None

New Business

Ordinances - None

Resolutions - None

Other Items

- [7.](#) Discussion and Direction from Council: Authorizing an addendum to the City's current lease agreement with Champion Homes - Homes of Merit that provides one (1) additional extension of five (5) years and increasing the rent amount for this additional period by the CPI change from 2019 to 2024; and authorize changing the name of Plant 1 to Parts Warehouse to match County records and for proper billing purposes (City Attorney Clay Martin)
- [8.](#) For Informational Purposes Only: Folds Walker, LLC Invoices for March and April 2024; Robinson, Kennon & Kendron, P.A. Invoice for May 2024

Departmental Administration

- [9.](#) Discussion and Possible Action: Staff recommendation to approve proposed FY24/25 "Tentative Millage Rate" to the Columbia County Tax Appraiser for Truth in Millage (TRIM) Notice advertisement to property owners for the City's Tentative Budget Hearing (City Manager Don Rosenthal and Finance Director Angie Taylor Moore)
- [10.](#) Discussion and Possible Action: Staff recommendation to approve the TRIM schedule for FY24/25 (City Manager Don Rosenthal and Finance Director Angie Taylor Moore)

Comments by Council Members

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.***

File Attachments for Item:

1. Gateway Art Gallery 10th Anniversary

Proclamation

IN RECOGNITION 10th ANNIVERSARY OF THE GATEWAY ART GALLERY

WHEREAS, *the Art League of North Florida doing business as Gateway Art Gallery, the designated art organization for Columbia County, is celebrating 10 years as a vital part of the cultural life of our community; and*

WHEREAS, *Gateway Art Gallery is also recognized by the State of Florida's Cultural Division; and*

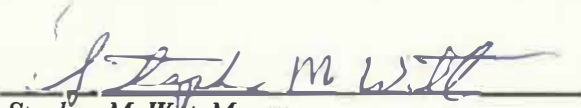
WHEREAS, *we have strived to fulfill our mission to enrich the lives of our fellow citizens through the arts; and*

WHEREAS, *Gateway Art Gallery supports development and diversity through exhibits, workshops, theatrical productions, entertainment and educational programs geared to all in our community.*

NOW, THEREFORE, *I, Mayor Stephen M. Witt, of the City of Lake City, do hereby recognize Gateway Art Gallery and its 10th anniversary with hearty congratulations and best wishes.*



In witness whereof, I have hereunto set my hand and caused this seal to be affixed this 15th day of July 2024.


Stephen M. Witt, Mayor
City of Lake City

Seal of the City of Lake City
State of Florida

File Attachments for Item:

2. Minutes - July 1, 2024 Regular Session

The City Council in and for the citizens of the City of Lake City, Florida, met in Regular Session, on July 1, 2024 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/Mayor Stephen Witt

ROLL CALL

Mayor/Council Member
City Council

Stephen M. Witt
Jake Hill, Jr.
Chevella Young
Ricky Jernigan
James Carter
Clay Martin
Don Rosenthal
Chief Gerald Butler
Audrey Sikes

City Attorney
City Manager
Sergeant-at-Arms
City Clerk

APPROVAL OF AGENDA

Mr. Jernigan made a motion to approve the agenda as presented. Mr. Carter seconded the motion and the motion carried unanimously on a voice vote.

PUBLIC PARTICIPATION – PERSONS WISHING TO ADDRESS COUNCIL

- Larry Barrett
- Sylvester Warren
- Glenel Bowden
- Brayla Williams and Kerianna Williams with Young Women of Excellence

APPROVAL OF CONSENT AGENDA

1. Minutes - June 17, 2024 Regular Session
2. City Council Resolution No. 2024-052 - A resolution of the City of Lake City, Florida, approving that certain Amendment No. 2 WG057 between the City and State of Florida Department of Environmental Protection for an extension of time for completing SR47/I-75 wastewater improvements and an extension thereof to the Casey Jones RV Park; making certain findings of fact in support of the City approving 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 agreement; repealing all prior resolutions in conflict; and providing an effective date.

3. City Council Resolution No. 2024-053 - A resolution of the City of Lake City, Florida, adopting the evaluation and tabulation of responses to that certain Invitation to Bid number 014-2024 for waste water sludge collection, transportation, and disposal services; accepting the bid from H&H Liquid Sludge Disposal, Inc., a Florida Corporation as the lowest responsive bid; 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.
4. City Council Resolution No. 2024-054 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and NJN Consulting Services, Inc. for governmental finance consulting services for employment and labor matters; 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.
5. City Council Resolution No. 2024-057 - A resolution of the City of Lake City, Florida, recognizing a need for the development and design of the north taxiway at the Lake City Gateway Airport in the City of Lake City, Florida; recognizing a need for financial assistance through grant funding to complete the development and design of the north taxiway at the Lake City Gateway Airport; authorizing the City to apply for that certain Fiscal Year 2024 Bipartisan Infrastructure Law Grant for grant funding in the amount of one hundred forty thousand dollars in furtherance of development and design of the north taxiway at the Lake City Gateway Airport; making certain findings of fact in support of the City applying for said grant; recognizing the authority of the Mayor to execute such documents as are necessary to apply for said grant; directing the Mayor to execute said documents; repealing all prior resolutions in conflict; and providing an effective date. Note: This resolution was removed from the consent agenda and readdressed as item #23.
6. City Council Resolution No. 2024-058 - A resolution of the City of Lake City, Florida, calling for an election to be held August 20, 2024; providing for the election of a council member from District Twelve; providing for the City Clerk to coordinate said election with the Columbia County Supervisor of Elections; directing the City Clerk to publish notice of the election; repealing all resolutions in conflict; and providing an effective date.
7. City Council Resolution No. 2024-060 - A resolution of the City of Lake City, Florida, adopting that certain quote from AK Associates as the lowest quote available to the City for E9-1-1 call center equipment and system maintenance; 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 for an effective date.

8. City Council Resolution No. 2024-061 - A resolution of the City of Lake City, Florida, adopting that certain quote from Motorola as the lowest quote available to the City for law enforcement video equipment and systems; 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.
9. City Council Resolution No. 2024-062 - A resolution of the City of Lake City, Florida, approving that certain legal services agreement with Birchfield & Humphrey for legal services related to eminent domain proceedings arising from the City's enhancement of Sallie May Jerry Park; 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. Approval to modify Police Department's Position Schedule to reflect the reallocation of the remaining nine (9) Communication Officer Positions to four (4) additional Police Officer Positions. This adjustment would bring the total of Police Officers in the Position Schedule to thirty-one. Total Staffing for the Police Department will be sixty-two (62) personnel from current sixty-seven (67) Personnel approved in 2024 Budget. (see attachment)
11. Approval to reclassify Job Description for Communication Supervisor to Accreditation Manager. This position will maintain the same pay grade (Pay Grade 8). Approval of the new Accreditation Manager Job Description to replace current Communication Supervisor Job Description
12. Approval to transfer funds from the Police Department Personnel Services Account to appropriate Police Department Account to fund annual payment to County (PD Share) for County Dispatch Services per City Council Resolution 2023-126. This amount will be pro-rated based on date the County physically takes over the dispatch duties and the City Dispatchers from the City become County Employees. This amount is a split with City Fire Department based on City Council Resolution 2023-126.
13. Authorize the transfer of funds from the Police Department Vehicle Fuel / Car Wash (.52 Account) to purchase four additional patrol units and a K9 unit (Units which are at the end of lease and are to be turned in to Enterprise Leasing). Four Patrol Units are for additional officers and the K9 unit will be used as a spare K9 unit.
14. Authorize use of funds for the Police Department to purchase one additional patrol unit to replace the unit which was totaled and not replaced for a total cost of \$2,603.42.

Ms. Young made a motion to remove Item #5, City Council Resolution No. 2024-057, from the consent agenda and to table it. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.

Ms. Young	Aye
Mr. Carter	Aye
Mr. Hill	Aye
Mr. Jernigan	Nay
Mayor Witt	Aye

Mr. Carter made a motion to approve the remaining consent agenda as presented. Mr. Hill seconded the motion and the motion carried unanimously on a voice vote.

Ms. Young stated she may have to pull her motion relating to tabling City Council Resolution No. 2024-057 and discussed the urgency of the grant.

Mr. Rosenthal confirmed this is time sensitive with an upcoming deadline.

Attorney Martin asked for a little time to research revisiting the item after being tabled and asked the members to come back to this item later in the meeting.

PRESENTATIONS

- 15. Presentation of Certificate of Completion of the Institute for Elected Municipal Officials to Council Member James Carter (Mayor Stephen Witt)
- 16. Brendan McKitrick, CPA with James Moore - Annual Audit for the Year Ended September 30, 2023

Mr. Carter made a motion to approve the audit as presented. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Mr. Jernigan	Aye
Mr. Hill	Aye
Ms. Young	Aye
Mayor Witt	Aye

- 17. Columbia Maker Space - Shawn Holmgren - PowerPoint Presentation

OLD BUSINESS

Ordinances

At this time Mayor Witt closed the regular session and opened a public hearing for the purpose of hearing comments on City Council Ordinance No. 2024-2286. City Council Ordinance No. 2024-2286 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2024-2286. After hearing public comment from Sylvester Warren, Mayor Witt closed the public hearing.

18. City Council Ordinance No. 2024-2286 (final reading) - An ordinance of the City of Lake City, Florida, closing, abandoning, and vacating a utilities easement for HCA Florida Lake City Hospital pursuant to application VRW24-03 submitted by same; finding abandoning and vacating said utilities easement will not adversely affect the public health, safety, or welfare; authorizing and directing the Mayor to execute such Quit Claim of easement as are necessary to effectuate the intent hereof; directing the City Attorney to prepare said Quit Claim of easement; finding it is in the best interest of the City and for the general welfare of its citizens to vacate said easement; repealing all ordinances in conflict; providing severability; and providing an effective date. **Mr. Carter made a motion to approve City Council Ordinance No. 2024-2286 on final reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

Mr. Carter	Aye
Mr. Jernigan	Aye
Mr. Hill	Aye
Ms. Young	Aye
Mayor Witt	Aye

At this time Mayor Witt closed the regular session and opened a public hearing for the purpose of hearing comments on City Council Ordinance No. 2024-2287. City Council Ordinance No. 2024-2287 was read by title. Mayor Witt asked if anyone wanted to be heard regarding City Council Ordinance No. 2024-2287. After hearing public comment from Sylvester Warren, Mayor Witt closed the public hearing. Note: During public comment point of order was called on two occasions by Mr. Carter and seconded by Mr. Jernigan.

19. City Council Ordinance No. 2024-2287 (final reading) - An ordinance of the City Council of the City of Lake City, Florida, closing, abandoning, and vacating a utilities and drainage easement for Clyde Skaflestad pursuant to application VRW24-01 submitted by same; finding closing, abandoning, and vacating said utilities and drainage easement will not adversely affect the public health, safety, or welfare; conditioning the closing, abandonment, and vacation of said easement on the applicant granting an alternative drainage easement to the City; authorizing and directing the Mayor to execute such Quit Claim of easements as are necessary to effectuate the intent hereof; directing the City Attorney to prepare said Quit Claim of easement from the City to the applicant; directing the City Attorney to prepare said grant of easement of the alternative easement from the applicant to the City; finding it is in the best interests of the City and for the general welfare of its citizens to close, abandon, and vacate said easement upon the conditions set forth in this ordinance; repealing all ordinances in conflict; providing for severability; and providing an effective date. (Clyde Skaflestad) **Mr. Carter made a motion to approve City Council Ordinance No. 2024-2287 on final reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

Mr. Carter	Aye
Mr. Jernigan	Aye
Mr. Hill	Aye
Ms. Young	Aye
Mayor Witt	Aye

Other Items

20. Update and Direction from Council: Paul Dyal's Severance Package

Mr. Carter stated he requested this item to be researched to see if there is a viable errors and omissions claim.

Members concurred to have staff prepare a resolution to bring back at the next meeting.

PUBLIC COMMENT: Sylvester Warren; Glenel Bowden

NEW BUSINESS

Ordinances

21. City Council Ordinance No. 2024-2273 (first reading) - An ordinance of the City of Lake City, Florida, amending the text of the City of Lake City Land Development Regulations, as amended; pursuant to an application, LDR 24-02; relating to an amendment to the text of the Land Development Regulations; providing for amending Section 12.4 entitled, "Notice of Hearing" by adding a provision requiring notices to property owners within three hundred (300) feet of a property that is the subject of certain land use actions; providing severability; repealing all ordinances in conflict; and providing an effective date. **Mr. Carter made a motion to approve City Council Ordinance No. 2024-2273 on first reading. Mr. Hill seconded the motion. A roll call vote was taken and the motion carried.**

Mr. Carter	Aye
Mr. Hill	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Mayor Witt	Aye

22. City Council Ordinance No. 2024-2288 (first reading) - An ordinance of the City of Lake City, Florida, calling for a referendum question to be placed before the qualified electors of the City of Lake City at a Special Election to be held on Tuesday, November 5, 2024; providing a Charter referendum question determining whether the means by which the City Council may establish the compensation of the Mayor and members of the City Council shall be limited exclusively to adoption of a stand alone resolution of the City Council where the subject matter of such resolution is limited to the question of such compensation,

and permitting the City Council to further implement such Charter provision by ordinance; providing for requisite ballot language; providing for conflicts; providing for severability; and providing an effective date.

At the request of Glenel Bowden, City Attorney Clay Martin read into the record lines 17-34 and 54-65 of the ordinance as follows:

WHEREAS, Section 302 of the Charter of the City of Lake City (“Charter”) presently provides the City Council has the authority to set the salaries of the mayor and members of the city council by ordinance; and

WHEREAS, the City has applied Section 302 of the Charter via the annual budget approval process which process does not necessarily allow for a stand-alone vote by the City Council on the single subject of the compensation of the mayor and members of the city council; and

WHEREAS, Florida Statute 166.031 provides that a governing body of a municipality may, by ordinance, submit to the electors a proposed amendment to its charter; and

WHEREAS, the City Council of the City of Lake City desires to submit one (1) referendum question to the city’s qualified electors that, if approved, would strike the present provision of Section 302 of the Charter authorizing establishment by ordinance the annual salaries of the mayor and members of the city council, and instead establish that (i) the Mayor and City Council may only establish or change the compensation of the mayor and members of the city council by adoption of a stand-alone resolution where the subject matter of such resolution is limited to the question of such increase in compensation, and (ii) the city council and mayor may further implement the provisions of the newly adopted charter provision by ordinance; and

WHEREAS, if the proposed amendment to Section 302 of the Charter were disapproved the annual compensation of the mayor and members of the city council would continue to be set by ordinance.

SHALL MAYORAL AND CITY COUNCIL COMPENSATION BE DETERMINED BY SINGLE SUBJECT, STAND ALONE RESOLUTION

Shall the city’s charter be amended to provide the compensation of the mayor and members of the city council shall only be established or changed by adoption of a stand-alone, single-subject resolution, and further permitting the city council and mayor to adopt an ordinance to further implement the provisions of the foregoing charter provision, if adopted?

_____ **YES** to amend the charter as stated above.

_____ **NO** to continue establishment by ordinance the annual salaries of the mayor and members of the city council.

PUBLIC COMMENT: Glenel Bowden; Sylvester Warren

Mr. Carter made a motion to approve City Council Ordinance No. 2024-2288 on first reading. Mayor Witt seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Mayor Witt	Aye
Mr. Hill	Aye
Ms. Young	Nay
Mr. Jernigan	Nay

Resolutions

23. City Council Resolution No. 2024-057 - A resolution of the City of Lake City, Florida, recognizing a need for the development and design of the north taxiway at the Lake City Gateway Airport in the City of Lake City, Florida; recognizing a need for financial assistance through grant funding to complete the development and design of the north taxiway at the Lake City Gateway Airport; authorizing the City to apply for that certain Fiscal Year 2024 Bipartisan Infrastructure Law Grant for grant funding in the amount of one hundred forty thousand dollars in furtherance of development and design of the north taxiway at the Lake City Gateway Airport; making certain findings of fact in support of the City applying for said grant; recognizing the authority of the Mayor to execute such documents as are necessary to apply for said grant; directing the Mayor to execute said documents; repealing all prior resolutions in conflict; and providing an effective date.

Ms. Young made a motion to remove City Council Resolution No. 2024-057 from the table. Mr. Hill seconded the motion.

Mr. Jernigan requested that City Manager Don Rosenthal and staff meet with Florida Gateway College President, Larry Barrett to resolve any issues.

Mr. Rosenthal explained this resolution was granting permission for the City to apply for the grant funds.

Mayor Witt spoke in support of the application and requested for staff to look into Mr. Barrett's concerns.

PUBLIC COMMENT: Larry Barrett

Mayor Witt called for a voice vote to remove City Council Resolution No. 2024-057 from the table. Those in favor were Ms. Young, Mr. Hill and Mayor Witt. Those opposed were Mr. Carter and Mr. Jernigan.

Mr. Jernigan made a motion to approve City Council Resolution No. 2024-057. Mr. Hill seconded the motion.

Mr. Carter expressed concern with the land dispute.

A roll call vote was taken and the motion carried.

Mr. Jernigan	Aye
Mr. Hill	Aye
Ms. Young	Aye
Mr. Carter	Nay
Mayor Witt	Aye

Other Items

- 24. Schedule a Council Photo Session prior to City Council Meeting at 5:00 PM (Mayor Stephen Witt)

Members concurred to hold a photo session prior to the August 5, 2024 Regular Session Meeting.

DEPARTMENTAL ADMINISTRATION – None

COMMENTS BY COUNCIL MEMBERS

Mr. Jernigan stated Lake City Police Chief Gerald Butler and staff conducted a traffic study in the Forrest Hills subdivision, and reported no violations at this time. He stated he would get with staff on possibly moving the speed bumps located in the neighborhood.

Ms. Young requested speed bumps on Martin Luther King and reminded members to schedule their evaluations with City Clerk Audrey Sikes.

Mr. Carter reported visiting the Lake City Gateway Airport and recognized staff: Director Ed Bunnell; Manager John Nettles; Senior Lineman Andrew Meyer; Lineman Casey Roach; Lineman Floyd Rifenburg; and Lineman Jihycein Weston.

Mr. Hill requested speed bumps on Georgia Street and Wilson Street to address speeding.

ADJOURNMENT

Mr. Carter made a motion to adjourn at 8:01 PM and the motion carried unanimously on a voice vote.

Stephen M. Witt, Mayor/Council Member

Audrey Sikes, City Clerk

File Attachments for Item:

3. City Council Resolution No. 2024-064 - A resolution of the City of Lake City, Florida, approving that certain legal services agreement with Cavendish Partners, P.A. for legal services related to investigating the circumstances surrounding a final employment payment made to departing City Manager Paul Dyal; investigating the actions of City legal counsel regarding said payment; making certain findings of fact in support thereof; recognizing the authority of the City Council to engage said law firm; directing the City Clerk to communicate to said law firm the City's decision to engage said law firm; repealing all prior resolutions in conflict; and providing an effective date.

RESOLUTION NO 2024-064

CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA APPROVING THAT CERTAIN LEGAL SERVICES AGREEMENT WITH CAVENDISH PARTNERS, P.A. FOR LEGAL SERVICES RELATED TO INVESTIGATING THE CIRCUMSTANCES SURROUNDING A FINAL EMPLOYMENT PAYMENT MADE TO DEPARTING CITY MANAGER PAUL DYAL; INVESTIGATING THE ACTIONS OF CITY LEGAL COUNSEL REGARDING SAID PAYMENT; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT THEREOF; RECOGNIZING THE AUTHORITY OF THE CITY COUNCIL TO ENGAGE SAID LAW FIRM; DIRECTING THE CITY CLERK TO COMMUNICATE TO SAID LAW FIRM THE CITY'S DECISION TO ENGAGE SAID LAW FIRM; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, legal services are exempt from the competitive procurement processes of the City of Lake City (the "City"); and

WHEREAS, the city attorney, Folds Walker, LLC, has a conflict of interest in providing representation to the City with respect to the matters set forth herein; and

WHEREAS, in light of the foregoing conflict of interest, the City has need of specialized legal services to assist the City in examining the facts and circumstances surrounding a final employment payment made to departing city manager Paul Dyal (the "Project"); and

WHEREAS, the law firm of Cavendish Partners, P.A. (the "Vendor") specializes in the field of representing Florida city and county governments and providing legal advice to their attorneys and to their governing bodies, and has consented to represent the City in furtherance of the Project; and

WHEREAS, the Vendor has submitted a proposal in the form of an engagement letter (the "Agreement") in the form attached as an exhibit hereto; and

WHEREAS, the City desires to and does accept the terms of Vendor's proposed Agreement; and

WHEREAS, completing the Project by engaging the Vendor's services pursuant to the Agreement is in the public interest and in the interests of the City; now therefore

BE IT RESOLVED by the City Council of the City of Lake City, Florida:

-
1. Engaging the Vendor to provide the services in the Agreement to complete the Project is in the public or community interest and for public welfare; and
 2. In furtherance thereof, the Agreement in the form of the Exhibit attached hereto should be and is approved by the City Council of the City of Lake City; and
 3. The City Clerk is directed to communicate to the Vendor the City Council's approval of and desire to be bound by the terms of representation set forth in the Agreement;
 4. All prior resolutions of the City Council of the City of Lake City in conflict with this resolution are hereby repealed to the extent of such conflict; and
 5. This resolution shall become effective and enforceable upon final adoption by the City Council of the City of Lake City.

APPROVED AND ADOPTED, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, Florida, at a regular meeting, this ____ day of July, 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Stephen M. Witt, Mayor

ATTEST, BY THE CLERK OF THE CITY
COMMISSION OF THE CITY OF LAKE CITY,
FLORIDA:

Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

Exhibit to Resolution 2024-064

Not for Execution



Michael Cavendish
Cavendish Partners, P.A.
cavendish@cavpartners.com
(904) 515-5110

June 6, 2024

Via Electronic Mail (sikesa@lcfla.com)

Audrey E. Sikes
City Clerk
City of Lake City
205 North Marion Avenue
Lake City, FL 32055

Dear Ms. Sikes:

This law firm engages in the representation of Florida City and County governments, among other areas of legal practice.

This letter confirms that your office contacted me to request an estimate for the provision of a formal independent legal opinion on a matter involving a final employment payment made to a departing City Manager.

This letter confirms that you and I spoke today by telephone about this request, and that I provided the following information and guidance:

- (1) This firm does not have conflicts, and can engage in the matter described;
- (2) The matter described is within the areas of experience in this firm's legal practice representing Florida City and County governments, and providing legal advice to their attorneys and to their governing bodies;

- (3) A typical amount of legal labor to complete an opinion for a matter like this, in our experience, is a hypothetical 10 hours;
- (4) An actual amount of legal labor hours required to complete the specific project you request may vary from this hypothetical estimate, depending chiefly upon the quantity of facts, records, and witnesses with knowledge that the matter entails;
- (5) We would extend our firm’s discounted municipal government client rate of \$330.00 per hour to the City of Lake City for this engagement;

In addition, I will add that

- (6) This engagement would be performed by attorney Michael Cavendish, and no part of the legal work required would be performed by an associate or of counsel attorney;
- (7) Once the opinion is completed, reduced to a formal writing, and delivered, we would send our firm’s first invoice for services. These typically are payable on a 30 day standard, although if a municipal client requires a longer invoice payment period, we work with the client to help them maintain uniformity in their accounts payables policy;
- (8) If, after the opinion is delivered, additional time is requested, such as for instance, meetings with City personnel, or attendance at a Council or Commission meeting to present the opinion and answer questions, we would bill for such additional requested time at the same hourly rate.

Please contact me at (904) 234-6002 or cavendish@cavpartners.com with any questions. Thank you for the privilege of discussing this matter.

Sincerely yours,



Michael Cavendish

**Exhibit to Resolution 2024-064
Not for Execution**

Exhibit to Resolution 2024-064
Not for Execution

File Attachments for Item:

6. City Council Ordinance No. 2024-2273 (final reading) - An ordinance of the City of Lake City, Florida, amending the text of the City of Lake City Land Development Regulations, as amended; pursuant to an application, LDR 24-02; relating to an amendment to the text of the Land Development Regulations; providing for amending Section 12.4 entitled, "Notice of Hearing" by adding a provision requiring notices to property owners within three hundred (300) feet of a property that is the subject of certain land use actions; providing severability; repealing all ordinances in conflict; and providing an effective date.

Passed on first reading 7/1/2024

CITY OF LAKE CITY, FLORIDA

ORDINANCE NUMBER 2024-2273

1 **AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE**
2 **TEXT OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS, AS**
3 **AMENDED; PURSUANT TO AN APPLICATION, LDR 24-02; RELATING TO**
4 **AN AMENDMENT TO THE TEXT OF THE LAND DEVELOPMENT**
5 **REGULATIONS; PROVIDING FOR AMENDING SECTION 12.4 ENTITLED,**
6 **“NOTICE OF HEARING” BY ADDING A PROVISION REQUIRING NOTICES**
7 **TO PROPERTY OWNERS WITHIN THREE HUNDRED (300) FEET OF A**
8 **PROPERTY THAT IS THE SUBJECT OF CERTAIN LAND USE ACTIONS;**
9 **PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT;**
10 **AND PROVIDING AN EFFECTIVE DATE.**

11 **WHEREAS**, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City of Lake
12 City, Florida, hereinafter referred to as the City Council, to prepare, adopt and enforce land development
13 regulations;

14 **WHEREAS**, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning
15 Act, requires the City Council to prepare and adopt regulations concerning the use of land and water to
16 implement the comprehensive plan;

17 **WHEREAS**, an application for an amendment, as described below, has been filed with the City;

18 **WHEREAS**, the Planning and Zoning Board of City of Lake City, Florida, hereinafter referred to as the
19 Planning and Zoning Board, has been designated as the Local Planning Agency of the City of Lake City,
20 Florida, hereinafter referred to as the Local Planning Agency;

21 **WHEREAS**, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land Development
22 Regulations, the Planning and Zoning Board, serving also as the Local Planning Agency, held the required
23 public hearing, with public notice having been provided, on said application for an amendment, as
24 described below, and at said public hearing, the Planning and Zoning Board, serving also as the Local
25 Planning Agency, reviewed and considered all comments received during said public hearing and the
26 Concurrency Management Assessment concerning said application for an amendment, as described
27 below, and recommended to the City Council approval of said application for an amendment, as described
28 below;

29 **WHEREAS**, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held the required
30 public hearing, with public notice having been provided, on said application for an amendment, as
31 described below, and at said public hearing, the City Council reviewed and considered all comments
32 received during said public hearing, including the recommendation of the Planning and Zoning Board,
33 serving also as the Local Planning Agency, concerning said application for an amendment, as described
34 below; and

35 **WHEREAS**, the City Council has determined and found that approval of said application for an
36 amendment, as described below, is consistent with the purposes and objectives of the Comprehensive
37 Plan; and

38 **WHEREAS**, the City Council has determined and found that approval of said application for an
39 amendment, as described below, will further the purposes of the Land Development Regulations and
40 other ordinances, regulations, and actions designed to implement the Comprehensive Plan; and

41 **WHEREAS**, the City Council has determined and found that approval of said application for an
42 amendment, as described below, would promote the public health, safety, morals, order, comfort,
43 convenience, appearance, prosperity or general welfare; and

44 **WHEREAS**, the City Council has determined and found that a need and justification exist for the approval
45 of said application for amendment, now, therefore;

46 **BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA, AS FOLLOWS:**

47 **SECTION 1.** Section 12.4 of the Land Development Regulations entitled, "Notice of Hearing", is hereby
48 amended to read as follows:

49 SECTION 12.4 NOTICE OF HEARING

50 12.4.1 The Land Development Regulation Administrator shall give notice of any
51 public hearing required by Section 12.2 and 12.3 as follows:

52 1. Any application requiring a public hearing before the Planning and
53 Zoning Board or Board of Adjustment, shall be noticed once in a newspaper
54 of general circulation in the area, with the publication not less than ten (10)
55 days prior to the hearing.

56 2. A special permit requiring a public hearing before the City Council,
57 shall be noticed twice in a newspaper of general circulation in the area,
58 with the publication not less than ten (10) days prior to the hearing.

59 3. An amendment to these land development regulations, including the
60 Official Zoning Atlas, requiring a public hearing before the City Council shall
61 be noticed in accordance with the requirements of Chapter 166.041,
62 Florida Statutes, as amended.

63 4. In addition to the above stated notice requirements, in each of the
64 above stated circumstances

65 a. property owners within three hundred (300) feet of the property
66 subject to the applicable land use action shall be notified by the
67 applicant of such action by certified mail, and proof of the mailing of
68 these notices shall be submitted as part of the application package
69 submittal. The Growth Management Department shall supply the
70 names and addresses of the property owners to receive such notices,
71 the notification letters, and the envelopes to the proponent. The
72 notices shall to such property owners shall be postmarked a minimum
73 of ten (10) calendar days prior to the meeting or hearing where such
74 land use action is to be considered; and

75 b. all rezoning, special exception and variance public hearings
76 before the Planning and Zoning Board and Board of Adjustment, as
77 applicable, shall also be noticed by prominently posting a sign on the
78 property that is the subject of the proposed action. Such sign shall be
79 posted not less than ten (10) days prior to the public hearing.

- 80 5. The notices required by this Section shall:
- 81 a. State the date, time and place of the public hearing;
 - 82 b. Shall reasonably identify the property that is the subject of the
83 application or appeal;
 - 84 c. Give a brief description of the action requested or proposed;
 - 85 d. State the place where a copy of the proposed action may be
86 inspected by the public; and
 - 87 e. Advise that interested parties may appear at the public hearing(s)
88 and be heard regarding the proposed action.

89 **SECTION 2.** It is the declared intent of the City of Lake City, City Council that, if any section, sentence,
90 clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional,
91 void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or
92 unconstitutionality shall not affect the remaining provisions of this Ordinance and the remainder of this
93 Ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

94 **SECTION 3.** It is the intention of the City Council of the City of Lake City that the provisions of this
95 Ordinance shall become and be made part of the Code of Ordinances of the City of Lake City, Florida. The
96 Sections of this Ordinance may be renumbered, re-lettered and the word "Ordinance" may be changed
97 to "Section", "Article" or such other word or phrase in order to accomplish such intention. The correction
98 of typographical errors which do not affect the intent or substance of the ordinance may be authorized
99 by the City Clerk or the City Clerk's designee with the consent of the City Attorney without public hearing,
100 by filing a corrected or re-codified copy of the same with the City. All text shown ~~as a strike through~~ is to
101 be deleted. All text underlined within a section of this ordinance is adopted.

102 **SECTION 4. Severability.** If any provision or portion of this ordinance is declared by any court of
103 competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and
104 portions of this ordinance shall remain in full force and effect.

105 **SECTION 5. Conflict.** All ordinances or portions of ordinances in conflict with this ordinance are hereby
106 repealed to the extent of such conflict.

107 **SECTION 6. Effective Date.** This ordinance shall become effective upon adoption.

108 **SECTION 7. Authority.** This ordinance is adopted pursuant to the authority granted by Section 166.021,
109 Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as amended.

110 PASSED upon first reading this ____ day of July 2024.

111 PUBLICLY NOTICED, by publication in a newspaper of general circulation in the City of Lake City, Florida,
112 by the City Clerk of the City of Lake City, Florida on the ____ day of July, 2024.

113 PASSED AND DULY ADOPTED, upon second and final reading, in regular session with a quorum present
114 and voting, by the City Council this ____ day of July 2024.

BY THE MAYOR OF THE CITY OF LAKE CITY, FLORIDA

Stephen M. Witt, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL OF
THE CITY OF LAKE CITY, FLORIDA:

Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:


Clay Martin, City Attorney

Record of Vote on First Reading

	For	Against	Absent	Abstain
Stephen Witt, Mayor/Council Member	<u>✓</u>	_____	_____	_____
Jake Hill, Jr., Council Member	<u>✓</u>	_____	_____	_____
Chevella Young, Council Member	<u>✓</u>	_____	_____	_____
Ricky Jernigan, Council Member	<u>✓</u>	_____	_____	_____
James Carter, Council Member	<u>✓</u>	_____	_____	_____

Certification

I, Audrey Sikes, City Clerk for the City of Lake City, Florida, hereby certify that the above record vote is an accurate and correct record of the votes taken on the Ordinance by the City Council of the City of Lake City.



AUDREY E. SIKES, MMC
City Clerk

Business Impact Estimate

Proposed ordinance's title/reference:

Ordinance 2024-2273- Amending the Text of the Land Development Regulations of The City of Lake City

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- The proposed ordinance is required for compliance with Federal or State law or regulation;
- The proposed ordinance relates to the issuance or refinancing of debt;
- The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- The proposed ordinance is an emergency ordinance;
- The ordinance relates to procurement; or
- The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

¹ See Section 166.041(4)(c), Florida Statutes.

File Attachments for Item:

7. Discussion and Direction from Council: Authorizing an addendum to the City's current lease agreement with Champion Homes - Homes of Merit that provides one (1) additional extension of five (5) years and increasing the rent amount for this additional period by the CPI change from 2019 to 2024; and authorize changing the name of Plant 1 to Parts Warehouse to match County records and for proper billing purposes (City Attorney Clay Martin)

MEETING DATE

CITY OF LAKE CITY

Report to Council

COUNCIL AGENDA	
SECTION	
ITEM NO.	

**SUBJECT: Champion Homes Plant 1 name change to Parts Warehouse
And CPI Adjustment.**

Dept. / Office: Airport

Originator: Ed Bunnell		
City Manager Don Rosenthal	Department Director Ed Bunnell	Date 6/13/2024
Recommended Action: Accept Name Change and CPI Adjustment		
Summary Explanation & Background: The building known as Plant 1 has been renamed to Parts Warehouse. Champion Homes- Homes of Merit acquired the Plant 1 building in 1984 under Resolution 84-20. The Warehouse mentioned in the exhibit below used to be called Plant 1, but its name has been changed to match County records and for proper billing purposes. We have recalculated the Consumer Price Index (CPI) as the fourth lease approaches its final extension. “I recommend the council give direction to the city manager, airport director, and city attorney to return to the council with an addendum to the current lease agreement that provides one (1) additional extension of 5 years and increasing the rent amount for this additional period by the CPI change from 2019 to 2024 pursuant to the terms of the lease.”		
Alternatives: N/A		
Source of Funds: N/A		
Financial Impact: More income.		
Exhibits Attached: Exhibit 1 through Exhibit 8		

Parcel#07483-008**EXHIBIT 1****LEGAL DESCRIPTION OF "LEASED PREMISES"**

COMMENCE at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 2, Township 4 South, Range 17 East, Columbia County, Florida, and run N 88°50'25" E, along the South line of said Northeast 1/4 of the Southeast 1/4 a distance of 565.35 feet to a point on the centerline of State Road No. 100; thence N 51°13'25" W, along said centerline 472.00 feet; thence N 38°46'35" E, 60.00 feet to a point on the Northeasterly right-of-way line of said State Road No. 100; thence continue N 38°46'35" E, 100.00 feet to the Southeast corner of a parcel of land currently occupied by the Homes of Merit manufacturing plant and the POINT OF BEGINNING; thence continue N 38°46'35" E, along the Easterly line of said parcel of land 760.00 feet to the Northeast corner of said parcel of land; thence S 51°13'25" E, along the Easterly extension of the Northerly line of said parcel of land 171.95 feet; thence S 38°46'35" W, parallel to the Easterly line of said parcel of land occupied by Homes of Merit 760.00 feet to a point on the Easterly extension of the Southerly line of said parcel of land; thence N 51°13'25" W, along said Easterly extension 171.95 feet to the POINT OF BEGINNING. Containing 3.00 acres, more or less.



Exhibit 2

RESOLUTION NO. 84-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, AUTHORIZING THE CITY TO SELL 10 ACRES OF AIRPORT PROPERTY TO HOMES OF MERIT, INC.; AUTHORIZING T. GERALD WITT, AS MAYOR, AND JAMES R. MINCHIN, AS CITY CLERK, TO EXECUTE THE NECESSARY DOCUMENTS TO SELL SAID LAND TO HOMES OF MERIT, INC.; AND REQUIRING THE PROCEEDS FROM THIS SALE TO BE USED EXCLUSIVELY FOR DEVELOPING, IMPROVING, OPERATING OR MAINTAINING THE LAKE CITY MUNICIPAL AIRPORT IN ACCORDANCE WITH THE APPROVED FEDERAL AVIATION ADMINISTRATION GUIDELINES

WHEREAS, the City of Lake City, Florida ("City") has submitted to the Federal Aviation Administration ("FAA") a request for the release of approximately 10 acres of the Lake City Municipal Airport property, more particularly described as follows:

Commence at the Southeast Corner of the NE 1/4 of SE 1/4, Section 2, Township 4 South, Range 17 East, Columbia County, Florida, and run thence N 88°50'25" W along the South line of said NE 1/4 of SE 1/4, 565.35 feet to the centerline of State Road No. 100, thence N 51°13'25" W along said centerline, 472.00 feet, thence N 38°46'35" E, 160.00 feet to the POINT OF BEGINNING, thence continue N 38°46'35" E, 760.00 feet, thence N 51°13'25" W, 580.00 feet, thence S 38°46'35" W, 760.00 feet, thence S 51°13'25" E, 580.00 feet to the POINT OF BEGINNING. Said lands being in the NE 1/4 of SE 1/4, Section 2, Township 4 South, Range 17 East, Columbia County, Florida. Containing 10.12 acres, more or less.

TOGETHER WITH an easement for ingress and egress over and across the following described lands: A strip of land 60 feet in width, being 60 feet to the right of a line described as follows: Commence at the Southeast corner of the NE 1/4 of SE 1/4, Section 2, Township 4 South, Range 17 East, Columbia County, Florida, and run thence N 88°50'25" W along the South line of said NE 1/4 of SE 1/4, 565.35 feet to the centerline of State Road No. 100, thence N 51°13'25" W along said centerline, 1052.00 feet, thence N 38°46'35" E, 60.00 feet to the Northeasterly right-of-way line of State Road No. 100 and to the POINT OF BEGINNING, thence continue N 38°46'35" E, 100.00 feet to the POINT OF TERMINATION,

to permit City to sell said property to Homes of Merit, Inc. ("Merit") for the purchase price of THIRTY FIVE THOUSAND AND NO/100 (\$35,000.00) DOLLARS cash for the purpose of building

and operate a mobile home manufacturing plant upon said property; and,

WHEREAS, as a condition to releasing the property, FAA requires that the proceeds from the sale of the property be used and expended only in accordance with its guidelines and requirements; and,

WHEREAS, this resolution is adopted for the purpose of authorizing City to sell the property to Merit and to require that the proceeds from the sale of the property be used and expended only in accordance with FAA guidelines and requirements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, as follows:

1. That the City be, and it is hereby, authorized to sell the property herein described to Merit for the sum of THIRTY FIVE THOUSAND AND NO/100 (\$35,000.00) DOLLARS cash upon Merit entering into a proper contract with the City which, among other things, will require Merit to construct, develop and operate a mobile home manufacturing plant upon the property.

2. That T. GERALD WITT, as Mayor, and JAMES R. MINCHIN, as City Clerk, be, and they are hereby, authorized to execute all necessary documents required to obtain the release from FAA and to sell the property to Merit.

3. That the THIRTY FIVE THOUSAND AND NO/100 (\$35,000.00) DOLLARS which City shall receive from Merit shall be deposited in a special trust fund and shall be used and expended exclusively for developing, improving, operating or maintaining the Lake City Municipal Airport and only in accordance with FAA guidelines and requirements.

PASSED AND ADOPTED at a meeting of the City Council



Exhibit 3

Databases, Tables & Calculators by Subject

[Special Notices](#) 4/25/2024

Change Output Options:

From: To: [GO](#)

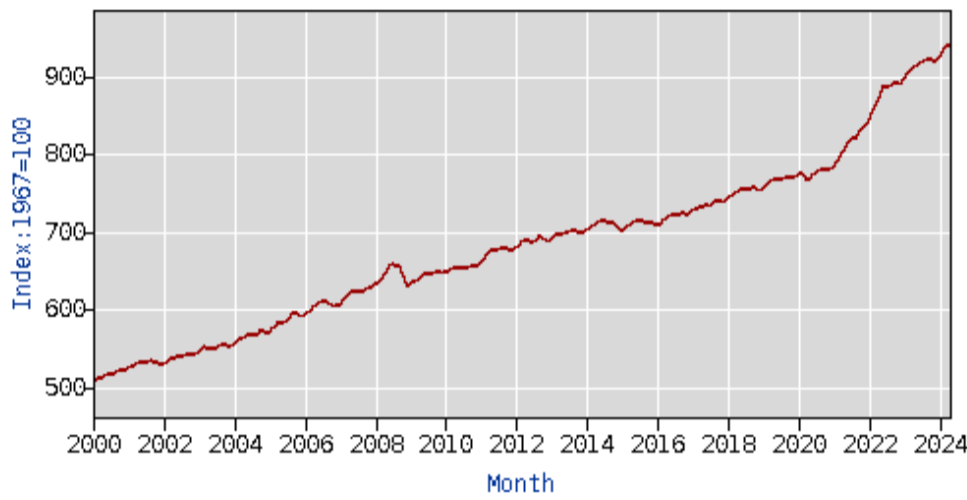
include graphs include annual averages

[More Formatting Options](#)

Data extracted on: June 13, 2024 (3:18:33 PM)

Consumer Price Index for All Urban Consumers (CPI-U)

Series Id: CUUR0000AA0
 Not Seasonally Adjusted
Series Title: All items - old base in U.S. city average, all urban consumers, not seasonally adjusted
Area: U.S. city average
Item: All items - old base
Base Period: 1967=100



Download: [.xlsx](#)

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	HALF1	HALF2
2000	505.8	508.7	512.8	513.2	513.6	516.5	517.5	517.6	520.3	521.2	521.5	521.1	511.8	519.9
2001	524.5	526.7	528.0	529.9	532.2	533.3	531.6	531.8	534.0	532.2	531.3	529.2	529.1	531.7
2002	530.6	532.7	535.5	538.6	538.5	538.9	539.5	541.2	542.1	543.2	543.1	541.9	535.8	541.8
2003	544.2	548.5	551.8	550.5	549.7	550.4	550.9	553.0	554.7	554.3	552.7	552.1	549.2	553.0
2004	554.9	557.9	561.5	563.2	566.4	568.2	567.5	567.6	568.7	571.9	572.2	570.1	562.0	569.7
2005	571.2	574.5	579.0	582.9	582.4	582.6	585.2	588.2	595.4	596.7	592.0	589.4	578.8	591.2
2006	593.9	595.2	598.6	603.5	606.5	607.8	609.6	610.9	607.9	604.6	603.6	604.5	600.9	606.9
2007	606.348	609.594	615.145	619.140	622.921	624.129	623.970	622.827	624.543	625.879	629.598	629.174	616.213	625.999
2008	632.301	634.139	639.636	643.515	648.933	655.474	658.915	656.284	655.376	648.758	636.332	629.751	642.333	647.569
2009	632.491	635.637	637.182	638.771	640.616	646.121	645.096	646.544	646.948	647.570	648.028	646.887	638.470	646.845
2010	649.098	649.259	651.925	653.059	653.564	652.926	653.066	653.966	654.346	655.162	655.438	656.563	651.638	654.757
2011	659.692	662.943	669.409	673.717	676.887	676.162	676.762	678.628	679.658	678.258	677.684	676.014	669.802	677.834
2012	678.988	681.977	687.157	689.232	688.423	687.415	686.294	690.113	693.192	692.923	689.639	687.782	685.532	689.991
2013	689.818	695.467	697.284	696.561	697.798	699.473	699.751	700.593	701.406	699.601	698.171	698.110	696.067	699.605
2014	700.710	703.300	707.830	710.162	712.642	713.970	713.691	712.498	713.035	711.243	707.402	703.393	708.102	710.210
2015	700.083	703.122	707.306	708.746	712.357	714.855	714.902	713.890	712.777	712.458	710.952	708.524	707.745	712.251
2016	709.695	710.278	713.339	716.719	719.619	721.982	720.816	721.476	723.210	724.113	722.986	723.224	715.272	722.638
2017	727.439	729.727	730.320	732.486	733.110	733.775	733.269	735.466	739.359	738.893	738.912	738.477	731.143	737.396
2018	742.499	745.866	747.554	750.524	753.647	754.848	754.898	755.317	756.194	757.532	754.992	752.584	749.156	755.253
2019	754.017	757.204	761.477	765.507	767.138	767.291	768.571	768.533	769.136	770.895	770.482	769.781	762.106	769.566
2020	772.768	774.886	773.199	768.029	768.044	772.245	776.152	778.599	779.684	780.008	779.531	780.263	771.529	779.040
2021	783.584	787.872	793.455	799.975	806.387	813.879	817.796	819.485	821.710	828.538	832.609	835.168	797.525	825.884
2022	842.196	849.887	861.235	866.042	875.589	887.615	887.511	887.197	889.104	892.711	891.809	889.073	863.761	889.568
2023	896.182	901.182	904.167	908.742	911.031	913.970	915.714	919.713	921.999	921.645	919.789	918.875	905.879	919.623
2024	923.881	929.598	935.609	939.251	940.811									



City of Lake City

205 N. MARION AVE.
LAKE CITY, FLORIDA 32055

TELEPHONE: (386) 752-2031
FAX: (386) 752-4896

Exhibit 4

March 31, 2014

Mr. Gerald Howd
Service Manager
Champion Home Builders, inc. - Div. 261
Highway 100 East
Box 2097
Lake City, Florida 32056-2097

Re: Sublease Agreement between Champion Home Builders, Inc., and J. B. Hunt Transport, Inc.

Dear Mr. Howd:

Please be advised that the City of Lake City ("City") has reviewed your request to sublease to J. B. Hunt Transport, Inc. ("Hunt") a portion of its airport property which is under lease to Champion Home Builders, Inc. ("Champion"), (previously Homes of Merit, Inc.) under Lease dated July 1, 1999, (the "Lease"), approved and authorized by City Council Resolution No. 1999-063, pursuant to a proposed Sublease Agreement, copy of which has been furnished to the City (the "Sublease").

The City hereby gives its consent for Champion to sublease the property to Hunt under the following conditions:

1. That the City be provided with proof of the comprehensive general liability insurance required by Section 15 of the Sublease, with the city being named an additional insured.
2. That Hunt be subject to and shall comply with all of the terms, conditions, and requirements of Champion's Lease regarding rules, regulations, and requirements relating to the use of airport property.

Mayor-Council Member
STEPHEN M. WITT

Vice-Mayor-Council Member
EUGENE JEFFERSON

Council Members
MELINDA MOSES
ZACK PAULK
GEORGE WARD

City Attorney
HERBERT F. DARBY

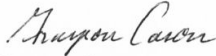
City Manager
WENDELL JOHNSON

City Clerk
AUDREY E. SIKES

3. That the City's consent to the Sublease does not in any way change, modify, or amend any of the terms and conditions of Champion's Lease or release Champion from any of its obligations under its Lease.

This consent is conditions upon your acknowledging receipt of a copy of this consent letter and agreeing to the terms and conditions thereof.

Very truly yours,



Grayson Cason
Assistant City Manager

GC/lss

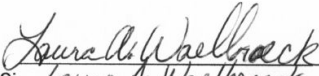
cc: Mr. Wendell Johnson
Mayor and Councilmembers
Ms. Donna R. Duncan
Mr. Nick Harwell

ACKNOWLEDGMENT

Champion Home Builders, Inc., hereby acknowledges receipt of a copy of this consent letter and agrees to the terms and conditions contained herein.

Dated this 3rd day of April, 2014.

CHAMPION HOME BUILDERS, INC.

By: 
Name: Laura A. Waelbroeck
Title: Controller

RESOLUTION NO. 99-063

**A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA, APPROVING
AND AUTHORIZING THE EXECUTION OF A LEASE OF PROPERTY AT
THE LAKE CITY MUNICIPAL AIRPORT TO HOMES OF MERIT, INC.**

WHEREAS, To induce, encourage, and promote commercial, manufacturing, and industrial development within Columbia County ("County") and create employment for its citizens, the City of Lake City ("City") has established an industrial park subdivision located upon the Lake City Municipal Airport (the "Airport"); and

WHEREAS, Homes of Merit, Inc. ("Merit") desires to lease from City additional lands at the Airport in order to expand its mobile home manufacturing facilities in Lake City, Columbia County, Florida, pursuant to and in accordance with terms and conditions of Lease Agreement, copy of which is attached hereto and made a part of this resolution (the "Lease"); and

WHEREAS, the City finds and has determined that it is in the public interest to enter into the Lease.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF LAKE CITY, FLORIDA, as follows:**


Section 1. The Lease is hereby approved and the Mayor and City Auditor and Clerk are authorized to execute the Lease for and on behalf of the City.

PASSED AND ADOPTED at a meeting of the City Council this 27th day of


June, 1999.


Mayor-Councilman

ATTEST:


City Auditor and Clerk

APPROVED AS TO FORM AND LEGALITY:

By: 
HERBERT F. DARBY
City Attorney

HFD/lss
5/20/99
6/21/99 (Revised)

**LEASE AGREEMENT
BETWEEN THE CITY OF LAKE CITY, FLORIDA,
AND HOMES OF MERIT, INC.**

THIS LEASE AGREEMENT made and entered into at Lake City, Columbia County, Florida, on July 1, 1999, by and between the CITY OF LAKE CITY, FLORIDA, a municipal corporation, (herein the "Lessor" and sometimes herein referred to as "City"), and HOMES OF MERIT, INC., a Florida corporation, (herein the "Lessee" and sometimes herein referred to as "Merit").

WITNESSETH:

RECITALS

A. By instruments of transfer ("the Instruments of Transfer") dated August 29, 1949, and July 7, 1948, said instruments being recorded in Deed Book 59, Page 109, and Deed Book 60, Page 29, public records of Columbia County, Florida, Lessor (herein sometimes also referred to as the "City") acquired from the United States of America certain property, real and personal, therein described, which is now known as the Lake City Municipal Airport (and sometimes herein referred to as the "Airport"); and

B. Pursuant to a master plan developed for the future use of the Airport, a portion of the Airport land has been designated for the development of commercial use and activities, the use of which would not interfere with or be incompatible with the aviatational operation of the Airport; and

C. Merit presently owns and operates a business located upon portions of the Airport property and desires to lease from City additional Airport land to expand its mobile home manufacturing facilities and sales of mobile homes in the Lake City, Columbia County area; and

D. City is willing to lease to Merit the additional lands at the Airport which are more particularly described in Exhibit "A" attached hereto and referred to as the "Leased Premises", upon and in accordance with the terms and conditions provided for in this lease agreement; and

E. To induce City ("Merit's Inducement") to grant merit this lease, Merit agrees to and shall build and construct upon the Leased Premises, at its cost and expense, certain permanent improvements more particularly described in Exhibit "B" attached hereto and made a part of this lease agreement; and

F. Without Merit's Inducement City would not enter into this lease agreement; and

G. The lease of the Leased Premises to Merit will create additional employment opportunities and inure to the economic benefit of the City and its citizens.

NOW, THEREFORE, in consideration of the foregoing premises, and the sum of ONE AND NO/100 (\$1.00) DOLLAR, and other valuable considerations, to each this day in hand paid by the other party hereto, and in consideration of the covenants herein set forth, Lessor and Lessee agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and are hereby incorporated into this agreement.

2. **LEASED PREMISES.** Upon terms and conditions hereinafter set forth, and in consideration of the payment of the rents and other payments herein provided for, and the prompt performance by Merit of the covenants and agreements, to be kept and performed by Merit, the City does lease, let, and demise to Merit, and Merit hereby leases

from City the Airport property now owned by City and described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Leased Premises").

3. **TERM OF LEASE.** This lease shall be for an initial term of five (5) years, commencing July 1, 1999, and ending at twelve o'clock midnight, June 30, 2004, inclusive, unless terminated sooner as provided below (the "Primary Term").

4. **OPTION TO RENEW.** While not in default, Merit shall have the option to renew this lease for the following four (4) successive renewal terms of five years each:

- (a) The first renewal term shall commence July 1, 2004, and shall end at twelve o'clock midnight, June 30, 2009 (the "First Renewal Term");
- (b) The second renewal term shall commence July 1, 2009, and shall end at twelve o'clock midnight, June 30, 2014 (the "Second Renewal Term");
- (c) The third renewal term shall commence July 1, 2014, and shall end at twelve o'clock midnight, June 30, 2019 (the "Third Renewal Term");
- (d) The fourth and final renewal term shall commence July 1, 2019, and shall end at twelve o'clock midnight, June 30, 2024 (the "Fourth and Final Renewal Term").

Each of the renewal terms shall be upon the same terms, covenants, and conditions hereof except (i) there shall be no further renewal rights after the expiration of the Fourth and Final Renewal Term, and (ii) the monthly rent shall be as provided for herein below.

Merit may, at any time or times, exercise the renewal options in any single instance with respect to one or more of said renewal terms in consecutive order. Each exercise by

Merit shall be evidenced and effected by Merit giving to City, not less than ninety (90) days prior to the expiration of the then current term, a written notice of Merit's election to renew this lease for the renewal term or terms specified in the notice.

5. **RENT FOR THE PRIMARY AND RENEWAL TERMS.** The rent for the Primary Term and each Renewal Term of this lease shall be as follows:

- (a) The rent for the Primary Term shall be TWENTY SEVEN THOUSAND DOLLARS (\$27,000.00), which shall be payable in sixty (60) consecutive monthly payments of FOUR HUNDRED FIFTY AND NO/100 DOLLARS (\$450.00) each, payable on the first day of each month, commencing July 1, 1999, (herein the "Primary Term Rent").
- (b) In the event Merit exercises its option to renew the First Renewal Term of this lease, the rent for the First Renewal Term of this lease (herein the "First Renewal Term Rent"), if applicable, shall be an amount equal to the Primary Term Rent increased by the percent change in the Consumer Price Index for all Urban Consumers, U.S. City Average, All Items (1967 = 100), or successor reports (herein the "Consumer Price Index") during the Primary Term (from July 1, 1999, to June 30, 2004). The First Renewal Term Rent shall be payable in sixty (60) equal consecutive monthly payments on the first day of each month, commencing July 1, 2004.
- (c) In the event Merit exercises its option, if applicable, to renew the Second Renewal Term of this lease, the rent for the Second Renewal Term of this

lease (herein the "Second Renewal Term Rent"), shall be an amount equal to the rent for the immediate preceding renewal term increased by the percent change in the Consumer Price Index during the preceding renewal term (from July 1, 2004 to June 30, 2009). The Second Renewal Term Rent shall be paid in sixty (60) equal consecutive monthly payments on the first day of each month, commencing July 1, 2009.

- (d) In the event Merit exercises its option, if applicable, to renew the Third Renewal Term of this lease, the rent for the Third Renewal Term of this lease (herein the "Third Renewal Term Rent"), shall be an amount equal to the rent for the immediate preceding renewal term increased by the percent change in the Consumer Price Index during the preceding renewal term (from July 1, 2009 to June 30, 2014). The Third Renewal Term Rent shall be paid in sixty (60) equal consecutive monthly payments on the first day of each month, commencing July 1, 2014.
- (e) In the event Merit exercises its option, if applicable, to renew the Fourth and Final Renewal Term of this lease, the rent for the Fourth and Final Renewal Term of this lease (herein the "Fourth and Final Renewal Term Rent"), shall be an amount equal to the rent for the immediate preceding renewal term increased by the percent change in the Consumer Price Index during the preceding renewal term (from July 1, 2014, to June 30, 2019). The Fourth and Final Renewal Term Rent shall be paid in sixty (60) equal consecutive

monthly payments on the first day of each month, commencing July 1, 2019.

- (f) In the event the rents provided for in this lease (or any other payments required to be made by Merit hereunder), shall be or become subject to Florida income, sales, use or rent taxes, Merit shall pay all of such taxes. Florida sales tax on the rent (presently seven (7%) percent) shall be paid with each installment of rent.

6. **TAXES.** Merit shall, throughout the term of this Lease and all extensions thereto, pay all real estate and personal property taxes and special or general assessments and all other lawful assessments which may be made against the Leased Premises and Leasehold Improvements by any governmental authority and shall save City harmless against liability for any payment thereof. Insofar as the laws of the State of Florida shall permit, City, as owner of the Leased Premises, will not attempt to assess or collect any taxes on the Leased Premises. Merit shall annually furnish City proof that all taxes and special assessments have been paid.

7. **UTILITIES.** Merit shall fully and promptly pay for all water, wastewater charges, gas, heat, light, power, telephone services, garbage and trash services, and other public services and utilities of every kind furnished to the Leased Premises, or required by law to be furnished, throughout the Primary Term hereof and all renewal terms, and all other costs and expenses of every kind whatsoever of or in connection with the use, operation, and maintenance of the Leased Premises and all activities conducted thereon, and City shall have no responsibility of any kind for any thereof.

8. **CONSTRUCTION OF LEASEHOLD IMPROVEMENTS.** In accordance with Merit's Inducement, Merit agrees to and shall construct the permanent improvements identified in Exhibit "B" upon the Leased Premises, which shall be constructed in accordance with all applicable building codes and plans and specifications filed with and approved by the Lake City Building and Planning Department.

9. **CLEARING OF LAND AND SITE PREPARATION:** The Leased Premises presently has growing upon it standing pine timber. City agrees to and shall cut and remove, at its cost and expense, all of the timber located upon the Leased Premises and shall remove all of the remaining stumps and clear the land of any and all brush, growth, or debris. Merit shall, at its cost and expense, pay for all site preparation with respect to its intended use and construction of improvements.

10. **QUIET ENJOYMENT.** So long as Merit keeps and performs all of its covenants and conditions under this lease, it shall have quiet, undisturbed, and continued possession of the Leased Premises, free from all claims against the City and all persons claiming under, by, or through the City.

11. **CITY'S RIGHT TO INSPECT LEASED PREMISES.** Merit agrees to permit City, its servants or agents to enter the Leased Premises at any reasonable hour for the purpose of examining the same in order to determine whether the Leased Premises are being kept in good repair and conditions, and whether the same are being kept, used and maintained in accordance with the provisions and terms of this lease.

12. **MECHANIC'S LIENS.** Merit shall not subject the City's interest in the

Leased Premises to any mechanic's or materialman's liens or other lien of any kind, except to the extent that the creation of such lien or liens is specifically authorized by a provision in this lease. Merit shall not allow a lien or claim of any kind to be filed or claimed against the City's interest in the Leased Premises during the continuance of this lease. If such lien is claimed or filed, Merit shall cause the Leased Premises to be released from the claim within thirty (30) days after City is given written notice that a claim has been filed, or within thirty (30) days after City is given written notice of the claim and transmits written notice of its receipt to Merit, whichever thirty-day (30) day period expires earlier. Merit shall cause such release, either by paying the amount necessary to relieve and release the Leased Premises from the claim, or in any other manner which, as a matter of law, will result within the thirty-day (30) period, in releasing City and its title from the claim.

13. **GOVERNING LAW** All of the rights and remedies of the parties to this lease shall be governed by the provisions of this instrument and by the laws of the State of Florida.

14. **COMPLIANCE WITH LAWS.** Merit shall, during the Primary Term and all renewal terms, abide by and comply with all present and future federal, state, county, and city laws, rules, and regulations and the laws and regulations of all governmental regulatory agencies which now or may hereafter exist concerning the use of the Leased Premises, and will permit no violation of any of such laws and regulations.

15. **CUMULATIVE REMEDIES.** During the continuance of this lease, City

shall have all rights and remedies which this lease and the laws of the State of Florida assure to it. All rights and remedies accruing to City shall be cumulative; that is, City may pursue all rights that the law and this lease afford to it, in whatever order City desires and the law permits without being compelled to resort to any one remedy in advance of the other.

16. **INDEMNIFICATION AND HOLD HARMLESS.** During the entire term of this lease (which shall include the Primary Term and all renewal terms), Merit will indemnify and hold harmless City against any and all claims, debts, demands, or obligations which may be made against City or against its title in the Leased Premises, arising out of, or in connection with, any alleged act or omission of Merit or any person claiming under, by, or through Merit, arising in or on the Leased Premises or in connection with the use thereof. If it becomes necessary for City to defend any action seeking to impose any liability, Merit will pay City all costs of court and reasonable attorney fees incurred by City in effecting such defense in addition to all other sums that City may be called upon to pay by reason of the entry of a judgment against it in the litigation in which such claim is asserted.

17. **LIABILITY INSURANCE.** Upon the commencement of this lease, Merit shall cause to be written a policy or policies of insurance by a company or companies licensed and authorized to do business in the State of Florida in the form generally known as public liability policies. The policies shall insure Merit against all claims and demands made by any person or persons for injuries received in connection with the operation and

maintenance of the Leased Premises and Leasehold Improvements located on the Leased Premises and for any other risk insured against by such policies. Each class of policies shall be written with limits of not less than \$1,000,000.00 for damages incurred or claimed by any one person for bodily injury, or otherwise, plus \$100,000.00 for damages to property and for not less than \$3,000,000.00 for damages incurred or claimed by more than one person for bodily injury, or otherwise. All such policies shall name Merit and City, as their respective interest may appear, as the insured persons. Merit shall promptly deliver the original or a duplicate original of each policy or policies to City as they are written, together with adequate evidence of the fact that the premiums are paid.

18. **CASUALTY INSURANCE.** From and after the commencement of this lease, Merit will keep insured any and all buildings and permanent improvements upon the Leased Premises against all loss or damage by fire and windstorm, together with "extended coverage". The amount of insurance shall, at all times, be sufficient to prevent any party in interest from being or becoming a co-insurer on any part of the risk, and shall not be less than the full insurable value of the improvements. All of the insurance policies shall include City as one of the insured parties and shall fully protect both City and Merit, as their respective interest may appear. All insurance received by City and Merit for the destruction or damage of buildings or improvements by fire, windstorm, or other casualty shall be made available to Merit for the construction or repair, as the case may be, of any building or buildings or improvements damaged or destroyed by fire, windstorm, or other casualty for which insurance is payable.

19. **MERIT'S RIGHT TO ALTER BUILDINGS.** Merit shall have the right, at its expense, with the written consent of City, which consent shall not be unreasonably withheld, to make additions and alterations to the buildings on the Leased Premises, provided, however, no alterations or additions shall be made which will impair the structural soundness of said buildings, or violate any applicable regulation of the Federal Aviation Agency.

20. **MERIT'S RIGHT TO CONDUCT BUSINESS.** Merit shall have the right to conduct any lawful business on the Leased Premises at any time during the lease period, but Merit binds itself to conduct the same in a manner consistent with the laws of Florida and of the United States.

21. **MERIT'S RIGHT TO REMOVE PERSONAL PROPERTY.** It is mutually covenanted and agreed that machinery, fixtures and all personal property brought upon said Leased Premises by Merit may be removed by Merit at the termination of this lease, even though the same may be attached to said Leased Premises so as to be regarded in law as part of said Leased Premises; provided Merit shall not then be in default in the performance of the covenants hereof; that no such property shall be removed, if such removal would permanently injure or dismantle a building; and provided further, that if the removal of any such property shall be effected before the expiration of said term, all damage caused to said Leased Premises by such removal shall be repaired by Merit on or before the expiration of said term.

22. **MERIT'S RIGHT TO SUBLET LEASED PREMISES.** Merit, with the

written consent of City, which consent shall not be unreasonably withheld, shall have the right at any time to sublet the Leased Premises, or any part thereof, or assign this lease, but no such subletting or assignment shall relieve Merit of any of its obligations hereunder, and any assignee of this lease, shall expressly assume, and by reason of such assignment shall be considered as having assumed and become bound by all of Merit's obligations hereunder. Any assignee shall take the lease and the assignment subject to all prior breaches of Merit's covenants herein and shall be liable therefor in the same manner as Merit or prior assignee was responsible therefor.

23. **MERIT'S RIGHT TO REPAIR OR RESTORE BUILDINGS.** In the event any of the buildings upon the Leased Premises shall become damaged or destroyed at any time during the term of this lease, it shall be the duty and responsibility of Merit at its sole expenses (as provided in Paragraph 18 hereof City has agreed that Merit may use all insurance proceeds for this purpose), to replace or restore such damaged building or buildings to the condition the same were in prior to being damaged and to do so within a reasonable time. Specifically, neither the rent nor the Leasehold Improvements Purchase Payments shall abate during the time any of the buildings on the Leased Premises may be so damaged or destroyed.

24. **ATTORNEYS' FEES AND COSTS.** Should either party after default of the other file suit to enforce any provision of this instrument, then the prevailing party shall be entitled to collect from the other party its reasonable attorney's fees and court costs.

25. **ADDITIONAL IMPROVEMENTS.** Any building or buildings or other

improvements placed or constructed upon the Leased Premises at the expense of Merit, shall become the property of City and, Merit shall have no right to remove or demolish any of such buildings or improvements without the consent of City which consent shall not be unreasonably withheld.

26. **USE OF PREMISES.** The premises are located at Lake City Airport (the "Airport") and, therefore, Merit's use of the premises and its rights hereunder shall be subject to the following provisions:

- (a) This Lease shall be subject to the terms, conditions and provisions of the Instruments of Transfer and all restrictions of record affecting the Airport and the use thereof, all federal and state laws and regulations affecting the same, and shall be subject and subordinate to the provisions of any existing agreement between the City and the United States of America or the State of Florida, their boards, agencies or commissions, and to any future agreements between the foregoing relative to the operation or maintenance of the Airport, the execution of which may be required as a condition precedent to the expenditure of federal or state funds for the development of the Airport, or as a condition precedent to the use of the Airport, or any part thereof, by the City or otherwise. All provisions hereof shall be subordinate to the right of the United States of America to terminate the right of the City to occupy or use the Airport, or any part thereof, during the time

of war or national emergency.

- (b) Merit for itself, its successors in interest and assigns, does hereby covenant and agree, as a covenant running with the land, that (1) no person on the grounds of race, color or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the premises, (2) that in the construction of any improvements on, over or under such land and the furnishing of services thereon, no person on the grounds of race, color or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that Merit shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, nondiscrimination in federally-assisted programs of the Department of Transportation, as said Regulations may be amended. A breach of this covenant shall constitute an Event of Default hereunder, provided that no such Event of Default shall be deemed to have occurred until the procedures of Title 49, Code of Federal Regulations, are followed and completed, including the exercise or expiration of appeal rights.
- (c) The City reserves the right to further develop or improve all areas of

the Airport as it sees fit, other than the Leased Premises, without any interference or hindrance from Merit.

- (d) The City reserves unto itself, its successors and assigns, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the Leased Premises, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in the said airspace, and for use of said airspace for landing on, taking off from, or operating on the Airport.
- (e) Merit expressly agrees, for itself and its successors and assigns, to restrict the height of structures, objects of natural growth and other obstructions on the premises to such a height so as to comply with Federal Aviation Regulations, Part 77.
- (f) Merit expressly agrees, for itself and its successors and assigns, to prevent any use of the premises which would interfere with or adversely affect the operation or maintenance of the Airport, or otherwise constitute an airport hazard.
- (g) The parties acknowledge that this Lease is subject to the approval of the Federal Aviation Administration. The City agrees to use its best efforts to obtain such approval. In the event the Federal Aviation Administration shall require any modifications in this Lease as a

condition precedent to the granting of such approval, and if Merit without cause shall fail to consent to such modifications, then the term of this Lease shall terminate and said prior lease shall be reinstated.

27. **ENVIRONMENTAL MATTERS.** Merit acknowledges that certain federal, state and local laws, regulations and guidelines are now in effect, and that additional laws, regulations and guidelines may hereafter be enacted, relating to or affecting the Leased Premises concerning the impact on the environment, land use, the maintenance and operation of buildings and improvements and the conduct of business. Merit will not cause, or permit to be caused, during the term of the Lease any act or practice, by negligence, omission, or otherwise, that would violate any of said laws, regulations or guidelines. Merit shall indemnify, defend, and hold City harmless from and against any and all claims, demands, suits, losses, damages, assessments, fines, penalties, costs, or other expenses (including reasonable attorneys' fees and court costs) arising from actual damage to the environment, agency costs of investigation, penalties and fines imposed by any governmental agency, personal injury or death, or damage to the Leased Premises during the term of this Lease due to a release of Hazardous Wastes on or under the Leased Premises and surrounding lands caused by Merit during the Primary Term or any renewal term of this lease resulting from Hazardous Wastes. Merit does not, however, indemnify and hold City harmless from any such claims as enumerated in the preceding sentence caused by others including, but not limited to, the U.S. Military or any other Governmental entity, City or any of its other past or present tenants, guests, or invitees, using the airport facilities and its surrounding lands of which the Leased

Premises is a part.

"Hazardous Wastes" are as defined in the Resources Conservation and Recovery Act ("RCRA") 42 U.S.C. Section 6901-6991 or the Comprehensive Environmental Response Compensation or Liability Act ("CERCLA"), 42 U.S.C. Section 9601-9756 as amended by Superfund Amendments and Reauthorization Act of 1986 ("SARA"), including all amendments thereto.

28. **MAINTENANCE AND REPAIRS.** Throughout the Primary Term and all renewal terms of this lease, Merit, at its expense, shall promptly make all necessary repairs and replacements to the buildings and all other Leasehold Improvements, whether interior or exterior, ordinary or extraordinary, or structural or nonstructural, as and when necessary. Such obligation shall extend to repairs and replacements to pipes, heating and plumbing systems, window glass, fixtures, and all other appliances and their appurtenances, as well as to all equipment used in connection with the Leased Premises, and to the sidewalks, curbs, and parking lot. The quality and class of all repairs and replacements shall be at least equal to that of the original work.

29. **PERFORMANCE AFTER DEFAULT.** The continued performance by City under this lease for any period after a default by Merit shall not be deemed a waiver of any right on the part of City to terminate this lease for such default. No waiver for City of any default by Merit shall be construed to be or act as a waiver by City of any subsequent default.

30. **CITY'S ADDITIONAL RIGHT TO TERMINATE.** In addition to the rights of City to terminate this lease otherwise permitted herein, or by the laws of the State of Florida, City

shall also have the right to terminate this lease on the happening of any one or more of the following defaults or contingencies:

- (a) In the event Merit shall be adjudged a bankrupt whether upon a voluntary or involuntary petition, and the same has not been set aside after 30 days; or
- (b) In the event any receiver or other custodian should be appointed for Merit by any court of competent jurisdiction, after a hearing, brought by or against Merit, and the same has not been set aside after 30 days; or
- (c) In the event of default on the part of Merit in the keeping of the performance of any or all of its covenants and agreements herein contained; or
- (d) In the event of default in the payment of the rent, taxes, insurance premiums, or in making any other payments as herein provided; or
- (e) In the event of any default by Merit in any of the terms and conditions of any of the other existing leases given by City to Merit on other parcels of Airport land, including any default in the payment of the rents or payments of other monies under the terms of such other existing leases.

Upon the occurrence of any default by Merit, and unless as otherwise provided for herein, City at any time thereafter may give written notice to Merit specifying such default and stating that this lease shall terminate on the date specified in such notice, which shall be at least twenty (20) days after the giving of such notice, and upon the date specified in such

notice this lease and all rights of Merit hereunder shall terminate unless such default is cured by Merit on or prior to the date specified in such notice. Provided however, that in the event the default is one that cannot be cured within twenty (20) days because of the character thereof, Merit shall not be in default so long as Merit commences to cure such default within the same 20-day period and thereafter proceeds diligently to cure such default. Upon the termination of this lease pursuant to the provisions hereof, Merit shall peacefully surrender the Leased Premises to City, and City, upon or at any time after any such termination, may without further notice re-enter the Leased Premises and repossess it by force, summary proceedings, ejectment, or otherwise, and may dispossess Merit and remove Merit and all other persons from the Leased Premises. No such termination of this lease shall relieve Merit of its liability and obligations under this lease, and such liability and obligations shall survive such termination. The rights and remedies of the holder of this lease are cumulative and in addition to those provided by law.

31. **NOTICES.** All notices and communications hereunder shall be sufficiently given and shall be deemed given when delivered or mailed by regular mail, postage pre-paid, and if intended for the City addressed as follows:

City Manager
City of Lake City, Florida
Post Office Box 1687
Lake City, Florida 32056-1687

with a copy to:

Mayor
City of Lake City, Florida
Post Office Box 1687
Lake City, Florida 32056-1687

and if intended for Merit addressed as follows:

Mr. Charles E. Weeder
President
Homes of Merit, Inc.
Post Office Box 1606
Bartow, Florida 33831

with a copy to:

Mr. Gary Towns
Vice President
Homes of Merit, Inc.
Post Office Box 2097
Lake City, Florida 32056-2097.

32. **BINDING EFFECT.** This lease and all provisions herein shall be binding upon the parties hereto, their successors and assigns.

33. **TIME OF THE ESSENCE.** It is understood and agreed by and between the parties hereto that time is of the essence of this lease agreement and applies to all terms, covenants, and conditions contained herein.

34. **HEADINGS.** The headings or catch lines of paragraphs in this lease agreement are inserted only as a matter of convenience and for reference. They, in no way, define, limit, or describe the scope of this lease or of its intent of any provisions hereof.

35. **SEVERABILITY.** If any term or provision of this lease is to any extent invalid or unenforceable, the remainder of this lease shall not be affected thereby and the remaining

terms and provisions shall be valid and enforceable to the fullest extent either hereunder or as permitted by law.

36. **COUNTERPARTS.** This lease agreement shall be executed in two or more counterparts, each of which shall be deemed an original.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement the day and year first above written.

Signed, sealed and delivered in the presence of:

CITY OF LAKE CITY, FLORIDA

Jamit R. Wright
Witness
Jamit R. Wright
(type/print name)
Kathy P. Sealey
Witness
Kathy P. Sealey
(type/print name)
Witnesses as to City

By: *[Signature]*
W. R. KIRKLAND
Mayor

ATTEST: *[Signature]*
JAMES R. MINCHIN
City Auditor and Clerk

"CITY"

(SEAL)

APPROVED AS TO FORM AND LEGALITY:

By: *[Signature]*
HERBERT F. DARBY
City Attorney

Signed, sealed and delivered
in the presence of:

HOMES OF MERIT, INC.

Rob Mobley
Witness

Rob Mobley
(type/print name)

LeAnn Klinger
Witness

LeAnn Klinger
(type/print name)

Witnesses as to Merit

By: *Gary C. Towns*
Print Name: Gary C. Towns
Title: Vice President/General Manager

"MERIT"

STATE OF FLORIDA

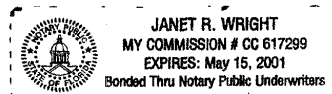
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this *24* day of *June*, 1999, by W. R. KIRKLAND and JAMES R. MINCHIN, as Mayor and City Auditor and Clerk respectively, for and on behalf of the CITY OF LAKE CITY, FLORIDA, who are personally known to me.

Janet R. Wright
Notary Public, State of Florida

(NOTARIAL SEAL)

My Commission Expires:



STATE OF FLORIDA

COUNTY OF *Columbia*

The foregoing instrument was acknowledged before me this *24th* day of *June*, 1999, by Gary C. Towns, as Vice President/Gen. Mgr for and on behalf of HOMES OF MERIT, INC., a Florida corporation, who is personally known to me.

Marion Kohn
Notary Public, State of Florida

(NOTARIAL SEAL)

My Commission Expires:

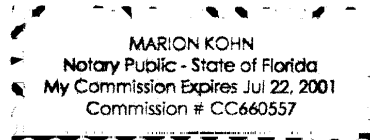


EXHIBIT "A"

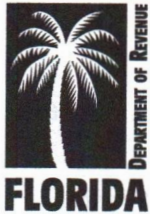
LEGAL DESCRIPTION OF "LEASED PREMISES"

COMMENCE at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 2, Township 4 South, Range 17 East, Columbia County, Florida, and run N 88°50'25" E, along the South line of said Northeast 1/4 of the Southeast 1/4 a distance of 565.35 feet to a point on the centerline of State Road No. 100; thence N 51°13'25" W, along said centerline 472.00 feet; thence N 38°46'35" E, 60.00 feet to a point on the Northeasterly right-of-way line of said State Road No. 100; thence continue N 38°46'35" E, 100.00 feet to the Southeast corner of a parcel of land currently occupied by the Homes of Merit manufacturing plant and the POINT OF BEGINNING; thence continue N 38°46'35" E, along the Easterly line of said parcel of land 760.00 feet to the Northeast corner of said parcel of land; thence S 51°13'25" E, along the Easterly extension of the Northerly line of said parcel of land 171.95 feet; thence S 38°46'35" W, parallel to the Easterly line of said parcel of land occupied by Homes of Merit 760.00 feet to a point on the Easterly extension of the Southerly line of said parcel of land; thence N 51°13'25" W, along said Easterly extension 171.95 feet to the POINT OF BEGINNING. Containing 3.00 acres, more or less.

EXHIBIT "B"

DESCRIPTION OF PERMANENT IMPROVEMENTS

A Metal building 200 feet long and 100 feet wide to be constructed in accordance with the City building code.



617 P1 T2*****AUTO**5-DIGIT 32055
AIRPORT - RENTAL
CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY FL 32055-3918

Exhibit 6

**State Sales Tax Rate Imposed on Rentals, Leases, or Licenses
to Use Real Property Reduced to 2.0%**

Effective June 1, 2024, the state sales tax rate imposed under section 212.031, Florida Statutes (F.S.), on the total rent charged for renting, leasing, letting, or granting a license to use real property (also known as “commercial rentals”) is reduced from 4.5% to 2.0%. Some examples of real property rentals subject to tax under s. 212.031, F.S., include rentals of commercial office or retail space, warehouses, and self-storage units or mini-warehouses.

The total rent charged includes all consideration due and payable by the tenant for the privilege or right to use or occupy the real property. The local option discretionary sales surtax imposed by the county where the real property is located continues to apply to the total rent charged.

Sales tax is due at the rate in effect during the time the tenant occupies or is entitled to occupy the real property, regardless of when the rent is paid.

- Rental charges paid on or after June 1, 2024, for rental periods of December 1, 2023, through May 31, 2024, are subject to 4.5% state sales tax plus any applicable discretionary sales surtax.
- Rental payments made prior to June 1, 2024, that entitle the tenant to occupy the real property on or after June 1, 2024, are subject to 2.0% state sales tax plus any applicable discretionary sales surtax.

The reduced state sales tax rate on commercial rentals **does not apply to** the state sales tax rate on rentals or leases of living, sleeping, or housekeeping accommodations for six months or less (also known as “transient rentals”), **parking or storage spaces for motor vehicles** in parking lots or garages, docking or storage spaces for boats in boat docks or marinas, or **tie-down or storage space for aircraft**, at airports.

Information about the proper reporting of tax due on commercial rentals is available on the Department’s website at floridarevenue.com/forms. Click the Sales and Use Tax dropdown menu and scroll to *Sales and Use Tax on the Rental, Lease, or License to Use Commercial Real Property* (GT-800016).

References: Chapter 2021-2, Laws of Florida; Section 212.031, Florida Statutes

Exhibit 5

Legal Description per Columbia County Property Appraiser – website:

COMM AT SE COR OF NE 1/4 OF SE1/4 RUN E 565.35 FT TO C/L OF SR 100 NW 472 FT NE 60 FT TO THE NE STLY R/W LINE OF SAID R/W, CONT NE 100 FT TO POB CONT NE 760 FT, SE 171.95 FT, SW 760 FT, NW 171.95 FT TO POB.(AS PER UNREC LEASE AGREEMENT).

3 AC

Columbia County Property Appraiser
Jeff Hampton

Parcel: 02-45-17-07483.006 (27918)

2022 Working Values
updated: 9/23/2022

Retrieve Tax Record 2021 TRIM (pdf) Property Card Parcel List Generator Show on GIS Map Print

Owner & Property Info
Owner: CITY OF LAKE CITY (LEASE PROP)
C/O HOMES OF MERIT INC
P O BOX 2097
LAKE CITY FL 32056
Site: 1979 SE STATE ROAD 100, LAKE CITY
Description: COMM AT SE COR OF NE 1/4 OF SE1/4 RUN E 565.35 FT TO C/L OF SR 100 NW 472 FT NE 60 FT TO THE NE STLY R/W LINE OF SAID R/W, CONT NE 100 FT TO POB CONT NE 760 FT, SE 171.95 FT, SW 760 FT, NW 171.95 FT TO POB (AS PER UNREC LEASE AGREEMENT).
Area: 3 AC SITR: 02-45-17
Use Code: MUNICIPAL IMP- NON- EX (8901) Tax District: 2

Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$40,500	Mkt Land	\$42,000
Ag Land	\$0	Ag Land	\$0
Building	\$496,220	Building	\$484,619
XFOB	\$13,502	XFOB	\$13,502
Just	\$460,222	Just	\$540,120
Class	\$0	Class	\$0
Appraised	\$460,222	Appraised	\$540,120
SOH Cap (?)	\$0	SOH Cap (?)	\$33,876
Assessed	\$460,222	Assessed	\$540,120
Exempt	\$0	Exempt	\$0
Total Taxable	county \$460,222 city \$0 other \$0 school \$460,222	Total Taxable	county \$506,244 city \$0 other \$0 school \$540,120

Sales History



Homes of Merit - Plant 1

Four (5-year) Renewals Options	Original 5-Year Term
3-Year Terms	7/1/1999 to 6/30/2004
CPI (as of June 30) of last year of previous term	
(Less) CPI (as of July 1) of 1st year of the previous term	
Index Point Change	
(Divided by) 1st year of renewal period CPI Index	
Percent of Index Point Change	
Multiplied by 100	
Percent change	
Multiplier	
Base Rent	\$450.00
New Monthly Rent Amount before Taxes	\$450.00
New Annual Rent Amount before Taxes	\$5,400.00
Florida Sales Tax Rate	
Florida Sales Tax	
Monthly Rent and Florida Sales Tax	
Annual Rent	\$5,400.00

1st of 4 Renewals	2nd of 4 Renewals	3rd of 4 Renewals	4th of 4 Renewals
7/1/2004 to 6/30/2009	7/1/2009 to 6/30/2014	7/1/2014 to 6/30/2019	7/1/2019 to 6/30/2024
568.2	646.121	713.97	767.291
497.9	568.2	646.121	713.97
70.3	77.921	67.849	53.321
497.9	568.2	646.121	713.97
0.141193011	0.137136572	0.105009743	0.07468241
14.11930106	13.71365716	10.50097428	7.468240963
14.12%	13.71%	10.50%	7.47%
1.14119301	1.13713657	1.10500974	1.07468241
\$450.00	\$513.54	\$583.97	\$645.29
\$513.54	\$583.97	\$645.29	\$693.48
\$6,162.44	\$7,007.58	\$7,743.51	\$8,321.78
\$5,400.00	\$6,162.48	\$7,007.64	\$7,743.48

Original 1999	\$450.00
1st - 2004	\$513.54
2nd - 2019	\$583.97
2019	\$645.29
2024	\$693.48

\$31,713.60

Year	CPI - June 30
1999	497.9
2004	568.2
2009	646.121
2014	713.97
2019	767.291

- (a) The rent for the Primary Term shall be TWENTY SEVEN DOLLARS (\$27,000.00), which shall be payable in sixty (60) monthly payments of FOUR HUNDRED FIFTY AND NO/ (\$450.00) each, payable on the first day of each month, commencing July 1, 1999, (herein the "Primary Term Rent").
- (b) In the event Merit exercises its option to renew the First Renewal Term of this lease, the rent for the First Renewal Term of this lease (herein the "Renewal Term Rent"), if applicable, shall be an amount equal to the Primary Term Rent increased by the percent change in the Consumer Price Index for all Urban Consumers, U.S. City Average, All Items (1967=100) as reported in the successor reports (herein the "Consumer Price Index") during the First Renewal Term (from July 1, 1999, to June 30, 2004). The First Renewal Term Rent shall be payable in sixty (60) equal consecutive monthly payments on the first day of each month, commencing July 1, 2004.

THOUSAND

60) consecutive

100 DOLLARS

commencing July 1,

Renewal Term of

the (herein the "First

equal to the Primary

Consumer Price Index for

= 100), or

during the Primary

Renewal Term Rent

payments on the

- (b) In the event Merit exercises its option to renew the First Renewal Term of this lease, the rent for the First Renewal Term of this lease (the "First Renewal Term Rent"), if applicable, shall be an amount equal to the First Renewal Term Rent increased by the percent change in the Consumer Price Index for all Urban Consumers, U.S. City Average, All Items (1967 = 100) as reported by the U.S. Department of Labor's Bureau of Economic Analysis in its monthly consumer price index reports (herein the "Consumer Price Index") during the First Renewal Term (from July 1, 1999, to June 30, 2004). The First Renewal Term Rent shall be payable in sixty (60) equal consecutive monthly payments on the first day of each month, commencing July 1, 2004.

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herein the "First
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100), or
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wal Term Rent
ments on the

first day of each month, commencing July 1,

- (c) In the event Merit exercises its option, if applicable, during the
Renewal Term of this lease, the rent for the \$

4

lease (herein the "Second Renewal Term") shall be equal to the rent for the immediate preceding renewal term plus the percent change in the Consumer Price Index for the term (from July 1, 2004 to June 30, 2009). The rent shall be paid in sixty (60) equal consecutive payments on the first day of each month, commencing July 1, 20

2007.

licable, to renew the Second
Second Renewal Term of this

rent"), shall be an amount equal
renewal term increased by the
tax during the preceding renewal

The Second Renewal Term Rent
be monthly payments on the first
09.

- (d) In the event Merit exercises its option, if applicable, for the Third Renewal Term of this lease, the rent for the Third Renewal Term of this lease (herein the "Third Renewal Term Rent"), shall be the rent for the immediate preceding renewal term in the amount of the change in the Consumer Price Index during the preceding renewal term (from July 1, 2009 to June 30, 2014). The Third Renewal Term Rent shall be paid in sixty (60) equal consecutive monthly payments each month, commencing July 1, 2014.

to renew the Third
renewal Term of this
be an amount equal to
increased by the percent
preceding renewal term
renewal Term Rent shall
payments on the first day of

- (e) In the event Merit exercises its option, if applicable, to renew the Final Renewal Term of this lease, the rent for the Fourth and Final Renewal Term of this lease (herein the "Fourth and Final Renewal Term Rent") shall be an amount equal to the rent for the immediate preceding renewal term increased by the percent change in the Consumer Price Index for All Urban Consumers for the preceding renewal term (from July 1, 2014, to June 30, 2015). The Fourth and Final Renewal Term Rent shall be paid in sixty (60) equal

5

monthly payments on the first day of each month, commencing on the first day of the month following the expiration of the preceding renewal term.

- (f) In the event the rents provided for in this lease (or any renewal term) are not sufficient to cover the costs of the property, the Lessee shall be obligated to pay the difference between the rents provided for in this lease (or any renewal term) and the actual costs of the property.

w the Fourth and
nd Final Renewal
erm Rent"), shall
g renewal term
dex during the
19). The Fourth
qual consecutive

mencing July 1, 2019.
other payments

Champion Homes/Homes of Merit Lease			12/31/2012
Calculation - Lot 9			
Producer Price Index - All Commodities			
2012	203.5	10/1/2012	
2009	174.1	10/1/2009	
	29.400		
Percent Difference =			%
	0.168868466		16.89%
Monthly		Annual	
Current	\$ 791.00	\$ 9,492.00	
Future	\$ 924.57	\$ 11,094.90	
Plus Tax	7.00%	\$ 776.64	
Total Annual Rent + Tax	\$ 11,871.54	\$ 989.30	

Champion Homes/Homes of Merit Lease			12/31/2013
Calculation - Lot 9			
Producer Price Index - All Commodities			
2013	202.5	10/1/2013	
2012	203.5	10/1/2012	
	-1.000		
			%
Percent Difference =	-0.004914005		-0.49%
Monthly		Annual	
Current	\$ 924.57	\$ 11,094.84	
Future	\$ 920.03	\$ 11,040.32	
Plus Tax	7.00%	\$ 772.82	
Total Annual Rent + Tax	\$ 11,813.14	\$ 984.43	

Champion Homes/Homes of Merit Lease			12/31/2014
Calculation - Lot 9			
Producer Price Index - All Commodities			
2014	203.6	10/1/2014	
2013	202.5	10/1/2013	
	1.1		
Percent Difference =			%
	0.005432099		0.54%
Monthly		Annual	
Current	\$ 920.03	\$ 11,040.36	
Future	\$ 925.03	\$ 11,100.33	
Plus Tax	7.00%	\$ 777.02	
Total Annual Rent + Tax	\$ 11,877.36	\$ 989.78	

PPI values changed to match letters

Champion Homes/Homes of Merit Lease		12/31/2015	
Calculation - Lot 9			
Producer Price Index - All Commodities			
2015	187.7	10/1/2015	
2014	203.4	10/1/2014	
	-15.7		
Percent Difference =			%
	-0.077187807		-7.72%
Monthly		Annual	
Current	\$ 925.03	\$ 11,100.36	
Future	\$ 853.63	\$ 10,243.55	
Plus Tax	7.00%	\$ 717.05	
Total Annual Rent + Tax	\$ 10,960.60	\$ 913.38	

Champion Homes/Homes of Merit Lease		12/31/2016	
Calculation - Lot 9			
Producer Price Index - All Commodities			
2016	186.8	10/1/2016	
2015	187.5	10/1/2015	
	-0.7		
Percent Difference =			%
	-0.003733333		-0.37%
Monthly		Annual	
Current	\$ 853.63	\$ 10,243.56	
Future	\$ 850.44	\$ 10,205.32	
Plus Tax	7.00%	\$ 714.37	
Total Annual Rent + Tax	\$ 10,919.69	\$ 909.97	

Champion Homes/Homes of Merit Lease			
Calculation - Lot 9		12/31/2017	
Producer Price Index - All Commodities			
2017	194.8	10/1/2017	
2016	186.7	10/1/2016	
	8.100		
Percent Difference =		0.04338511	%
			4.34%
Monthly		Annual	
Current	\$ 850.44	\$	10,205.28
Future	\$ 887.34	\$	10,648.04
Plus Tax	7.00%	\$	745.36
Total Annual Rent + Tax		\$ 11,393.40	\$ 949.45

Champion Homes/Homes of Merit Lease		12/31/2018	
Calculation - Lot 9			
<p style="text-align: center;">Producer Price Index - All Commodities</p> 2018 203.2 10/1/2018 2017 194.8 10/1/2017 <p style="text-align: center;">8.4</p>			
Percent Difference =			%
		0.04312115	4%
		Monthly	Annual
Current	\$ 887.34	\$ 887.34	\$ 10,648.08
Future	\$ 925.60	\$ 925.36	\$ 11,104.32
Plus Tax	7.00%	\$ 64.78	
Total Annual Rent + Tax	\$ 990.14	\$ 990.14	\$ 11,881.68

Champion Homes/Homes of Merit Lease Calculation -				12/31/2019
Lot 9				
Producer Price Index - All Commoditys				
2019	198.2	10/1/2019		
2018	203.2	10/1/2018		
	-5.000			
Percent Difference =				%
			-0.024606299	-2.46%
Monthly		Annual		
Current	\$ 925.36	\$ 11,104.32		
Future	\$ 902.59	\$ 10,831.08		
Plus Tax	6.50%	\$ 704.02		
Total Annual Rent + Tax		\$ 11,535.10	\$ 961.26	

Champion Homes/Homes of Merit Lease Calculation -				12/31/2019
Producer Price Index - All Commoditys				
2019	198.2	10/1/2019		
2018	203.2	10/1/2018		
	-5.000			
Percent Difference =				%
			-0.024606299	-2.46%
Current Monthly Rent	\$ 925.36			
PPI Change	\$ 925.36	\$ (0.02)	\$ (22.77)	
Current Annual Rent	\$ 902.59			
Future Monthly Rent	\$ 902.60			
Plus Tax	6.50%			
Monthly Rent Tax	\$ 58.67			
Future Annual Rent		\$ 10,831.15		
Plus Tax		6.50%		
Annual Tax Amount		\$ 704.03		
Annual Rent + Tax		\$ 11,535.24	\$ 961.27	

Champion Homes/Homes of Merit Lease			12/31/2020
Calculation - Lot 9			
Producer Price Index - All Commodities			
2020	195.5	10/1/2020	
2019	198.4	10/1/2019	
	-2.900		
Percent Difference =			%
	-0.014616935		-1.46%
Monthly		Annual	
Current	\$ 902.60	\$ 10,831.20	
Future	\$ 889.41	\$ 10,672.88	
Plus Tax	6.50%	\$ 693.74	
Total Annual Rent + Tax	\$ 11,366.62	\$ 947.22	

Champion Homes/Homes of Merit Lease Calculation - Lot 9 1/1/2022-12/31/2022	
Producer Price Index - All Commodities	PPI Index
PPI Index, September 2021	235.7
PPI Index, September 2019	198.4
Index Difference = Last Year PPI Index - Current Year PPI Index	37.278
Percent Change in Index = Last Year PPI Index / Index Difference	
Current Monthly Rent	
Current Annual Rent = Current Monthly Rent x 12 months	
Current Monthly Rent x % Change PPI Index	\$ 902.60
Future Monthly Rent = Current Monthly Rent + Amount Change PPI Index	\$ 902.60
Future Annual Rent = Monthly Rent x 12 months	\$ 1,072.19
Monthly Tax = Monthly Rent x Tax Rate	\$ 1,072.19
Monthly Tax rounded up to the nearest penny	
Annual Tax = Monthly Tax Amount x 12 months	\$69.69
Monthly Rent + Tax	\$1,072.19
Annual Rent + Tax	\$12,866.31

Rent was last updated 1/1/2020

Cells with Blue font have formulas.

0.187893145	18.79%
	\$ 902.60
	\$ 10,831.20
0.1879	\$ 169.59
\$ 169.59	\$ 1,072.19
12	\$ 12,866.31
6.50%	\$69.693
	\$69.69
12	\$836.31
\$69.69	\$1,141.88
\$836.31	\$13,702.62

Champion Homes Parts Warehouse lease Calculation 7/1/2019-6/30/2024

Producer Price Index - All Commodities	CPI Index		
CPI Index, May 2024	940.8		
CPI Index, June 2019	767.3		
Index Difference = Last Year CPI Index - Current Year CPI Index	173.520		
Percent Change in Index = Last Year CPI Index / Index Difference	0.22615	22.61%	
Current Monthly Rent			\$ 693.48
Current Annual Rent = Current Monthly Rent x 12 months			\$ 8,321.76
Current Monthly Rent x % Change CPI Index	\$ 693.48	0.2261	\$ 156.83
Future Monthly Rent = Current Monthly Rent + Amount Change CPI Index	\$ 693.48	\$ 156.83	\$ 850.31
Future Annual Rent = Monthly Rent x 12 months	\$ 850.31	12	\$ 10,203.70
Monthly Tax = Monthly Rent x Tax Rate	\$ 850.31	3.50%	\$29.761
Monthly Tax rounded up to the nearest penny			\$29.76
Annual Tax = Monthly Tax Amount x 12 months	\$29.76	12	\$357.13
Monthly Rent + Tax	\$850.31	\$29.76	\$880.07
Annual Rent + Tax	\$10,203.70	\$357.13	\$10,560.82

8/15/2024, 3:33 PM

Bureau of Labor Statistics Data



Databases, Tables & Calculators by Subject

Change Output Options

From: 3000 To: 3034 GO



Include graphs

Include annual averages

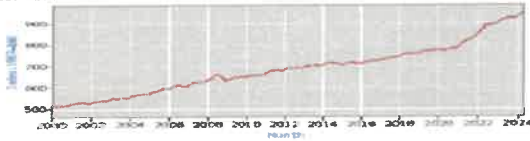
More Formatting Options

Unemployment 4/2024 4/2024

Data extracted on: June 15, 2024 (3:18:39 PM)

Consumer Price Index for All Urban Consumers (CPI-U)

Series ID: CUUR0000SA0
 Not Seasonally Adjusted
 Series Title: All Items - old base in U.S. city average, all urban consumers, not seasonally adjusted
 Area: U.S. city average
 Report: All Items - old base
 Base Period: 1967=100



Download: xlsx

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	HALF1	HALF2
2000	505.50	506.7	512.26	513.2	513.8	514.5	517.8	517.8	520.3	521.2	522.5	523.1	523.1	523.9
2001	524.85	526.7	529.0	530.8	532.2	533.3	533.6	533.6	534.0	533.2	533.3	533.3	533.3	533.9
2002	539.55	542.7	545.5	548.6	550.5	552.9	554.2	554.2	554.2	554.2	554.2	554.2	554.2	554.2
2003	564.2	568.2	571.5	575.5	579.7	583.6	587.38	590.9	594.7	598.2	601.7	605.2	608.7	612.2
2004	624.8	627.9	631.5	635.2	638.8	642.5	646.2	649.9	653.6	657.3	661.0	664.7	668.4	672.1
2005	673.2	676.5	679.8	683.1	686.4	689.7	693.0	696.3	699.6	702.9	706.2	709.5	712.8	716.1
2006	733.5	737.2	740.9	744.6	748.3	752.0	755.7	759.4	763.1	766.8	770.5	774.2	777.9	781.6
2007	805.485	809.594	813.703	817.812	821.921	826.030	830.139	834.248	838.357	842.466	846.575	850.684	854.793	858.902
2008	832.301	836.410	840.519	844.628	848.737	852.846	856.955	861.064	865.173	869.282	873.391	877.500	881.609	885.718
2009	832.492	836.601	840.710	844.819	848.928	853.037	857.146	861.255	865.364	869.473	873.582	877.691	881.800	885.909
2010	849.298	853.407	857.516	861.625	865.734	869.843	873.952	878.061	882.170	886.279	890.388	894.497	898.606	902.715
2011	898.292	902.401	906.510	910.619	914.728	918.837	922.946	927.055	931.164	935.273	939.382	943.491	947.600	951.709
2012	918.988	923.097	927.206	931.315	935.424	939.533	943.642	947.751	951.860	955.969	960.078	964.187	968.296	972.405
2013	959.813	963.922	968.031	972.140	976.249	980.358	984.467	988.576	992.685	996.794	1000.903	1005.012	1009.121	1013.230
2014	1001.749	1005.858	1010.000	1014.142	1018.284	1022.426	1026.568	1030.710	1034.852	1038.994	1043.136	1047.278	1051.420	1055.562
2015	1045.688	1049.830	1053.972	1058.114	1062.256	1066.398	1070.540	1074.682	1078.824	1082.966	1087.108	1091.250	1095.392	1099.534
2016	1099.693	1103.835	1107.977	1112.119	1116.261	1120.403	1124.545	1128.687	1132.829	1136.971	1141.113	1145.255	1149.397	1153.539
2017	1177.429	1181.571	1185.713	1189.855	1193.997	1198.139	1202.281	1206.423	1210.565	1214.707	1218.849	1222.991	1227.133	1231.275
2018	1243.424	1247.566	1251.708	1255.850	1260.000	1264.142	1268.284	1272.426	1276.568	1280.710	1284.852	1288.994	1293.136	1297.278
2019	1294.011	1298.153	1302.295	1306.437	1310.579	1314.721	1318.863	1323.005	1327.147	1331.289	1335.431	1339.573	1343.715	1347.857
2020	1371.763	1375.905	1380.047	1384.189	1388.331	1392.473	1396.615	1400.757	1404.899	1409.041	1413.183	1417.325	1421.467	1425.609
2021	1434.324	1438.466	1442.608	1446.750	1450.892	1455.034	1459.176	1463.318	1467.460	1471.602	1475.744	1479.886	1484.028	1488.170
2022	1481.196	1485.338	1489.480	1493.622	1497.764	1501.906	1506.048	1510.190	1514.332	1518.474	1522.616	1526.758	1530.900	1535.042
2023	1556.162	1560.304	1564.446	1568.588	1572.730	1576.872	1581.014	1585.156	1589.298	1593.440	1597.582	1601.724	1605.866	1610.008
2024	1623.011	1627.153	1631.295	1635.437	1639.579	1643.721	1647.863	1652.005	1656.147	1660.289	1664.431	1668.573	1672.715	1676.857

U.S. BUREAU OF LABOR STATISTICS Federal Reserve Building 2 Massachusetts Avenue NE Washington, DC 20212-0001

File Attachments for Item:

8. For Informational Purposes Only: Folds Walker, LLC Invoices for March and April 2024;
Robinson, Kennon & Kendron, P.A. Invoice for May 2024



Folds Walker, LLC

527 E University Ave
Gainesville, FL 32601
US
kim@foldswalker.com
www.foldswalker.com
O: 352-372-1282

INVOICE

Number	3382
Issue Date	4/2/2024
Matter	668900 - GENERAL REPRESENTATION
Email	taylor@lcfcla.com

Bill To:

CITY OF LAKE CITY
O: 386-719-5794

Time Entries

Time Entries	Billed By	Rate	Hours	Subtotal
<p>3/1/2024</p> <p>Telephone conference with DCA regarding PZB matters; Telephone conference with city staff regarding litigation matters; Telephone conference with Audrey Sikes regarding public records requests; Prepare for and new council member orientation for Councilman Carter with Audrey Sikes; Telephone conference with FLCIT counsel regarding pending legal matters</p>	Clay Martin	\$175.10	3.80	\$665.38
<p>3/1/2024</p> <p>Telephone conference with WCM regarding PZB matters</p>	Danielle C. Adams	\$175.10	0.20	\$35.02
<p>3/4/2024</p> <p>Prepare for and attend city council meeting; Telephone conference with city risk management staff regarding pending litigation matters and FLCIT claims; Telephone conference with Audrey Sikes regarding pending public records requests</p>	Clay Martin	\$175.10	2.10	\$367.71
<p>3/5/2024</p> <p>Office conference with Audrey Sikes regarding document preparation conventions; Research issues concerning public records exemption for exam questions for city manager search; Review multiple emails from city HR director regarding same; Telephone conference with Audrey Sikes regarding same; Prepare for and attend PZB, BOA, and HPB meetings; Draft, review, and revise city council compensation ordinance</p>	Clay Martin	\$175.10	3.90	\$682.89
<p>3/6/2024</p> <p>Prepare for and attend agenda preparation staff meeting; Review lawsuit against LCPD concerning eviction and landlord/tenant procedures; Draft and transmit email to city HR director concerning public records exemption for exam questions, and matters unique to executive level searches; Telephone conference with Audrey Sikes regarding same; Office conference with Dee Johnson regarding same</p>	Clay Martin	\$175.10	3.40	\$595.34

Time Entries	Billed By	Rate	Hours	Subtotal
3/7/2024 Prepare for and participate in Zoom conference with Audrey Sikes and Dee Johnson regarding city manager search process; Office conference with DCA regarding pending matters (litigation updates and PZB processes); Draft, review, and revise council member compensation ordinance	Clay Martin	\$175.10	2.10	\$367.71
3/7/2024 Office conference with WCM regarding pending matters (litigation updates and PZB processes)	Danielle C. Adams	\$175.10	0.30	\$52.53
3/8/2024 Draft, review, revise, and finalize multiple adopting/cover resolutions for March 18, 2024 city council agenda; Draft, review, revise and transmit to DCA for review a draft of city council member compensation ordinance	Clay Martin	\$175.10	2.30	\$402.73
3/10/2024 Review and revise Ordinance 2024-2263; review and revise Ordinance 2024-2260; draft Resolution No 2024-PZ-CPA-23-06; draft Resolution No. Z23-07	Danielle C. Adams	\$175.10	2.00	\$350.20
3/11/2024 Telephone conference and multiple text messages with Audrey Sikes regarding City Manager search and public records best practices; Review multiple emails from city staff; Reply to same; Schedule office conferences with council members; Review utilities agreement with county	Clay Martin	\$175.10	1.30	\$227.63
3/12/2024 Prepare for and telephone conference with Dee Johnson, Steve Brown, and Angela Taylor regarding Interlocal Agreement between city and county for WWTP and drinking water supply; Telephone conference with Audrey Sikes regarding multiple issues (public records, and compensation ordinance)	Clay Martin	\$175.10	1.10	\$192.61
3/13/2024 Multiple office conferences with city council members, mayor, city clerk, and city utilities staff	Clay Martin	\$175.10	9.50	\$1,663.45
3/14/2024 Office conference with WCM regarding details of Paul Dyal severance agreement	Danielle C. Adams	\$175.10	0.20	\$35.02
3/14/2024 Office conference with DCA regarding details of Paul Dyal severance agreement; Telephone conference with Councilman Carter regarding same	Clay Martin	\$175.10	0.50	\$87.55
3/15/2024 Review multiple emails with Audrey Sikes concerning the dismissal of ethics complaint; research issues regarding same; Draft, review, and revise adopting resolutions for city council meeting	Clay Martin	\$175.10	1.20	\$210.12
3/16/2024 Review Ordinance 2024-2273 and Resolution PZ/LPA LDR 24-02; email Robert regarding change being made via ordinance	Danielle C. Adams	\$175.10	0.30	\$52.53
3/16/2024 Review and revise Ordinance 2272 and Resolution PZ/LPA LDR 24-01; send same to Robert	Danielle C. Adams	\$175.10	1.00	\$175.10
3/18/2024 Prepare for and attend city council meeting	Clay Martin	\$175.10	1.50	\$262.65

Time Entries	Billed By	Rate	Hours	Subtotal
3/19/2024 Prepare for and attend agenda review meeting; Conference with Councilman Jernigan, Clerk Sikes, and Manager Johnson; Review and reply to email regarding LCPD small claims lawsuit; Research issues regarding meeting decorum	Clay Martin	\$175.10	5.10	\$893.01
3/20/2024 Telephone conference with Audrey Sikes regarding multiple pending matters; Review lawsuit filed against LCPD (small claims) and follow up with risk management regarding same	Clay Martin	\$175.10	0.50	\$87.55
3/21/2024 Prepare adopting resolutions for April 1, 2024 city council meeting; Review procedures for preparation and review of land use actions/matters	Clay Martin	\$175.10	0.90	\$157.59
3/22/2024 Prepare for and telephone conference with Grady Williams regarding utility MOU with Columbia County; Prepare for and telephone conference with citizen regarding city council meeting procedures; Review Notice of Claim re: Coward and reply to Audrey Sikes and others regarding disposition of same; Multiple emails with Dee Johnson and utilities staff scheduling meeting to discuss utilities MOU with Columbia County	Clay Martin	\$175.10	2.10	\$367.71
3/25/2024 Prepare for and office conference with Dee Johnson, Michael Osborn, and Stephen Brown regarding NFMIP and utilities issues regarding same; Review Complaint and related documents filed against city by Cosac Foundation; Review email from Robert Angelo regarding replat of Muffins Cove; Research issues concerning replats regarding same; Research issues regarding McCall/Burgess ROW abandonment	Clay Martin	\$175.10	3.30	\$577.83
3/26/2024 Research issues regarding McCall/Burgess ROW abandonment; Draft Municipal Quit Claim Deed regarding same; Prepare for and office conference with Audrey Sikes and Councilman Carter	Clay Martin	\$175.10	2.60	\$455.26
3/27/2024 Multiple messages with Audrey Sikes regarding multiple matters; Telephone conference with Audrey Sikes regarding City Manager search process	Clay Martin	\$175.10	0.10	\$17.51
3/28/2024 Review and reply to multiple messages from Audrey Sikes regarding public records matters	Clay Martin	\$175.10	0.10	\$17.51
4/1/2024 Courtesy Fee Reduction	FOLDS WALKER	\$122.57	-1.00	-\$122.57
		Time Entries Total	50.40	\$8,877.57

Total (USD)	\$8,877.57
Payment 3148 4/29/2024	\$-8,877.57
(\$15,103.94)	
check #374574	
Balance	\$0.00
Total Outstanding	\$0.00

Terms & Conditions

DUE AND PAYABLE UPON RECEIPT. SUBJECT TO 1% PER MONTH FINANCE CHARGE AFTER 30 DAYS.

In the event the balance of this invoice is submitted for collection, the Plaintiff shall be entitled to a reasonable attorney's fee and costs.

Timekeeper Totals

Name	Rate	Hours	Total
FOLDS WALKER	\$122.57	-1.00	\$-122.57
Clay Martin	\$175.10	47.40	\$8,299.74
Danielle C. Adams	\$175.10	4.00	\$700.40

Trust Account Balance

Date	Item	Amount	Balance
6/21/2024	Current Balance		\$0.00

Folds Walker, LLC

527 E University Ave
Gainesville, FL 32601
US
kim@foldswalker.com
www.foldswalker.com
O: 352-372-1282

INVOICE

Number	3906
Issue Date	6/3/2024
Matter	668900 - GENERAL REPRESENTATION
Email	taylora@lcfcla.com

Bill To:

CITY OF LAKE CITY
O: 386-719-5794

 Pay Now

Time Entries

Time Entries	Billed By	Rate	Hours	Subtotal
4/1/2024 Prepare for and attend City Council meeting; Telephone conference and multiple messages with Audrey Sikes regarding same	Clay Martin	\$175.10	3.70	\$647.87
4/2/2024 Prepare for and telephone conference with County Attorney regarding multiple pending matters	Clay Martin	\$175.10	1.00	\$175.10
4/3/2024 Telephone conference with WCM regarding various pending issues	Danielle C. Adams	\$175.10	0.10	\$17.51
4/3/2024 Research appeals from renditions provided by City; email WCM regarding same	Danielle C. Adams	\$175.10	0.50	\$87.55
4/3/2024 Prepare for and agenda review meeting with senior city staff; Multiple telephone conferences with DCA regarding pending Growth Management matters; Review and reply to email from Robert Angelo regarding quasi-judicial hearing procedures	Clay Martin	\$175.10	2.90	\$507.79
4/4/2024 Review and transmit Cosac Foundation lawsuit to Susan Erdelyi; Telephone conference with Susan Erdelyi regarding same	Clay Martin	\$175.10	0.60	\$105.06
4/4/2024 Zoom meeting with DCA regarding multiple pending matters; Prepare and send email to Robert Angelo regarding quasi-judicial hearing procedures; Research issues regarding same; Review and reply to email from Audrey Sikes regarding procedure for placing tabled items on council agenda; Transmit Cosac Foundation lawsuit to Susan Erdelyi; Telephone conference with Susan Erdelyi regarding same	Clay Martin	\$175.10	1.70	\$297.67
4/4/2024 Review Board Application; revise same	Danielle C. Adams	\$175.10	0.20	\$35.02

Time Entries	Billed By	Rate	Hours	Subtotal
4/5/2024 Multiple telephone conferences and emails with Susan Erdelyi, city risk management staff, and FLCIT claims staff regarding acceptance of representation in Cosac Foundation litigation	Clay Martin	\$175.10	0.50	\$87.55
4/5/2024 Multiple telephone conferences and emails with Susan Erdelyi, city risk management staff, and FLCIT claims staff regarding acceptance of representation in Cosac Foundation litigation; Draft, review, and revise Ordinance repealing major-highway intersection traffic/pedestrian safety ordinance; Finalize city council salary ordinance; Telephone conference with Angela Taylor Moore regarding same; Draft, review, revise, and finalize multiple resolutions and ordinances for April 15, 2024 city council agenda; Transmit same to city staff for agenda packets	Clay Martin	\$175.10	3.30	\$577.83
4/8/2024 Prepare for and attend PZB/HPB/BOA meetings; Conference with Growth Management staff regarding same	Clay Martin	\$175.10	3.10	\$542.81
4/10/2024 Prepare for and office conference with Audrey Sikes and Befateful Coker regarding elections issues	Clay Martin	\$175.10	2.80	\$490.28
4/11/2024 Review revised Agenda for April 15, 2024 City Council meeting	Clay Martin	\$175.10	0.10	\$17.51
4/11/2024 (Cosac v. CoLC) Review multiple emails between Susan Erdelyi and Chief Butler regarding litigation and enforcement of city ordinance	Clay Martin	\$175.10	0.20	\$35.02
4/11/2024 (John Myers Amusements v. CoLC) Review and conference with DCA regarding substitution of counsel and scheduling of CMC per court	Clay Martin	\$175.10	0.20	\$35.02
4/12/2024 (Cosac v. CoLC) Telephone conference with Susan Erdelyi regarding case strategy and revisions to city ordinances	Clay Martin	\$175.10	0.30	\$52.53
4/12/2024 Review emails and attached documents from Susan Tuell regarding Summer Youth Employment Program	Clay Martin	\$175.10	0.30	\$52.53
4/14/2024 Research ADA lawsuits and attorney	Danielle C. Adams	\$175.10	0.90	\$157.59
4/15/2024 Multiple one-on-one telephone conferences with members of City Council regarding questions about items on City Council agenda; Prepare for and attend City Council meeting	Clay Martin	\$175.10	2.70	\$472.77
4/17/2024 (Cosac v. CoLC) Review multiple emails between council for Cosac and Susan Erdelyi regarding enforcement of Florida Statute 316.130	Clay Martin	\$175.10	0.20	\$35.02
4/18/2024 Review email from and telephone conference with Susan Tuell regarding FDLE interagency agreements; Review email from Growth Management regarding animal control enforcement and poultry	Clay Martin	\$175.10	0.30	\$52.53
4/22/2024 Review and reply to email from council for school board & FGC regarding ownership of aircraft and FGC/CoLC land swap, respectively; Review status of public records request PR 2023-372; Review email from citizen regarding logistics of city councilman-led tour of city manager candidates	Clay Martin	\$175.10	0.30	\$52.53

Time Entries	Billed By	Rate	Hours	Subtotal
4/23/2024 Prepare for and attend (via Zoom) agenda review meeting; Review and reply to multiple emails from school board attorney regarding closure of streets at Niblack Elementary and draft email to City Manager regarding same	Clay Martin	\$175.10	1.50	\$262.65
4/24/2024 Telephone conference with City Clerk regarding City Manager candidate interview process	Clay Martin	\$175.10	0.40	\$70.04
4/25/2024 Prepare for and participate in City Manager candidate staff Q&A sessions; Conference with Growth Management staff and Sylvester Warren regarding Muffins Cove replat; Review and reply to email from Finance Department regarding request for forgiveness of McKellum loan debt	Clay Martin	\$175.10	3.60	\$630.36
4/26/2024 Prepare for and attend Special City Council meeting for City Manager candidate interviews and selection	Clay Martin	\$175.10	2.50	\$437.75
4/29/2024 Prepare for and conference with Growth Management Department leadership and Chairman of the PZB regarding quasi-judicial hearings, hearing procedures, and best practices; Review and reply to email from City Manager regarding McKellum loan forgiveness request; Review Ord. 2024-2284 (Annexation) and revise same; Review, finalize, and transmit multiple Resolutions and Ordinances in preparation for May 6, 2024 City Council agenda	Clay Martin	\$175.10	2.10	\$367.71
4/30/2024 Prepare for and attend (via Zoom) meeting with City Manager and City Finance team regarding McKellum debt forgiveness request; Review email from citizen regarding background of city manager candidate; Review background check documentation on city manager candidate prepared by City HR Director; Draft and respond to multiple emails from Bruce Humphrey regarding representation in Sally Mae Jerry Park eminent domain matter	Clay Martin	\$175.10	1.80	\$315.18
		Time Entries Total	37.80	\$6,618.78

Total (USD)	\$6,618.78
Paid	\$0.00
Balance	\$6,618.78
Total Outstanding	\$6,618.78

Terms & Conditions

DUE AND PAYABLE UPON RECEIPT. SUBJECT TO 1% PER MONTH FINANCE CHARGE AFTER 30 DAYS.

In the event the balance of this invoice is submitted for collection, the Plaintiff shall be entitled to a reasonable attorney's fee and costs.

Timekeeper Totals

Name	Rate	Hours	Total
Clay Martin	\$175.10	36.10	\$6,321.11
Danielle C. Adams	\$175.10	1.70	\$297.67

Trust Account Balance

Date	Item	Amount	Balance
6/17/2024	Current Balance		\$0.00

 Pay Now

Robinson, Kennon and Kendron, P. A.

582 West Duval Street
Lake City, FL 32055 USA

Ph:(386) 755-1334

Fax:(386) 755-1336

City of Lake City
205 N. Marion Avenue
Lake City, FL
USA

July 8, 2024

File #: 00801-027
Inv #: 9415

Attention:

RE: John Myers Amusement, LLC v. COLC

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
May-07-24	Worked on Substitution of Counsel. Updated, formatted, and forwarded the executed stipulation to Mrs. Adams for signature and filing.	0.80	56.00	ALJ
	Totals	0.80	\$56.00	
	Total Fee & Disbursements			\$56.00
	Previous Balance			7.00
	Previous Payments			7.00
	Balance Now Due			\$56.00

TAX ID Number 20-2029910

File Attachments for Item:

9. Discussion and Possible Action: Staff recommendation to approve proposed FY24/25 "Tentative Millage Rate" to the Columbia County Tax Appraiser for Truth in Millage (TRIM) Notice advertisement to property owners for the City's Tentative Budget Hearing (City Manager Don Rosenthal and Finance Director Angie Taylor Moore)



CERTIFICATION OF TAXABLE VALUE

Reset Form

Print Form

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2024	County : Columbia
Principal Authority : City of Lake City	Taxing Authority : City of Lake City - Operating

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	882,120,132	(1)
2.	Current year taxable value of personal property for operating purposes	\$	231,192,462	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	\$	1,785,531	(3)
4.	Current year gross taxable value for operating purposes <i>(Line 1 plus Line 2 plus Line 3)</i>	\$	1,115,098,125	(4)
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	\$	15,107,609	(5)
6.	Current year adjusted taxable value <i>(Line 4 minus Line 5)</i>	\$	1,099,990,516	(6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	\$	1,047,566,487	(7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Number 3 (8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, <i>Certification of Voted Debt Millage</i> forms attached. If none, enter 0	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Number 0 (9)
Property Appraiser Certification		I certify the taxable values above are correct to the best of my knowledge.		
SIGN HERE	Signature of Property Appraiser:		Date :	
	Electronically Certified by Property Appraiser		6/24/2024 4:32:12 PM	

SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.

10.	Prior year operating millage levy <i>(If prior year millage was adjusted then use adjusted millage from Form DR-422)</i>	4.9000	per \$1,000	(10)
11.	Prior year ad valorem proceeds <i>(Line 7 multiplied by Line 10, divided by 1,000)</i>	\$	5,133,076	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value <i>(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)</i>	\$	0	(12)
13.	Adjusted prior year ad valorem proceeds <i>(Line 11 minus Line 12)</i>	\$	5,133,076	(13)
14.	Dedicated increment value, if any <i>(Sum of either Line 6b or Line 7e for all DR-420TIF forms)</i>	\$	0	(14)
15.	Adjusted current year taxable value <i>(Line 6 minus Line 14)</i>	\$	1,099,990,516	(15)
16.	Current year rolled-back rate <i>(Line 13 divided by Line 15, multiplied by 1,000)</i>		4.6665 per \$1000	(16)
17.	Current year proposed operating millage rate		4.9000 per \$1000	(17)
18.	Total taxes to be levied at proposed millage rate <i>(Line 17 multiplied by Line 4, divided by 1,000)</i>	\$	5,463,981	(18)

Current Millage Rate \$5,463,981 x 95% = \$5,190,782

19.	TYPE of principal authority (check one)	<input type="checkbox"/> County	<input type="checkbox"/> Independent Special District	(19)
		<input checked="" type="checkbox"/> Municipality	<input type="checkbox"/> Water Management District	
20.	Applicable taxing authority (check one)	<input checked="" type="checkbox"/> Principal Authority	<input type="checkbox"/> Dependent Special District	(20)
		<input type="checkbox"/> MSTU	<input type="checkbox"/> Water Management District Basin	
21.	Is millage levied in more than one county? (check one)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(21)

DEPENDENT SPECIAL DISTRICTS AND MSTUs		STOP HERE - SIGN AND SUBMIT
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22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. <i>(The sum of Line 13 from all DR-420 forms)</i>	\$	5,133,076	(22)
23.	Current year aggregate rolled-back rate <i>(Line 22 divided by Line 15, multiplied by 1,000)</i>		4.6665 per \$1,000	(23)
24.	Current year aggregate rolled-back taxes <i>(Line 4 multiplied by Line 23, divided by 1,000)</i>	\$	5,203,605	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. <i>(The sum of Line 18 from all DR-420 forms)</i>	\$	5,463,981	(25)
26.	Current year proposed aggregate millage rate <i>(Line 25 divided by Line 4, multiplied by 1,000)</i>		4.9000 per \$1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate <i>(Line 26 divided by Line 23, minus 1, multiplied by 100)</i>		5.0000 %	(27)

First public budget hearing	Date :	Time :	Place :
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S I G N H E R E	Taxing Authority Certification	I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.		
	Signature of Chief Administrative Officer :			Date :
	Title :		Contact Name and Contact Title :	
	Mailing Address :		Physical Address :	
	City, State, Zip :		Phone Number :	Fax Number :

CERTIFICATION OF TAXABLE VALUE INSTRUCTIONS

“Principal Authority” is a county, municipality, or independent special district (including water management districts).

“Taxing Authority” is the entity levying the millage. This includes the principal authority, any special district dependent to the principal authority, any county municipal service taxing unit (MSTU), and water management district basins.

Each taxing authority must submit to their property appraiser a DR-420 and the following forms, as applicable:

- DR-420TIF, Tax Increment Adjustment Worksheet
- DR-420DEBT, Certification of Voted Debt Millage
- DR-420MM-P, Maximum Millage Levy Calculation - Preliminary Disclosure

Section I: Property Appraiser

Use this DR-420 form for all taxing authorities except school districts. Complete Section I, Lines 1 through 9, for each county, municipality, independent special district, dependent special district, MSTU, and multicounty taxing authority. Enter only taxable values that apply to the taxing authority indicated. Use a separate form for the principal authority and each dependent district, MSTU and water management district basin.

Line 8

Complete a DR-420TIF for each taxing authority making payments to a redevelopment trust fund under Section 163.387 (2)(a), Florida Statutes or by an ordinance, resolution or agreement to fund a project or to finance essential infrastructure.

Check “Yes” if the taxing authority makes payments to a redevelopment trust fund. Enter the number of DR-420TIF forms attached for the taxing authority on Line 8. Enter 0 if none.

Line 9

Complete a DR-420DEBT for each taxing authority levying either a voted debt service millage (s.12, Article VII, State Constitution) or a levy voted for two years or less (s. 9(b), Article VII, State Constitution).

Check “Yes” if the taxing authority levies either a voted debt service millage or a levy voted for 2 years or less (s. 9(b), Article VII, State Constitution). These levies do not include levies approved by a voter referendum not required by the State Constitution. Complete and attach DR-420DEBT. Do not complete a separate DR-420 for these levies.

Send a copy to each taxing authority and keep a copy. When the taxing authority returns the DR-420 and the accompanying forms, immediately send the original to:

Florida Department of Revenue
Property Tax Oversight - TRIM Section
P. O. Box 3000
Tallahassee, Florida 32315-3000

Section II: Taxing Authority

Complete Section II. Keep one copy, return the original and one copy to your property appraiser with the applicable DR-420TIF, DR-420DEBT, and DR-420MM-P within 35 days of certification. Send one copy to the tax collector. “Dependent special district” (ss. 200.001(8)(d) and 189.403(2), F.S.) means a special district that meets at least one of the following criteria:

- The membership of its governing body is identical to that of the governing body of a single county or a single municipality.
- All members of its governing body are appointed by the governing body of a single county or a single municipality.
- During their unexpired terms, members of the special district's governing body are subject to removal at will by the governing body of a single county or a single municipality.
- The district has a budget that requires approval through an affirmative vote or can be vetoed by the governing body of a single county or a single municipality.

“Independent special district” (ss. 200.001(8)(e) and 189.403 (3), F.S.) means a special district that is not a dependent special district as defined above. A district that includes more than one county is an independent special district unless the district lies wholly within the boundaries of a single municipality.

“Non-voted millage” is any millage not defined as a “voted millage” in s. 200.001(8)(f), F.S.

Lines 12 and 14

Adjust the calculation of the rolled-back rate for tax increment values and payment amounts. See the instructions for DR-420TIF. On Lines 12 and 14, carry forward values from the DR-420TIF forms.

Line 24

Include only those levies derived from millage rates.



CERTIFICATION OF TAXABLE VALUE

Reset Form

Print Form

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2024	County : Columbia
Principal Authority : City of Lake City	Taxing Authority : City of Lake City - Operating

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	882,120,132	(1)
2.	Current year taxable value of personal property for operating purposes	\$	231,192,462	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	\$	1,785,531	(3)
4.	Current year gross taxable value for operating purposes <i>(Line 1 plus Line 2 plus Line 3)</i>	\$	1,115,098,125	(4)
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	\$	15,107,609	(5)
6.	Current year adjusted taxable value <i>(Line 4 minus Line 5)</i>	\$	1,099,990,516	(6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	\$	1,047,566,487	(7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Number 3 (8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, <i>Certification of Voted Debt Millage</i> forms attached. If none, enter 0	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Number 0 (9)

Property Appraiser Certification	I certify the taxable values above are correct to the best of my knowledge.		
SIGN HERE	Signature of Property Appraiser:	Date :	
	Electronically Certified by Property Appraiser	6/24/2024 4:32:12 PM	

SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.

10.	Prior year operating millage levy <i>(If prior year millage was adjusted then use adjusted millage from Form DR-422)</i>	4.9000	per \$1,000	(10)
11.	Prior year ad valorem proceeds <i>(Line 7 multiplied by Line 10, divided by 1,000)</i>	\$	5,133,076	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value <i>(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)</i>	\$	0	(12)
13.	Adjusted prior year ad valorem proceeds <i>(Line 11 minus Line 12)</i>	\$	5,133,076	(13)
14.	Dedicated increment value, if any <i>(Sum of either Line 6b or Line 7e for all DR-420TIF forms)</i>	\$	0	(14)
15.	Adjusted current year taxable value <i>(Line 6 minus Line 14)</i>	\$	1,099,990,516	(15)
16.	Current year rolled-back rate <i>(Line 13 divided by Line 15, multiplied by 1,000)</i>	4.6665	per \$1000	(16)
17.	Current year proposed operating millage rate	4.6665	per \$1000	(17)
18.	Total taxes to be levied at proposed millage rate <i>(Line 17 multiplied by Line 4, divided by 1,000)</i>	\$	5,203,605	(18)

Rollled-back Rate \$5,203,605 x 95% = \$4,943,425

19.	TYPE of principal authority (check one)	<input type="checkbox"/> County	<input type="checkbox"/> Independent Special District	(19)
		<input checked="" type="checkbox"/> Municipality	<input type="checkbox"/> Water Management District	
20.	Applicable taxing authority (check one)	<input checked="" type="checkbox"/> Principal Authority	<input type="checkbox"/> Dependent Special District	(20)
		<input type="checkbox"/> MSTU	<input type="checkbox"/> Water Management District Basin	
21.	Is millage levied in more than one county? (check one)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(21)

DEPENDENT SPECIAL DISTRICTS AND MSTUs		STOP HERE - SIGN AND SUBMIT
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22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. <i>(The sum of Line 13 from all DR-420 forms)</i>	\$	5,133,076	(22)
23.	Current year aggregate rolled-back rate <i>(Line 22 divided by Line 15, multiplied by 1,000)</i>		4.6665 per \$1,000	(23)
24.	Current year aggregate rolled-back taxes <i>(Line 4 multiplied by Line 23, divided by 1,000)</i>	\$	5,203,605	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. <i>(The sum of Line 18 from all DR-420 forms)</i>	\$	5,203,605	(25)
26.	Current year proposed aggregate millage rate <i>(Line 25 divided by Line 4, multiplied by 1,000)</i>		4.6665 per \$1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate <i>(Line 26 divided by Line 23, minus 1, multiplied by 100)</i>		0.0000 %	(27)

First public budget hearing	Date :	Time :	Place :
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S I G N H E R E	Taxing Authority Certification		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.		
	Signature of Chief Administrative Officer :			Date :	
	Title :		Contact Name and Contact Title :		
	Mailing Address :		Physical Address :		
	City, State, Zip :		Phone Number :		Fax Number :

**CERTIFICATION OF TAXABLE VALUE
INSTRUCTIONS**

“Principal Authority” is a county, municipality, or independent special district (including water management districts).

“Taxing Authority” is the entity levying the millage. This includes the principal authority, any special district dependent to the principal authority, any county municipal service taxing unit (MSTU), and water management district basins.

Each taxing authority must submit to their property appraiser a DR-420 and the following forms, as applicable:

- DR-420TIF, Tax Increment Adjustment Worksheet
- DR-420DEBT, Certification of Voted Debt Millage
- DR-420MM-P, Maximum Millage Levy Calculation - Preliminary Disclosure

Section I: Property Appraiser

Use this DR-420 form for all taxing authorities except school districts. Complete Section I, Lines 1 through 9, for each county, municipality, independent special district, dependent special district, MSTU, and multicounty taxing authority. Enter only taxable values that apply to the taxing authority indicated. Use a separate form for the principal authority and each dependent district, MSTU and water management district basin.

Line 8

Complete a DR-420TIF for each taxing authority making payments to a redevelopment trust fund under Section 163.387 (2)(a), Florida Statutes or by an ordinance, resolution or agreement to fund a project or to finance essential infrastructure.

Check "Yes" if the taxing authority makes payments to a redevelopment trust fund. Enter the number of DR-420TIF forms attached for the taxing authority on Line 8. Enter 0 if none.

Line 9

Complete a DR-420DEBT for each taxing authority levying either a voted debt service millage (s.12, Article VII, State Constitution) or a levy voted for two years or less (s. 9(b), Article VII, State Constitution).

Check "Yes" if the taxing authority levies either a voted debt service millage or a levy voted for 2 years or less (s. 9(b), Article VII, State Constitution). These levies do not include levies approved by a voter referendum not required by the State Constitution. Complete and attach DR-420DEBT. Do not complete a separate DR-420 for these levies.

Send a copy to each taxing authority and keep a copy. When the taxing authority returns the DR-420 and the accompanying forms, immediately send the original to:

Florida Department of Revenue
Property Tax Oversight - TRIM Section
P. O. Box 3000
Tallahassee, Florida 32315-3000

Section II: Taxing Authority

Complete Section II. Keep one copy, return the original and one copy to your property appraiser with the applicable DR-420TIF, DR-420DEBT, and DR-420MM-P within 35 days of certification. Send one copy to the tax collector. “Dependent special district” (ss. 200.001(8)(d) and 189.403(2), F.S.) means a special district that meets at least one of the following criteria:

- The membership of its governing body is identical to that of the governing body of a single county or a single municipality.
- All members of its governing body are appointed by the governing body of a single county or a single municipality.
- During their unexpired terms, members of the special district's governing body are subject to removal at will by the governing body of a single county or a single municipality.
- The district has a budget that requires approval through an affirmative vote or can be vetoed by the governing body of a single county or a single municipality.

“Independent special district” (ss. 200.001(8)(e) and 189.403 (3), F.S.) means a special district that is not a dependent special district as defined above. A district that includes more than one county is an independent special district unless the district lies wholly within the boundaries of a single municipality.

“Non-voted millage” is any millage not defined as a “voted millage” in s. 200.001(8)(f), F.S.

Lines 12 and 14

Adjust the calculation of the rolled-back rate for tax increment values and payment amounts. See the instructions for DR-420TIF. On Lines 12 and 14, carry forward values from the DR-420TIF forms.

Line 24

Include only those levies derived from millage rates.



CERTIFICATION OF TAXABLE VALUE

Reset Form

Print Form

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2024	County : Columbia
Principal Authority : City of Lake City	Taxing Authority : City of Lake City - Operating

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	882,120,132	(1)
2.	Current year taxable value of personal property for operating purposes	\$	231,192,462	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	\$	1,785,531	(3)
4.	Current year gross taxable value for operating purposes <i>(Line 1 plus Line 2 plus Line 3)</i>	\$	1,115,098,125	(4)
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	\$	15,107,609	(5)
6.	Current year adjusted taxable value <i>(Line 4 minus Line 5)</i>	\$	1,099,990,516	(6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	\$	1,047,566,487	(7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Number 3 (8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, <i>Certification of Voted Debt Millage</i> forms attached. If none, enter 0	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Number 0 (9)

Property Appraiser Certification	I certify the taxable values above are correct to the best of my knowledge.		
SIGN HERE	Signature of Property Appraiser:	Date :	
	Electronically Certified by Property Appraiser	6/24/2024 4:32:12 PM	

SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.

10.	Prior year operating millage levy <i>(If prior year millage was adjusted then use adjusted millage from Form DR-422)</i>	4.9000	per \$1,000	(10)
11.	Prior year ad valorem proceeds <i>(Line 7 multiplied by Line 10, divided by 1,000)</i>	\$	5,133,076	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value <i>(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)</i>	\$	0	(12)
13.	Adjusted prior year ad valorem proceeds <i>(Line 11 minus Line 12)</i>	\$	5,133,076	(13)
14.	Dedicated increment value, if any <i>(Sum of either Line 6b or Line 7e for all DR-420TIF forms)</i>	\$	0	(14)
15.	Adjusted current year taxable value <i>(Line 6 minus Line 14)</i>	\$	1,099,990,516	(15)
16.	Current year rolled-back rate <i>(Line 13 divided by Line 15, multiplied by 1,000)</i>		4.6665 per \$1000	(16)
17.	Current year proposed operating millage rate		5.7006 per \$1000	(17)
18.	Total taxes to be levied at proposed millage rate <i>(Line 17 multiplied by Line 4, divided by 1,000)</i>	\$	6,356,728	(18)

Proposed Maximum Millage Rate \$6,356,728 x 95% = \$6,038,892

19.	TYPE of principal authority (check one)	<input type="checkbox"/> County	<input type="checkbox"/> Independent Special District	(19)
		<input checked="" type="checkbox"/> Municipality	<input type="checkbox"/> Water Management District	
20.	Applicable taxing authority (check one)	<input checked="" type="checkbox"/> Principal Authority	<input type="checkbox"/> Dependent Special District	(20)
		<input type="checkbox"/> MSTU	<input type="checkbox"/> Water Management District Basin	
21.	Is millage levied in more than one county? (check one)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(21)

DEPENDENT SPECIAL DISTRICTS AND MSTUs		STOP HERE - SIGN AND SUBMIT
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26.	Current year proposed aggregate millage rate <i>(Line 25 divided by Line 4, multiplied by 1,000)</i>		5.7006 per \$1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate <i>(Line 26 divided by Line 23, minus 1, multiplied by 100)</i>		22.1600 %	(27)

First public budget hearing	Date :	Time :	Place :
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S I G N H E R E	Taxing Authority Certification		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.		
	Signature of Chief Administrative Officer :			Date :	
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Line 24

Include only those levies derived from millage rates.

File Attachments for Item:

10. Discussion and Possible Action: Staff recommendation to approve the TRIM schedule for FY24/25 (City Manager Don Rosenthal and Finance Director Angie Taylor Moore)



Phone (386) 752-2031

205 N. Marion Ave.
Lake City, FL 32055

FAX (386) 758-5488

2024-2025 BUDGET PLANNING CALENDAR

City of Lake City Workshop and Public Hearings

DATE	TIME	DESCRIPTION	TRIM CALENDAR ITEM
July 15, 2024 - Monday	6:00 PM	Council Meeting	Council Approval of Proposed Millage Rate for TRIM Notice Requirements, Consider/Approve FY 24/25 TRIM Schedule
August 5, 2024 - Monday	6:00 PM	Council Meeting	Preliminary Resolution for Non-Ad Valorem Fire Assessment
August 17, 2024 - Saturday		Recommended Date	Publish advertisement of "Notice of Hearing to Re-Impose and Provide for Collection of Fire Protection Special Assessment"
August 21, 2024 - Wednesday	4:00 PM	Budget Workshop	Workshop – General Fund/ CRA/Fire/Airport.
August 22, 2024 – Thursday	4:00 PM	Budget Workshop	Workshop – Enterprise Funds - (Admin/GIS/CS/WTP/WWTP/ Sprayfield/Distrib&Coll/Gas)
September 3, 2024 – Tuesday	6:00 PM	Council Meeting	Tentative TRIM/ Budget Hearing/Public Hearing to adopt Annual Resolution Approving Final Assessment Roll for Non-Ad Valorem Fire Assessment
September 12, 2024 - Thursday			Publish Advertisement – Millage and Budget
September 13, 2024 – Friday		NO LATER THAN	Certify Fire Assessment Roll to County Tax Collector
September 16, 2024 - Monday	6:00 PM	Council Meeting	FY 2024-2025 Final Trim/Budget Hearing

NOTE: Dates for Tentative and Final Public Hearings are subject to change to avoid conflict with BOCC and School Board Hearings