
CITY COUNCIL REGULAR SESSION

CITY OF LAKE CITY

July 07, 2026 at 6:00 PM

Venue: City Hall

AGENDA

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.

Events Prior to Meeting - 5:00 PM Community Redevelopment Agency Meeting

Pledge of Allegiance

Invocation - Mayor Noah Walker

Roll Call

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

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

Approval of Agenda

Proclamations/Awards/Recognitions - None

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

- [1.](#) Minutes - May 26, 2026 Special Called Session
- [2.](#) Minutes - June 1, 2026 Regular Session
- [3.](#) Minutes - June 15, 2026 Regular Session
- [4.](#) Approval to reallocate unused budgeted funds, via a budget amendment, if necessary, to cover the cost associated for Council Member Harris and Vice Mayor Young, to attend the Congressional Black Caucus Foundation 55th Annual Legislative Conference to be held September 16th - 20th, 2026, in Washington, D.C. The estimated cost is \$6,800.00 for both members to attend. Sufficient funds exist in the 511.40 and 511.55 accounts to cover these costs. The 2027 annual conference has been included in the proposed FY 27 preliminary budget for council consideration.
- [5.](#) City Council Resolution No. 2026-074 - A resolution of the City of Lake City, Florida, consenting to the assignment of that certain agreement between the City and AE Engineering, Inc., a Florida Corporation to WSB, LLC, a Minnesota Limited Liability Company, formerly known as AE Engineering, Inc. a Florida Corporation; making certain findings of fact in support of the City consenting to said assignment; recognizing the authority of the Mayor to execute and bind the City to said consent assignment; directing the Mayor to execute and bind the City to said consent assignment; repealing all prior resolutions in conflict; and providing an effective date.

Presentations - None

Old Business

Ordinances

Open Public Hearing

- [6.](#) City Council Ordinance No. 2026-2372 (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 26-02, by the Growth Management Department of Lake City, Florida; providing for amending Section 2.1 entitled Definitions to add a definition for accessory dwelling units; providing for amending Section 4.2.36 entitled Provisions for accessory dwelling units; providing for amending Section 4.4.3 entitled "A" Agricultural, permitted accessory uses and structures to add requirements for accessory dwelling units; providing for amending Section 4.4.7 entitled "A" Agricultural, minimum yard requirements to add requirements for accessory dwelling units; providing for amending Section 4.5.3 entitled "RSF" Residential, Single Family, permitted accessory uses and structures to add requirements for accessory dwelling units; providing for amending Section 4.5.7 entitled "RSF" Residential, Single Family, minimum yard requirements to add requirements for

accessory dwelling units; providing for amending Section 4.6.3 entitled "RSF/MH" Residential, (Mixed) Single Family/Mobile Home, permitted accessory uses and structures to add requirements for accessory dwelling units; providing for amending Section 4.6.7 entitled "RSF/MH" Residential, (Mixed) Single Family/Mobile Home, minimum yard requirements to add requirements for accessory dwelling units; providing for amending Section 4.7.3 entitled "RMH" Residential, Mobile Home, permitted accessory uses and structures to add requirements for accessory dwelling units; providing for amending Section 4.7.7 entitled "RMH" Residential, Mobile Home, minimum yard requirements to add requirements for accessory uses and structures and accessory dwelling units; providing for amending Section 4.9.3 entitled "RMF" Residential, Multiple Family, permitted accessory uses and structures to add requirements for accessory dwelling units; providing for amending Section 4.9.7 entitled "RMF" Residential, Multiple Family, minimum yard requirements to add requirements for accessory dwelling units; providing severability; repealing all ordinances in conflict; providing an effective date.

Passed on first reading on 6/15/2026

Close Public Hearing

Adopt City Council Ordinance No. 2026-2372 on final reading

Open Public Hearing

- [7.](#) City Council Ordinance No. 2026-2373 (final reading) - An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of 50 or less acres of land, pursuant to an application, CPA 26-06S, by David M. Winsberg, the property owner of said acreage, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the Future Land Use classification from Residential Medium Density (less than or equal to 8 dwelling units per acre) to Residential High Density (less than or equal to 20 dwelling units per acre) of certain lands within the corporate limits of the City of Lake City, Florida; making findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date. (This property is located at NW Early Street)

Passed on first reading on 6/15/2026

Close Public Hearing

Adopt City Council Ordinance No. 2026-2373 on final reading

Quasi-Judicial Hearings

Open Quasi-Judicial HearingFinal Reading

- 8.** City Council Ordinance No. 2026-2374 (final reading) - An ordinance of the City of Lake City, Florida, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of less than ten acres of land, pursuant to an application, Z 26-04S, by David M. Winsberg, the property owner of said acreage; providing for rezoning from Residential, Single Family-3 (RSF-3) and Residential, Multiple-Family-1 (RMF-1) to Residential, Multiple-Family-1 (RMF-1) and Residential, Multiple-Family-2 (RMF-2) of certain lands within the corporate limits of the City of Lake City, Florida; making findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date. (This property is located at NW Early Street)

Passed on first reading on 6/15/2026

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

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

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

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

J. Discussion and action by City Council.

Adopt City Council Ordinance No. 2026-2374 on final reading

Close Quasi-Judicial Hearing

Resolutions - None

Other Items - None

New BusinessOrdinances

- [9.](#) City Council Ordinance No. 2026-2380 (first reading) - An ordinance of the City Council of the City of Lake City, Columbia County, Florida, amending Chapter 2, Article VII, City of Lake City Code of Ordinances to expand the Community Redevelopment Board of Commissioners from five members to seven members; providing definitions; establishing eligibility criteria for said members; providing for severability; providing for conflicts; and providing an effective date.

Adopt City Council Ordinance No. 2026-2380 on first reading

- [10.](#) City Council Ordinance No. 2026-2381 (first reading)- An ordinance of the City Council of the City of Lake City, Columbia County, Florida, amending Chapter 2, Article VII, Section 295, City of Lake City Code of Ordinances to provide additional detail to the legal descriptions defining the area of the City of Lake City Community Redevelopment Agency; making findings of fact in support thereof; providing for severability; providing for conflicts; and providing for an effective date.

Adopt City Council Ordinance No. 2026-2381 on first reading

Resolutions

- [11.](#) City Council Resolution No. 2026-072 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and Vortex, USA, Inc., a Delaware Corporation, for splashpad components, equipment, and installation services at Youngs Park; 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; repealing all prior resolutions in conflict; and providing an effective date.
- [12.](#) City Council Resolution No. 2026-075 - A resolution of the City of Lake City, Florida, directing the erection of signs at the intersections along that certain segment of Northwest Madison Street situated between Northwest Main

Boulevard and North Marion Avenue in honor of Fire Chief Randall Burnham; co-designating said street segment as Randy Burnham Street; providing for conflicts; providing for severability; providing an effective date.

[13.](#) City Council Resolution No. 2026-076 - A resolution of the City of Lake City, Florida, directing the erection of signs at the intersections along that certain segment of Northwest Alachua Avenue situated between West Duval Street and North Marion Avenue in honor of Assistant Fire Chief Dwight E. Boozer; co-designating said street segment as Assistant Chief Dwight Boozer Avenue; providing for conflicts; providing for severability; providing for an effective date.

[14.](#) City Council Resolution No. 2026-079 - A resolution of the City of Lake City, Florida, adopting an update to the Lake City Community Redevelopment Plan; providing for severability; repealing all previous resolutions in conflict; providing an effective date.

Note: This item was presented at the CRA Meeting held prior to this meeting.

[15.](#) City Council Resolution No. 2026-080 - A resolution of the City of Lake City, Florida, creating a Community Redevelopment Agency Advisory Committee; making certain findings of fact in support of the City creating said advisory committee; directing the Mayor to appoint the members of said advisory committee pursuant to Chapter 2, Article VII, Section 2-48(1) of the City of Lake City Code of Ordinances as amended by City of Lake City Ordinance 2023-2254; directing the Mayor to appoint the chairman of said advisory committee pursuant to Chapter 2, Article VII, Section 2-48(1) of the City of Lake City Code of Ordinances as amended by City of Lake City Ordinance 2023-2254; repealing all prior resolutions in conflict; and providing an effective date.

Other Items - None

Departmental Administration - None

Comments by:

City Manager Don Rosenthal

City Attorney Clay Martin

City Clerk Audrey Sikes

Comments by Council Members

Council Member Chevella Young

Council Member Ricky Jernigan

Council Member James Carter

Council Member Tammy Harris

Mayor Noah Walker

Adjournment

YouTube Information

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

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

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

File Attachments for Item:

1. Minutes - May 26, 2026 Special Called Session

MINUTES
CITY OF LAKE CITY
City Council Special Session
May 26, 2026
5:30 PM at City Hall

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

Pledge of Allegiance

Invocation – Mayor Noah Walker

Roll Call

Mayor/Council Member
City Council

Noah Walker
Chevella Young
Ricky Jernigan
James Carter
Tammy Harris
Clay Martin
Don Rosenthal
Chief Gerald Butler
Audrey Sikes

City Attorney
City Manager
Sergeant-at-Arms
City Clerk

Approval of Agenda

Mr. 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 – None

New Business

Resolutions

1. City Council Resolution No. 2026-057 - A resolution of the City of Lake City, Florida, authorizing the execution and delivery of the form of attached loan documents between the City and State of Florida, Department of Commerce for a loan through the Rural Community Development Revolving Loan Fund Program, Section 288.65, Florida Statutes, in the principal amount of \$5,500,000.00 for costs for the acquisition of the Wastewater Treatment Plant at the North Florida Mega Industrial Park in Columbia County, Florida; making certain findings of paramount public purpose; providing new utilities revenues to pay the indebtedness; providing for the rights, securities and remedies for the holder of the promissory note; making certain covenants and agreements in connection therewith; and providing for severability and an effective

date. **Ms. Young made a motion to approve City Council Resolution No. 2026-057. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.**

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

Attorney Martin reported there was an intentional blank space in the definition of “promissory note” on page two of the resolution. The blank appears where the document references an exhibit attached to the loan agreement. The exhibit number has not yet been assigned because the documents will only be compiled after execution. The blank will be filled in later once the exhibit designation is finalized.

2. City Council Resolution No. 2026-063 - A resolution of the City of Lake City, Florida, approving those certain easement assignment and deed agreements between the City, the Columbia County Board of County Commissioners, and Weyerhaeuser Company and its affiliates in furtherance of the closing of the acquisition of the North Florida Mega Industrial Park Waste Water Treatment Plant contemplated by the agreement approved by Resolution 2026-043; making certain findings of fact in support of the City approving said agreements and instruments; recognizing the authority of the Mayor to execute and bind the City to said agreements and instruments; recognizing the authority of the Vice-Mayor to execute and bind the City to said agreements and instruments in the absence or unavailability of the Mayor; directing the Mayor or Vice-Mayor, as appropriate to execute and bind the City to said agreements and instruments; repealing all prior resolutions in conflict; and providing an effective date. **Ms. Young made a motion to approve City Council Resolution No. 2026-063. Mr. Carter seconded the motion. A roll call vote was taken and the motion carried.**

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

3. City Council Resolution No. 2026-067 - A resolution of the City of Lake City, Florida, authorizing the execution of the closing statement, closing affidavit, and closing agreements in furtherance of the closing of the acquisition of the North Florida Mega Industrial Park Waste Water Treatment Plant contemplated by the agreement approved by Resolution 2026-043; authorizing the expenditure of funds as represented on said closing statement in furtherance of the closing of the acquisition of the North Florida Mega Industrial Park Waste Water Treatment Plant contemplated by the agreement approved by Resolution 2026-043; making certain findings of fact in support of the City authorizing the execution of said documents; recognizing the authority of the Mayor to execute and bind the City to said documents; recognizing the authority of the Vice-Mayor to execute and bind the City to said documents in the absence or unavailability of the Mayor; directing the Mayor or Vice-Mayor, as appropriate to execute and bind the

City to said agreements and instruments; authorizing and directing the City Manager to take such actions as are necessary and proper to give effect to the expenditure of funds authorized hereby; repealing all prior resolutions in conflict; and providing an effective date. **Mr. Carter made a motion to approve City Council Resolution No. 2026-067. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.**

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

4. City Council Resolution No. 2026-064 - A resolution of the City of Lake City, Florida, approving that certain application for funds from the Federal Aviation Administration Infrastructure Investment and Jobs Act Grant for T-hangar taxi lane rehabilitation and drainage improvements at the Lake City Gateway Airport; making certain findings of fact in support of the City applying for such grant funds; recognizing the authority of the City Manager or his designee to submit such application; directing the City Manager or his designee to submit such application; repealing all prior resolutions in conflict; and providing an effective date. **Ms. Young made a motion to approve City Council Resolution No. 2026-064. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

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

Comments by Council Members

Council Member Chevella Young – None

Council Member Ricky Jernigan – Mr. Jernigan commented on a very professional checkpoint put out by the Lake City Police Department; commended the Fire Department; congratulated Columbia High School softball team for winning state and suggested a State Champs sign at city limits.

Council Member James Carter – None

Council Member Tammy Harris – None

Mayor Noah Walker – Mayor Walker congratulated the Columbia County High School softball team on winning state; expressed gratitude for the FAA grant and the airport developing in a positive way; thanked the City's partners at the state level, Chuck Brannan and Jennifer Bradley, for their hard work at the Capital on behalf of the City.

Adjournment

Having no further business, Mayor Walker adjourned the meeting at 5:42 PM.

Noah Walker, Mayor/Council Member

Audrey Sikes, City Clerk

File Attachments for Item:

2. Minutes - June 1, 2026 Regular Session

MINUTES
CITY OF LAKE CITY
City Council Regular Session
June 01, 2026
6:00 PM at City Hall

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.

Events Prior to Meeting - 5:00 PM Closed and Exempt Session pursuant to FS 447.605(1)

Pledge of Allegiance

Invocation - Mayor Noah Walker

Roll Call

Mayor/Council Member
City Council

Noah Walker
Chevella Young
Ricky Jernigan
James Carter
Tammy Harris
Clay Martin
Dee Johnson
Chief Gerald Butler
Audrey Sikes

City Attorney
Assistant City Manager
Sergeant-at-Arms
City Clerk

Approval of Agenda

Mr. Carter made a motion to approve the agenda as presented. Ms. Harris seconded the motion. Ms. Young reported there was scrivener’s error on City Council Resolution No. 2026-060, the third whereas read negotiating a contract with “SMS,” it should read “SGS.” **The motion to approve the agenda as amended carried unanimously on a voice vote.**

Proclamations/Awards/Recognitions - None

Public Participation - Persons Wishing to Address Council

- Tom Johnson
- Cecilia Davis
- Sylvester Warren
- Tony Buzzella
- Bea Coker

Approval of Consent Agenda

1. Minutes - April 20, 2026 Regular Session

2. Minutes - May 18, 2026 Workshop
3. City Council Resolution No. 2026-058 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and GML Coatings, LLC, A Florida Limited Liability Company, for sanitary sewer, stormwater, line, and manhole rehabilitation services; 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.
4. City Council Resolution No. 2026-060 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and SGS Contracting Services, Inc., a Florida Corporation, for underground utility services at the Saint Margarets Waste Water Treatment Facility; 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. 2026-065 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and the Suwannee River Economic Council, Inc., regarding the purchase of natural gas services from the City on behalf of households eligible for the Low-Income Household Energy Assistance Program; 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; repealing all prior resolutions in conflict; and providing an effective date.

Mr. Carter made a motion to approve the consent agenda as presented. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.

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

Presentations

6. Presentation from Columbia County concerning proposed Municipal Services Taxing Unit (MSTU) and valorem taxes for countywide law enforcement services provided by the sheriff and for countywide ambulance service. (County Management)

County Manager David Kraus reported the proposal originated from a desire to increase transparency in property tax bills by clearly showing how much tax revenue funds law enforcement services provided by the sheriff. He stated the proposal would separate these costs into a Municipal Services Taxing Unit (MSTU) so taxpayers could see the specific portion of their taxes allocated to law enforcement. Mr. Kraus also explained an EMS funding proposal to provide additional ambulance services, personnel, and resources.

New Business

Ordinances

7. City Council Ordinance No. 2026-2371 (first reading) - An ordinance of the City of Lake City, Florida, pursuant to Petition No. ANX 26-04, submitted by Ring Power Corporation, relating to voluntary annexation; annexing certain real property located in Columbia County, Florida, which is reasonably compact, into the boundaries of the City of Lake City, Florida; making certain findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date. (This property is located on SW Ring Court) **Mr. Carter made a motion to approve City Council Ordinance No. 2026-2371 on first reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

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

At this time member took a short recess from 7:01 PM until 7:06 PM.

8. City Council Ordinance No. 2026-2375 (first reading) - An ordinance of the City of Lake City, Florida, requesting and consenting to the inclusion of all the City of Lake City, Florida, within the Columbia County Law Enforcement Municipal Service Taxing Unit to fund law enforcement and corrections services, facilities, and programs; providing for annual renewal of such request and consent; providing for severability; and providing an effective date.

PUBLIC COMMENT: Sylvester Warren – removed from meeting due to not following rules of decorum

No motions were made.

9. City Council Ordinance No. 2026-2376 (first reading) - An ordinance of the City of Lake City, Florida, requesting and consenting to the inclusion of all of the City of Lake City within the Columbia County Emergency Medical Services Municipal Service Taxing Unit to fund emergency medical services, facilities, and programs; providing for annual renewal of such request and consent; providing for severability; and providing for an effective date. **Mr. Jernigan made a motion to approve City Council Ordinance No. 2026-2376 on first reading.**

Council member Carter spoke in support of working with the County for this next year and not rushing the ordinance.

Council member Jernigan spoke in support of passing the ordinance.

Mayor Walker reported being interested in more information on a half cent sales tax and spoke in opposition to last-minute items for discussion.

Assistant City Manager Dee Johnson reported this is needed and asked members to approve.

Assistant Fire Chief Ret Tompkins expressed concerns regarding EMS staffing levels, ambulance availability, and response times. He reported improvements were urgently needed to reduce delays and ensure adequate coverage.

Chief Butler expressed concerns regarding frequent ambulance delays, noting that these shortages affect critical incidents such as SWAT operations and agreed with Assistant Chief Tompkins that expanding EMS resources is a critical public safety need.

A roll call vote was taken and the motion carried.

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

Resolutions - None

Other Items

10. Update: Young's Park Improvement Plan Cost (Procurement Director Brenda Karr)

Ms. Karr provided cost updates on equipment.

Assistant City Manager Johnson obtained a consensus from members to create a PO due to time constraints.

11. Discussion and Possible Action: Richardson Summer Camp Registration Funding (Vice Mayor Chevella Young)

Council Member Young reported a request to support the Richardson Summer Camp, noting that funding for the program had been unintentionally overlooked during the budget process. Camp staff explained the program, which has been operating since 2008, provides educational, recreational, and leadership-building activities for youth ages 5-13, but due to rising costs, have increased registration fees to \$400 per camper, contributing to lower enrollment.

Ms. Young made a motion to approve \$20,000.00 for Richardson Community Center for summer camp and to allow Finance to identify the funding source. The motion provides the registration funds are to be used for City residents only. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

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

12. Fire Pension Board Trustee Resignation - David Brewer, Council Appointed Trustee

Trustees on Fire Pension Board: Adam Brannon (Plan Member Appointed Trustee), Daniel Dohrn (Plan Member Appointed Trustee), Alfred Torrans (Fifth Member Trustee), Lisa Morris (Council Appointed Trustee)

Mayor Walker announced the vacancy on the Fire Pension Board and recommended someone with significant financial experience.

13. Discussion and Possible Action - Consideration of the following dates for Budget Workshops

August 4, 2026, Tuesday 5:00 PM - Budget, Capital Projects, utilizing GFOA (Government Finance Officers Association) budgeting format (Nicholas Narducci, NJN Consulting)

August 5, 2026, Wednesday 5:00 PM - Workshop - General, CRA, Fire, Airport, Debt Service Funds

August 6, 2026, Thursday 5:00 PM - Workshop - Utility Funds

Members agreed on the proposed dates for budget workshops by changing the time from 5:00 PM to 6:00 PM on August 4th and 5th.

Departmental Administration

14. Discussion and Possible Action: Create an Intern Administrative Assistant Position to work in the Community Programs Department (Assistant City Manager Dee Johnson)

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

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

Comments by:

Assistant City Manager Dee Johnson – None

City Attorney Clay Martin – None

City Clerk Audrey Sikes – Ms. Sikes reminded everyone that qualifying would begin June 8, 2026, at 12 Noon and end on June 12, 2026, at 12 Noon, and offered condolences to former City Council Member George Ward’s family, who passed away earlier this week.

Comments by Council Members

Council Member Chevella Young – Ms. Young congratulated Community Programs Administrative Assistant Laney Grinstead on her acceptance to Florida State University and

announced the City event being held at The Woods on June 18, 2026, from 6:30 PM until 9:30 PM.

Council Member Ricky Jernigan – Mr. Jernigan recognized the Lake City Police, Fire, Airport, Finance, Public Works, and Procurement Departments, as well as offered condolences to George Ward’s family on his passing.

Council Member James Carter – Mr. Carter offered condolences to George Ward’s family, congratulated Laney Grinstead, and confirmed the City would give out Gatekeeper Awards to the Columbia High Softball team for winning their state championship.

Council Member Tammy Harris – Ms. Harris offered condolences to the Ward family, recognized the Columbia High Softball team for winning their state championship, announced Unity Love Fest would held on August 1, 2026 and thanked the Mayor for his donation to the event, requested others who have promised donations to get with her as soon as possible, and thanked Police Chief Butler, Executive Director of Utilities Steve Brown, City Manager Don Rosenthal, and Fire Chief Wehinger for all they do.

Mayor Noah Walker – Mayor Walker offered condolences to the Ward family, showed appreciation to George Hudson for his time at Campbell Park and Lake Montgomery, recognized Befaihtful Coker for her organization’s events during the month of April, recommended Cecilia Davis get with the Chamber of Commerce for her new business venture, announced there were four students from Columbia High who were competing for a national championship in skills, the CHS drone team and CHS welding team, announced City Night at The Woods, announced the upcoming Independence Day Celebration being held on July 4, 2026, at the Columbia County Fairgrounds.

Adjournment

Having no further business, Mayor Walker adjourned the meeting at 8:05 PM.

Noah Walker, Mayor/Council Member

Audrey Sikes, City Clerk

File Attachments for Item:

3. Minutes - June 15, 2026 Regular Session

MINUTES
CITY OF LAKE CITY
City Council Regular Session
June 15, 2026
6:00 PM at City Hall

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.

Events Prior to Meeting - 5:00 PM Community Redevelopment Meeting

Pledge of Allegiance

Invocation – Mayor/Council Member Noah Walker

Roll Call

Mayor/Council Member
City Council

Noah Walker
Chevella Young
Ricky Jernigan
James Carter
Tammy Harris
Clay Martin
Don Rosenthal
Chief Gerald Butler
Audrey Sikes

City Attorney
City Manager
Sergeant-at-Arms
City Clerk

Approval of Agenda

Mayor Walker reported there was a correction to the date on Item #19. The resolution should read August 18, 2026, not August 20, 2026. **Mr. Jernigan made a motion to approve the agenda as amended. Ms. Harris seconded the motion and the motion carried unanimously on a voice vote.**

Proclamations/Awards/Recognitions

1. Proclamation for Susie Wiles, White House Chief of Staff

Mayor Walker read the proclamation for Susie Wiles aloud.

2. City of Lake City Gatekeeper Award Presented to Columbia High School Softball Team (Mayor Noah Walker)

Team Accomplishments: 2026 4A State Champions Softball

Team Members:
Luisa Taylor

Alannah Lord
Amani Tunsil
Ava Christie
Addyson Sherman
Kinley King
Laura Van Beadles
Anna Dansby
Marlee Hunt
RaeLyn Wehinger
Lauryn Lee
Brooklynn White
Emily Delgado
Josie Raulerson
Ryleigh Stone
Coaches:
Head Coach Joe Saucier
Assistant Coach Brandon Beadles
Assistant Coach John Sherman
Assistant Coach Jody Raulerson
Assistant Coach Andy Jolley
Assistant Coach Alexis Blair

Mayor Walker presented the Gatekeeper Award to the Columbia High Softball Team.

3. City of Lake City Gatekeeper Award Presented to City of Lake City Firefighter, Christina Munro (Mayor Noah Walker)

Accomplishment: Completing the Gate River Run (9.3 miles) in Jacksonville, Florida, in full firefighter gear.

Mayor Walker presented the Gatekeeper Award to Christina Munro.

4. City of Lake City Gatekeeper Award Presented to Daniel Dohrn, Leon Jones, and Josh Morris from the Lake City Fire Department and Taylor Johns from the Lake City Police Department (Mayor Noah Walker)

Accomplishment: Performed lifesaving measures on Ronny Busscher after finding him unresponsive and not breathing in his vehicle on December 24, 2025, at 6:45 AM. Their efforts helped get Mr. Busscher to HCA Lake City Hospital for further treatment, allowing him to recover, reunite with his family, return to work, and resume his normal life.

Mayor Walker presented Gatekeeper Awards to Daniel Dohrn, Leon Jones, and Taylor Johns.

Public Participation - Persons Wishing to Address Council – None

Approval of Consent Agenda

5. Minutes - May 4, 2026 Regular Session

6. Minutes - May 18, 2026 Regular Session
7. City Council Resolution No. 2026-061 - A resolution of the City of Lake City, Florida, amending that certain agreement between the City and H & H Liquid Sludge Disposal, Inc, a Florida Corporation, for waste water sludge collection, transportation, and disposal services; making certain findings of fact in support of the City amending said agreement; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.
8. City Council Resolution No. 2026-066 - A resolution of the City of Lake City, Florida, authorizing Task Assignment Number Two (2) pursuant to the continuing contract with North Florida Professional Services, Inc., a Florida Corporation, to provide professional engineering services to develop a comprehensive vulnerability assessment and adaptation plan; providing for a cost not to exceed \$300,000.00; making certain findings of fact in support of the City approving said task assignment; recognizing the authority of the Mayor to execute and bind the City to said task assignment; authorizing the City Manager with the consent of the City Attorney to make minor changes to the scope of work of the task assignment provided such changes do not increase the quoted price in the task assignment; repealing all prior resolutions in conflict; and providing an effective date.
9. City Council Resolution No. 2026-069 - A resolution of the City of Lake City, Florida, adopting the evaluation and tabulation of responses to that certain Request for Proposal Number 011-2026 for Aviation Fuel Services; accepting the bid from Eastern Aviation Fuels, Inc., a North Carolina Corporation DBA Titan Aviation Fuels; approving the agreement with said vendor; making certain findings of fact in support thereof; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.
10. City Council Resolution No. 2026-070 - A resolution of the City Council of the City of Lake City, Florida, adopting the Memorandum of Agreement with Florida Department of Corrections to maintain support during a fire emergency at the Columbia Correctional Institution and/or Lake City Community Release Center; making certain findings of fact in support of the City adopting 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.
11. City Council Resolution No. 2026-071 - A resolution of the City of Lake City, Florida, authorizing Task Assignment Number One (1) pursuant to the continuing contract with SGS Contracting Services, Inc, a Florida Corporation, for underground utility work at the Saint Margarets Wastewater Treatment Facility; providing for a cost not to exceed \$44,700.00; making certain findings of fact in support of the City approving said task assignment; recognizing the authority of the Mayor to execute and bind the City to said task assignment; authorizing the City Manager with the consent of the City Attorney to make minor changes to the scope of work of the task assignment provided such changes do not increase the quoted price in the task assignment; repealing all prior resolutions in conflict; and providing an effective date.

Mr. Carter made a motion to approve the consent agenda as presented. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.

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

Presentations

12. Homeless Concerns - Christian Cuadras (Council Member Ricky Jernigan)

Mr. Cuadras recommended to let the City's blue bench contract expire, as well as proposed the enactment of two public safety ordinances. One for roadway median usage by pedestrians and one to address dangerous roadside interactions.

At the request of Attorney Martin, members agreed to schedule a workshop on July 20, 2026, at 5:00 PM to discuss homeless concerns.

At this time, members took a short recess from 7:08 PM until 7:18 PM.

Quasi-Judicial Hearings - None

Old Business

Ordinances

At this time Mayor Walker closed the regular session and opened a public hearing for the purpose of hearing comments on City Council Ordinance No. 2026-2371. City Council Ordinance No. 2026-2371 was read by title. Mayor Walker asked if anyone wanted to be heard regarding City Council Ordinance No. 2026-2371. No one asked to be heard on City Council Ordinance No. 2026-2371; therefore, Mayor Walker closed the public hearing.

13. City Council Ordinance No. 2026-2371 (final reading) - An ordinance of the City of Lake City, Florida, pursuant to Petition No. ANX 26-04, submitted by Ring Power Corporation, relating to voluntary annexation; annexing certain real property located in Columbia County, Florida, which is reasonably compact, into the boundaries of the City of Lake City, Florida; making certain findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date. (This property is located on SW Ring Court) **Mr. Carter made a motion to approve City Council Ordinance No. 2026-2371 on final reading. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.**

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

At this time Mayor Walker closed the regular session and opened a public hearing for the purpose of hearing comments on City Council Ordinance No. 2026-2376. City Council Ordinance No. 2026-2376 was read by title. Mayor Walker asked if anyone wanted to be heard regarding City Council Ordinance No. 2026-2376. No one asked to be heard on City Council Ordinance No. 2026-2376; therefore, Mayor Walker closed the public hearing.

14. City Council Ordinance No. 2026-2376 (final reading) - An ordinance of the City of Lake City, Florida, requesting and consenting to the inclusion of all of the City of Lake City within the Columbia County Emergency Medical Services Municipal Service Taxing Unit to fund emergency medical services, facilities, and programs; providing for annual renewal of such request and consent; providing for severability; and providing for an effective date.

Members Carter and Jernigan spoke in opposition of the ordinance.

City Council Ordinance No. 2026-2376 died due to lack of motion.

New Business

Ordinances

15. City Council Ordinance No. 2026-2372 (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 26-02, by the Growth Management Department of Lake City, Florida; providing for amending Section 2.1 entitled Definitions to add a definition for accessory dwelling units; providing for amending Section 4.2.36 entitled Provisions for accessory dwelling units; providing for amending Section 4.4.3 entitled "A" Agricultural, permitted accessory uses and structures to add requirements for accessory dwelling units; providing for amending Section 4.4.7 entitled "A" Agricultural, minimum yard requirements to add requirements for accessory dwelling units; providing for amending Section 4.5.3 entitled "RSF" Residential, Single Family, permitted accessory uses and structures to add requirements for accessory dwelling units; providing for amending Section 4.5.7 entitled "RSF" Residential, Single Family, minimum yard requirements to add requirements for accessory dwelling units; providing for amending Section 4.6.3 entitled "RSF/MH" Residential, (Mixed) Single Family/Mobile Home, permitted accessory uses and structures to add requirements for accessory dwelling units; providing for amending Section 4.6.7 entitled "RSF/MH" Residential, (Mixed) Single Family/Mobile Home, minimum yard requirements to add requirements for accessory dwelling units; providing for amending Section 4.7.3 entitled "RMH" Residential, Mobile Home, permitted accessory uses and structures to add requirements for accessory dwelling units; providing for amending Section 4.7.7 entitled "RMH" Residential, Mobile Home, minimum yard requirements to add requirements for accessory uses and structures and accessory dwelling units; providing for amending Section 4.9.3 entitled "RMF" Residential, Multiple Family, permitted accessory uses and structures to add requirements for accessory dwelling units; providing for amending Section 4.9.7 entitled "RMF" Residential, Multiple Family, minimum yard requirements to add requirements for accessory dwelling units; providing severability; repealing all ordinances in conflict; providing an effective date. **Mr. Carter made a motion to**

approve City Council Ordinance No. 2026-2372 on first reading. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

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

16. City Council Ordinance No. 2026-2373 (first reading) - An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of 50 or less acres of land, pursuant to an application, CPA 26-06S, by David M. Winsberg, the property owner of said acreage, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the Future Land Use classification from Residential Medium Density (less than or equal to 8 dwelling units per acre) to Residential High Density (less than or equal to 20 dwelling units per acre) of certain lands within the corporate limits of the City of Lake City, Florida; making findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date. **Mr. Carter made a motion to approve City Council Ordinance No. 2026-2373 on first reading. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.**

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

Quasi-Judicial Hearings

Open Quasi-Judicial Hearing

First Reading

17. City Council Ordinance No. 2026-2374 (first reading) - An ordinance of the City of Lake City, Florida, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of less than ten acres of land, pursuant to an application, Z 26-04S, by David M. Winsberg, the property owner of said acreage; providing for rezoning from Residential, Single Family-3 (RSF-3) and Residential, Multiple-Family-1 (RMF-1) to Residential, Multiple-Family-1 (RMF-1) and Residential, Multiple-Family-2 (RMF-2) of certain lands within the corporate limits of the City of Lake City, Florida; making findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date.

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

Ms. Young	No
Mr. Carter	No

Mr. Jernigan	No
Ms. Harris	No
Mayor Walker	No

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

Attorney Martin swore in Planning Technician Robert Angelo, property owner David Winsberg, and citizen Barbara Mizell Perry.

Clerk should take custody of exhibits.

Note: All exhibits, diagrams, photographs and similar physical evidence referred to during the testimony or which you would like the Council to consider must be marked for identification and kept by the Clerk for 30 days.

A. Brief introduction of ordinance by city staff. Planning Technician Robert Angelo requested to adopt his presentation and application into the record. It is attached as Exhibit A.

B. Presentation of application by applicant. David Winsberg was available for any questions.

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

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

E. Public comments. Barbara Mizell Perry spoke in opposition of the ordinance.

F. Cross examination of parties by party participants. Waived

G. Questions of parties by City Council. Mayor Walker inquired about density. City Manager Rosenthal reported if the property meets the City's requirements, members have to approve it.

H. Closing comments by parties. None

I. Instruction on law by attorney.

J. Discussion and action by City Council.

Mr. Carter made a motion to approve City Council Ordinance No. 2026-2374 on first reading. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.

Mr. Carter	Aye
Ms. Young	Aye
Mr. Jernigan	Aye
Ms. Harris	Aye (silent vote)
Mayor Walker	Aye

Resolutions

18. City Council Resolution No. 2026-059 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and Playcore Wisconsin, Inc. DBA Gametime, Inc., an Alabama Corporation doing business in North Carolina, for the replacement of aging playground equipment at Youngs Park; making certain findings of fact in support of the City approving said agreement; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date. **Mr. Carter made a motion to approve City Council Resolution No. 2026-059. Ms. Young seconded the motion. A roll call vote was taken and the motion carried.**

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

19. City Council Resolution No. 2026-062 - A resolution of the City Council of the City of Lake City, Florida, calling for an election to be held August 18, 2026; providing for the election of a council member from District 10 and a council member from District 14; 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. **Mr. Jernigan made a motion to approve City Council Resolution No. 2026-062. Ms. Harris seconded the motion. A roll call vote was taken and the motion carried.**

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

20. City Council Resolution No. 2026-068 - A resolution of the City of Lake City, Florida, amending that certain agreement between the City and North Florida Fence, Inc, a Florida Corporation, for a pricing adjustment under Invitation to Bid 006-2024; making certain findings of fact in support of the city amending said agreement; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date. **Ms. Harris made a motion to approve City Council Resolution No. 2026-068. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

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

21. City Council Resolution No. 2026-073 - A resolution of the City of Lake City, Florida approving that certain agreement between the City and Axon Enterprise, Inc., an Arizona Corporation, for drone-based video surveillance equipment and services to be utilized by the City of Lake City, by and through its Police Department; making certain findings of fact in support of the City approving said agreement; recognizing the authority of the Mayor to execute and bind the City to said agreement; directing the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date. **Mr. Carter made a motion to approve City Council Resolution No. 2026-073. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.**

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

Other Items

22. Discussion and Possible Action: Approval to waive the City's procurement process and authorize staff to use the vendor quotes previously obtained through the Suwannee Valley Community Coordinated Child Care, Inc.'s (SV4C's) competitive quote process for the removal of flooring at Five Points Elementary School for \$66,533.40. (Procurement Director Brenda Karr)

Ms. Karr reported the SV4C's would not meet their move-in deadline of August if the procurement process was not waived to allow staff to use the vendor quotes previously obtained.

City Attorney Martin reported there would be no issue waving the process if staff could determine and articulate this would be in the public's interest.

Mr. Jernigan made a motion to waive the City's procurement policy for the public interest of Suwannee Valley 4C's moving into the building by the start of their school year. The motion is also to accept the lowest bidder of \$66,533.40 from Eric's Flooring. Ms. Young seconded the motion.

Council Member Carter spoke in opposition for waiving the process.

Mr. Jernigan	Aye
Ms. Young	Aye
Mr. Carter	Aye
Ms. Harris	Aye (silent vote)
Mayor Walker	Aye

Departmental Administration

23. Discussion and Possible Action: Requesting approval of job description for Superintendent of Parks. This is a temporary position created by the City Manager to assist the Executive

Director of Utilities with overseeing the Parks Revitalization Project. (Human Resources Director BillieJo Bible)

Mr. Carter made a motion to approve the job description for Superintendent of Parks. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

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

Comments by:

City Manager Don Rosenthal – Mr. Rosenthal suggested to members as a way to show staff appreciation for overtime worked during storm season, an approval for the City to mirror the State of Florida’s revised Fourth of July holiday schedule. This would provide staff with the extra days of July 2nd and 6th off. The City is already closed on Friday, July 3, 2026.

Mr. Carter made a motion to close City Offices Thursday, July 2nd and Friday, July 3rd 2026, for the Fourth of July Holiday. Ms. Young seconded the motion. A roll call vote was taken and the motion failed.

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

Ms. Harris made a motion to close City Offices Thursday, July 2nd, Friday, July 3rd, and Monday, July 6th 2026 for the Fourth of July Holiday. Mr. Jernigan seconded the motion. A roll call vote was taken and the motion carried.

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

City Attorney Clay Martin – None

City Clerk Audrey Sikes – Ms. Sikes announced to members she would not be able to verbally communicate for the upcoming week.

Comments by Council Members

Council Member Chevella Young – Ms. Young thanked Coach Monty for attending the meeting and announced City Night at The Woods be Thursday, June 18, 2026.

Council Member Ricky Jernigan – Mr. Jernigan congratulated Mayor Walker on his newborn baby; recognized the Lake City Fire, Police, and Information Technology Departments;

suggested a way to honor judges and state attorneys by erecting an honorary sign on Hernando Street.

Council Member James Carter – Mr. Carter expressed excitement in the demolition of the blighted KFC building near the Interstate; suggested having Growth Management and Code Enforcement focus on blighted properties and encouraging property owners to clear it when necessary.

Council Member Tammy Harris – Ms. Harris congratulated Mayor Walker on his newborn baby; requested as much information as possible on the goings-on in District 12; expressed excitement for the new splashpad and playground equipment; thanked staff for demolishing blighted buildings at Memorial Stadium; thanked Executive Director of Utilities Steve Brown and recognized Growth Management.

Mayor Noah Walker – Mayor Walker apologized for his performance during tonight’s meeting; mirrored Council Member Carter and Harris’ comments regarding blighted buildings; encouraged residents to reach out to him or Code Enforcement regarding any houses that are issues; announced breakfast with the Chief would be July 25th, 2026 at 9:00 AM; Citizens Police Academy would be Thursday, August 13, 2026 at 6:00 PM; July 4th celebration at the Columbia County Fairgrounds; thanked members for the welcoming of his newborn baby boy.

Adjournment

Having no further business, Mayor Walker adjourned the meeting at 8:41 PM.

Noah Walker, Mayor/Council Member

Audrey Sikes, City Clerk

City Council Ordinance No. 2026-2374
Exhibit A

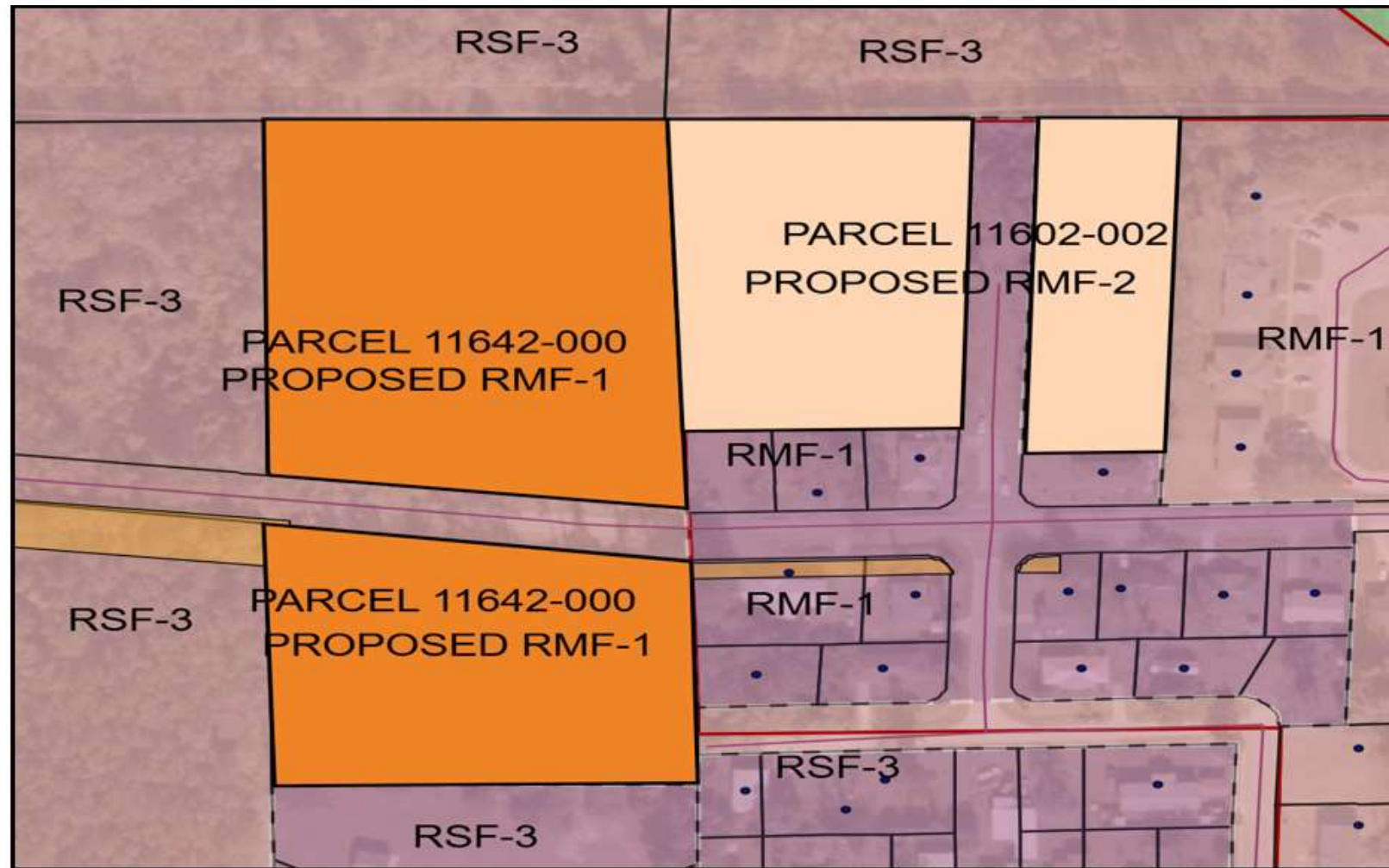
REZONING

ORDINANCE 2026-2374 for Z 26-04S

Introduction

- Parcel 11602-002, is currently zoned Residential Multi-Family 1;
- Parcel 11642-000, is currently zoned Residential Single Family 3;
- Petition Z 26-04S is a request to change the Zoning on parcel 11602-002 from Residential Multi-Family 1 to Residential Multi-Family 2; and change the zoning on parcel 11642-000 from Residential Single Family 3 to Residential Multi-Family 1;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Residential Single Family 3
 - East- Residential Multi-Family 1
 - South- Residential Multi-Family 1 and Residential Single Family 3
 - West- Residential Single Family 3

Location of Parcels 11602-002 and 11642- 000



Staff Review

- **Planning and Zoning-** There are wetlands on the parcels. This will need to be mitigated before a site plan can be approved.
- **Suwannee River Water Management-** An environmental resource permit (ERP) will be required. A permit application has not yet been submitted. The District recommends scheduling a pre-application meeting to discussing permitting requirements. No construction can occur until a District ERP has been issued.

Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2026-2374.

QUESTIONS



DEPARTMENT OF GROWTH MANAGEMENT

205 N MARION AVE

LAKE CITY, FL 32055

386-719-5820

PLANNING@LCFLA.COM

STAFF REVIEW FOR SITE PLAN, REZONING, COMP PLAN AMENDMENT, SPECIAL EXCEPTION, VARIANCE, AND ANNEXATION.

DATE: 4/27/26

PROJECT INFORMATION		
Future Land Use	Current: Residential Medium	Proposed: Residential Medium and Residential High
Zoning	Current: RSF-3 and RMF-1	Proposed RMF-1 and RMF-2
Project Number: TBD	Project Name Winsberg Rezoning	
Parcel Number(s): 11602-002 and 11642-000		
Project Address: TBD		
Project Type: Comp Plan Amendment and Rezoning		

NOTE: Any concurrency determination, whether requested as part of an application for development approval or without an application for development approval, is a non-binding determination of what public facilities and services are available at the date of inquiry per Section 13.12.5.3 of the City of Lake City Land Development Regulations.

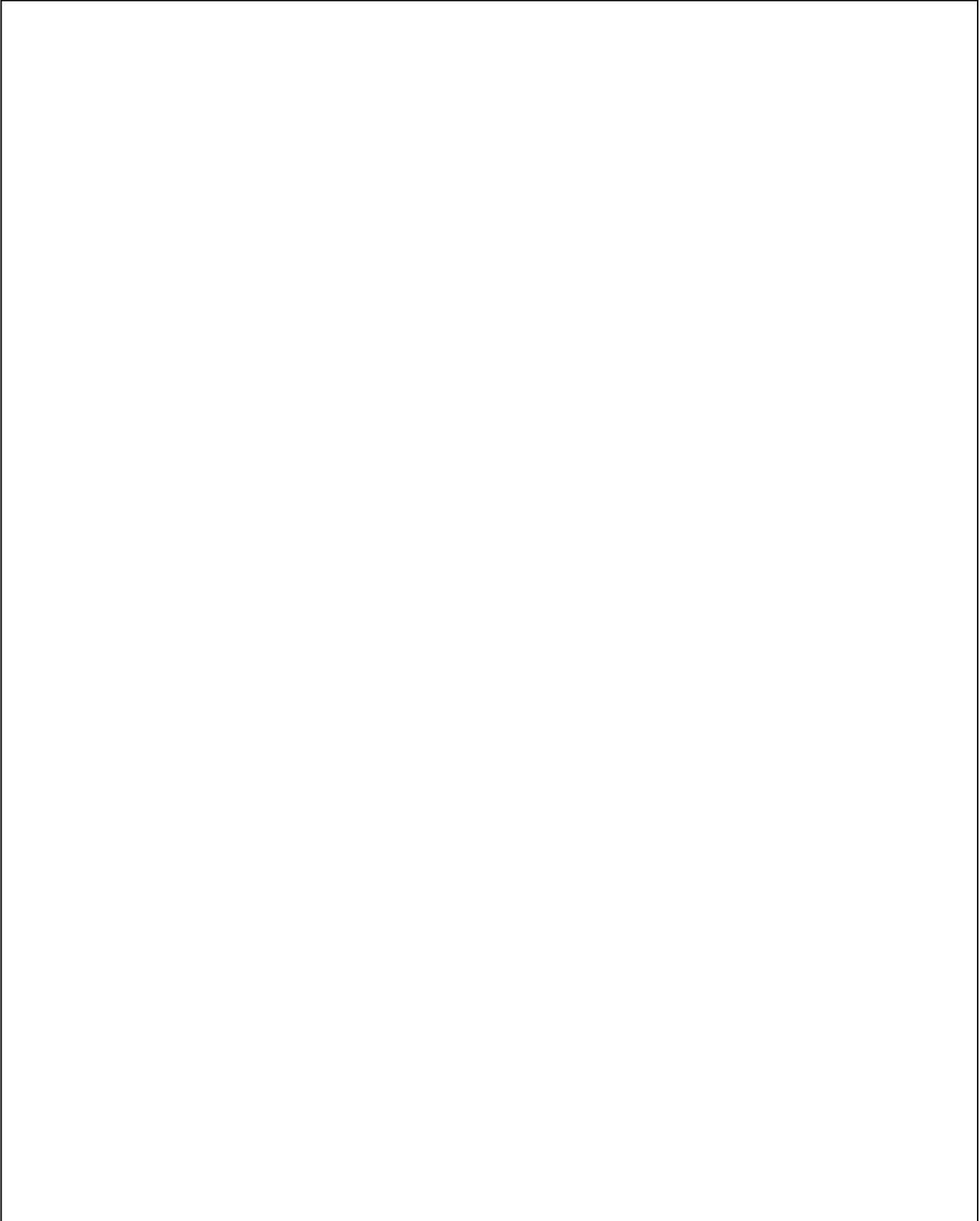
NOTE: There are certain development approvals that are ineligible to receive concurrency reservation because they are too conceptual and, consequently, do not allow an accurate assessment of public facility impacts. These development approvals are land use amendments to the Comprehensive Plan and rezoning requests per Section 13.12.5.2 of the City of Lake City Land Development Regulations.

BUILDING, Reviewed By:

Date:

PLANNING, Reviewed By:

Date:



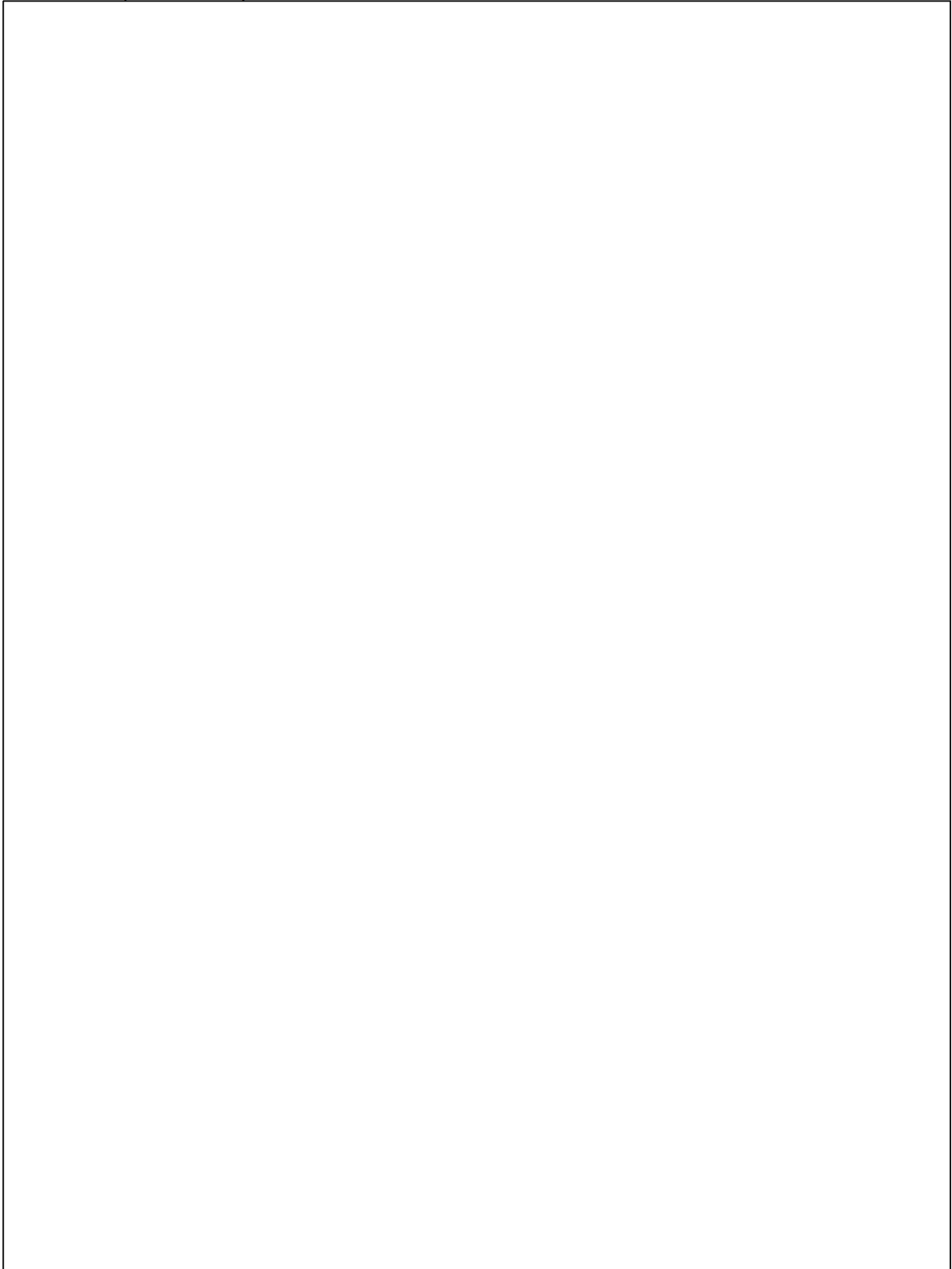
CODE ENFORCEMENT, Reviewed By:

Date:

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PERMITTING, Reviewed By:

Date:



WATER DEPARTMENT, Reviewed By:

Date:

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SEWER DEPARTMENT, Reviewed By:

Date:

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GAS DEPARTMENT, Reviewed By:

Date:

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DIRECTOR OF DISTRIBUTION AND COLLECTIONS, Reviewed By:

Date:

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CUSTOMER SERVICE, Reviewed By:

Date:

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PUBLIC WORKS, Reviewed By:

Date:

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FIRE DEPARTMENT, Reviewed By:

Date:

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POLICE DEPARTMENT, Reviewed By:

Date:

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FDOT, Reviewed By:

Date:

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SUWANNEE RIVER WATER MANAGEMENT, Reviewed By:

Date:

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SCHOOL BOARD, Reviewed By:

Date:

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COUNTY ENGINEER, Reviewed By:

Date:

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COUNTY PLANNER, Reviewed By:

Date:

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File Attachments for Item:

4. Approval to reallocate unused budgeted funds, via a budget amendment, if necessary, to cover the cost associated for Council Member Harris and Vice Mayor Young, to attend the Congressional Black Caucus Foundation 55th Annual Legislative Conference to be held September 16th - 20th, 2026, in Washington, D.C. The estimated cost is \$6,800.00 for both members to attend. Sufficient funds exist in the 511.40 and 511.55 accounts to cover these costs. The 2027 annual conference has been included in the proposed FY 27 preliminary budget for council consideration.

Meeting Date
July 7, 2026

CITY OF LAKE CITY

AGENDA	
Section	
Item No.	

SUBJECT: Reallocation of Budgeted Funds for Travel and Education
DEPT. / OFFICE: City Council

Originator: Council Member Tammy Harris and Vice Mayor Chevella Young		
City Manager Don Rosenthal	Department Director City Council	6/26/26
Recommended Action: Approval of reallocation of unused funds budgeted in account numbers 511.40 and 511.55 to cover the cost associated with Council Member Tammy Harris and Vice Mayor Chevella Young to attend the Congressional Black Caucus Foundation 55 th Annual Legislative Conference in Washington, D.C. at an estimated cost of \$6,800.00.		
Summary Explanation & Background: In accordance with City Code Section 2-2 (b) (2) the travel request identified below was not approved in the annual budget. However, this is a request to reallocate unused budgeted funds. Requesting to reallocate unused budgeted funds, via a budget amendment, if necessary, to cover the cost associated for Council Member Harris and Vice Mayor Young to attend the Congressional Black Caucus Foundation 55 th Annual Legislative Conference to be held September 16 th – 20 th , 2026 in Washington, DC. The estimated cost is \$6,800.00 for both members to attend. Sufficient funds exist in the 511.40 and 511.55 accounts to cover these costs. Note: The 2027 annual conference has been included in the proposed FY 27 preliminary budget for council consideration.		
Alternatives: Deny request		
Source of Funds: 511.40 and 511.55		
Financial Impact: None. Sufficient funds in budget.		
Exhibits Attached: N/A		

File Attachments for Item:

5. City Council Resolution No. 2026-074 - A resolution of the City of Lake City, Florida, consenting to the assignment of that certain agreement between the City and AE Engineering, Inc., a Florida Corporation to WSB, LLC, a Minnesota Limited Liability Company, formerly known as AE Engineering, Inc. a Florida Corporation; making certain findings of fact in support of the City consenting to said assignment; recognizing the authority of the Mayor to execute and bind the City to said consent assignment; directing the Mayor to execute and bind the City to said consent assignment; repealing all prior resolutions in conflict; and providing an effective date.

MEETING DATE

CITY OF LAKE CITY

Report to Council

COUNCIL AGENDA	
SECTION	
ITEM NO.	

SUBJECT: Amendment to contract with AE Engineering

DEPT / OFFICE: Procurement

Originator: Angel Bryant		
City Manager Don Rosenthal	Department Director Brenda Karr	Date 6/2/2026
Recommended Action: Approve amendment to contract with AE Engineering.		
Summary Explanation & Background: A continuing contract was established by RES: 2023-119 for RFQ-015-2023 for Civil Engineering Services with AE ENGINEERING Inc., AE ENGINEERING Inc. has merged with WSB LLC., and has requested that the agreement be assigned to WSB LLC. This would be the 1st amendment to the contract.		
Alternatives:		
Source of Funds:		
Financial Impact:		
Exhibits Attached: Agreement Amendment		

CITY OF LAKE CITY
CEI SERVICES CONTINUING CONTRACT

FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT

THIS FIRST AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT FOR ENGINEERING SERVICES(“Amendment” hereinafter) is made this _____ day of _____, 20__ between **the City of Lake City** (“Owner” hereinafter) and **WSB LLC** (as the successor after merger with AE ENGINEERING).

WHEREAS, on October 24th, 2023, the Owner and AE ENGINEERING entered into an agreement for Engineering Services for AE ENGINEERING to provide certain professional consulting services to the Owner as directed (the “Agreement”).

WHEREAS, AE ENGINEERING has merged with WSB LLC. and has requested to have the Agreement assigned to WSB LLC, as the successor entity to AE ENGINEERING; and,

WHEREAS, the Owner desires to amend the Agreement as requested.

NOW, THEREFORE, in consideration of the premises and mutual covenants herein contained the sufficiency of which is hereby acknowledged by the parties, the Owner and WSB LLC. agree to amend the Agreement as follows:

1. AMENDMENT TO AGREEMENT. The Agreement is amended to assign the Agreement to WSB LLC., as the successor of the original AE ENGINEERING. The “Engineer” under the Agreement shall now be “WSB LLC.”
2. ENTIRETY OF AGREEMENT. The Owner and Engineer agree that the Agreement, including this Amendment, sets forth the entire agreement between the parties, and that there are no promises or understandings other than those stated herein. None of the provisions, terms, and conditions contained in the Agreement, including this Amendment, may be added to, modified, superseded, or otherwise altered, except by written instrument executed by the parties hereto.
3. COUNTERPARTS. This Amendment may be executed in one or more counterparts, each of which shall be deemed original, and will become effective and binding upon the parties as of the effective date at such times as all the signatories hereto have signed a counterpart of this Amendment.
4. AMENDMENT. Except for the provisions of the Agreement specifically modified by this Amendment, all other terms and conditions of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment on the day and year first above written.

CITY OF LAKE CITY, FLORIDA

By: _____

Date

WSB LLC.

By: _____

Date

RESOLUTION NO 2026 - 074

CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA CONSENTING TO THE ASSIGNMENT OF THAT CERTAIN AGREEMENT BETWEEN THE CITY AND AE ENGINEERING, INC., A FLORIDA CORPORATION TO WSB, LLC, A MINNESOTA LIMITED LIABILITY COMPANY BY AE ENGINEERING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS AE ENGINEERING, INC. A FLORIDA CORPORATION; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT OF THE CITY CONSENTING TO SAID ASSIGNMENT; RECOGNIZING THE AUTHORITY OF THE MAYOR TO EXECUTE AND BIND THE CITY TO SAID CONSENT TO ASSIGNMENT; DIRECTING THE MAYOR TO EXECUTE AND BIND THE CITY TO SAID CONSENT TO ASSIGNMENT; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lake City (“City”) and AE Engineering, Inc., a Florida corporation, now known as AE Engineering, LLC, a Florida limited liability company (the “Vendor”), entered into an agreement approved by City Council resolution number 2023-119 to provide certain professional engineering services to the City (the “Agreement”); and

WHEREAS, the Vendor was acquired by WSB, LLC, a Minnesota limited liability company (the “Contract Assignee”) via a stock sale and purchase; and

WHEREAS, the Vendor is now a wholly-owned subsidiary of the Contract Assignee; and

WHEREAS, the Vendor desires to assign the Agreement to the Contract Assignee via the terms of the proposed Assignment and Assumption Agreement in the form of the Exhibit attached hereto (the “Assignment”); and

WHEREAS, pursuant to the terms of the Assignment, the Contract Assignee will assume all obligations and liabilities of the Vendor; and

WHEREAS, the City desires to consent to the Assignment; and

WHEREAS, consenting to the Assignment 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:

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1. Approving the Assignment is in the public or community interest and for public welfare; and
 2. In furtherance thereof, the Assignment in the form of the Exhibit attached hereto should be and is approved by the City Council of the City of Lake City and the City does consent to said Assignment; and
 3. The Mayor of the City of Lake City is the officer of the City duly designated by the City's Code of Ordinances to enforce such rules and regulations as are adopted by the City Council of the City of Lake City; and
 4. The Mayor of the City of Lake City is authorized to execute on behalf of and consent to the terms of the Assignment; and
 5. The Mayor of the City of Lake City is directed to execute on behalf of and consent to the terms of the Assignment; and
 6. 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
 7. This resolution shall become effective and enforceable upon final passage 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, 2026.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

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

Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

ASSIGNMENT AND ASSUMPTION OF AGREEMENT

This Assignment and Assumption of Agreement (“Agreement”) effective as of June 25, 2026 (“Effective Date”) is made by and between AE Engineering, Inc. n/k/a AE Engineering, LLC, a limited liability company organized and existing under the laws of Florida (“AE”), located at 219 N Newnan Street, 4th Floor, Jacksonville, Florida 32202; and WSB LLC, a corporation organized and existing under the laws of Minnesota located at 701 Xenia Ave S, Ste 300, Minneapolis, Minnesota 55416 (“WSB”). AE and WSB are individually a “Party” and collectively the “Parties.”

WHEREAS, on October 24, 2023, AE and the City of Lake City, Florida (the “City”) entered into a contract for Construction Engineering and Inspection (CEI)/Observation Services (“Contract”), as authorized by City Council Resolution No. 2023-119;

WHEREAS, on February 8, 2024, WSB acquired AE, now a wholly owned subsidiary of WSB; and

WHEREAS, AE wishes to assign to WSB, and WSB wishes to assume, AE’s rights, title and interest and liabilities in, to, and under the Contract.

NOW, THEREFORE, for the consideration set forth herein, the Parties agree:

1. Assignment. Subject to this Agreement and as of the Effective Date, AE grants, assigns, transfers and conveys to WSB all of AE’s rights, title, interest and liabilities in, to, and under the Contract.

2. Assumption. Subject to this Agreement and as of the Effective Date, WSB, expressly assumes and agrees to perform, pay, and discharge all of AE’s obligations and liabilities under the Contract.

3. AE Representations. AE warrants (i) the Contract is in full force and effect and is assignable; (ii) the contract rights transferred in this Agreement are free of lien, encumbrance or adverse claim; and (iii) AE has performed all its respective obligations under the Contract as of the Effective Date hereof.

4. Full Force and Effect. AE and WSB acknowledge and agree that the Contract remains in full force and effect and shall be binding upon WSB as if WSB were the original party to the Contract. All capitalized terms used, but not defined, herein shall have the meaning ascribed to such terms in the Contract.

5. Governing Law. This Agreement is made under, construed in accordance with and governed by the laws of the State of Florida, without regard to any applicable conflicts of law principles. Exclusive venue for any legal action or cause of action arising from this Agreement in which the City is a party shall be exclusively in a court of competent jurisdiction in Columbia County, Florida.

6. Successors and Assigns; Third-Party Beneficiaries. This Agreement is binding on and inures to the benefit of the Parties and their successors and assigns. Nothing in this Agreement confers upon any person other than the Parties any rights, remedies, claims, causes of action or obligations under this Agreement.

7. Execution in Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, each of the Parties hereto has executed this Agreement as of the Effective Date.

AE ENGINEERING, INC.
N/K/A AE ENGINEERING, LLC

WSB LLC

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Consent to Assignment:

The City of Lake City, Florida consents to the assignment of the Contract as defined in the foregoing Assignment and Assumption Agreement from AE Engineering, LLC to WSB LLC.

BY THE MAYOR OF THE CITY OF LAKE CITY, FLORIDA

Noah E. Walker, 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

File Attachments for Item:

6. City Council Ordinance No. 2026-2372 (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 26-02, by the Growth Management Department of Lake City, Florida; providing for amending Section 2.1 entitled Definitions to add a definition for accessory dwelling units; providing for amending Section 4.2.36 entitled Provisions for accessory dwelling units; providing for amending Section 4.4.3 entitled "A" Agricultural, permitted accessory uses and structures to add requirements for accessory dwelling units; providing for amending Section 4.4.7 entitled "A" Agricultural, minimum yard requirements to add requirements for accessory dwelling units; providing for amending Section 4.5.3 entitled "RSF" Residential, Single Family, permitted accessory uses and structures to add requirements for accessory dwelling units; providing for amending Section 4.5.7 entitled "RSF" Residential, Single Family, minimum yard requirements to add requirements for accessory dwelling units; providing for amending Section 4.6.3 entitled "RSF/MH" Residential, (Mixed) Single Family/Mobile Home, permitted accessory uses and structures to add requirements for accessory dwelling units; providing for amending Section 4.6.7 entitled "RSF/MH" Residential, (Mixed) Single Family/Mobile Home, minimum yard requirements to add requirements for accessory dwelling units; providing for amending Section 4.7.3 entitled "RMH" Residential, Mobile Home, permitted accessory uses and structures to add requirements for accessory dwelling units; providing for amending Section 4.7.7 entitled "RMH" Residential, Mobile Home, minimum yard requirements to add requirements for accessory uses and structures and accessory dwelling units; providing for amending Section 4.9.3 entitled "RMF" Residential, Multiple Family, permitted accessory uses and structures to add requirements for accessory dwelling units; providing for amending Section 4.9.7 entitled "RMF" Residential, Multiple Family, minimum yard requirements to add requirements for accessory dwelling units; providing severability; repealing all ordinances in conflict; providing an effective date.

Passed on first reading on 6/15/2026

ORDINANCE NO. 2026-2372

CITY OF LAKE CITY, FLORIDA

1 AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE TEXT
2 OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS, AS
3 AMENDED, PURSUANT TO AN APPLICATION, LDR 26-02, BY THE GROWTH
4 MANAGEMENT DEPARTMENT OF LAKE CITY, FLORIDA; PROVIDING FOR
5 AMENDING SECTION 2.1 ENTITLED DEFINITIONS TO ADD A DEFINITION
6 FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION
7 4.2.36 ENTITLED PROVISIONS FOR ACCESSORY DWELLING UNITS;
8 PROVIDING FOR AMENDING SECTION 4.4.3 ENTITLED "A" AGRICULTURAL,
9 PERMITTED ACCESSORY USES AND STRUCTURES TO ADD REQUIREMENTS
10 FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION
11 4.4.7 ENTITLED "A" AGRICULTURAL, MINIMUM YARD REQUIREMENTS TO
12 ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR
13 AMENDING SECTION 4.5.3 ENTITLED "RSF" RESIDENTIAL, SINGLE FAMILY,
14 PERMITTED ACCESSORY USES AND STRUCTURES TO ADD REQUIREMENTS
15 FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION
16 4.5.7 ENTITLED "RSF" RESIDENTIAL, SINGLE FAMILY, MINIMUM YARD
17 REQUIREMENTS TO ADD REQUIREMENTS FOR ACCESSORY DWELLING
18 UNITS; PROVIDING FOR AMENDING SECTION 4.6.3 ENTITLED "RSF/MH"
19 RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME, PERMITTED
20 ACCESSORY USES AND STRUCTURES TO ADD REQUIREMENTS FOR
21 ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.6.7
22 ENTITLED "RSF/MH" RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE
23 HOME, MINIMUM YARD REQUIREMENTS TO ADD REQUIREMENTS FOR
24 ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.7.3
25 ENTITLED "RMH" RESIDENTIAL, MOBILE HOME, PERMITTED ACCESSORY
26 USES AND STRUCTURES TO ADD REQUIREMENTS FOR ACCESSORY
27 DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.7.7 ENTITLED
28 "RMH" RESIDENTIAL, MOBILE HOME, MINIMUM YARD REQUIREMENTS
29 TO ADD REQUIREMENTS FOR ACCESSORY USES AND STRUCTURES AND
30 ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.9.3
31 ENTITLED "RMF" RESIDENTIAL, MULTIPLE FAMILY, PERMITTED ACCESSORY
32 USES AND STRUCTURES TO ADD REQUIREMENTS FOR ACCESSORY
33 DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.9.7 ENTITLED
34 "RMF" RESIDENTIAL, MULTIPLE FAMILY, MINIMUM YARD REQUIREMENTS
35 TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING
36 SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN
37 EFFECTIVE DATE

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

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

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

45 **WHEREAS**, the Planning and Zoning Board of City of Lake City, Florida, hereinafter referred to
46 as the Planning and Zoning Board, has been designated as the Local Planning Agency of the City
47 of Lake City, Florida, hereinafter referred to as the Local Planning Agency; and

48 **WHEREAS**, pursuant to Section 163.3174, Florida Statutes, as amended, and the Land
49 Development Regulations, the Planning and Zoning Board, serving also as the Local Planning
50 Agency, held the required public hearing, with public notice having been provided, on said
51 application for an amendment, as described below, and at said public hearing, the Planning and
52 Zoning Board, serving also as the Local Planning Agency, reviewed and considered all comments
53 received during said public hearing concerning said application for an amendment, as described
54 below, and recommended to the City Council approval of said application for an amendment,
55 as described below; and

56 **WHEREAS**, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held
57 the required public hearings, with public notice having been provided, on said application for
58 an amendment, as described below, and at said public hearings, the City Council reviewed and
59 considered all comments received during said public hearings, including the recommendation
60 of the Planning and Zoning Board, serving also as the Local Planning Agency, of said application
61 for an amendment, as described below; and

62 **WHEREAS**, the City Council has determined and found that a need and justification exist for the
63 approval of said application for an amendment, as described below; and

64 **WHEREAS**, the City Council has determined and found that approval of said application for an
65 amendment, as described below, is consistent with the purposes and objectives of the
66 comprehensive planning program and the Comprehensive Plan; and

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

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

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

75 1. Pursuant to an application, LDR 26-02, by the Growth Management Department of Lake City,
76 Florida, to amend the text of the Land Development Regulations, Section 2.1 entitled
77 Definitions, is hereby amended to add the following definition to read, as follows:

78 **Accessory dwelling units. Accessory dwelling units are additional living quarters typically**
79 **on single-family lots that are independent of the primary dwelling unit including a separate**
80 **kitchen, bathroom, and sleeping area. Accessory dwelling units shall meet all requirements**
81 **of the Florida Building Code or the United States Department of Housing and Urban**
82 **Development Code for Mobile Homes, Standard Design Manufactured Homes or**
83 **Residential Design Manufactured Homes depending on the zoning district that the**
84 **accessory dwelling unit is within.**

- 85 2. Pursuant to an application, LDR 26-02, by the Growth Management Department of Lake City,
86 Florida, to amend the text of the Land Development Regulations, Section 4.2.36 entitled
87 Provisions for Accessory Dwelling Units, is hereby added to read, as follows:

88 **4.2.36 PROVISIONS FOR ACCESSORY DWELLING UNITS.**

89 **Accessory dwelling unit as defined in Section 2.1 shall be built as follows:**

90 **1. Built on a permanent foundation.**

- 91 a. **Note: If located in a zoning district where a residential design**
92 **manufactured home is allowed, then an accessory dwelling unit that**
93 **is built to United States Department of Housing and Urban**
94 **Development Standards may be installed. Accessory dwelling units**
95 **shall have all transportation equipment removed and underside of**
96 **the accessory dwelling unit shall be enclosed.**

97 **2. Built to a similar building style or architectural style as the primary**
98 **structure.**

99 **3. Built to the side or rear of the primary structure.**

100 **4. Have similar setbacks as the primary structure.**

101 **5. Have minimum size of at least four hundred (400) square feet.**

102 **6. Have maximum size of up to eleven-hundred square feet but may not**
103 **exceed fifty percent (50 %) of the size of the primary structure.**

104 **7. All accessory dwelling units shall have a separate 911 address from the**
105 **primary dwelling.**

106 **8. Any accessory dwelling unit constructed or installed in a designated flood**
107 **prone area shall meet all Federal Emergency Management Agency,**
108 **Florida, and City requirements.**

- 109 3. Pursuant to an application, LDR 26-02, by the Growth Management Department of Lake City,
110 Florida, to amend the text of the Land Development Regulations, Section 4.4.3 entitled "A"
111 Agricultural, Permitted Accessory Uses and Structures, is hereby amended to read, as follows:

112 SECTION 4.4 "A" AGRICULTURAL

113 4.4.3 PERMITTED ACCESSORY USES AND STRUCTURES

114 1. Uses and structures which:

115 a. Are customarily accessory and clearly incidental and subordinate to
116 permitted uses and structures;

117 b. Are located on the same lot as the permitted principal use or structure or
118 on a contiguous lot in the same ownership; and

119 c. Uses and structures which involve operations not in keeping with the
120 character of the district.

121 2. Examples of permitted accessory uses and structures include:

122 a. Barns and stables;

123 b. Private garages;

124 c. Private swimming pools;

125 d. On-site signs (see Section 4.2); and

126 e. Residential facilities for caretakers whose work requires residence on the
127 premises or for employees who will be quartered on the premises.

128 **f. Accessory dwelling units (See Section 4.2.36).**

129 4. Pursuant to an application, LDR 26-02, by the Growth Management Department of Lake City,
130 Florida, to amend the text of the Land Development Regulations, Section 4.4.7 entitled "A"
131 Agricultural, Minimum Yard Requirements is hereby amended to read, as follows:

132 SECTION 4.4 "A" AGRICULTURAL

133 4.4.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard)
134 (See Section 4.2 for right-of-way setback requirements.)

135 1. All permitted uses and structures (unless otherwise specified):

136 Front 30 feet

137 Side 25 feet

138 Rear 25 feet

139 **2.** Accessory Uses and Structures:

140 Front 30 feet

141 Side 5 feet

142 Rear 5 feet

143 **3. Accessory dwelling units:**

144 **Front 30 feet**

145 **Side 25 feet**

146 **Rear 25 feet**

147 Special Provisions

148 For lots with double front yards, the side of the residence not acting as the main
149 entrance may be considered as a side yard for accessory uses and structures as long
150 as it does not obstruct the line of sight of any intersection or driveway.

151 The location of any structure (except permitted docks, walkways and piers) shall be
152 setback a minimum of thirty-five (35) feet from wetlands.

153 The location of any structure (except permitted docks, walkways and piers) shall be
154 setback a minimum of thirty-five (35) feet from perennial streams and creeks.

155 5. Pursuant to an application, LDR 26-02, by the Growth Management Department of Lake City,
156 Florida, to amend the text of the Land Development Regulations, Section 4.5.3 entitled "RSF"
157 Residential, Single Family, Permitted Accessory Uses and Structures, is hereby amended to
158 read, as follows:

159 SECTION 4.5 "RSF RESIDENTIAL, SINGLE FAMILY

160 4.5.3 PERMITTED ACCESSORY USES AND STRUCTURES

161 1. Uses and structures which:

162 a. Are customarily accessory and clearly incidental and subordinate to
163 permitted uses and structures;

164 b. Are located on the same lot as the permitted principal use or structure, or
165 on a contiguous lot in the same ownership;

166 c. Are not of a nature likely to attract visitors in larger numbers than would
167 normally be expected in a residential neighborhood; and

168 d. Do not involve operations or structures not in keeping with the character
169 of single family residential development.

170 2. Examples of permitted accessory uses and structures include:

171 a. Private garages;

172 b. Private swimming pools;

- 173 c. Non-commercial greenhouses and plant nurseries; and
174 d. On-site signs (See Section 4.2).
175 **e. Accessory dwelling units (See Section 4.2.36).**
- 176 6. Pursuant to an application, LDR 26-02, by the Growth Management Department of Lake City,
177 Florida, to amend the text of the Land Development Regulations, Section 4.5.7 entitled "RSF"
178 Residential, Single Family, Minimum Yard Requirements is hereby amended to read, as follows:
179 SECTION 4.5 "RSF RESIDENTIAL, SINGLE FAMILY
- 180 4.5.7 MINIMUM YARD REQUIREMENTS (depth of front and back yard, width of side yards)
181 (See Section 4.2 for right-of-way setback requirements.)
- 182 1. Single family dwellings:
- 183 RSF-1: Front 30 feet
184 Side 15 feet for each side yard.
185 Rear 15 feet
- 186 RSF-2: Front 25 feet
187 Side 10 feet for each side yard.
188 Rear 15 feet
- 189 RSF-3: Front 20 feet
190 Side 10 feet for each side yard.
191 Rear 15 feet
- 192 2. Public and private schools, adult care centers, child care centers, churches, other
193 houses of worship, private clubs and lodges, and other all permitted uses unless
194 otherwise specified:
- 195 Front 35 feet
196 Side 25 feet for each side yard.
197 Rear 35 feet
- 198 **3.** Accessory Uses and Structures:
- 199 RSF-1: Front 30 feet
200 Side 5 feet
201 Rear 5 feet

202 RSF-2: Front 25 feet
203 Side 5 feet
204 Rear 5 feet
205 RSF-3: Front 20 feet
206 Side 5 feet
207 Rear 5 feet

208 **4. Accessory dwelling units:**

209 **RSF-1: Front 30 feet**

210 **Side 15 feet**

211 **Rear 15 feet**

212 **RSF-2: Front 25 feet**

213 **Side 10 feet**

214 **Rear 15 feet**

215 **RSF-3: Front 20 feet**

216 **Side 10 feet**

217 **Rear 15 feet**

218 Special Provisions

219 For lots with double front yards, the side of the residence not acting as the main
220 entrance may be considered as a side yard for accessory uses and structures as long
221 as it does not obstruct the line of sight of any intersection or driveway.

222 The location of any structure (except permitted docks, walkways and piers) shall be
223 setback a minimum of thirty-five (35) feet from wetlands.

224 The location of any structure (except permitted docks, walkways and piers) shall be
225 setback a minimum of thirty-five (35) feet from perennial streams and creeks.

- 226 7. Pursuant to an application, LDR 26-02, by the Growth Management Department of Lake City,
227 Florida, to amend the text of the Land Development Regulations, Section 4.6.3 entitled
228 "RSF/MH" Residential, (MIXED) Single Family/Mobile Home, Permitted Accessory Uses and
229 Structures, is hereby amended to read, as follows:

230 SECTION 4.6 "RSF/MH" RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME

231 4.6.3 PERMITTED ACCESSORY USES AND STRUCTURES

-
- 232 1. Uses and structures which:
- 233 a. Are customarily accessory and clearly incidental and subordinate to
- 234 permitted uses and structures;
- 235 b. Are located on the same lot as the permitted principal use or structure, or
- 236 on a contiguous lot in the same ownership;
- 237 c. Are not of a nature likely to attract visitors in larger numbers than would
- 238 normally be expected in a residential neighborhood; and
- 239 d. Do not involve operations or structures not in keeping with the character
- 240 of residential development.
- 241 2. Examples of permitted accessory uses and structures include:
- 242 a. Private garages;
- 243 b. Private swimming pools;
- 244 c. Noncommercial greenhouses and plant nurseries; and
- 245 d. On-site signs (see Section 4.2).
- 246 **e. Accessory dwelling units (See Section 4.2.36).**
- 247 8. Pursuant to an application, LDR 26-02, by the Growth Management Department of Lake City,
- 248 Florida, to amend the text of the Land Development Regulations, Section 4.6.7 entitled
- 249 "RSF/MH" Residential, (Mixed) Single Family/Mobile Home, Minimum Yard Requirements is
- 250 hereby amended to read, as follows:
- 251 SECTION 4.6 "RSF/MH" RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME
- 252 4.6.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side of yards)
- 253 (See Section 4.2 for right-of-way setback requirements.)
- 254 1. Single family dwellings and mobile homes:
- 255 RSF/MH-1: Front 30 feet
- 256 Side 15 feet for each side yard
- 257 Rear 15 feet
- 258 2. Single family dwellings and mobile homes:
- 259 RSF/MH-2: Front 25 feet
- 260 Side 10 feet for each side yard
- 261 Rear 15 feet
- 262 RSF/MH-3: Front 20 feet

292 For lots with double front yards, the side of the residence not acting as the main
293 entrance may be considered as a side yard for accessory uses and structures as long
294 as it does not obstruct the line of sight of any intersection or driveway.

295 The location of any structure (except permitted docks, walkways and piers) shall be
296 setback a minimum of thirty-five (35) feet from wetlands.

297 The location of any structure (except permitted docks, walkways and piers) shall be
298 setback a minimum of thirty-five (35) feet from perennial streams and creeks.

299 9. Pursuant to an application, LDR 26-02, by the Growth Management Department of Lake City,
300 Florida, to amend the text of the Land Development Regulations, Section 4.7.3 entitled "RMH"
301 Residential, Mobile Home, Permitted Accessory Uses and Structures, is hereby amended to
302 read, as follows:

303 SECTION 4.7 "RMH" RESIDENTIAL, MOBILE HOME

304 4.7.3 PERMITTED ACCESSORY USES AND STRUCTURES

305 1. Uses and structures which:

306 a. Are customarily accessory and clearly incidental and subordinate to
307 permitted uses and structures;

308 b. Are located on the same lot as the permitted principal use or structure, or
309 on a contiguous lot in the same ownership;

310 c. Are not of a nature likely to attract visitors in larger numbers than would
311 normally be expected in a residential neighborhood; and

312 d. Do not involve operations or structures not in keeping with the character
313 of residential development.

314 2. Examples of permitted accessory uses and structures include:

315 a. Private garages;

316 b. Private swimming pools;

317 c. Non-commercial greenhouses and plant nurseries; and

318 d. On-site signs (see Section 4.2).

319 e. **Accessory dwelling units (See Section 4.2.36).**

320 10. Pursuant to an application, LDR 26-02, by the Growth Management Department of Lake City,
321 Florida, to amend the text of the Land Development Regulations, Section 4.7.7 entitled "RMH"
322 Residential, Mobile Home, Minimum Yard Requirements, is hereby amended to read, as
323 follows:

324 SECTION 4.7 "RMH" RESIDENTIAL, MOBILE HOME

325 4.7.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yards)
326 (See Section 4.2 for right-of-way setback requirements.)

327 1. Mobile homes:

328 RMH-1: Front 30 feet
329 Side 15 feet for each side yard
330 Rear 15 feet

331 RMH-2: Front 25 feet
332 Side 15 feet for each side yard
333 Rear 15 feet

334 RMH-3: Front 20 feet
335 Side 10 feet for each side yard
336 Rear 15 feet

337 2. Public and private schools, accessory dwelling units, care centers, child care
338 centers, churches, other houses of worship, private clubs and lodges, and all
339 other permitted uses unless otherwise specified:

340 Front 35 feet
341 Side 25 feet for each side yard.
342 Rear 35 feet

343 **3. Accessory Uses and Structures:**

344 **RMH-1: Front 30 feet**
345 **Side 5 feet**
346 **Rear 5 feet**

347 **RMH-2: Front 25 feet**
348 **Side 5 feet**
349 **Rear 5 feet**

350 **RMH-3: Front 20 feet**
351 **Side 5 feet**

Note to Codifier: **Bold and stricken** words are deletions; **bold and underlined** are additions.

- 352 **Rear 5 feet**
- 353 **4. Accessory dwelling units:**
- 354 **RMH-1: Front 30 feet**
- 355 **Side 15 feet**
- 356 **Rear 15 feet**
- 357 **RMH-2: Front 25 feet**
- 358 **Side 15 feet**
- 359 **Rear 15 feet**
- 360 **RMH-3: Front 20 feet**
- 361 **Side 10 feet**
- 362 **Rear 15 feet**

363 Special Provisions:

364 The location of any structure (except permitted docks, walkways and piers) shall be
365 setback a minimum of thirty-five (35) feet from wetlands.

366 The location of any structure (except permitted docks, walkways and piers) shall be
367 setback a minimum of thirty-five (35) feet from perennial streams and creeks.

- 368 11. Pursuant to an application, LDR 26-02, by the Growth Management Department of Lake City,
369 Florida, to amend the text of the Land Development Regulations, Section 4.9.3 entitled "RMF"
370 Residential, Multiple Family, Permitted Accessory Uses and Structures, is hereby amended to
371 read, as follows:

372 SECTION 4.9 "RMF" RESIDENTIAL, MULTIPLE FAMILY

373 4.9.3 PERMITTED ACCESSORY USES AND STRUCTURES

374 1. Uses and structures which:

- 375 a. Are customarily accessory and clearly incidental and subordinate to
376 permitted uses and structures;
- 377 b. Are located on the same lot as the permitted principal use or structure, or
378 on a contiguous lot in the same ownership;
- 379 c. Are not of a nature likely to attract visitors in larger numbers than would
380 normally be expected in a residential neighborhood; and
- 381 d. Do not involve operations or structures not in keeping with the character
382 of residential development.

- 383 2. Examples of permitted accessory uses and structures include:
- 384 a. Private garages;
- 385 b. Private swimming pools;
- 386 c. Non-commercial greenhouses and plant nurseries;
- 387 d. For multiple family dwellings: administrative/management offices for the
388 multiple family complex and recreational and laundry facilities intended
389 for use solely by the residents of the multiple family complex and their
390 guests; and
- 391 e. On-site signs (see Section 4.2).
- 392 **f. Accessory dwelling units (See Section 4.2.36).**

393 12. Pursuant to an application, LDR 26-02, by the Growth Management Department of Lake City,
394 Florida, to amend the text of the Land Development Regulations, Section 4.9.7 entitled "RMF"
395 Residential, Multiple Family, Minimum Yard Requirements is hereby amended to read, as
396 follows:

397 SECTION 4.9 "RMF" RESIDENTIAL, MULTIPLE FAMILY

398 4.9.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yards, width of side yards)
399 (See Section 4.2 for right-of-way setback requirements.)

400 1. Single family dwellings and duplexes:

- 401 Front 20 feet
- 402 Side 10 feet for each side yard.
- 403 Rear 15 feet

404 Accessory Uses and Structures:

- 405 RMF-1 Front 20 feet
- 406 Side 5 feet for each side yard.
- 407 Rear 5 feet

408 2. Multiple family dwellings: (to be applied to site perimeter)

- 409 Front 30 feet
- 410 Side 15 feet for each side yard.
- 411 Rear 20 feet

412 Special Provisions; Where two (2) or more multiple family structures are located

413 together on one (1) site, no detached residential structure shall be closer than
414 twenty (20) feet to another.

415 Accessory Structures:

416 RMF-1 Front 30 feet

417 Side 5 feet for each side yard.

418 Rear 5 feet

419 3. Public and private schools, accessory dwelling units and child care centers,
420 churches, other houses of worship, private clubs and lodges, nursing homes,
421 residential homes for the aged, group living facilities, and all other permitted
422 uses unless otherwise specified:

423 Front 35 feet

424 Side 25 feet for each side yard.

425 Rear 35 feet

426 4. **Accessory dwelling units:**

427 **RMF-1: Front 30 feet**

428 **Side 10 feet**

429 **Rear 15 feet**

430 **RMF-2: Front 30 feet**

431 **Side 10 feet**

432 **Rear 15 feet**

433 Special Provisions

434 For lots with double front yards, the side of the residence not acting as the main
435 entrance may be considered as a side yard for accessory uses and structures as long
436 as it does not obstruct the line of sight of any intersection or driveway.

437 The location of any structure (except permitted docks, walkways and piers) shall be
438 setback a minimum of thirty-five (35) feet from wetlands.

439 The location of any structure (except permitted docks, walkways and piers) shall be
440 setback a minimum of thirty-five (35) feet from perennial streams and creeks.

441 13. Severability. If any provision or portion of this Ordinance is declared by any court of
442 competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining
443 provisions and portions of this ordinance shall remain in full force and effect.

444 14. Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the
445 extent of such conflict.

446 15. Codifier. All text shown in ~~bold and strike through~~ is to be deleted. All text shown in **bold**
447 **and underline** is adopted.

448 16. Effective Date. This Ordinance shall become effective upon adoption.

449 17. Authority. This Ordinance is adopted pursuant to the authority granted by Section 166.021,
450 Florida Statutes, as amended, and Sections 163.3161, through 163.3248, Florida Statutes, as
451 amended.

452 **PASSED UPON FIRST READING** on the _____ day of _____ 2026.

453 **APPROVED AND ADOPTED UPON SECOND AND FINAL READING**, in regular session with a
454 quorum present and voting, by the City Council this _____ day of _____ 2026.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

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

Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

Record of Vote on First Reading

	For	Against	Absent	Abstain
Noah Walker, Mayor/Council Member	<u>✓</u>	_____	_____	_____
Tammy Harris, 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 SIKES, MMC
City Clerk

Business Impact Estimate

Proposed ordinance's title/reference: Ordinance 2026-2372- 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 26-02, BY THE GROWTH MANAGEMENT DEPARTMENT OF LAKE CITY, FLORIDA; PROVIDING FOR AMENDING SECTION 2.1 ENTITLED DEFINITIONS TO ADD A DEFINITION FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.2.36 ENTITLED PROVISIONS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.4.3 ENTITLED "A" AGRICULTURAL, PERMITTED ACCESSORY USES AND STRUCTURES TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.4.7 ENTITLED "A" AGRICULTURAL, MINIMUM YARD REQUIREMENTS TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.5.3 ENTITLED "RSF" RESIDENTIAL, SINGLE FAMILY, PERMITTED ACCESSORY USES AND STRUCTURES TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.5.7 ENTITLED "RSF" RESIDENTIAL, SINGLE FAMILY, MINIMUM YARD REQUIREMENTS TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.6.3 ENTITLED "RSF/MH" RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME, PERMITTED ACCESSORY USES AND STRUCTURES TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.6.7 ENTITLED "RSF/MH" RESIDENTIAL, (MIXED) SINGLE FAMILY/MOBILE HOME, MINIMUM YARD REQUIREMENTS TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.7.3 ENTITLED "RMH" RESIDENTIAL, MOBILE HOME, PERMITTED ACCESSORY USES AND STRUCTURES TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.7.7 ENTITLED "RMH" RESIDENTIAL, MOBILE HOME, MINIMUM YARD REQUIREMENTS TO ADD REQUIREMENTS FOR ACCESSORY USES AND STRUCTURES AND ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.9.3 ENTITLED "RMF" RESIDENTIAL, MULTIPLE FAMILY, PERMITTED ACCESSORY USES AND STRUCTURES TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING FOR AMENDING SECTION 4.9.7 ENTITLED "RMF" RESIDENTIAL, MULTIPLE FAMILY, MINIMUM YARD REQUIREMENTS TO ADD REQUIREMENTS FOR ACCESSORY DWELLING UNITS; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

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.

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

- 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.

File Attachments for Item:

7. City Council Ordinance No. 2026-2373 (final reading) - An ordinance of the City of Lake City, Florida, amending the Future Land Use Plan Map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of 50 or less acres of land, pursuant to an application, CPA 26-06S, by David M. Winsberg, the property owner of said acreage, under the amendment procedures established in Sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the Future Land Use classification from Residential Medium Density (less than or equal to 8 dwelling units per acre) to Residential High Density (less than or equal to 20 dwelling units per acre) of certain lands within the corporate limits of the City of Lake City, Florida; making findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date. (This property is located at NW Early Street)

Passed on first reading on 6/15/2026

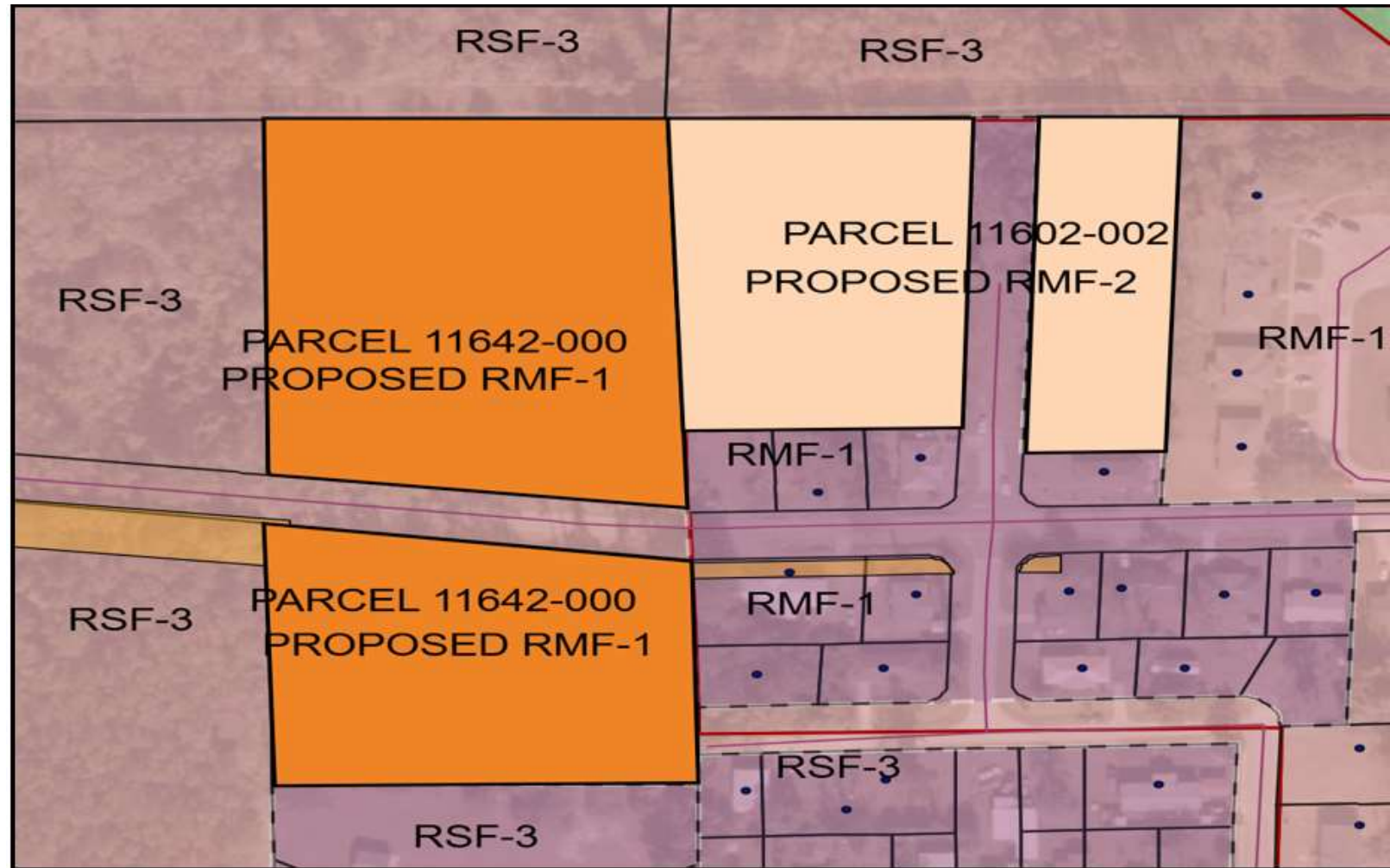
COMP PLAN AMENDMENT

ORDINANCE 2026-2373 for CPA 26-06S

Introduction

- Parcel 11602-002 has a current Future Land Use designation of Residential Medium;
- Petition CPA 26-06S is a request to change the Future Land Use on parcel 11602-002 from Residential Medium to Residential High;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Residential Medium
 - East- Residential Medium
 - South- Residential Medium
 - West- Residential Medium

Location of Parcel 11602-002



Staff Review

- **Planning and Zoning-** There are wetlands on the parcels. This will need to be mitigated before a site plan can be approved.
- **Suwannee River Water Management-** An environmental resource permit (ERP) will be required. A permit application has not yet been submitted. The District recommends scheduling a pre-application meeting to discussing permitting requirements. No construction can occur until a District ERP has been issued.



Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2026-2373.

QUESTIONS

ORDINANCE NO. 2026-2373

CITY OF LAKE CITY, FLORIDA

1 AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE
2 FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE
3 PLAN, AS AMENDED; RELATING TO AN AMENDMENT OF 50 OR LESS ACRES
4 OF LAND, PURSUANT TO AN APPLICATION, CPA 26-06S, BY DAVID M.
5 WINSBERG, THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE
6 AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161
7 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR
8 CHANGING THE FUTURE LAND USE CLASSIFICATION FROM RESIDENTIAL
9 MEDIUM DENSITY (LESS THAN OR EQUAL TO 8 DWELLING UNITS PER ACRE)
10 TO RESIDENTIAL HIGH DENSITY (LESS THAN OR EQUAL TO 20 DWELLING
11 UNITS PER ACRE) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF
12 THE CITY OF LAKE CITY, FLORIDA; MAKING FINDINGS OF FACT IN SUPPORT
13 THEREOF; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN
14 CONFLICT; PROVIDING AN EFFECTIVE DATE

15 **WHEREAS**, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City
16 of Lake City, Florida, (the "City Council") to prepare, adopt and implement a comprehensive plan;
17 and

18 **WHEREAS**, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community
19 Planning Act, empowers and requires the City Council to prepare, adopt, and implement a
20 comprehensive plan; and

21 **WHEREAS**, an application for an amendment, as described below, has been filed with the city;
22 and

23 **WHEREAS**, the Planning and Zoning Board of the City of Lake City, Florida, (the "Board") has been
24 designated as the Local Planning Agency of the City of Lake City, Florida, (the "LPA"); and

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

32 **WHEREAS**, the City Council held the required public hearing, with public notice having been
33 provided, under the procedures established in Sections 163.3161 through 163.3248, Florida
34 Statutes, as amended, on said application for an amendment, as described below, and at said
35 public hearing, the City Council reviewed and considered all comments received during said
36 public hearing, including the recommendation of the Board, serving also as the LPA, and the
37 Concurrency Management Assessment concerning said application for an amendment, as
38 described below; and

39 **WHEREAS**, the City Council has determined and found said application for an amendment, as
40 described below, to be compatible with the Land Use Element objectives and policies, and those
41 of other affected elements of the Comprehensive Plan; and

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

45 **BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA:**

46 1. Pursuant to an application, CPA 26-06S, by David M. Winsberg; to amend the Future Land Use
47 Plan Map of the Comprehensive Plan by changing the land use classification of certain lands,
48 the land use classification is hereby changed from RESIDENTIAL MEDIUM DENSITY (less than
49 or equal to 8 dwelling units per acre) to RESIDENTIAL HIGH DENSITY (less than or equal to 20
50 dwelling units per acre) on property described, as follows:

51 **A parcel of land lying in Section 30, Township 3 South, Range 17 East,**
52 **Columbia County, Florida. Being more particularly described as follows:**
53 **Commence at the Northwest corner of West 1/2 of Block O, Northwestern**
54 **Division, City of Lake City, Florida; thence South 89°46'26" East, along the**
55 **North line of said Block O, Northwestern Division, 238.90 feet; thence South**
56 **02°26'28" West 331.85 feet; thence South 89°02'37" West 214.94 feet to the**
57 **West line of said Block O, Northwestern Division; thence North 01°40'48"**
58 **West 336.23 feet to the Point of Beginning.**

59 **AND**

60 **A parcel of land lying in Section 30, Township 3 South, Range 17 East,**
61 **Columbia County, Florida. Being more particularly described as follows:**
62 **Commence at the Northwest corner of West 1/2 of Block O, Northwestern**
63 **Division, City of Lake City, Florida; thence South 89°46'26" East, along the**
64 **North line of said Block O, Northwestern Division, 288.94 feet to the Point of**
65 **Beginning; thence South 89°46'26" East, still along the said North line of Block**
66 **O, Northwestern Division, 109.89 feet; thence South 02°26'28" West 356.89**

67 **feet; thence South 89°02'37" West 110.00 feet; thence North 02°26'28" East**
68 **359.16 feet to the Point of Beginning.**
69 **Containing 2.65 acres, more or less.**

70 2. Severability. It is the declared intent of the City Council that, if any section, sentence, clause,
71 phrase, or provision of this ordinance is for any reason held or declared to be
72 unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such
73 holding of invalidity or unconstitutionality shall not affect the remaining provisions of this
74 ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall
75 be deemed to be valid.

76 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby
77 repealed to the extent of such conflict.

78 4. Effective Date. Subject to the following, this ordinance shall become effective upon adoption.

79 The effective date of this plan amendment shall be thirty-one (31) days following the date of
80 adoption of this plan amendment. However, if any affected person files a petition with the
81 Florida Division of Administrative Hearings pursuant to Section 120.57, Florida Statutes, as
82 amended, to request a hearing to challenge the compliance of this plan amendment with
83 Sections 163.3161 through 163.3248, Florida Statutes, as amended, within thirty (30) days
84 following the date of adoption of this plan amendment, this plan amendment shall not
85 become effective until the Florida Department of Commerce or the Florida Administration
86 Commission, respectively, issues a final order determining this plan amendment is in
87 compliance. No development orders, development permits or land uses dependent on this
88 plan amendment may be issued or commence before it has become effective. If a final order
89 of noncompliance is issued, this plan amendment may nevertheless be made effective by
90 adoption of a resolution affirming its effective status, a copy of which resolution shall be sent
91 to the Florida Department of Commerce, Division of Community Development, 107 East
92 Madison Street, Caldwell Building, First Floor, Tallahassee, Florida 32399-4120.

93 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021,
94 Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as
95 amended.

96 **PASSED** upon first reading this _____ day of _____ 2026.

97 **PASSED AND DULY ADOPTED**, upon second and final reading, in regular session with a quorum
98 present and voting, by the City Council this _____ day of _____ 2026.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

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

Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

Record of Vote on First Reading

	For	Against	Absent	Abstain
Noah Walker, Mayor/Council Member	<u>✓</u>	_____	_____	_____
Tammy Harris, 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 SIKES, MMC
City Clerk

Business Impact Estimate

Proposed ordinance's title/reference: Ordinance 2026-2373- AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN AMENDMENT OF 50 OR LESS ACRES OF LAND, PURSUANT TO AN APPLICATION, CPA 26-06S, BY DAVID M. WINSBERG, THE PROPERTY OWNER OF SAID ACREAGE, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM RESIDENTIAL MEDIUM DENSITY (LESS THAN OR EQUAL TO 8 DWELLING UNITS PER ACRE) TO RESIDENTIAL HIGH DENSITY (LESS THAN OR EQUAL TO 20 DWELLING UNITS PER ACRE) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; MAKING FINDINGS OF FACT IN SUPPORT THEREOF; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

This 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:

8. City Council Ordinance No. 2026-2374 (final reading) - An ordinance of the City of Lake City, Florida, amending the Official Zoning Atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of less than ten acres of land, pursuant to an application, Z 26-04S, by David M. Winsberg, the property owner of said acreage; providing for rezoning from Residential, Single Family-3 (RSF-3) and Residential, Multiple-Family-1 (RMF-1) to Residential, Multiple-Family-1 (RMF-1) and Residential, Multiple-Family-2 (RMF-2) of certain lands within the corporate limits of the City of Lake City, Florida; making findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date. (This property is located at NW Early Street)

Passed on first reading on 6/15/2026

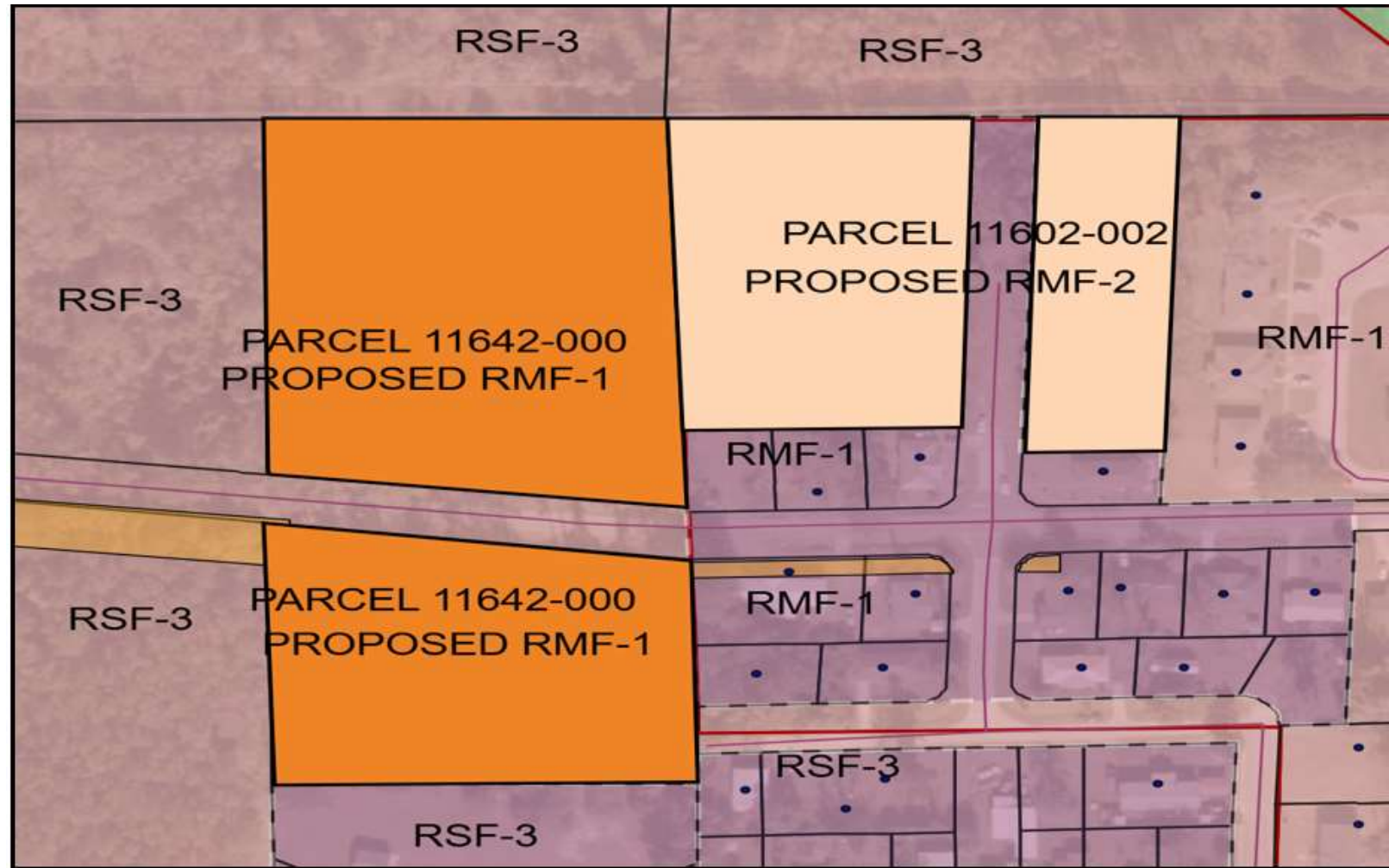
REZONING

ORDINANCE 2026-2374 for Z 26-04S

Introduction

- Parcel 11602-002, is currently zoned Residential Multi-Family 1;
- Parcel 11642-000, is currently zoned Residential Single Family 3;
- Petition Z 26-04S is a request to change the Zoning on parcel 11602-002 from Residential Multi-Family 1 to Residential Multi-Family 2; and change the zoning on parcel 11642-000 from Residential Single Family 3 to Residential Multi-Family 1;
- The parcel is surrounded by the following Future Land Use designations;
 - North- Residential Single Family 3
 - East- Residential Multi-Family 1
 - South- Residential Multi-Family 1 and Residential Single Family 3
 - West- Residential Single Family 3

Location of Parcels 11602-002 and 11642- 000



Staff Review

- **Planning and Zoning-** There are wetlands on the parcels. This will need to be mitigated before a site plan can be approved.
- **Suwannee River Water Management-** An environmental resource permit (ERP) will be required. A permit application has not yet been submitted. The District recommends scheduling a pre-application meeting to discussing permitting requirements. No construction can occur until a District ERP has been issued.



Staff Recommendation

- Staff finds the petition in compliance with the City's Comprehensive Plan and Land Development Regulations. Therefore, staff's recommended action would be for the City Council to approve Ordinance 2026-2374.

QUESTIONS

ORDINANCE NO. 2026-2374
CITY OF LAKE CITY, FLORIDA

1 **AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE**
2 **OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT**
3 **REGULATIONS, AS AMENDED; RELATING TO THE REZONING OF LESS THAN**
4 **TEN ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 26-04S, BY DAVID**
5 **M. WINSBERG, THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR**
6 **REZONING FROM RESIDENTIAL, SINGLE FAMILY-3 (RSF-3) AND**
7 **RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) TO RESIDENTIAL, MULTIPLE-**
8 **FAMILY-1 (RMF-1) AND RESIDENTIAL, MULTIPLE-FAMILY-2 (RMF-2) OF**
9 **CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE**
10 **CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN**
11 **CONFLICT; PROVIDING AN EFFECTIVE DATE**

12 **WHEREAS**, Section 166.021, Florida Statutes, as amended, empowers the City Council of the City
13 of Lake City, Florida, (the “City Council”), to prepare, adopt and enforce land development
14 regulations; and

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

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

20 **WHEREAS**, the Planning and Zoning Board of City of Lake City, Florida, (the “Board”), has been
21 designated as the Local Planning Agency of the City of Lake City, Florida, (the “LPA”); and

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

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

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

38 **BE IT ENACTED BY THE PEOPLE OF THE CITY OF LAKE CITY, FLORIDA:**

- 39 1. Pursuant to an application, Z 26-04S, by David M. Winsberg, to amend the Official Zoning
40 Atlas of the Land Development Regulations by changing the zoning district of certain lands,
41 the zoning district is hereby changed from RESIDENTIAL, SINGLE FAMILY-3 (RSF-3) and
42 RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) to RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1)
43 and RESIDENTIAL, MULTIPLE-FAMILY-2 (RMF-2) on property described, as follows:

44 **From RESIDENTIAL, SINGLE FAMILY-3 (RSF-3) to RESIDENTIAL, MULTIPLE-**
45 **FAMILY-1 (RMF-1)**

46 **A parcel of land lying in Section 30, Township 3 South, Range 17 East, Columbia**
47 **County, Florida. Being more particularly described as follows: The East 1/2 of**
48 **the East 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 30.**

49 **LESS AND EXCEPT**

50 **Block 70, Northwestern Division of the City of Lake City, Florida, and right-of-**
51 **way for Fronnie Street (now known as Northwest Early Street).**

52 **Containing 5.30 acres, more or less.**

53 **From RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) to RESIDENTIAL, MULTIPLE-**
54 **FAMILY-2 (RMF-2)**

55 **A parcel of land lying in Section 30, Township 3 South, Range 17 East, Columbia**
56 **County, Florida. Being more particularly described as follows: Commence at**
57 **the Northwest corner of West 1/2 of Block O, Northwestern Division, City of**
58 **Lake City, Florida; thence South 89°46'26" East, along the North line of said**
59 **Block O, Northwestern Division, 238.90 feet; thence South 02°26'28" West**
60 **331.85 feet; thence South 89°02'37" West 214.94 feet to the West line of said**
61 **Block O, Northwestern Division; thence North 01°40'48" West 336.23 feet to**
62 **the Point of Beginning.**

63 **AND**

64 **A parcel of land lying in Section 30, Township 3 South, Range 17 East, Columbia**
65 **County, Florida. Being more particularly described as follows: Commence at**
66 **the Northwest corner of West 1/2 of Block O, Northwestern Division, City of**
67 **Lake City, Florida; thence South 89°46'26" East, along the North line of said**
68 **Block O, Northwestern Division, 288.94 feet to the Point of Beginning; thence**
69 **South 89°46'26" East, still along the said North line of Block O, Northwestern**
70 **Division, 109.89 feet; thence South 02°26'28" West 356.89 feet; thence South**
71 **89°02'37" West 110.00 feet; thence North 02°26'28" East 359.16 feet to the**

72 **Point of Beginning.**

73 **Containing 2.65 acres, more or less.**

74 2. Severability. If any provision or portion of this ordinance is declared by any court of
75 competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining
76 provisions and portions of this ordinance shall remain in full force and effect.

77 3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby
78 repealed to the extent of such conflict.

79 4. Effective Date. Subject to the following, this ordinance shall become effective upon adoption.

80 The effective date of this amendment, Z 26-04S, to the Official Zoning Atlas shall be the same
81 date as the effective date of Future Land Use Plan Map Amendment, CPA 26-06S. If Future
82 Land Use Plan Map Amendment, CPA 26-06S, does not become effective, this amendment, Z
83 26-04S, to the Official Zoning Atlas shall not become effective. No development orders,
84 development permits or land uses dependent on this amendment, Z 26-04S, to the Official
85 Zoning Atlas may be issued or commence before it has become effective.

86 5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021,
87 Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as
88 amended.

89 **PASSED** upon first reading this _____ day of _____ 2026.

90 **PASSED AND DULY ADOPTED**, upon second and final reading, in regular session with a quorum
91 present and voting, by the City Council this _____ day of _____ 2026.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

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

Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

Record of Vote on First Reading

	For	Against	Absent	Abstain
Noah Walker, Mayor/Council Member	<u>✓</u>	_____	_____	_____
Tammy Harris, 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 SIKES, MMC
City Clerk

Business Impact Estimate

Proposed ordinance's title/reference: Ordinance 2026-2374- AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO THE REZONING OF LESS THAN TEN ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 26-04S, BY DAVID M. WINSBERG, THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM RESIDENTIAL, SINGLE FAMILY-3 (RSF-3) AND RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) TO RESIDENTIAL, MULTIPLE-FAMILY-1 (RMF-1) AND RESIDENTIAL, MULTIPLE-FAMILY-2 (RMF-2) OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

This 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:

9. City Council Ordinance No. 2026-2380 (first reading) - An ordinance of the City Council of the City of Lake City, Columbia County, Florida, amending Chapter 2, Article VII, City of Lake City Code of Ordinances to expand the Community Redevelopment Board of Commissioners from five members to seven members; providing definitions; establishing eligibility criteria for said members; providing for severability; providing for conflicts; and providing an effective date.

Adopt City Council Ordinance No. 2026-2380 on first reading

ORDINANCE NUMBER 2026-2380

CITY OF LAKE CITY, FLORIDA

1 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE CITY,**
2 **COLUMBIA COUNTY, FLORIDA AMENDING CHAPTER 2, ARTICLE VII,**
3 **CITY OF LAKE CITY CODE OF ORDINANCES TO EXPAND THE**
4 **COMMUNITY REDEVELOPMENT BOARD OF COMMISSIONERS FROM**
5 **FIVE MEMBERS TO SEVEN MEMBERS; PROVIDING DEFINITIONS;**
6 **ESTABLISHING ELIGIBILITY CRITERIA FOR SAID MEMBERS;**
7 **PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND**
8 **PROVIDING AN EFFECTIVE DATE.**

9 **WHEREAS,** Chapter 2, Article VII, of the City of Lake City (the “City”) Code of Ordinances (the
10 “Code”) creates the Community Redevelopment Agency of the City of Lake City (the “Agency”),
11 providing, among other things, definitions, powers, for composition of a board of commissioners
12 to exercise powers of the Agency, and a geographic area of applicability; and

13 **WHEREAS,** the City Council desires to change the composition of the Agency board of
14 commissioners to add two additional members to said board; and

15 **WHEREAS,** Section 163.357, Florida Statutes provides the City Council may appoint two
16 additional members to the Agency board of commissioners when the City Council is comprised
17 of only five members and has appointed the five members of the City Council to serve as Agency
18 board of commissioners; and

19 **WHEREAS,** the City Council, being fully advised of the facts and circumstances recited herein
20 hereby finds and determines amending Chapter 2, Article VII of the Code to change the
21 composition of the Agency board of commissioners to add two additional members to said board
22 promotes the general welfare and is in the public interest:

23 **NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF LAKE CITY, FLORIDA:**

24 **SECTION 1. DEFINITIONS**

25 Chapter 2, Article VII, Section 2-291 of the City of Lake City Code of Ordinances is hereby
26 amended as follows:

27 **Sec. 2-291. Definitions.**

28 The following words, terms and phrases, when used in this article, shall
29 have the meanings ascribed to them in this section, except where the
30 context clearly indicates a different meaning:

31 Agency means the ~~city council in its capacity as the~~ community
32 redevelopment agency of the City of Lake City created pursuant to and
33 having all powers conferred by Part III, Chapter 163, Florida Statutes, being
34 a public instrumentality and public body corporate and politic.

35 Board means the board of commissioners exercising the powers of the
36 agency, such board being formed and having composition as set forth in
37 this article and pursuant to Part III, Chapter 163, Florida Statutes.

38 **SECTION 2. COMPOSITION OF AGENCY BOARD**

39 Chapter 2, Article VII, Section 2-292 of the City of Lake City Code of Ordinances is hereby
40 amended as follows:

41 **Sec. 2-292. Established by council; compensation.**

42 (a) As previously authorized by Resolution 81-16 on May 18, 1981, pursuant
43 to ~~F.S. §~~ Section 163.357, Florida Statutes, the city council hereby creates
44 the community redevelopment agency of the City of Lake City and
45 ~~declares itself the board of commissioners of the agency to be the~~
46 ~~community redevelopment agency in the city~~ composed of seven
47 commissioners, five commissioners being the members of the city
48 council, and two commissioners being appointed by the city council as
49 set forth in this section 2-292. All rights, powers, duties, privileges and
50 immunities vested in a community redevelopment agency by the
51 Community Redevelopment Act of 1969 (~~F.S. §~~ Section 163.330, Florida
52 Statutes, et seq.), are hereby vested in the agency and shall be exercised
53 by the ~~city council~~ board in its capacity as the community redevelopment
54 ~~agency and shall be exercised by the city council~~ subject to all
55 responsibilities lawfully imposed or incurred. Each member of the ~~city~~
56 ~~council is a member of the agency and~~ board shall serve without
57 compensation for services rendered as a member but is entitled to the
58 necessary expenses incurred in the discharge of duties. The board of
59 commissioners for the community redevelopment agency, constitutes
60 the head of a legal entity separate, distinct, and independent from the
61 city council as governing body of the city of the City of Lake City.

62 (b) In accordance with Section 163.357(1)(c), Florida Statutes, the city

63 council shall appoint two additional persons to act as commissioners on
64 the board of the community redevelopment agency.

65 (1) The positions occupied by the additional commissioners of the
66 community redevelopment agency contemplated by this Section 2-
67 292(b) shall be designated as "Seat 1" and "Seat 2", and the city
68 council shall appoint a person to Seat 1 before appointing a person
69 to Seat 2.

70 (2) The terms of office of the additional commissioners shall be for four
71 (4) years, except that the person first appointed to Seat 1 shall serve
72 an initial term of two (2) years.

73 (3) Any person may be appointed as commissioner if he or she resides
74 in or is engaged in business within the area of operation of the
75 agency and is otherwise eligible for appointment under Part III,
76 Chapter 163, Florida Statutes.

77 (4) *Engaged in business*, for purposes of this Section 2-292, means
78 owning a business, practicing a profession, or performing a service
79 for compensation, or serving as an officer or director of a
80 corporation or other business entity so engaged.

81 (5) *Area of operation of the agency*, for purposes of this section 2-292,
82 means the geographic area coterminous with the area of operation
83 of the city.

84 **SECTION 3. DESIGNATION OF VICE-MAYOR AS VICE-CHAIRPERSON OF AGENCY BOARD.**

85 Chapter 2, Article VII, Section 2-293 of the City of Lake City Code of Ordinances is hereby
86 amended as follows:

87 **Sec. 2-293. - Rules of procedure; meetings; chair; budget.**

88 The board agency shall formulate and may amend its own rules of
89 procedures and written bylaws not inconsistent with this article. A majority
90 of the members of the board shall constitute a quorum for the purpose of
91 conducting business and exercising the powers of the agency and for all
92 other purposes. Action may be taken by the board upon a vote of a majority
93 of the members present of the board. The board-agency shall hold such
94 meetings as shall be provided for in its bylaws or may hold special meetings
95 to be called with proper notice by the chair of the board-agency who shall
96 be the mayor. The vice-mayor shall serve as vice-chairperson of the board.
97 All meetings of the board shall be given public notice and shall be open to
98 the public. The board agency shall prepare a budget for the operation of the

99 agency for the ensuing fiscal year, the same to conform to the fiscal year of
100 the city. Any funds appropriated for the operation of the agency shall be
101 expended only as authorized by a budget approved by the city council.

102 **SECTION 4. CODIFICATION**

103 It is the intention of the City Council of the City of Lake City that the provisions of this Ordinance
104 shall become and be made part of the Code of Ordinances of the City of Lake City, Florida. The
105 Sections of this Ordinance may be renumbered, re-lettered and the word "Ordinance" may be
106 changed to "Section", "Article" or such other word or phrase in order to accomplish such
107 intention. The correction of typographical errors which do not affect the intent or substance of
108 the ordinance may be authorized by the City Clerk or the City Clerk's designee with the consent
109 of the City Attorney without public hearing, by filing a corrected or re-codified copy of the same
110 with the City.

111 **SECTION 5. REPEAL OF ORDINANCES IN CONFLICT**

112 All ordinances or parts of ordinances in conflict with this Ordinance are, to the extent they conflict
113 with this Ordinance, repealed.

114 **SECTION 6. PROVIDING FOR SEVERABILITY**

115 It is the declared intent of the City Council of the City of Lake City that, if any section, sentence,
116 clause, phrase, or provision of this ordinance is for any reason held or declared to be
117 unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding
118 of invalidity or unconstitutionality shall not affect the remaining provisions of this Ordinance and
119 the remainder of this Ordinance, after the exclusion of such part or parts, shall be deemed to be
120 valid.

121 **SECTION 7. EFFECTIVE DATE**

122 This Ordinance shall be effective immediately upon passage.

APPROVED, UPON THE FIRST READING, by the City Council of the City of Lake City at a regular meeting, on the ____ day of July, 2026.

PUBLICLY NOTICED, in a newspaper of general circulation in the City of Lake City, Florida, by the City Clerk of the City of Lake City, Florida on the ____ day of July, 2026.

APPROVED UPON THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Council of Lake City, Florida, at a regularly scheduled meeting this ____ day of July, 2026.

BY THE MAYOR OF THE CITY OF LAKE CITY,

FLORIDA

Noah E. Walker, 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

File Attachments for Item:

10. City Council Ordinance No. 2026-2381 (first reading)- An ordinance of the City Council of the City of Lake City, Columbia County, Florida, amending Chapter 2, Article VII, Section 295, City of Lake City Code of Ordinances to provide additional detail to the legal descriptions defining the area of the City of Lake City Community Redevelopment Agency; making findings of fact in support thereof; providing for severability; providing for conflicts; and providing for an effective date.

Adopt City Council Ordinance No. 2026-2381 on first reading

ORDINANCE NUMBER 2026-2381

CITY OF LAKE CITY, FLORIDA

1 **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE CITY,**
2 **COLUMBIA COUNTY, FLORIDA AMENDING CHAPTER 2, ARTICLE VII,**
3 **SECTION 295, CITY OF LAKE CITY CODE OF ORDINANCES TO PROVIDE**
4 **ADDITIONAL DETAIL TO THE LEGAL DESCRIPTIONS DEFINING THE**
5 **AREA OF THE CITY OF LAKE CITY COMMUNITY REDEVELOPMENT**
6 **AGENCY; MAKING FINDINGS OF FACT IN SUPPORT THEREOF;**
7 **PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND**
8 **PROVIDING AN EFFECTIVE DATE.**

9 **WHEREAS,** Chapter 2, Article VII, Section 295 of the City of Lake City (the “City”) Code of
10 Ordinances (the “Code”) defines the jurisdictional area of the Community Redevelopment
11 Agency of the City of Lake City (the “CRA”); and

12 **WHEREAS,** the City recently discovered technical deficiencies in the legal descriptions defining
13 the jurisdictional area of the CRA; and

14 **WHEREAS,** the City Council desires to update the legal descriptions defining the jurisdictional
15 area of the CRA to more accurately describe the areas intended to be within the CRA’s area; and

16 **WHEREAS,** updating the legal descriptions to correct technical deficiencies allows for more
17 efficient administration of the CRA; and

18 **WHEREAS,** the City Council, being fully advised of the facts and circumstances recited herein
19 hereby finds and determines amending Chapter 2, Article VII, Section 295 of the Code to update
20 and correct technical deficiencies in the legal descriptions defining the jurisdictional area of the
21 CRA promotes the general welfare and is in the public interest:

22 **NOW THEREFORE, BE IT ENACTED BY THE PEOPLE OF LAKE CITY, FLORIDA:**

23 **SECTION 1. DEFINITIONS**

24 Chapter 2, Article VII, Section 2-295 of the City of Lake City Code of Ordinances is hereby
25 amended as follows:

26 Pursuant to the findings and provisions contained in city council Resolutions ~~No.~~
27 2011-011 and 2026-079 and Ordinances 93-730 and 2009-1181, the community
28 redevelopment area of the city, in which the agency shall undertake activities for

29 the rehabilitation, conservation, or redevelopment, or a combination, is hereby
30 defined and shall consist of all the land lying within the boundaries of the following
31 separate six areas of land:

32 CRA Area One

33 Effective from and after December 31, 1989, as to that portion provided for in
34 Ordinance 89-661, and from and after April 19, 1993, as to that portion provided
35 for in Ordinance 93-730:

36 Begin at the intersection of the north line of the CSX Railroad right-of-way and the
37 east right-of-way line of Hernando Street Extended and proceed south along said
38 east right-of-way line of Hernando Street to the intersection of the south right-of-
39 way line of Hamilton Street; thence proceed east along said south right-of-way
40 line of Hamilton Street to its intersection with the right-of-way of N.E. DeSoto
41 Circle (formerly known as Circle Drive) (a street which encircles the shoreline of all
42 of Lake Desoto); thence run in a counterclockwise direction around the outside
43 right-of-way line of N.E. DeSoto Circle to its intersection with the south right-of-
44 way line of N.E. Justice Street (formerly known as Orange Street); thence proceed
45 west along said south right-of-way line of N.E. Justice Street to the intersection of
46 the east right-of-way line of Hernando Street; thence proceed south along said
47 east right-of-way line of Hernando Street to the intersection of the south right-of-
48 way line of Baya Drive (formerly known as Baya Avenue); thence proceed west
49 along said south right-of-way line of Baya Drive to the intersection of the west
50 right-of-way line of S.W. Main Boulevard (formerly known as First Street); thence
51 proceed north along said west right-of-way line of Main Boulevard to the
52 intersection of the south right-of-way line of S.W. Knox Street (formerly known as
53 Putnam Street); thence proceed west along said south right-of-way line of S.W.
54 Knox Street to the intersection of the west right-of-way line of S.W. Miller Terrace
55 (formerly known as Second Street); proceed north along said west right-of-way
56 line of S.W. Miller Terrace Extended to south property line of Oak Lawn Cemetery;
57 thence proceed east along said south property line of Oak Lawn Cemetery to the
58 intersection of the west right-of-way line of N.W. Main Boulevard; thence proceed
59 north along said west right-of-way line of N.W. Main Boulevard to the intersection
60 of the north right-of-way line of Washington Street; thence proceed west along
61 said north right-of-way line of Washington Street to the southeastern corner of
62 Block 117, of the northern division of the City of Lake City; thence proceed north
63 along the east line of Blocks 117, 116, and 115 extended of the northern division
64 of the City of Lake City to the intersection of the north line of the CSX Railroad
65 right-of-way; thence proceed east along said north line of the CSX Railroad right-

66 of-way to the intersection of East right-of-way line of Hernando Street Extended
67 being the point of beginning.

68 CRA Area Two

69 Effective from and after July 6, 2009, as provided for in Ordinance 2009-1181:

70 Commence at the intersection of the east right-of-way line of Northeast Hernando
71 Avenue, and the south right-of-way line of Northeast Railroad Street in the
72 northern division of Lake City, Florida, for a point of beginning; thence run easterly
73 along said south right-of-way line of Northeast Railroad Street to the west Right
74 of Way line of Northeast Davis Avenue, thence run east to the intersection of the
75 east Right of Way line of Northeast Davis Avenue and the south Right of Way line
76 of the C.S.X. Railroad, thence continue along the said southerly right-of-way line
77 of C.S.X. Railroad to its intersection with the westerly right-of-way line of
78 Northeast Patterson Avenue and the northerly right-of-way line of Northeast
79 Washington Street; thence run southerly along the said westerly right-of-way line
80 of Northeast Patterson Avenue to the intersection of the northerly right-of-way
81 line of East Duval Street (also known as U.S. Highway 90); thence run westerly
82 along the said northerly right-of-way line of East Duval Street to the intersection
83 of the easterly right-of-way line of Northeast Hernando Avenue; thence run
84 northerly along said easterly right-of-way line of Northeast Hernando Avenue to
85 the northerly right-of-way line of Northeast Justice Street (formerly known as
86 Orange Street); thence run easterly along the said northerly right-of-way line of
87 Northeast Justice Street to the westerly right-of-way line of Northeast Lake Desoto
88 Circle (formerly known as Circle Drive); thence run northerly along the said
89 westerly right-of-way line of Northeast Lake Desoto Circle to the southerly right-
90 of-way line of Northeast Hamilton Street; thence run westerly along the said
91 southerly right-of-way line of Northeast Hamilton Street to the easterly right-of-
92 way line of Northeast Hernando Avenue; thence run northerly along the said
93 easterly right-of-way line of Northeast Hernando Avenue to the southerly right-
94 of-way line of said Northeast Railroad Street and the point of beginning.

95 CRA Area Three

96 Further Identified as CRA "North" Additional Area

97 Effective from and after April 4, 2011, as provided for in Ordinance 2011-2010:

98 Commence at the intersection of the east right-of-way line of N.W. Main
99 Boulevard (also known as U. S. 41 and formerly known as First Street) and the
100 north right-of-way line of the C.S.X. Railroad in the northern division of Lake City,
101 Florida, for a Point of Beginning; thence run northerly along the said east right-of-

102 way line of N.W. Main Boulevard for approximately 2,730 feet to the intersection
103 with the south right-of-way line of N.W. Bascom Norris Drive (also known as S.R.
104 100A); thence run easterly along the said south right-of-way line of Bascom Norris
105 Drive for approximately 6,200 feet to the intersection with the west right-of-way
106 line of N.E. Gurley Avenue (formerly known as N. Ermine Street); thence run
107 southerly along the said west right-of-way line of N.E. Gurley Avenue and the
108 southerly extension thereof, for approximately 1,900 feet to the north right-of-
109 way line of N.E. Washington Street, also being the south right-of-way line of C.S.X.
110 Railroad; thence run westerly along said south right-of-way line of C.S.X. Railroad
111 for approximately 3,050 feet to the intersection of said south right-of-way line of
112 the C.S.X. Railroad with the east right-of-way line of Northeast Davis Avenue;
113 thence continue westerly to the intersection of the west right-of-way line of
114 Northeast Davis Avenue with the south right-of-way line of Northeast Railroad
115 Street; thence westerly, along said south right-of-way line of Northeast Railroad
116 Street, approximately 680 feet to the intersection of the east right-of-way line of
117 Northeast Hernando Avenue and the south right-of-way line of said Northeast
118 Railroad Street; thence northerly, along the northerly extension of said east right-
119 of-way line of Northeast Hernando Avenue, to the north right-of-way line of the
120 C.S.X. Railroad; thence westerly, along said north right-of-way line of the C.S.X.
121 Railroad, approximately 880 feet to the east right of way line of N.W. Main
122 Boulevard and to the Point of Beginning (herein the "North Additional Area").

123 CRA Area Four

124 Further Identified as CRA "South" Additional Area - No. 1

125 Effective from and after April 4, 2011, as provided for in Ordinance 2011-2010:

126 Commence at the intersection of the west right-of-way line of N.E. Patterson
127 Avenue and the north right-of-way line of East Duval Street (U.S. 90) in the eastern
128 division of Lake City, Florida, for the point of beginning, and thence run easterly
129 along the said north right-of-way line of East Duval Street for approximately 340
130 feet to the intersection of the west right-of-way line of S.E. Ermine Avenue
131 Extended; thence run southerly along said extension and said west right-of-way
132 line of S.E. Ermine Avenue for approximately 300 feet to the north right-of-way
133 line of S.E. Nassau Street; thence run Westerly along said north right-of-way line
134 of S.E. Nassau Street for approximately 2,740 feet to the west right-of-way line of
135 S.E. Vickers Terrace (formerly known as S. Division Street); thence run southerly
136 along said west right-of-way line of S.E. Vickers Terrace for approximately 220 feet
137 to the north right-of-way line of S.E. St. Johns Street; thence run westerly along
138 said north right-of-way line of S.E. St. Johns Street for approximately 450 feet to

139 the west right-of-way line of S.E. Isabella Way Extended; thence run southerly
140 along said west right-of-way line of S.E. Isabella Way, extended for approximately
141 245 feet to the westerly water's edge of Lake Isabella; thence run southerly along
142 the said water's edge for approximately 645 feet to the west right-of-way line of
143 S.E. Isabella Way; thence run southerly along said west right-of-way line of S.E.
144 Isabella Way for approximately 1,060 feet to the south right-of-way line of S.E.
145 Baya Drive (formerly known as Baya Avenue); thence run westerly along said south
146 right-of-way line of S.E. Baya Drive for approximately 250 feet to the east right-of-
147 way line of S.E. Hernando Avenue Extended; thence run northerly along said east
148 right-of-way line of S.E. Hernando Avenue for approximately 2,330 feet to the
149 north right-of-way line of E. Duval Street; thence run easterly along said north
150 right-of-way line of E. Duval Street for approximately 3,180 feet to the west right-
151 of-way line of N.E. Patterson Avenue and the point of beginning (herein the "South
152 Additional Area No. 1").

153 CRA Area Five

154 Further Identified as CRA "South" Additional Area - No. 2

155 Effective from and after April 4, 2011, as provided for in Ordinance 2011-2010:

156 Commence at the intersection of the south right-of-way line of S.E. Baya Drive and
157 the east right-of-way line of S. Marion Avenue (U.S. 441) in the southern division
158 of Lake City, Florida, for a point of beginning; thence run southerly along the said
159 east right-of-way line of S. Marion Avenue for approximately 500 feet to the
160 intersection with the north right-of-way line of S.W. Montgomery Drive Extended;
161 thence run westerly along the said north right-of-way line of S.W. Montgomery
162 Drive for approximately 710 feet to the east right-of-way line of S.W. Main
163 Boulevard (U.S. 41 and formerly known as First Street); thence run northerly along
164 said east right-of-way line of S.W. Main Boulevard for approximately 600 feet to
165 the south right-of-way line of S.W. Baya Drive; thence run easterly along the said
166 south right-of-way line of S.W. Baya Drive for approximately 720 feet to the said
167 intersection of the south right-of-way line of S.E. Baya Drive and the said east
168 right-of-way line of S. Marion Avenue and the point of beginning (herein the
169 "South Additional Area No. 2").

170 CRA Area Number Six

171 Further Identified as CRA "South" Additional Area - No. 3

172 Effective from and after April 4, 2011, as provided for in Ordinance 2011-2010:

173 Commence at the intersection of the northeast right-of-way line of S.W. Baya
174 Drive and the west right-of-way line of S.W. Main Boulevard (also known as U.S.
175 41 and formerly known as First Street) in the southern division of Lake City,
176 Florida, for the point of beginning; thence run northwesterly along the said
177 northeast right-of-way line of S.W. Baya Drive for approximately 1,260 feet to the
178 south right-of-way line of S.W. Knox Street (formerly known as Putnam Street);
179 thence run easterly along the said south right-of-way line of S.W. Knox Street for
180 approximately 950 feet to the west right-of-way line of said S.W. Main Boulevard;
181 thence run southerly along said west right-of-way line of said S.W. Main Boulevard
182 for approximately 800 feet to the said intersection of the northeast right-of-way
183 line of S.W. Baya Drive and the west right-of-way line of S.W. Main Boulevard and
184 the point of beginning (herein the "South Additional Area No. 3").

185 **SECTION 2. CODIFICATION**

186 It is the intention of the City Council of the City of Lake City that the provisions of this Ordinance
187 shall become and be made part of the Code of Ordinances of the City of Lake City, Florida. The
188 Sections of this Ordinance may be renumbered, re-lettered and the word "Ordinance" may be
189 changed to "Section", "Article" or such other word or phrase in order to accomplish such
190 intention. The correction of typographical errors which do not affect the intent or substance of
191 the ordinance may be authorized by the City Clerk or the City Clerk's designee with the consent
192 of the City Attorney without public hearing, by filing a corrected or re-codified copy of the same
193 with the City.

194 **SECTION 3. REPEAL OF ORDINANCES IN CONFLICT**

195 All ordinances or parts of ordinances in conflict with this Ordinance are, to the extent they conflict
196 with this Ordinance, repealed.

197 **SECTION 4. PROVIDING FOR SEVERABILITY**

198 It is the declared intent of the City Council of the City of Lake City that, if any section, sentence,
199 clause, phrase, or provision of this ordinance is for any reason held or declared to be
200 unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding
201 of invalidity or unconstitutionality shall not affect the remaining provisions of this Ordinance and
202 the remainder of this Ordinance, after the exclusion of such part or parts, shall be deemed to be
203 valid.

204 **SECTION 5. EFFECTIVE DATE**

205 This Ordinance shall be effective immediately upon passage.

APPROVED, UPON THE FIRST READING, by the City Council of the City of Lake City at a regular meeting, on the ____ day of July, 2026.

PUBLICLY NOTICED, in a newspaper of general circulation in the City of Lake City, Florida, by the City Clerk of the City of Lake City, Florida on the ____ day of July, 2026.

APPROVED UPON THE SECOND READING, AND ADOPTED ON FINAL PASSAGE, by an affirmative vote of a majority of a quorum present of the City Council of Lake City, Florida, at a regularly scheduled meeting this ____ day of July, 2026.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, 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

File Attachments for Item:

11. City Council Resolution No. 2026-072 - A resolution of the City of Lake City, Florida, approving that certain agreement between the City and Vortex, USA, Inc., a Delaware Corporation, for splashpad components, equipment, and installation services at Youngs Park; 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; repealing all prior resolutions in conflict; and providing an effective date.

MEETING DATE

CITY OF LAKE CITY

Report to Council

COUNCIL AGENDA	
SECTION	
ITEM NO.	

SUBJECT: Splash Pad- Youngs Park (Piggyback - NPPGov)

DEPT / OFFICE: Public Works

Originator: Brenda Karr		
City Manager Don Rosenthal	Department Director Steve Brown	Date 5/29/2026
Recommended Action: Approve a piggyback contract for the splashpad that is offered by NPPGov to purchase through Vortex.		
Summary Explanation & Background: The City has received a quote from Vortex through the NPPGov cooperative procurement contract, valid through August 25, 2029. This contract was competitively awarded and meets procurement requirements. The City proposes to utilize this contract to purchase splash pad for Youngs Park. NPPGov is a national cooperative organization that provides access to publicly solicited, competitively awarded contracts for government. The City of Hollywood, have successfully used this contract for a splash pad . Leveraging this contract ensures cost-effectiveness and compliance while reducing the need for a separate bid process. Due diligence was done by obtaining another quote with the same general concept information and project parameters, in which was more.		
Alternatives: Decline to piggyback.		
Source of Funds: Needs to be determined.		
Financial Impact: \$463,758.73		
Exhibits Attached: Piggyback Contract with Vortex Quote, NPPGov-LOC Contract/RFP		

RESOLUTION NO 2026-072

CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA APPROVING THAT CERTAIN AGREEMENT BETWEEN THE CITY AND VORTEX USA, INC., A DELAWARE CORPORATION, FOR SPLASHPAD COMPONENTS, EQUIPMENT, AND INSTALLATION SERVICES AT YOUNGS PARK; 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.

WHEREAS, the Procurement Policies & Procedures Manual (the “City Purchasing Policies”) of the City of Lake City (the “City”) provides certain items may be purchased based upon competitively solicited contracts awarded by other governmental entities; and

WHEREAS; NPPGov, a national cooperative organization (“NPPGov”), negotiated a contract with Vortex USA, Inc., a Delaware corporation (the “Vendor”) to supply splashpad components, equipment, and installation services pursuant to the Request for Proposal 2510 (the “RFP”); and

WHEREAS, the City desires to add a splash pad at Youngs Park (the “Project”) which requires splashpad components, equipment, and installation services (the “Products and Services”); and

WHEREAS, the City Manager has determined for purposes of economy in procurement, to conserve resources, and pursuant to the City Purchasing Policies, the City will rely on the competitively solicited contract awarded for the Products and Services by NPPGov; and

WHEREAS, the Vendor desires to enter into a contract with the City to complete the Project on such terms and conditions as the Vendor has contracted with NPPGov as set forth in the Contract; and

WHEREAS, the City similarly desires to enter into such a contract with the Vendor in the form of the Exhibit attached hereto (the “Agreement”); and

WHEREAS, engaging the Vendor to complete the Project 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 complete the Project in the Agreement 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 Mayor of the City of Lake City is the officer of the City duly designated by the City's Code of Ordinances to enforce such rules and regulations as are adopted by the City Council of the City of Lake City; and
 4. The Mayor of the City of Lake City is authorized and directed to execute on behalf of and bind the City to the terms of the Agreement; and
 5. 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
 6. This resolution shall become effective and enforceable upon final passage 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, 2026.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

ATTEST, BY THE CLERK OF THE CITY COUNCIL
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

GENERAL PIGGYBACK PURCHASING AGREEMENT

This General Piggyback Purchasing Agreement (the “Agreement”) is entered into by and between the City of Lake City, Florida, a Florida municipal corporation, with its address at 205 N Marion Avenue, Lake City, FL 32055, and:

**Vortex USA
31 Northern Ave.
Plattsburgh, NY 12903**

(the “Vendor”).

WITNESSETH:

WHEREAS, on **August 26, 2025 League of Oregon Cities** (the “Original Procuring Government”) awarded **RFP 2510 for Park, Playground, and Recreation Equipment** to Vendor for the performance of services and/or the sale and purchase of goods as described therein, a copy of which is attached hereto and incorporated herein as Composite Exhibit "A" (the “Original Procurement Bid and Contract”); and

WHEREAS, the Original Procurement Bid and Contract was subsequently made available for use by other governmental entities, including municipalities, through NPPGov, a cooperative purchasing organization, pursuant to its cooperative purchasing program;

WHEREAS, the City needs a similar performance of services and/or is in need to purchase a similar set of goods as described in the Original Procurement Bid and Contract; which is attached herein as Exhibit "C" and

WHEREAS, the Vendor is willing to provide “piggyback” services and/or goods to the City on the same terms and conditions as those offered to the Original Procuring Government, as outlined in the Original Procurement Bid and Contract documents;

WHEREAS, the City of Lake City desires to avail itself of the benefits of a piggyback contract and intends to utilize said contract pursuant to this project, together with any other projects for which the goods and services procured thereunder may be applicable, all at the sole discretion of the City;

NOW THEREFORE, in exchange for the mutual promises contained herein, the sufficiency of which is acknowledged, the City and Vendor agree as follows:

1. **Incorporation of Recitals.** The foregoing recitals, deemed by the parties to be true and correct, are incorporated herein by reference.
2. **General.**
 - a. **Terms of Agreement.** This is a piggyback purchasing *Agreement*. The terms and conditions of this *Agreement* shall be the same as those specified in Composite Exhibit ‘A’, specifically including:

EXHIBIT TO RESOLUTION

- i. All instructions to bidders and general information in the Original Procurement Bid and Contract Documents;
- ii. All special conditions of the Original Procurement Bid and Contract Documents;
- iii. All definitions of terms contained in the Original Procurement Bid and Contract Documents;
- iv. All specifications, scopes of services, and/or descriptions of goods to be sold are contained in the Original Procurement Bid and Contract Documents;
- v. All addenda to the Original Procurement Bid and Contract Documents;
- vi. All insurance requirements are outlined in the original procurement bid and contract documents.
- vii. All safety requirements outlined in the Original Procurement Bid and Contract Documents; and
- viii. All responses of the Vendor in the Original Procurement Bid and Contract Documents, including all affidavits and statements of the Vendor required by law, which the Vendor: (A) affirms to continue to be accurate and correct as of the date of this *Agreement*; or (B) has updated with supplemental information and provided the same to the City in advance of this *Agreement*, in a form which the City finds acceptable;

Unless such terms are expressly modified herein to conform to City-specific standards and requirements, all references in Composite Exhibit 'A' to the Original Procuring Government, the Original Procuring Government's governing body, specific departments of the Original Procuring Government and the like or equivalent shall be replaced with the "City of Lake City, Florida," the "City Council of the City of Lake City, Florida," specific City Departments, and the like or equivalent.

- b. **Purchasing Authority.** The City is authorized to enter into this purchasing *Agreement* as a matter of home rule under Section 2(b) of Article VIII of the Florida Constitution and Chapter 166 of the Florida Statutes. This purchasing *Agreement* is subject to all budgeting and legal requirements of the *Code of Ordinances of the City of Lake City, Florida, the Charter of the City of Lake City, Florida, and the Florida Statutes*. The City ratifies the bidding process performed by the Original Procuring Government as being full, fair, and representative of the quantity and quality of bids that would be received by the City if written quotations were obtained or an advertisement for bids were published.
- c. **Resolution of Conflicting Terms.** To the extent there is any conflict between this *Agreement* and the Original Procurement Bid and Contract, (1) the text of this *Agreement* shall control and (2) the text of the solicitation issued by the Original Procuring Government shall control over the Original Procuring Government's contract

EXHIBIT TO RESOLUTION

- a. with the vendor excepting any express items where the original procurement documents should control or where the City believes the other government's contract should control over the bid documents.
3. **Period of Performance; Renewal Periods.** The period of performance of this *Agreement* is from the date of execution by both parties through the end of the initial term of the Original Procurement Bid and Contract, **August 25, 2029**. This *Agreement* may be renewed as provided for in the Original Procurement Bid and Contract at the option of the City.
4. **Invoices.** Invoices for services shall be sent to: City of Lake City Finance Department, Attn: Accounts Payable, 205 N Marion Avenue, Lake City, Florida 32055, or emailed to accountspayable@lcfla.com. Payments shall be made to the Vendor in accordance with the *Florida Local Government Prompt Payment Act*, §§ 218.70, *et seq.*, Florida Statutes.
5. **Price for Services.** If different from the Original Procurement Bid and Contract, the price for the Vendor's performance of the scope of services or the City's purchase of goods shall be as follows:
The City reserves the right to modify prices after this Agreement has been in effect for the initial period, when it is in the best interest of the City of Lake City. Price adjustments may be determined using an appropriate price index, if such an index is standard in the Vendor's industry dealings and/or in government transactions within the City of Lake City, Columbia County, or the State of Florida. The Vendor agrees to notify the City if the original procuring government adjusts prices for work performed or goods sold under the original procurement bid and contract, along with the reasons for any such increase or decrease.
6. **Sovereign Immunity; Limitation of Liability.** The city is a sovereign Florida municipal government. Nothing contained in this *Agreement*, nor any City indemnification made herein, if any such indemnification exists, is intended or shall be construed to waive the City's sovereign immunity. With respect to the matter of compensation for work performed or the price of goods sold, the parties agree that the total liability of the City to the Vendor shall not exceed the agreed-upon price established in each order issued hereunder. For all other matters, the parties agree that the total liability of the City to the Vendor shall not exceed the City's limits of liability as set forth in § 768.28(5) of the Florida Statutes in effect as of the date of this *Agreement*, regardless of whether any such obligations are based in tort, contract, statute, strict liability, or negligence, product liability or otherwise.
7. **Public Records.** Contractor shall generally comply with Florida's public records laws, and specifically, Contractor shall:

EXHIBIT TO RESOLUTION

- a. Keep and maintain public records required by the City to perform and/or provide the service or services contracted for herein.
- b. Upon request from the City's custodian of public records, provide the City with a copy of the requested records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes, or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following completion of this Agreement if the Contractor does not transfer the records to the City.
- d. Upon completion of this Agreement, transfer, at no cost, to the City all public records in possession of the Contractor or keep and maintain public records required by the City to perform the service. If the Contractor transfers all public records to the City upon completion of this Agreement, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of this Agreement the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

IF VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT:

**Audrey E. Sikes, City Clerk,
City of Lake City, Custodian of Public Records
At 386-719-5756 or SikesA@lcfla.com
Mailing Address
205 North Marion Avenue,
Lake City, FL 32055.**

8. Liability and Insurance.

- a. **Insurance.** Contractor shall comply with the insurance requirements set out in Exhibit B, attached hereto and incorporated herein by reference.

EXHIBIT TO RESOLUTION

- b. **Indemnification.** Contractor agrees to indemnify, pay the cost of defense, including attorney's fees, and hold harmless the City, its officers, employees and agents from all damages, suits, actions or claims, including reasonable attorney's fees incurred by the City, of any character brought on account of any injuries or damages received or sustained by any person, persons, or property, or in any way relating to or arising from the Agreement; or on account of any act or omission, neglect or misconduct of Contractor; or by, or on account of, any claim or amounts recovered under the Workers' Compensation Law or of any other laws, regulations, ordinance, order or decree; or arising from or by reason of any actual or claimed trademark, patent or copyright infringement or litigation based thereon; except only such injury or damage as shall have been occasioned by the sole negligence of the City.
- c. **Liability.** Neither the City nor the Contractor shall make any express or implied agreements, guarantees, or representations, nor incur any debt in the name of or on behalf of the other Party. Neither the City nor the Contractor shall be bound by or held liable for any agreements or representations made by the other that are not expressly authorized hereunder. The City shall have no liability or responsibility for any damage to any person or property directly or indirectly resulting from the Contractor's operation of its business, whether caused by Contractor's negligence, willful actions, or failure to act.
- d. **Contractor's Taxes.** The City will have no liability for any sales, service, value added, use, excise, gross receipts, property, workers' compensation, unemployment compensation, withholding or other taxes, whether levied upon Contractor or Contractor's assets, or upon the City in connection with Services performed or business conducted by Contractor. Payment of all such taxes and liabilities shall be the responsibility of the Contractor.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

[SIGNATURE PAGE TO FOLLOW]

EXHIBIT TO RESOLUTION

City of Lake City, Florida

General Piggyback Purchasing Agreement

IN WITNESS WHEREOF, the parties have set their hands hereto on the date indicated:

VORTEX USA
Jessica Scher
By _____, its
Controller

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, 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

EXHIBIT TO RESOLUTION

COMPOSITE EXHIBIT "A"
ORIGINAL PROCUREMENT BID AND CONTRACT

EXHIBIT TO RESOLUTION

Intergovernmental Cooperative Purchasing Agreement

This Intergovernmental Agreement (Agreement) is by and between the “Lead Contracting Agency” and participating government entities (“Participating Agencies”), that are members of National Purchasing Partners (“NPPGov”), including members of Public Safety GPO, First Responder GPO, Law Enforcement GPO, Education GPO and EMS GPO that agree to the terms and conditions of this Agreement. The Lead Contracting Agency and all Participating Agencies shall be considered as “parties” to this agreement.

WHEREAS, upon completion of a formal competitive solicitation and selection process, the Lead Contracting Agency has entered into Master Price Agreements with one or more Vendors to provide goods and services, often based on national sales volume projections;

WHEREAS, NPPGov provides group purchasing, marketing and administrative support for governmental entities. NPPGov’s marketing and administrative services are free to its membership, which includes participating public entities and nonprofit institutions throughout North America.

WHEREAS, NPPGov has instituted a cooperative purchasing program under which member Participating Agencies may reciprocally utilize competitively solicited Master Price Agreements awarded by the Lead Contracting Agency;

WHEREAS, the Master Price Agreements provide that all qualified government members of NPPGov may purchase goods and services on the same terms, conditions and pricing as the Lead Contracting Agency, subject to applicable local and state laws of the Participating Agencies;

WHEREAS, the parties agree to comply with the requirements of the Intergovernmental Cooperation Act as may be applicable to the local and state laws of the Participating Agencies;

WHEREAS, the parties desire to conserve and leverage resources, and to improve the efficiency and economy of the procurement process while reducing solicitation and procurement costs;

WHEREAS, the parties are authorized and eligible to contract with governmental bodies and Vendors to perform governmental functions and services, including the purchase of goods and services; and

WHEREAS, the parties desire to contract with Vendors under the terms of the Master Price Agreements;

EXHIBIT TO RESOLUTION

NOW, THEREFORE, the parties agree as follows:

ARTICLE 1: LEGAL AUTHORITY

Each party represents and warrants that it is eligible to participate in this Agreement because it is a local government created and operated to provide one or more governmental functions and possesses adequate legal authority to enter into this Agreement.

ARTICLE 2: APPLICABLE LAWS

The procurement of goods and services subject to this Agreement shall be conducted in accordance with and subject to the relevant statutes, ordinances, rules, and regulations that govern each party's procurement policies. Competitive Solicitations are intended to meet the public contracting requirements of the Lead Contracting Agency and may not be appropriate under, or satisfy Participating Agencies' procurement laws. It is the responsibility of each party to ensure it has met all applicable solicitation and procurement requirements. Participating Agencies are urged to seek independent review by their legal counsel to ensure compliance with all local and state solicitation requirements.

ARTICLE 3: USE OF BID, PROPOSAL OR PRICE AGREEMENT

- a. A "procuring party" is defined as the Lead Contracting Agency or any Participating Agency that desires to purchase from the Master Price Agreements awarded by the Lead Contracting Agency.
- b. Each procuring party shall be solely responsible for their own purchase of goods and services under this Agreement. A non-procuring party shall not be liable in any fashion for any violation of law or contract by a procuring party, and the procuring party shall hold non-procuring parties and all unrelated procuring parties harmless from any liability that may arise from action or inaction of the procuring party.
- c. The procuring party shall not use this agreement as a method for obtaining additional concessions or reduced prices for similar goods and services outside the scope of the Master Price Agreement.
- d. The exercise of any rights or remedies by the procuring party shall be the exclusive obligation of such procuring party.
- e. The cooperative use of bids, proposals or price agreements obtained by a party to this Agreement shall be in accordance with the terms and conditions of the bid, proposal or price agreement, except as modified where otherwise allowed or required by applicable law, and does not relieve the party of its other solicitation requirements under state law or local policies.

EXHIBIT TO RESOLUTION

ARTICLE 4: PAYMENT OBLIGATIONS

The procuring party will make timely payments to Vendors for goods and services received in accordance with the terms and conditions of the procurement. Payment for goods and services, inspections and acceptance of goods and services ordered by the procuring party shall be the exclusive obligation of such procuring party. Disputes between procuring party and Vendor shall be resolved in accordance with the law and venue rules of the state of the procuring party.

ARTICLE 5: COMMENCEMENT DATE

This Agreement shall take effect after execution of the “Lead Contracting Agency Endorsement and Authorization” or “Participating Agency Endorsement and Authorization,” as applicable.

ARTICLE 6: TERMINATION OF AGREEMENT

This Agreement shall remain in effect until terminated by a party giving 30 days written notice to “Lead Contracting Agency”

ARTICLE 7: ENTIRE AGREEMENT

This Agreement and any attachments, as provided herein, constitute the complete Agreement between the parties hereto, and supersede any and all oral and written agreements between the parties relating to matters herein.

ARTICLE 8: CHANGES AND AMENDMENTS

This Agreement may be amended only by a written amendment executed by all parties, except that any alterations, additions, or deletions of this Agreement which are required by changes in Federal and State law or regulations are automatically incorporated into this Agreement without written amendment hereto and shall become effective on the date designated by such law or regulation.

ARTICLE 9: SEVERABILITY

All parties agree that should any provision of this Agreement be determined to be invalid or unenforceable, such determination shall not affect any other term of this Agreement, which shall continue in full force and effect.

THIS INSTRUMENT HAS BEEN EXECUTED IN TWO OR MORE ORIGINALS BY EXECUTION AND ATTACHMENT OF “THE LEAD CONTRACTING AGENCY ENDORSEMENT AND AUTHORIZATION” OR “PARTICIPATING AGENCY ENDORSEMENT AND AUTHORIZATION,” AS APPLICABLE. ONCE EXECUTED, IT IS THE RESPONSIBILITY OF EACH PARTY TO FILE THIS AGREEMENT WITH THE PROPER AGENCY IF REQUIRED BY LOCAL OR STATE LAW.

EXHIBIT TO RESOLUTION

LEAGUE OF OREGON CITIES ENDORSEMENT AND AUTHORIZATION

The undersigned acknowledges, on behalf of the League of Oregon Cities (“Lead Contracting Agency”) that he/she has read and agrees to the general terms and conditions set forth in the enclosed Intergovernmental Cooperative Purchasing Agreement regulating use of the Master Price Agreements and purchase of goods and services that from time to time are made available by the League of Oregon Cities to Participating Agencies locally, regionally, and nationally through NPPGov. Copies of Master Price Agreements and any amendments thereto made available by the League of Oregon Cities will be provided to Participating Agencies and NPPGov to facilitate use by Participating Agencies.

The undersigned understands that the purchase of goods and services under the provisions of the Intergovernmental Cooperative Purchasing Agreement is at the absolute discretion of the Participating Agencies.

The undersigned affirms that he/she is an agent of the League of Oregon Cities and is duly authorized to sign this League of Oregon Cities Endorsement and Authorization.

DocuSigned by:

A49AFD929F7246E...

Date: June 13, 2023

BY: Patricia M. Mulvihill
ITS: Executive Director

League of Oregon Cities Contact Information:

Contact Person: Kevin Toon
Address: 1201 Court St NE #200, Salem, OR 97301
Telephone No.: 503-588-6550
Email: rfp@orcities.org

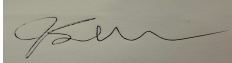
EXHIBIT TO RESOLUTION

PARTICIPATING AGENCY ENDORSEMENT AND AUTHORIZATION

The undersigned acknowledges, on behalf of Vortex USA Inc. (“Participating Agency”) that he/she has read and agrees to the general terms and conditions set forth in the enclosed Intergovernmental Cooperative Purchasing Agreement regulating use of the Master Price Agreements and purchase of goods and services that from time to time are made available by the Lead Contracting Agency to Participating Agencies locally, regionally, and nationally through NPPGov.

The undersigned further acknowledges that the purchase of goods and services under the provisions of the Intergovernmental Cooperative Purchasing Agreement is at the absolute discretion of the Participating Agency and that neither the Lead Contracting Agency nor NPPGov shall be held liable for any costs or damages incurred by or as a result of the actions of the Vendor or any other Participating Agency. Upon award of contract, the Vendor shall deal directly with the Participating Agency concerning the placement of orders, disputes, invoicing and payment.

The undersigned affirms that he/she is an agent of Vortex USA Inc. and is duly authorized to sign this Participating Agency Endorsement and Authorization.



Date: 06/22/2026

BY: Jessica Scher

ITS: Controller

Participating Agency Contact Information:

Contact Person: Jessica Scher

Address: 7800 Trans Canada Highway

Pointe Claire, QC, H9R1C6

Telephone No.: 514-971-3871

Email: jscher@vortex-intl.com

EXHIBIT TO RESOLUTION

NOTICE OF SOLICITATION

LEAGUE OF OREGON CITIES

RFP NUMBER 2510

SOLICITATION FOR: PARK, PLAYGROUND, AND RECREATION EQUIPMENT

Notice is hereby given that the LEAGUE OF OREGON CITIES (LOC) will accept proposals for Park, Playground, and Recreation Equipment at the electronic address listed below until the end of day on **APRIL 30, 2025**. Those proposals will be for the LEAGUE OF OREGON CITIES and members of National Purchasing Partners Government Division (“NPPGov”) across the nation, including but not limited to governmental units incorporated by “ATTACHMENT H” of the Request for Proposal (RFP), WIPHE members identified in “ATTACHMENT G” of the RFP, as well as government units in all other states (collectively, “Participating Agencies”). Significant sales potential exists because the resulting Master Price Agreement for national proposers will include piggybacking language that permits use of the Master Price Agreement nationwide, which may allow Participating Agencies to forego duplicating the formal solicitation process and expend staff resources and funds.

All Proposals must be signed and uploaded to the designated website. Only those proposals received at the designated website by the due date and time will be considered.

Website:

[CLICK HERE TO SUBMIT A PROPOSAL FOR RFP 2510](#)

INQUIRIES:

rfp@orcities.org

or

LOC “PARK, PLAYGROUND, AND RECREATION EQUIPMENT RFP” #2510

LEAGUE OF OREGON CITIES

c/o Kevin Toon

1201 Court St. NE

Suite 200

Salem, OR 97301

The solicitation documents may be reviewed at the office address listed above.

NOTE: NOTICES OF SOLICITATION WILL BE PUBLISHED IN THE OREGON DAILY JOURNAL OF COMMERCE AND THE USA TODAY.

EXHIBIT TO RESOLUTION

IMPORTANT

PLEASE READ BEFORE SUBMITTING YOUR PROPOSAL

SOLICITATIONS FOR: PARK, PLAYGROUND, AND RECREATION EQUIPMENT

1.0 INTENT:

1.1 GENERAL INTENT

The LEAGUE OF OREGON CITIES (“LOC”) serves as the “Lead Contracting Agency” for this solicitation on behalf of its members, and as authorized by the LOC Intergovernmental Agreement, which is an agreement for intergovernmental cooperation among select local Oregon governments and recognized under ORS Chapter 190. LOC, in association with the members of National Purchasing Partners, LLC dba NPPGov (hereinafter referred to as “NPPGov”), comprises a cooperative procurement group. NPPGov membership includes government and non-profit entities across the United States and Canada, K-12 and Higher education, Tribal government, and other public entities which includes members of Public Safety GPO, First Responders GPO, and Law Enforcement GPO. As required by certain states and provinces, LOC and NPPGov have prepared an Attachment referencing eligible Members that also can be found on the LOC and NPPGov web sites. This procurement group is soliciting proposals from qualified companies (hereinafter referred to as “Proposer”) to enter into a Master Price Agreement for Park, Playground, and Recreation Equipment.

The intent of this Interstate Cooperative Procurement Solicitation (hereinafter referred to as “Solicitation” or “RFP”) is to invite Proposers to submit a competitive pricing proposal offering Park, Playground, and Recreation Equipment to LOC, which will then be made available to NPPGov members locally and nationwide; to reduce expenses by eliminating multiple requests for proposals and multiple responses by Vendors; and to obtain discounted pricing through volume purchasing. Significant sales potential exists because the Master Price Agreement will be used nationwide which may allow Participating Agencies to forego duplicating the formal solicitation process and expend staff resources. Preferably, the successful Proposer will provide its entire catalog of products and/or services in order that Participating Agencies who wish to access the Master Price Agreement may order a broad range of goods and services as needed.

With the exception of successful local Proposer(s) capable of servicing LOC and Participating Agencies within the state of Oregon, successful Proposer(s) should have a strong national presence for Park, Playground, and Recreation Equipment for use by government agencies nationwide.

This Solicitation meets Oregon public contracting requirements (ORS 279A et. seq.) and may not be appropriate under or meet Participating Agencies’ procurement laws. Participating Agencies are urged to seek independent review by their legal counsel to ensure compliance with all local and state solicitation requirements.

1.2 POTENTIAL MARKET

The LOC is publishing this RFP to create publicly awarded contracts for use by its members, which may also benefit the thousands of fellow members of NPPGov, Public Safety GPO, First Responders GPO, and Law Enforcement GPO. These are nationwide programs representing member government agencies in all 50 states. We encourage each Proposer’s response to be a collaborative effort including manufacturer and distributor (when they are not the same company) to ensure nationwide contract utilization.

Proposer’s response should also take into consideration the considerable market potential for this Solicitation. Because the successful proposal will be incorporated into a nationwide cooperative procurement program including tens of thousands of state, local government and non-profit participants from all 50 states, the LOC believes that contracts created from this Solicitation will provide vendors with a significant market advantage. Members of NPPGov, Public Safety GPO, First Responders GPO, and Law Enforcement GPO and current

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vendors who participate in the program indicate the ability to shorten the sale cycle by eliminating the need to complete individual RFP processes is a significant advantage to participation.

The LOC believes that participation in the NPPGov purchasing program benefits both its Participating Agencies and successful Proposers. NPPGov engages with successful proposers who complete the Vendor Administration Agreement through a marketing and sales partnership. This partnership includes (but is not limited to) contract promotion to members, contract administration support to potential customers and live customer phone support.

Based on the historical volume of similar contracts, the estimated annual value of all transactions resulting from contracts awarded through this RFP is approximately USD 20 Million. Consequently, proposers are expected to offer volume pricing to reflect this potential scale. However, it is important to note that while considerable sales volume is anticipated, sales volume is not guaranteed and may vary from year to year.

1.3 REQUIREMENTS

1.3.1 The RFP and resulting Master Price Agreement are anticipated for use by the LOC's government members, as well as other Participating Agencies across the nation. The LOC has entered into an Intergovernmental (interlocal) Cooperative Purchasing Agreement with other Participating Agencies for the purpose of obtaining Master Price Agreements with various vendors. Interlocal cooperative purchasing agreements allow Participating Agencies to make purchases at the LOC's accepted proposal price, terms and conditions, provided that the Participating Agency has satisfied all of its local and state cooperative procurement requirements. Proposer(s) agrees to make the same proposal terms and price, exclusive of any possible rebates, incentives, freight and transportation fees, available to other Participating Agencies. The LOC and NPPGov will not incur any direct liability with respect to specifications, delivery, payment, or any other aspect of purchases by such Participating Agencies or nonprofit institutions. The Intergovernmental Cooperative Purchasing Agreement is incorporated by reference herein and is available upon request — See Attachment A.

The successful Proposer must work directly with the Participating Agencies concerning the placement of orders, disputes, invoicing and payment. The LOC and NPPGov shall not be held liable for any costs or damages incurred by or as a result of the actions of the Vendor or any Participating Agency. Successful Proposers must comply with the state and local laws, rules and regulations in each state and locality where the product or service is provided.

1.3.2 Each Participating Agency shall execute a Participating Agency Endorsement and Authorization included in the Intergovernmental Cooperative Purchasing Agreement. While the terms of the Master Price Agreement shall govern the general pricing terms, each Participating Agency may request modification of the Master Price Agreement in accordance with each Participating Agency's state and/or local purchasing laws, rules, regulations and procedures, provided said modifications are not material changes. Each Participating Agency may, at its discretion, and upon written agreement by the Participating Agency and Successful Proposer, request additional legal and procedural provisions not included herein that the successful Proposer must adhere to if it wishes to conduct business with said Participating Agency using the Master Price Agreement.

1.3.3 NPPGov, Public Safety GPO, First Responders GPO, and Law Enforcement GPO provide vendor exposure/marketing and contract utilization support for the successful Proposer's products and services. Successful Proposers servicing the awarded contract to Participating Agencies shall pay a Contract Administration Fee representing 2% percent of actual net sales under the Master Price Agreement as established in the NPPGov Vendor Administration Agreement (available upon request). Administration fee may not be listed or charged as a separate line item to users of the contract. The value of trade-ins or rebates shall not affect the amount of the administration fee paid to NPPGov.

1.4 MULTIPLE AWARDS

Multiple awards may be granted to meet the requirements of this Solicitation provided that such awards are differentiated by product make and model, service, and/or distribution regions and capabilities of the successful Proposers. Specifically, the LOC may award separate contracts to Proposers in order to cover all local and national geographical markets, electronic purchasing capabilities, and products and services identified in this Request for Proposal, as well as the diverse and large number of Participating Agencies. The award of multiple contracts is to be determined upon receipt and review of all proposals and based upon the general criteria provided herein. The LOC may solicit proposals from local qualified companies with or without a national

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presence provided that the successful Proposer is able to provide the LOC with the products and services requested. Multiple awards will ensure fulfillment of current and future requirements of the diverse and large number of Participating Agencies. In the event a local Proposer with no national distribution capabilities best meets the proposal selection criteria, multiple local and nationwide responsive proposals may be awarded simultaneously in the best interests of local commerce, compliance with local laws, and the Participating Agencies nationwide.

Proposers should be able to serve the needs of Participating Agencies on a national basis. However, this requirement shall not exclude local Proposers without a national presence that are capable of meeting the requirements of the LOC within the state of Oregon.

1.5 CONTRACT USAGE

The actual utilization of any Master Price Agreement will be at the sole discretion of LOC and the other Participating Agencies. It is the intent of this Request for Proposal and resulting Master Price Agreement that Participating Agencies may buy directly from Successful Proposers without the need for further solicitation. However, Participating Agencies are urged to seek independent review by their legal counsel to ensure compliance with all local and state solicitation requirements as well as the need of further notice prior to utilizing the Master Price Agreement

1.6 BACKGROUND OF NPPGov

NPPGov, owned by two non-profit healthcare organizations, provides group purchasing opportunities and purchasing administrative support for governmental entities and nonprofit institutions within its membership. NPPGov's membership includes participating public and nonprofit entities across North America.

1.7 EQUAL OPPORTUNITY

The LOC encourages Minority and Women-owned Small Business Proposers to submit proposals.

1.8 QUALIFIED REHABILITATION FACILITIES

Oregon Public Agencies are prohibited from use of products and services offered under this contract that are already provided by qualified nonprofit agencies for disabled individuals as listed on the Department of Administrative Service's Procurement List pursuant to ORS 279.835 ORS 279.855.

2.0 SCOPE OF WORK:

2.1 REQUIREMENTS OF PROPOSERS SUBMITTING A RESPONSE:

Proposers must present clear and concise evidence indicating Proposer's ability to comply with the requirements stated herein and to provide and deliver the specified products and services to Participating Agencies.

2.1.1 PROPOSER COMMITMENTS

Each Proposer is required to commit to low pricing, and accurate and timely reporting to NPPGov pursuant to the reporting requirements identified in the NPPGov Vendor Administration Agreement (available upon request). In addition, successful Proposer(s) with a national presence must commit to marketing of the Master Price Agreement nationwide and that the sales force will be trained, engaged and committed to offering NPPGov pricing to member government agencies nationwide, including the opportunity for NPPGov to train the Vendor sales staff.

2.1.2 **PROPOSERS MUST COMPLETE "ATTACHMENT B" – PROPOSER PROFILE WORKBOOK".**

2.2 PRODUCTS AND SERVICES:

2.2.1 Provide a description of the Park, Playground, and Recreation Equipment offered as set forth in ATTACHMENT C. The primary objective is for the Proposer(s) to provide the Proposer(s)'s entire catalog of products and services ("catalog discount") that are responsive to this RFP so that

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Participating Agencies may order a broad range of products and services as appropriate for their needs. Anticipated future models and related products/services that may be offered during the term of the resulting Master Price Agreement should also be included in Vendor's Proposal.

- 2.2.2 All products offered must be new, unused and the most current product lines, unless otherwise clearly identified as remanufactured goods.
- 2.2.3 Describe any special programs that Proposer offers that shall improve the ability of the Participating Agencies to access the products, such as retail store availability, expedited delivery intervals, item sourcing, or other unique plans and services.
- 2.2.4 Additional Benefits: Proposer shall identify any other added value it offers to the LEAGUE OF OREGON CITIES ("LOC") and Participating Agencies (e.g. convenience cards, individual/member discounts, additional admin fee, etc.)

2.3 PRICING:

- 2.3.1 Pricing for the products and services may be based on "ATTACHMENT D" - PRICING SCHEDULE as follows:

- A A fixed percentage (%) off *marked price* based on the Proposer's catalog or retail store price for each CATEGORY specified in ATTACHMENT D – PRICING SCHEDULE. Proposer shall identify the catalog used.

Option (A) is preferred. If option (A) is not feasible proposer may use option (B) provided Proposer includes a justification.

- B Alternatively, contract pricing may be based upon fixed prices (contingencies for economic price adjustments must be identified in the proposal), or a combination fixed percentage off and firm fixed prices. Proposer may offer additional discounts to LOC and Participating Agencies based on volume.

If proposers are responding with option "B", proposers may request price increases based on manufacturer costs, cost of labor and/or materials that must be supported by appropriate documentation. If LOC agrees to the price modification, LOC may approve in writing, including electronic mail, without the need for a written amendment to the Master Price Agreement.

- 2.3.2 Proposers may also add additional products and services provided that any additions reasonably fall within the intent of the original RFP specifications. Pricing on additions shall be equivalent to the percentage discount for other similar products. Proposer may provide a weblink with current product listings, which may be updated periodically, as allowed by the terms of the resulting Master Price Agreement. Proposer may replace or add product lines to an existing contract if the line is replacing or supplementing products on contract, is equal or superior to the original products offered, is discounted in a similar or to a greater degree, and if the products meet the requirements of the solicitation. No products may be added to avoid competitive procurement requirements. LOC may reject any additions without cause.
- 2.3.3 Explain any additional pricing incentives that may be available such as large volume purchases, cash terms, or rebates to Participating Agencies. However, steeper discounts are preferred to rebates.
- 2.3.4 All pricing proposals shall clearly explain how freight and/or delivery costs are determined as described in ATTACHMENT D PRICING SCHEDULE herein.

2.4 TAX:

Proposers shall strictly adhere to all federal, state and local tax requirements applicable to their operation, and to any contract or activity resulting from this Solicitation.

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3.1 MASTER PRICE AGREEMENT TERM:

As a result of this Solicitation the successful Proposer(s) shall be awarded a Master Price Agreement for a four (4) year period. The Master Price Agreement may be extended up to a maximum of one (1) additional one (1) year period.

3.2 MASTER PRICE AGREEMENT ACCESS PROVISIONS

Utilization of the Master Price Agreement will be at the discretion of the LEAGUE OF OREGON CITIES (“LOC”) and Participating Agencies. The LOC shall be under no obligation to purchase off of the Master Price Agreement. Assuming all local competitive solicitation requirements have been met, Participating Agencies may purchase directly from the successful Proposer(s) without the need for further solicitation.

3.3 INDEMNIFICATIONS AND INSURANCE:

Indemnification and insurance requirements will vary based on the nature of the RFP. Proposer is responsible for submitting appropriate indemnification and insurance coverage as applicable.

3.3.1 Indemnification

The successful Proposer shall indemnify the LOC and NPPGov as specified in the Master Price Agreement.

3.3.2 Insurance Requirements.

Proposer(s), at Proposer(s)'s own expense, shall purchase and maintain the herein stipulated minimum insurance from a reputable company or companies duly licensed by the State of Oregon. In lieu of State of Oregon licensing, the stipulated insurance may be purchased from a company or companies that are authorized to do business in the State of Oregon, provided that said insurance companies meet the approval of the LOC.

Proposer's insurance shall be primary insurance with respect to the LOC, and any insurance or self-insurance maintained by the LOC shall not contribute to it.

Award of this Solicitation is contingent upon the required insurance policies and/or endorsements identified herein. The LOC shall not be obligated to review such policies and/or endorsements or to advise Proposer(s) of any deficiencies in such policies and endorsements, and such receipt shall not relieve Proposer(s) from, or be deemed a waiver of the LOC's right to insist on strict fulfillment of Proposer(s)'s obligations under this RFP.

The insurance policies required by this RFP, except Workers' Compensation, shall name the LOC, its agents, representatives, officers, directors, officials and employees as an Additional Insured.

The policies required hereunder, except Workers' Compensation, shall contain a waiver of transfer of rights of recovery (subrogation) against the LOC, its agents, representatives, officers, directors, officials and employees for any claims arising out of Proposer(s)'s work or service.

3.3.3 Commercial, automobile and workers' compensation insurance.

3.3.3.1 Commercial General Liability. Proposer(s) shall maintain Commercial General Liability Insurance (CGL) and, if necessary, Commercial Umbrella Insurance. The policy shall include coverage for bodily injury, broad form property damage, personal injury, products and completed operations and blanket contractual coverage including, but not limited to, the liability assumed under the indemnification provisions of the Master Price Agreement.

3.3.3.2 Automobile Liability. Proposer(s) shall maintain Automobile Liability Insurance and, if necessary, Commercial Umbrella Insurance. If hazardous substances, materials, or wastes are to be transported, MCS 90 endorsement shall be included.

3.3.3.3 Workers' Compensation and Employer's Liability. Proposer(s) shall carry Workers' Compensation insurance to cover obligations imposed by federal and state statutes having

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jurisdiction over Proposer(s)'s employees engaged in the performance of the work or services, as well as Employer's Liability insurance.

In case any work is subcontracted, Proposer(s) will require the SubProposer(s) to provide Workers' Compensation and Employer's Liability insurance to at least the same extent as required of Proposer(s).

4.0 **SCHEDULE, RESPONSE PREPARATION AND SUBMISSION**

4.1 SCHEDULE OF EVENTS

4.1.1 Publication of Request for Proposal

Publication of this Solicitation conforms with ORS 279B, to include Public Notice by publication in a newspaper of general circulation in the area where the LEAGUE OF OREGON CITIES ("LOC") is located no less than 30 days prior to the proposal due date, as well as posting of the Public Notice on the web site that typically posts Public Notices concerning the LOC.

Solicitation Notice Publication: JANUARY 29, 2025

4.1.2 Question and Answer Period

The LOC will post substantive questions and answers concerning this Solicitation no later than ten (10) days before the proposal's due date. All questions shall be submitted in writing via email to the Contract Manager at rfp@orcities.org. The LOC reserves the right to accept and answer questions after the question-and-answer period has expired. Questions submitted at least ten (10) days before the proposal's due date will be reviewed and posted on the LOC website at orcities.org. The LOC is not required to post questions received within the final ten (10) days before the proposal's due date and may respond or withhold responses at its sole discretion.

4.1.3 Submission of Proposals

There will be no mandatory pre-proposal meeting. All questions must be submitted via email as directed above. If necessary, questions can be submitted in writing to LEAGUE OF OREGON CITIES, c/o Contract Manager, 1201 Court St. NE, Suite 200, Salem, OR 97301 or rfp@orcities.org.

Close date: Deadline for submission of proposals is the end of day on **APRIL 30, 2025**. The LOC must receive all proposals before the end of the day on the above closing date.

Approximate opening date: MAY 1, 2025

Proposal selection: MAY 2, 2025 to MAY 23, 2025

Approximate award date: MAY 26, 2025

All responses to this Solicitation become the property of the LOC. Proposers should mark those aspects of the proposal that they consider trade secrets and exempt from public disclosure. The LOC will not be held accountable if parties other than the LOC obtain material from proposal responses without the written consent of the Proposer(s).

4.1.4 Withdrawal of Proposal

The Proposer(s) may withdraw its proposal at any time prior to the hour and date set for the receipt of proposals. Withdrawal will not preclude the submission of another proposal prior to the deadline.

4.2 REVIEW, INQUIRIES AND NOTICES:

4.2.1 **The solicitation documents may be reviewed in person at the following address:**

LEAGUE OF OREGON CITIES

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**1201 Court St. NE
Suite 200
Salem, OR 97301**

All inquiries concerning information herein shall be addressed to:

**LEAGUE OF OREGON CITIES
c/o Kevin Toon
1201 Court St. NE
Suite 200
Salem, OR 97301**

Email inquiries shall be addressed to: rfp@orcities.org

Inquiries are required to be submitted by email to the Administrative Contact listed above. No oral communication is binding on the LOC.

4.2.2 Proposal Interpretation of the RFP Documents and Issuance of Addenda

If any Proposer(s) finds discrepancy in, or omissions from, or is in doubt to the true meaning of any part of the RFP document, he/she shall submit a written request for a clarification or interpretation thereof to:

**LEAGUE OF OREGON CITIES
c/o Kevin Toon
1201 Court St. NE
Suite 200
Salem, OR 97301**

Any request for clarification or interpretation must be received at least ten (10) calendar days prior to the RFP closing date.

The LOC is not responsible for any explanation, clarification, interpretation, or approval made or given in any manner, except by addenda. Addenda, if necessary, will be issued not later than five (5) days prior to the RFP closing date by publication on the LOC's web site and NPPGov website.

Oral interpretations or statements cannot modify the provisions of this Request for Proposal. If inquiries or comments by Proposers raise issues that require clarification by the LOC, or the LOC decides to revise any part of this Request for Proposal, addenda will be published and provided to all persons who receive the Request for Proposal. Receipt of an addendum must be acknowledged by signing and returning it with the proposal.

4.3 INSTRUCTIONS FOR PREPARING AND SUBMITTING PROPOSALS:

Proposers are to submit one (1) electronic proposal, in PDF format, to the designated website detailed on the first page of this solicitation. Proposal should contain the original signatures on any pages where a signature is required (because electronic submissions are required, either electronic signatures or scans of hand-signed pages should be included).

All prices shall be held firm for a period of sixty (60) days after the Solicitation closing date. Any Proposer may withdraw its proposal if a Master Price Agreement has not been executed within sixty (60) days from the RFP closing date.

4.4 EXCEPTIONS AND DEVIATIONS TO THE RFP

The Proposer shall identify and list all exceptions taken to all sections of this RFP and list these exceptions, referencing the section (paragraph) where the exception exists and stating the proposed revision. The Proposer shall list these exceptions under the heading, "Exception to the Solicitation, RFP Number 2510." Exceptions not listed under the heading "Exception to the Solicitation, RFP Number 2510." shall be considered invalid. The LOC reserves the right to reject exceptions, render the proposal non-responsive, enter into negotiation on any of the Proposer exceptions, or accept any or all exceptions.

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The Proposer shall detail any and all deviations from specifications, if any, contained in this Solicitation and Attachments, as requested. The LOC may accept or reject deviations, and all LOC decisions shall be final.

4.5 RESPONSE FORMAT AND CONTENT:

To aid in the evaluation, it is desired that all proposals follow the same general format. The proposals should have clearly defined sections designated as follows:

- 4.5.1 Letter of Transmittal
- 4.5.2 Table of Contents
- 4.5.3 Short introduction and executive summary. This section shall contain an outline of the general approach utilized in the proposal.
- 4.5.4 The proposal should contain a statement of all of the programs and services proposed, including conclusions and generalized recommendations. Proposals should be all-inclusive, detailing the Proposer's best offer. Additional related services should be incorporated into the proposal, if applicable.
- 4.5.5 Qualifications – This section shall describe the Proposer's ability and experience related to the programs and services proposed.
- 4.5.6 Exceptions to the Solicitation, RFP Number 2510.
- 4.5.7 PRICING SCHEDULE (“ATTACHMENT D”).
- 4.5.8 PROPOSER PROFILE WORKBOOK (“ATTACHMENT B”).
- 4.5.9 Complete, Current Catalog Pricing shall be uploaded with the entire proposal.
- 4.5.10 Format Proposal to specifically address each individual sub-section and sub-set of the SCOPE OF WORK (Section 2.0).
- 4.5.11 Signed Addenda, if any.
- 4.5.12 Proposal Final Certification.

5.0 EVALUATION AND POST SUBMISSION

5.1 EVALUATION OF PROPOSAL – SELECTION FACTORS:

LOC will evaluate each Proposal and prepare a scoring of each Proposal. Each Proposal received and reviewed shall be awarded points under each criterion solely on the judgment and determination of the Evaluation Committee and the LOC. There is a maximum score of 500 points and Proposer's average total score must be at least 200 points for consideration of an award. Proposals will be evaluated on the following criteria and further defined in the Proposal Evaluation Form (ATTACHMENT E) utilizing the point system indicated on the form:

- 1) Pricing 2) Product Line (within each category) 3) Marketing 4) Customer Service 5) Proven Experience 6) Coverage 7) Conformance

At the LOC's discretion, Proposers may be invited to make presentations to the Evaluation Committee. LOC reserves the right to make multiple awards to meet the national membership needs of this Solicitation.

- 5.1.1 Additional criteria/preferences that are not necessarily awarded points.
 - 5.1.1.1 Pursuant to ORS 279A.128, Lead Contracting Agency shall give preference to goods fabricated or processed within state or services performed within state.
 - 5.1.1.2 Pursuant to ORS 279A.125, Lead Contracting Agency shall give preference to the procurement of goods manufactured from recycled materials.

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- 5.1.1.3 Pursuant to ORS 279A.120, Lead Contracting Agency shall give preference to goods and services that have been manufactured or produced within the State of Oregon if price, fitness, availability and quality are otherwise equal; and the Lead Contracting Agency shall add a percent increase to the proposal of a nonresident Proposer equal to the percent, if any, of the preference given to the Proposer in the state in which the Proposer resides. All Proposers shall identify the state to which it is a resident bidder.
- 5.1.1.4 Lead Contracting Agency shall consider proposals for printing, binding and stationary work in accordance with ORS 282.210, incorporated herein by this reference.
- 5.1.1.5 Proposer shall comply with all federal, state and local laws applicable to the work under the Master Price Agreement awarded as a result of this Solicitation, including, without limitation, the provisions of ORS 279A and ORS 279B, including those provisions set forth on "ATTACHMENT F", attached hereto and incorporated herein by this reference.
- 5.1.1.6 Pursuant to Section 1.7, the Lead Contracting Agency encourages Minority and Women-owned Small Business Proposers to submit proposals.

5.2 RIGHT OF LEAGUE OF OREGON CITIES TO AWARD OR REJECT PROPOSALS

- 5.2.1 The Request for Proposal does not commit the LOC to award a Master Price Agreement for the products or services specified within the Request for Proposal document. The LOC may cancel the procurement or reject any or all proposals in accordance with ORS 279B.100. Under no circumstance will the LOC pay the costs incurred in the preparation of a response to this request.
- 5.2.2 The LOC reserves the right to:
 - 5.2.2.1 Accept or reject any or all proposals and proposal terms and conditions received as a result of the Request for Proposals;
 - 5.2.2.2 Accept a proposal and subsequent offers for a Master Price Agreement from proposer(s) other than the lowest cost proposer;
 - 5.2.2.3 Waive or modify any irregularities in proposals received after prior notification to the Proposer(s).
- 5.2.3 The award, if there is one, will be made to that Proposer(s) who is determined to be the most qualified, responsible and responsive within a competitive price range based upon the evaluation of the information furnished under this RFP.

5.3 PROTEST PROCESS

A prospective Proposer may protest the procurement process of the Solicitation for an Agreement solicited under ORS 279B. Before seeking judicial review, a prospective Proposer must file a written protest with the LOC and exhaust all administrative remedies. Written protests must be delivered to the LOC at 1201 Court St. NE, Suite 200, Salem, OR 97301 not less than ten (10) days prior to the date upon which all proposals are due. The written protest shall contain a statement of the desired changes to the procurement process or Solicitation document that the protester believes will remedy the conditions upon which the protest is based. The LOC shall consider the protest if it is timely filed and meets the conditions set forth in ORS 279B.405. The LOC shall respond pursuant to ORS 279B.405. If the LOC upholds the protest, in whole or in part, the LOC may in its sole discretion either issue an Addendum reflecting its disposition or cancel the procurement or solicitation. The LOC may extend the due date of proposals if it determines an extension is necessary to consider and respond to the protest.

A Proposer may protest the Award of the Contract, or the intent to Award the Contract, if the conditions set forth in ORS 279B.410 are satisfied. Judicial review of the protest and the LOC's decision shall be governed by ORS 279B.415.

5.4 NON-ASSIGNMENT

If a Master Price Agreement is awarded, neither party shall assign the Agreement in part or in total.

5.5 POST AWARD MEETING:

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The successful Proposer(s) may be required to attend a post-award meeting with the LOC to discuss the terms and conditions of the Master Price Agreement.

5.6 PROPOSAL FINAL CERTIFICATION

The Proposer must certify the following:

a) I hereby certify that the Proposal contained herein fully and exactly complies with the instruction for proposers and specifications as they appear in this Notice of Solicitation.

b) I hereby further certify that I am authorized by the Board of Directors or Corporate Officers of the Corporation to sign the Requests for Proposals and proposals in the name of the corporation listed below:

Proposer Name: _____

Signature: _____

Name Typed: _____ Title: _____

Proposer is a resident bidder of the state of _____

Date: _____

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ATTACHMENT A

INTERGOVERNMENTAL COOPERATIVE PURCHASING AGREEMENT

(The Intergovernmental Cooperative Purchasing Agreement is not attached hereto, but the current version is available upon request from the Lead Public Agency)

(The Intergovernmental Cooperative Purchasing Agreement is incorporated by reference herein)

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ATTACHMENT B

Proposer Profile Workbook to be completed by all responders as directed herein (fillable form available upon request)

1.0 GENERAL QUESTIONS:

Section 1.1 only to be completed by vendors with a national presence; i.e. vendors with a sales territory in 25 states or more.

1.1 The “Yes” or “No” questions below are to help evaluators familiarize themselves with **national** vendors. Indicate “Yes” or “No” as it applies to your company.

- ✓ Do you have a national sales force adequate in size to meet the demands of multiple agencies and their unique needs for the products and services listed herein?
Yes No
- ✓ Do you have a national distribution network that will support sales resulting from this RFP?
Yes No
- ✓ Can you provide product availability to meet the requirements for materials and services listed herein for government and nonprofit agencies nationwide in a timely manner?
Yes No
- ✓ Does your company have the ability to provide toll-free telephone/fax access, and an online presence?
Yes No
- ✓ Can you provide a single point of contact (National Account Manager) to interact with the lead agency and NPPGov staff?
Yes No
- ✓ Are you a strong competitor in the industry with a minimum of three consecutive years of demonstrated success in all business practices and pursuits?
Yes No

1.2 Provide at least three references of government agencies within the United States that have purchased products/services from Proposer similar to those specified in this solicitation within the last year. If proposed products/services are new to market, please use most similar business references available. Include:

Agency name and address
Contact name, phone and **email**
Description of products/services sold and date.

LOC may use other information, however learned, in evaluation of the response.

1.3 **OPTIONAL:** If a Dun and Bradstreet Comprehensive Report (or similar) for your company is available, please submit it with your response.

1.4 **OPTIONAL:** Attach any case studies, white papers and/or testimonials supporting your company and products/services.

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2.0 ABOUT PROPOSER:

2.1 State of incorporation:	
2.2 Federal Tax Identification Number:	
2.3 If applicable to the product(s) and/or service(s), describe the Proposer's ability to conduct E-commerce or online ordering. [Insert response in box below]	
2.4 Describe Proposer's system for processing orders from point of customer contact through delivery and billing. [Insert response in box below]	
2.5 Describe Proposer's ability to provide detailed electronic reporting of quarterly sales correlated with NPPGov Member ID numbers of Participating Agency purchases as set forth in Addendum A to Vendor Administration Agreement (VAA), a copy of which is available upon request from the LOC. [Insert response in box below]	
2.6 Describe the capacity of Proposer to meet Minority and Women Business Enterprises (MWBE) preferences, which may vary among Participating Agencies. [Insert response in box below]	
2.7 Proposer acknowledges compliance with Davis Bacon wage requirements where labor is concerned by indicating "yes" or "no" below.	
2.8 By submitting a Proposal in response to this RFP, Proposer agrees, if applicable, to comply with all applicable provisions of Title 2, Subtitle A, Chapter II, PART 200—UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR FEDERAL AWARDS contained in Title 2 C.F.R. § 200 et seq. Indicate "yes" or "no" below.	
2.9 Complete Exhibit 1, located at the end of this workbook.	

EXHIBIT TO RESOLUTION

3.0 DISTRIBUTION SYSTEM:

3.1 Describe distribution of products and/or services available in Proposer's response through Proposer's distribution system (including Alaska and Hawaii), including any limitations. [Insert response in box below]
3.1.A Is it your intent to offer the proposed products and/or services through a designated distribution/dealer network, indicate "yes" or "no" below?
YES <input type="checkbox"/> NO <input type="checkbox"/>
3.2 Provide Proposer's shipping and delivery policy, including standard delivery time and any options and costs for expedited delivery and return policies. [Insert response in box below]
3.3 Third party and/or subcontracting may be allowed. If applicable, detail the sub-contracting process (ordering, shipment, invoicing, billing) for those products not carried in Proposer's distribution center. Alternatively, if proposer utilizes a third-party ordering, shipment, invoicing or billing partner, please describe in detail. [Insert response in box below]
3.4 What is Proposer's backorder policy? Is your policy to classify as "immediate or cancel" (requiring the Participating Agency to reorder if item is backordered) or "good until cancelled"? [Insert response in box below]
3.5 Indicate whether the Proposer has any dealer or distributors that are authorized to fulfil purchases? Yes <input type="checkbox"/> No <input type="checkbox"/> [Check one]
3.6 If answered yes to 3.5, include a copy of or link to authorized dealers or distributors.

EXHIBIT TO RESOLUTION

4.0 **MARKETING:**

4.1 Outline Proposer’s plan for marketing the Products and Services to the Participating Agencies on a local and national basis. Include any marketing incentives such as committed dollars for advertising, conferences/travel and custom marketing materials. [May attach marketing plan or insert response in box below]
4.2 Explain how Proposer will educate its local and national sales force about the use of the Master Price Agreement. [Insert response in box below]
4.3 Indicate the Proposer’s willingness to allow training to its local and national sales force about the use of the Master Price Agreement. [Insert response in box below]

5.0 **POINT OF CONTACT:**

Proposer POC who will administer, coordinate, and manage this program with NPPGov and the LEAGUE OF OREGON CITIES:

Contact Person:		Title:	
Mailing Address:			
City:		State & Zip:	
Email Address:			
Phone #:		Fax #:	
Attach current resume of National Account Manager that will be the POC managing this contract.			

EXHIBIT TO RESOLUTION

6.0 CUSTOMER SUPPORT SERVICES:

Explain Proposer’s policy regarding each of the following if applicable to product(s) and/or service(s):

6.1 Auditing for order completeness. [Insert response in box below]						
6.2 Replacement policy (i.e., damaged or defective goods). [Insert response in box below]						
6.3 Minimum order requirement (e.g., Individual item vs. case lot). [Insert response in box below]						
6.4 Customer service hours/days of operation [Insert response in boxes below]						
Monday:	Tuesday:	Wednesday:	Thursday:	Friday:	Saturday:	Sunday:
6.5 Special Orders. [Insert response in box below]						
6.6 Post sale services issues. [Insert response in box below]						
6.7 Repair services, including repair warranty programs, if any. Proposer shall identify, where applicable, authorized factory repair facilities that will honor the warranty of items on contract. [Insert response in box below]						
6.8 Technical support services Proposer provides. [Insert response in box below]						
6.9 Product substitution policy. [Insert response in box below]						
6.10 Identify trade-in program criteria (if applicable). [Insert response in box below]						
6.11. After hours service (including weekends and holidays) [Insert response in boxes below]						
Monday:	Tuesday:	Wednesday:	Thursday:	Friday:	Saturday:	Sunday:
6.12 Shipment tracking. [Insert response in box below]						
6.13 Back order tracking process. [Insert response in box below]						
6.14 Return Item process, including any/all associated fees (e.g., restocking, shipping, turnaround time on returns). [Insert response in box below]						

EXHIBIT TO RESOLUTION

6.15 Electronic billing. [Insert response in box below]
6.16 Explain how Proposer will resolve complaints, issues, or challenges. [Insert response in box below]
6.17 Other services not already covered. [Insert response in box below]

EXHIBIT TO RESOLUTION

7.0 DELIVERY AND FREIGHT CHARGES:

7.1 Identify delivery and/or shipping costs or provide a shipping rate schedule based on weight, item, and/or destination for all items ordered within the continental U.S. (and Hawaii/Alaska). The Proposer shall identify all exceptions to this shipping rate schedule. [Insert response in box below]

7.2 Identify policy for transfer of product ownership (delivery) and damage/issue resolution. [Insert response in box below]

8.0 VENDOR TERMS AND CONDITIONS.

8.1 Does Proposer require that customers/Participating Agencies agree to standard terms and conditions related to their purchase? Yes No [Circle one]

8.2 If answered yes to 8.1, include a copy of or link to terms and conditions.

9.0 WARRANTY INFORMATION:

9.1 Identify warranty options, if applicable. [Insert response in box below]

EXHIBIT TO RESOLUTION

Exhibit 1

Park, Playground, and Recreation Equipment Coverage

RETAIL, DISTRIBUTION AND SERVICE/SUPPORT LOCATIONS

	Number of retail stores in each state? (leave blank for none)	Number of distribution centers in each state? (leave blank for none)	Number of support locations in each state? (leave blank for none)
ALABAMA			
ALASKA			
ARIZONA			
ARKANSAS			
CALIFORNIA			
COLORADO			
CONNECTICUT			
DELAWARE			
FLORIDA			
GEORGIA			
HAWAII			
IDAHO			
ILLINOIS			
INDIANA			
IOWA			
KANSAS			
KENTUCKY			
LOUISIANA			
MAINE			
MARYLAND			
MASSACHUSETTS			
MICHIGAN			
MINNESOTA			
MISSISSIPPI			
MISSOURI			
MONTANA			
NEBRASKA			
NEVADA			
NEW HAMPSHIRE			
NEW JERSEY			
NEW MEXICO			
NEW YORK			
NORTH CAROLINA			
NORTH DAKOTA			
OHIO			
OKLAHOMA			
OREGON			
PENNSYLVANIA			
RHODE ISLAND			
SOUTH CAROLINA			
SOUTH DAKOTA			

EXHIBIT TO RESOLUTION

TENNESSEE			
TEXAS			
UTAH			
VERMONT			
VIRGINIA			
WASHINGTON			
WEST VIRGINIA			
WISCONSIN			
WYOMING			

EXHIBIT TO RESOLUTION

THE FORM LISTED BELOW MUST BE SIGNED AND RETURNED WITH SOLICITATION RESPONSE

EXHIBIT TO RESOLUTION

Exhibit 2

Declaration of Non-Collusion

The undersigned does hereby declare that there has been no collusion between the undersigned, the LEAGUE OF OREGON CITIES, and National Purchasing Partners, and in further support of said Declaration, states as follows:

The person, firm, association, co-partnership or corporation herein named has not, either directly or indirectly, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding or solicitation in the preparation and submission of a proposal to the LEAGUE OF OREGON CITIES for consideration in the award of a contract or Master Price Agreement negotiated as a result of this Request for Proposal.

DATED this _____ day of _____, _____.

(Name of Firm)

By: _____
(Authorized Signature)

Title: _____

EXHIBIT TO RESOLUTION

ATTACHMENT C

SPECIFICATIONS

PARK, PLAYGROUND, AND RECREATION EQUIPMENT

These specifications are intended to cover the complete range of Park, Playground, and Recreation Equipment. Several categories are included below but are in no means intended to limit the Proposer to responding to just these categories if there are other related products and services that Proposer would like to be considered for the award. Proposers should respond with pricing for all products and services they wish to be considered in the evaluation for a possible award and master price agreement.

The following categories are provided to indicate the intended extent of the RFP but do not necessarily represent the format of the Proposer's response. Proposers may combine any and all categories and elements in a format that is most appropriate to represent their business in their response.

NOTE: Proposers are not required to respond to all categories. Proposals will only be evaluated based on the categories to which they respond.

CATEGORY 1: SCHOOL AGE PLAYGROUNDS AND COMPONENTS:

Including but not limited to climbers, tubes, ramps, slides, ladders, bridges, panels, enclosures, barriers, swings, towers, decorative accessories, etc.

CATEGORY 2: AQUATIC & OTHER PLAYGROUNDS AND COMPONENTS:

Including but not limited to climbers, tubes, ramps, slides, ladders, bridges, panels, enclosures, barriers, swings, towers, decorative accessories, etc.

CATEGORY 3: SHELTERS AND SHADE STRUCTURES:

Including but not limited to shelters, pavilions, shades, gazebos, pergolas, etc.

CATEGORY 4: OUTDOOR FITNESS EQUIPMENT:

Including but not limited to cardio equipment, resistance equipment, lifting equipment, beams, bars, benches, steps, etc.

CATEGORY 5: SAFETY SURFACING:

Including but not limited to wood fiber, rubber, sand, synthetic turf, etc.

CATEGORY 6: SITE AMENITIES:

Including but not limited to benches, bike racks, tables, trash cans, etc.

CATEGORY 7: INSTALLATION of park and playground equipment, surfaces, amenities and related items

CATEGORY 8: OTHER:

Other Park and Playground Equipment, Surfaces & Amenities not included in other categories including but not limited to soccer goals, basketball hoops, batting cages, field game equipment, etc.

EXHIBIT TO RESOLUTION

ATTACHMENT D

PRICING SCHEDULE

The intent is for each Proposer to submit their complete product line so that Participating Agencies may order a wide array of products and services as appropriate for their needs. Proposer is encouraged but is not required to respond to all categories. Proposer may suggest additional categories and sub-categories as applicable. Proposer may subcontract items Proposer does not supply.

The Proposer should not necessarily limit the proposal to the performance of the services in accordance with this document but should outline any additional services and their costs if the Proposer deems them necessary to accomplish the program.

Pricing and resulting relative discount to LOC and NPPGov membership shall be clearly delineated on each proposal. Contract admin fee (established in the "Requirements" Section of the RFP) may not be listed or charged as a separate line item to users of the contract. Contract pricing shall be based upon:

- 1) Fixed discount(s) off published price list(s) or catalog(s)
- 2) Firm fixed price with economic adjustment (contingencies for economic price adjustments must be identified in the proposal)
- 3) A combination of the above.

EXAMPLE

PARK, PLAYGROUND, AND RECREATION EQUIPMENT	
Product Category	Percentage (%) off List Price* (OR fixed price if % off pricing is not available)
SCHOOL AGE PLAYGROUNDS	
AQUATIC & OTHER PLAYGROUNDS	
SHELTERS AND SHADE STRUCTURES	
OUTDOOR FITNESS EQUIPMENT	
SAFETY SURFACING	
SITE AMENITIES	
INSTALLATION	
OTHER	

Options

Proposers shall provide pricing on all options, modifications, and accessories in a format that best represents their product line and pricing structure. This may include specific pricing for some options and may also include general pricing/discounts for categories of options. Proposer may also indicate availability and pricing of all other non-specified options. The intent is to provide Proposers the opportunity to present as much product as possible in the format that fits within their individual formatting needs so that the resulting award allows LOC and NPPGov members the greatest number of procurement options.

Miscellaneous

Proposers should include any applicable pricing information related to Section 2.3 of the RFP including but not limited to: large volume purchases, cash terms, rebates, freight/delivery costs and individual discounts.

EXHIBIT TO RESOLUTION

ATTACHMENT E

PROPOSAL EVALUATION FORM

Proposals will be evaluated using a two-step process.

The first step evaluates the responsiveness of the proposer and determines 1) if the proposer is deemed fully responsive enabling the proposal to move to the second step and 2) if the proposal will be evaluated as a local response (within the State of Oregon), regional response (covering multiple States, but not the entire US) or a national response (covering the entire US, or at least the continental US).

The second step of the evaluation process will only occur with proposals deemed fully responsive from the first step. The second step fully evaluates the proposer's response based on the criteria found in the proposal evaluation form.

STEP 1

Proposal Responsiveness

Component	YES	NO	
Submitted on time (REQUIRED)			
Completed Proposer Profile Workbook (PPW) (REQUIRED)			
Included references			
Proposal signed (REQUIRED)			
Deemed Fully Responsive	YES	NO	
Categorized as Local, Regional or National	Local	Regional	National

EXHIBIT TO RESOLUTION

Proposal Evaluation Form

STEP 2

Full Evaluation of Proposal

Point Value Definitions

- (5) Exceeded Requirements – Compelling Detail, Showed Ability to Complete
- (4) Met Requirements – Thorough, Provided Supportive Material/Examples
- (3) Satisfied Requirements - Sufficient
- (2) Unclear if Requirements Met - Poor or Confusing
- (1) Did Not Comply with Requirements - Substandard
- (0) Blank

Component Evaluated	Weight	Possible Points (0-5)	Total Points (Weight x PP)	Evaluator's Comments
<p><u>Pricing:</u> Product price and discounts proposed included favorable pricing for cooperative purchasing. Shipping conditions.</p> <p><i>Attachment D and PPW Section 7.0.</i></p>	25			Comments:
<p><u>Product Line</u> (Score only categories proposed): Breadth, variety, quality of product line and innovation of products. Warranty availability.</p> <p><i>Attachment C and PPW Section 9.0.</i></p>	15			Comments:
<p><u>Marketing:</u> Marketing plan to promote the resulting contractual agreement and ability to incorporate use of agreement in their sales system throughout indicated coverage region. Willingness to allow training of salesforce.</p> <p><i>PPW Section 4.0.</i></p>	15			Comments
<p><u>Customer Service:</u> Support dedicated to Participating Agencies. Ability to meet promised delivery timelines. Additional services offered. Conduct e-commerce.</p> <p><i>PPW Sub-Sections 2.3 & 2.4 and Section 6.0.</i></p>	15			Comments:
<p><u>Proven Experience:</u> Success in providing products and services in a timely manner. Years in business, references and reputation. Experience with cooperative purchasing.</p> <p><i>PPW Sub-Section 1.2.</i></p>	15			Comments:
<p><u>Coverage:</u> Ability to provide products and services for indicated coverage region including distribution, retail & service facilities, coordination of manufacturer and distribution, and staff availability. Clearly states distribution model and provides dealer list if applicable.</p> <p><i>PPW Section 3.0 and Exhibit 1.</i></p>	10			Comments:
<p><u>Conformance:</u> Completeness of proposal and the degree to which the Proposer responded to the terms and all requirements and specifications of the RFP. Followed the response format and content, was clear and easily understood. Provided Term's and Condition's, if applicable.</p> <p><i>PPW Section 8.0 and 4.5 of RFP.</i></p>	5			Comments:
<u>TOTAL</u>	100			

EXHIBIT TO RESOLUTION

ATTACHMENT F

OREGON REVISED STATUTES (AS MAY BE AMENDED) REQUIREMENTS

Successful Proposer (Contractor) shall comply with the requirements of this ATTACHMENT F to the extent required by any applicable federal or state law.

- (1) Contractor shall pay promptly, as due, all persons supplying labor or materials for the performance of the work provided for in the contract and shall be responsible for such payment of all persons supplying such labor or material to any Subcontractor.
- (2) Contractor shall promptly pay all contributions or amounts due the Industrial Accident Fund from such Contractor or Subcontractor incurred in the performance of the contract.
- (3) Contractor shall not permit any lien or claim to be filed or prosecuted against the LOC or any Participating Agency on account of any labor or material furnished and agrees to assume responsibility for satisfaction of any such lien so filed or prosecuted.
- (4) Contractor and any Subcontractor shall pay to the Department of Revenue all sums withheld from employees pursuant to ORS 316.167
- (5) If Contractor fails, neglects or refuses to make prompt payment of any claim for labor or materials furnished to the Contractor or a Subcontractor by any person in connection with the contract as such claim becomes due, the LOC or any Participating Agency may pay such claim to the persons furnishing the labor or material and charge the amount of payment against funds due or to become due Contractor by reason of the contract. The payment of a claim in the manner authorized hereby shall not relieve the Contractor or Contract surety from Contractor or its obligation with respect to any unpaid claim. If the LOC or any Participating Agency is unable to determine the validity of any claim for labor or material furnished, the District may withhold from any current payment due Contractor an amount equal to said claim until its validity is determined and the claim, if valid, is paid.
- (6) Contractor shall promptly, as due, make payment to any person, co-partnership, association, or corporation, furnishing medical, surgical and hospital care services or other needed care and attention, incident to sickness or injury, to employees of such Contractor, of all sums which the Contractor agrees to pay for such services and all monies and sums which the Contractor collected or deducted from the wages of employees pursuant to any law, contract or agreement for the purpose of providing or paying for such service.
- (7) In a contract for personal services, contractor shall pay employees at least time and half for all overtime worked in excess of 40 hours in any one week under the contract in accordance with ORS 653.010 to 653.261 and the Fair Labor Standards Act of 1938 (29 USC 201, *et seq.*). In contracts for services, contractors shall pay employees at least time and a half pay for work performed on the legal holidays specified in a collective bargaining agreement or in ORS 279B.020(1)(b)(A) to (G) and for all time worked in excess of 10 hours in any one day or in excess of 40 hours in any one week, whichever is greater.
- (8) The Contractor must give notice in writing to employees who work on this contract, either at the time of hire or before commencement of work on the contract, or by posting a notice in a location frequented by employees, of the number of hours per day and the days per week that the employees may be required to work.
- (9) All subject employers working under the contract are either employers that will comply with ORS 656.017, or employers that are exempt under ORS 656.126.
- (10) All sums due the State Unemployment Compensation Trust Fund from the Contractor or any Subcontractor in connection with the performance of the contract shall be promptly so paid.
- (11) The contract may be canceled at the election of LOC for any willful failure on the part of Contractor to faithfully perform the contract according to its terms.
- (12) Contractor certifies compliance with all applicable Oregon tax laws, in accordance with ORS 305.385.

EXHIBIT TO RESOLUTION

- (13) Contractor certifies that it has not discriminated against minorities, women, emerging small business enterprises certified under ORS 200.055, or business enterprises owned or controlled by or that employ a disabled veteran in obtaining any required subcontractors.

EXHIBIT TO RESOLUTION

ATTACHMENT G WIPHE RESPONSE FORM

THIS FORM MUST BE RETURNED WITH SOLICITATION RESPONSE

Vendor servicing Washington State AGREES to sell items included in this solicitation to WIPHE institutions at prices offered, unless otherwise noted below:

_____ **DOES NOT** agree to sell to WIPHE Institutions.

_____ **AGREES** to sell to WIPHE Institutions at same prices and discounts, with the following exceptions:
(attach additional pages as necessary)

Vendor must state geographic areas or specific institution(s) listed below within the State of Washington that are EXCLUDED from the contract(s) resulting from this solicitation:

Washington Institutions of Public Higher Education (WIPHE). See list on following page.

If Vendor agrees to sell to the WIPHE Institutions, a WIPHE Contract number will be assigned and the information will be reported to the Council of Presidents. The Council of Presidents notifies all the other schools when a WIPHE contract has been awarded and a master list will be maintained and the WIPHE website updated. WIPHE shall determine, at its absolute discretion, whether it shall accept and/or utilize the contract resulting from the Request for Proposal

EXHIBIT TO RESOLUTION

Washington Institutions of Public Higher Education (WIPHE)

FOUR-YEAR UNIVERSITIES

CENTRAL WASHINGTON UNIVERSITY
EASTERN WASHINGTON UNIVERSITY
THE EVERGREEN STATE COLLEGE
UNIVERSITY OF WASHINGTON
WASHINGTON STATE UNIVERSITY
WESTERN WASHINGTON UNIVERSITY

COMMUNITY AND TECHNICAL COLLEGES:

BATES TECHNICAL COLLEGE
BELLEVUE COMMUNITY COLLEGE
BELLINGHAM TECHNICAL COLLEGE
BIG BEND COMMUNITY COLLEGE
CASCADE COMMUNITY COLLEGE
CASCADIA COLLEGE
CENTRALIA COLLEGE
CLARK COLLEGE
CLOVER PARK TECHNICAL COLLEGE
COLUMBIA BASIN COLLEGE
EDMONDS COMMUNITY COLLEGE
EVERETT COMMUNITY COLLEGE
GRAYS HARBOR COLLEGE
GREEN RIVER COMMUNITY COLLEGE
HIGHLINE COMMUNITY COLLEGE
LAKE WASHINGTON TECHNICAL COLLEGE
LOWER COLUMBIA COLLEGE
OLYMPIC COLLEGE
PENINSULA COLLEGE
PIERCE COLLEGE
RENTON TECHNICAL COLLEGE
SEATTLE CENTRAL COMMUNITY COLLEGES
SHORELINE COMMUNITY COLLEGE
SKAGIT VALLEY COLLEGE
SOUTH PUGET SOUND COMMUNITY COLLEGE
SPOKANE COMMUNITY COLLEGES
STATE BOARD FOR TECHNICAL & COMMUNITY
COLLEGES
WENATCHEE VALLEY COLLEGE
YAKIMA VALLEY COMMUNITY COLLEGE
WHATCOM COMMUNITY COLLEGE

EXHIBIT TO RESOLUTION

Miscellaneous local agencies within Washington State*

ADAMS COUNTY
PUYALLUP SCHOOL DIST 3
KITSAP COUNTY
FIFE SCHOOL DIST 417
RIVERVIEW SCHOOL DIST 407
GONZAGA UNIVERSITY
PLANNED PARENTHOOD OF WESTERN
WASHINGTON
SNOHOMISH COUNTY
MASON COUNTY
FEDERAL WAY SCHOOL DIST
SPOKANE COUNTY
ISSAQUAH SCHOOL DIST 411
ADAMS COUNTY FIRE DISTRICT
ADAMS COUNTY HEALTH DISTRICT
AFFILIATED HEALTH SERVICES
ALDERWOOD WATER DISTRICT
ANACORTES PORT OF
ANACORTES SCHOOL DISTRICT 103
ANNAPOLIS WATER DISTRICT
ASOTIN COUNTY
AUBURN SCHOOL DISTRICT 408
BAINBRIDGE IS SCHOOL DISTRICT 303
BAINBRIDGE ISLAND FIRE DEPARTMENT
BAINBRIDGE ISLAND PARKS
BATTLE GROUND SCHOOL DISTRICT 119
BELLEVUE SCHOOL DISTRICT 405
BELLINGHAM PORT OF
BELLINGHAM SCHOOL DISTRICT 501
BENTON COUNTY
BENTON COUNTY FIRE DISTRICT
BENTON COUNTY PUD
BENTON FRANKLIN COUNTY
BENTON FRANKLIN PRIVTE INDUST CNCL
BENTON PORT OF
BETHEL SCHOOL DISTRICT 403
BIG BROTHERS BIG SISTERS OF KING CO
BIRCH BAY WATER & SEWER DISTRICT
BLANCHET SCHOOL DISTRICT
BREMERTON KITSAP CO HEALTH DISTRICT
BREMERTON PORT OF
BREMERTON SCHOOL DISTRICT 100
BURLINGTON EDISON SCHOOL DIST 100
CANCER RESEARCH AND BOISTATISTICS
CASCADE BLUE MT FD SHR
CASCADE IRRIGATION DISTRICT
CASHMERE SCHOOL DISTRICT 222
CATHOLIC COMM SVCS OF KING CO
CENTRAL KITSAP SCHOOL DISTRICT 401
CENTRAL WAS COMP MENTAL HEALTH
CENTRALIA SCHOOL DISTRICT 40
CHEHALIS SCHOOL DISTRICT 302
CHELAN COUNTY
CHELAN COUNTY COMMUNITY HOSPITAL
CHELAN COUNTY FIRE DISTRICT
CHELAN COUNTY PUD 1
CHELAN DOUGLAS COUNTY HEALTH DIST
CHENEY CARE CENTER
CHILD CARE RESOURCE & REFERRAL
CHILDRENS THERAPY CENTER
CHIMACUM SCHOOL DISTRICT 49
CLALLAM COUNTY
CLALLAM COUNTY FIRE DISTRICT
CLALLAM COUNTY HOSPITAL DISTRICT
CLALLAM COUNTY PUD
CLARK COUNTY
CLARK COUNTY FIRE DISTRICT
CLARK COUNTY PUD
CLE ELUM-ROSLYN SCHOOL DISTRICT 404
CLOVER PARK SCHOOL DISTRICT 400
CNTRL WHIDBEY FIRE & RESCUE
COAL CREEK UTILITY DISTRICT
COALITION AGAINST DOMESTIC VIOLENCE
COLUMBIA COUNTY
COLUMBIA IRRIGATION DISTRICT
COLUMBIA MOSQUITO CONTROL DISTRICT
COMMUNITY CHRISTIAN ACADEMY
COMMUNITY PSYCHIATRIC CLINIC
COMMUNITY TRANSIT
CONFEDERATED TRIBES OF CHEHALIS
CONSOLIDATED DIKING IMPROVEMENT DIST
CONSOLIDATED IRRIGATION
COWLITZ COUNTY
COWLITZ COUNTY FIRE DISTRICT
COWLITZ COUNTY PUD
CROSS VALLEY WATER DISTRICT
DAYTON SCHOOL DISTRICT 2
DOUGLAS COUNTY
DOUGLAS COUNTY FIRE DISTRICT
DOUGLAS COUNTY PUD
DRUG ABUSE PREVENTION CENTER
E COLUMBIA BASIN IRRIGATION DIST
EAST WENATCHEE WATER
EATONVILLE SCHOOL DIST 404
EDMONDS SCHOOL DISTRICT 15
EDUCATIONAL SERVICE DIST 114
EDUCATIONAL SERVICE DISTRICT 113
ELLENSBURG SCHOOL DIST 401
ENUMCLAW SCHOOL DIST
EVERETT PORT OF
EVERETT PUBLIC FACILITIES DIST
EVERGREEN MANOR INC
EVERGREEN SCHOOL DIST 114
FEDERAL WAY FD
FERRY COUNTY
FERRY COUNTY PUBLIC HOSPITAL
FERRY OKAHOGAN FPD
FOSS WATERWAY DEVELOPMENT AUTHORITY
FRANKLIN COUNTY
FRANKLIN COUNTY PUD

EXHIBIT TO RESOLUTION

FRANKLIN PIERCE SCHOOL DIST 402
FRIDAY HARBOR PORT OF
GARDENA FARMS IRRIGATION DIST 13
GARFIELD COUNTY
GRAND COULEE PROJECT
GRANDVIEW SCHOOL DIST 116/200
GRANITE FALLS SCHOOL DIST 332
GRANT COUNTY
GRANT COUNTY HEALTH DIST
GRANT COUNTY PUD
GRAYS HARBOR COUNTY
GRAYS HARBOR COUNTY FIRE DIST
GRAYS HARBOR COUNTY PUD # 1
GRAYS HARBOR PORT OF
GRAYS HARBOR PUB DEV AUTH
GRAYS HARBOR TRANSIT
GRIFFIN SCHOOL DIST 324
HARBORVIEW MEDICAL CENTER
HAZEL DELL SEWER DIST
HEALTHY MOTHERS HEALTHY BABIES COAL
HIGHLINE SCHOOL DIST 401
HIGHLINE WATER DIST
HOMESIGHT
HOPELINK
HOQUIAM SCHOOL DIST 28
HOUSING AUTHORITY OF PORTLAND
ILWACO PORT OF
INCHELIUM SCHOOL DIST 70
ISLAND COUNTY
ISLAND COUNTY FIRE DIST
JEFFERSON COUNTY
JEFFERSON COUNTY FIRE DIST
JEFFERSON COUNTY LIBRARY
JEFFERSON COUNTY PUD
JEFFERSON GENERAL HOSPITAL
KARCHER CREEK SEWER DIST
KELSO SCHOOL DIST 458
KENNEWICK GENERAL HOSPITAL
KENNEWICK SCHOOL DISTRICT 17
KENT SCHOOL DIST 415
KETTLE FALLS SCHOOL DIST 212
KING COUNTY
KING COUNTY FIRE DIST
KING COUNTY HOUSING AUTHORITY
KING COUNTY LIBRARY
KING COUNTY WATER SEWER
KINGSTON PORT OF
KITSAP COUNTY FIRE & RESCUE
KITSAP COUNTY LIBRARY
KITSAP COUNTY PUD 1
KITTTITAS COUNTY
KITTTITAS COUNTY PUD
KITTTITAS COUNTY RECLAMATION DIST
KLICKITAT COUNTY
KLICKITAT COUNTY PUD
LAKE CHELAN RECLAMATION DIST
LAKE STEVENS SCHOOL DIST 4
LAKE WASHINGTON SCHOOL DIST 414
LAKEHAVEN UTILITY DIST
LAKEWOOD SCHOOL DIST 306
LEWIS CO PUD 1
LEWIS COUNTY
LEWIS COUNTY FIRE DIST
LEWIS PUBLIC TRANSPORTATION
LIBERTY LAKE SEWER & WATER DIST
LINCOLN COUNTY
LINCOLN COUNTY FIRE DIST
LONGVIEW PORT OF
LONGVIEW SCHOOL DIST 122
LOTT WASTEWATER ALLIANCE
LUMMI INDIAN NATION
MANCHESTER WATER DIST
MARYSVILLE SCHOOL DIST 25
MASON COUNTY FIRE DIST
MASON COUNTY PUD
MEAD SCHOOL DIST 354
METRO PARK DISTRICT OF TACOMA
MID COLUMBIA LIBRARY
MIDWAY SEWER DISTRICT
MONROE SCHOOL DIST 103
MORTON SCHOOL DIST 214
MOSES LAKE PORT OF
MOUNT BAKER SCHOOL DIST
MT VERNON SCHOOL DISTRICT 320
MUKILTEO SCHOOL DIST 6
MUKILTEO WATER DIST
NAVAL STATION EVERETT
NE TRI COUNTY HEALTH DIST
NORTH CENTRAL REGIONAL LIBRARY DIST
NORTH KITSAP SCHOOL DIST 400
NORTH SHORE UTILITY DISTRICT
NORTH THURSTON SCHOOL DISTRICT
NORTHSHORE SCHOOL DIST 417
NORTHWEST KIDNEY CTR
NORTHWEST WORK FORCE DEVELOPMENT CO
NW REGIONAL COUNCIL
OAK HARBOR SCHOOL DIST 201
OAKVILLE SCHOOL DIST 400
OCOSTA SCHOOL DIST 172
OKANOGAN COUNTY
OKANOGAN COUNTY FIRE DIST
OKANOGAN COUNTY PUD
OKANOGAN SCHOOL DISTRICT
OLYMPIA PORT OF
OLYMPIA SCHOOL DISTRICT 111
OLYMPIA THURSTON CHAMBER FOUNDATION
OLYMPIC AREA AGENCY ON AGING
OLYMPIC MEMORIAL HOSPITAL DIST
OLYMPIC REGION CLEAN AIR AGENCY
OLYMPIC VIEW WATER & SEWER DIST
OLYMPUS TERRACE SEWER DIST
PACIFIC COUNTY
PACIFIC COUNTY FIRE
PARATRANSIT SERVICES

EXHIBIT TO RESOLUTION

PASCO SCHOOL DIST
PEND OREILLE COUNTY CONSERV DIST
PEND OREILLE COUNTY PUB HOSP DIST
PEND OREILLE COUNTY PUD
PENINSULA SCHOOL DISTRICT 401
PERRY TECHNICAL INSTITUTE
PIERCE COUNTY
PIERCE COUNTY FIRE DIST
PORT ANGELES PORT OF
PORT ANGELES SCHOOL DISTRICT 121
PRESCOTT SCHOOL DIST
PUGET SOUND CLEAN AIR AGENCY
PUGET SOUND SCHOOL DIST
QUINCY COLUMBIA BASIN IRRIG DIST
RICHLAND SCHOOL DIST 400
S KITSAP SCHOOL DISTRICT 402
S SNOHOMISH CO PUBLIC FAC DIST
SAFEPLACE
SAMISH WATER DIST
SAMMAMISH WATER AND SEWER DIST
SAN JUAN COUNTY
SAN JUAN COUNTY FIRE DIST
SEA MAR COMM HEALTH CTR
SEATTLE JEWISH PRIMARY SCHOOL
SEATTLE PORT OF
SEATTLE SCHOOL DIST 1
SEATTLE UNIVERSITY
SECOND AMENDMENT FOUNDATION
SECOND CHANCE INC
SENIOR OPPORTUNITY SERVICES
SHELTON SCHOOL DISTRICT 309
SILVERDALE WATER
SKAGIT COUNTY
SKAGIT COUNTY CONSERVATION DIST
SKAGIT COUNTY FIRE DIST
SKAGIT COUNTY ISLAND HOSPITAL
SKAGIT COUNTY PORT OF
SKAGIT COUNTY PUD 1
SKAGIT TRANSIT
SKAMANIA COUNTY
SKOOKUM INC
SNOHOMISH COUNTY LIBRARY
SNOHOMISH COUNTY PUD
SNOHOMISH HEALTH DISTRICT
SNOHOMISH SCHOOL DISTRICT 201
SOAP LAKE SCHOOL DISTRICT 156
SOOS CREEK WATER AND SEWER DIST
SOUND TRANSIT
SOUTH COLUMBIA BASIN IRRIG DIST
SOUTH EAST EFFECTIVE DEVELOPMENT
SOUTH SOUND MENTAL HEALTH SERVICES
SOUTHWEST YOUTH & FAMILY SERVICES
SPECIAL MOBILITY SERVICES INC
SPOKANE CO AIR POLLUTION CNTRL AUTHORITY
SPOKANE COUNTY FIRE DIST
SPOKANE COUNTY LIBRARY
SPOKANE SCHOOL DISTRICT 81
ST JOSEPH/MARQUETTE SCHOOL
STANWOOD SCHOOL DIST 410
STEVENS COUNTY
STEVENS COUNTY PUD
STILLAGUAMISH TRIBE OF INDIANS
SUMNER SCHOOL DISTRICT 320
SUNNYSIDE PORT OF
SUNNYSIDE SCHOOL DISTRICT 201
SUQUAMISH TRIBE
SW CLEAN AIR AGENCY
SWINOMISH TRIBE
TACOMA DAY CHILD CARE AND PRESCHOOL
TACOMA MUSICAL PLAYHOUSE
TACOMA PORT OF
TACOMA SCHOOL DISTRICT 10
TACOMA-PIERCE CO
TAHOMA SCHOOL DISTRICT 409
TERRACE HEIGHTS SEWER DISTRICT
THURSTON COMMUNITY TELEVISION
THURSTON COUNTY
THURSTON COUNTY CONSERVATION DIST
THURSTON COUNTY FIRE DISTRICT
TOPPENISH SCHOOL DISTRICT 202
TOUCHET SD 300
TRIUMPH TREATMENT SERVICES
TUKWILA SCHOOL DIST 406
TUMWATER SCHOOL DISTRICT 33
U S DEPARTMENT OF TRANSPORTATION
UNITED WAY OF KING COUNTY
UNIVERSITY PLACE SCHOOL DIST
UPPER SKAGIT INDIAN TRIBE
VAL VUE SEWER DISTRICT
VALLEY TRANSIT
VALLEY WATER DISTRICT
VANCOUVER PORT OF
VANCOUVER SCHOOL DISTRICT 37
VASHON ISLAND SCHOOL DISTRICT 402
VERA IRRIGATION
VETERANS ADMINISTRATION
VOLUNTEERS OF AMERICA
WA ASSOC OF SCHOOL ADMINISTRATORS
WA ASSOC SHERIFFS & POLICE CHIEFS
WA GOVERNMENTAL ENTITY POOL
WA LABOR COUNCIL AFL-CIO
WA PUBLIC PORTS ASSOCIATION
WA RESEARCH COUNCIL
WA ST ASSOCIATION OF COUNTIES
WA STATE PUBLIC STADIUM AUTHORITY
WAHKIAKUM COUNTY
WALLA WALLA COLLEGE
WALLA WALLA COUNTY
WALLA WALLA COUNTY FIRE DISTRICT
WALLA WALLA PORT OF
WALLA WALLA SD 140
WASHINGTON ASSOCIATION
WASHINGTON COUNTIES RISK POOL
WASHINGTON FIRE COMMISSIONERS ASSOC

EXHIBIT TO RESOLUTION

WASHINGTON HEALTH CARE ASSOCIATION
WASHINGTON PUBLIC AFFAIRS NETWORK
WASHINGTON STATE MIGRANT COUNCIL WEST
VALLEY SCHOOL DISTRICT 208
WEST VALLEY SCHOOL DISTRICT 363
WESTERN FOUNDATION THE WHATCOM
CONSERVATION DIST WHATCOM COUNTY
WHATCOM COUNTY FIRE DISTRICT WHATCOM
COUNTY RURAL LIBRARY DIST WHIDBEY
GENERAL HOSPITAL
WHITMAN COUNTY
WHITWORTH WATER
WILLAPA COUNSELING CENTER WILLAPA
VALLEY SCHOOL DISTRICT 160 WILLAPA
VALLEY WATER DISTRICT WINLOCK SCHOOL
DISTRICT 232 WOODINVILLE FIRE & LIFE
SAFETY DIST WOODLAND PORT OF
YAKIMA COUNTY
YAKIMA COUNTY FIRE DISTRICT YAKIMA
COUNTY REGIONAL LIBRARY YAKIMA
SCHOOL DISTRICT 7
YAKIMA VALLEY FARMWORKERS CLINIC
YAKIMA-TIETON IRRIGATION DISTRICT
YELM COMMUNITY SCHOOL DISTRICT
YMCA - TACOMA PIERCE COUNTY
YMCA OF GREATER SEATTLE

*Washington State cities and other unnamed
Washington State local and municipal agencies may
also utilize the resulting Master Price Agreement;
provided they enter into the Intergovernmental
Cooperative Purchasing Agreement.

EXHIBIT TO RESOLUTION

ATTACHMENT H

ELIGIBLE POLITICAL SUBDIVISIONS BY STATE

ATTACHMENT H: ELIGIBLE POLITICAL SUBDIVISION BY STATE is included as a separate document and incorporated by reference herein.

EXHIBIT TO RESOLUTION

Amendment to Park, Playground, and Recreation Equipment Master Purchase Agreement

Pricing Adjustment

This Amendment to the Master Purchase Agreement is entered into this ____ day of September, 2025 by the LEAGUE OF OREGON CITIES (“Purchasers”) and VORTEX USA (“Supplier”) based upon the sales and/or service of Park, Playground, and Recreation Equipment.

RECITALS

WHEREAS, Purchaser and Supplier entered into a Master Purchase Agreement on or about August 26, 2025 and by this reference incorporated herein; and

WHEREAS, Supplier, as part of its proposal, included an installation discount; and

WHEREAS, the Master Price Agreement inadvertently failed to include the installation pricing on Attachment A; and

WHEREAS, Purchaser and Supplier desire that Attachment A of the Master Purchase Agreement shall be amended in part to reflect the installation Category 7;

NOW, THEREFORE, Purchaser and Supplier enter into the following:

AMENDMENT TO MASTER PURCHASE AGREEMENT

1. **Inclusion of Category 7: Installation on Attachment A.** Attachment A to the Master Purchase Agreement shall be in its entirety to read as follows:

ATTACHMENT A

to Master Price Agreement by and between **VENDOR** and **PURCHASER**.

PRODUCTS, SERVICES, SPECIFICATIONS AND PRICES

PARK, PLAYGROUND, AND RECREATION EQUIPMENT	
Product Category	Percentage (%) off List Price*

EXHIBIT TO RESOLUTION

AQUATIC & OTHER PLAYGROUNDS	3% discount on equipment under \$49,999 5% discount on equipment over \$50,000. Freight shall be added based on the size of the equipment and the ship-to location
INSTALLATION	3% on equipment under \$49,999 5% on equipment over \$50,000

Pricing contained in this Attachment A shall be extended to all NPPGov members upon execution of the Intergovernmental Agreement.

Participating Agencies may purchase from Vendor’s authorized dealers and distributors, as applicable, provided the pricing and terms of this Agreement are extended to Participating Agencies by such dealers and distributors. Vendor’s authorized dealers and distributors, as applicable, may be updated from time to time. [A current list may be obtained from Vendor.]

2. **Full Force and Effect.** In each and every other respect, the terms of the Master Purchase Agreement, as amended, entered into between the parties on or about August 26, 2025 shall remain in full force and effect during the term of the agreement and the parties hereto hereby ratify said Master Purchase Agreement in its entirety, as if fully set out herein, along with the modifications identified herein.

IN WITNESS WHEREOF, the parties have hereto signed this Amendment on the day and year first above written.

LEAGUE OF OREGON CITIES:

Signed by: Patricia M. Mulvihill Date September 29, 2025 | 12:37 PM PDT
 BY: 0BD4F25C35F54D0...
 ITS:

VORTEX USA:

Signed by: Jason Menghile Date September 23, 2025 | 1:06 PM PDT
 BY: 9B3878405F9D479...
 ITS:

EXHIBIT TO RESOLUTION

Contract Number: PS25620

LEAGUE OF OREGON CITIES

MASTER PRICE AGREEMENT

This Master Price Agreement is effective as of the date of the last signature below (the “Effective Date”) by and between the LEAGUE OF OREGON CITIES, an Oregon public corporation under ORS Chapter 190 (“LOC” or “Purchaser”) and Vortex USA (“Vendor”).

RECITALS

WHEREAS, the Vendor is in the business of selling certain Park, Playground, and Recreation Equipment, as further described herein; and

WHEREAS, the Vendor desires to sell and the Purchaser desires to purchase certain products and related services all upon and subject to the terms and conditions set forth herein; and

WHEREAS, through a solicitation for Park, Playground, and Recreation Equipment the Vendor was awarded the opportunity to complete a Master Price Agreement with the LEAGUE OF OREGON CITIES as a result of its response to Request for Proposal No. 2510 for Park, Playground, and Recreation Equipment; and

WHEREAS, the LEAGUE OF OREGON CITIES asserts that the solicitation and Request for Proposal meet Oregon public contracting requirements (ORS 279, 279A, 279B and 279C et. seq.); and

WHEREAS, Purchaser and Vendor desire to extend the terms of this Master Price Agreement to benefit other qualified government members of National Purchasing Partners, LLC dba Public Safety GPO, dba First Responder GPO, dba Law Enforcement GPO and dba NPPGov;

NOW, THEREFORE, Vendor and Purchaser, intending to be legally bound, hereby agree as follows:

ARTICLE 1 – CERTAIN DEFINITIONS

1.1 “Agreement” shall mean this Master Price Agreement, including the main body of this Agreement and Attachments A-F attached hereto and by this reference incorporated herein, including Purchaser’s Request for Proposal No. 2510 (herein “RFP”) and Vendor’s Proposal submitted in response to the RFP (herein “Vendor’s Proposal”) as referenced and incorporated herein as though fully set forth (sometimes referred to collectively as the “Contract Documents”).

1.2 “Applicable Law(s)” shall mean all applicable federal, state, tribal, and local laws, statutes, ordinances, codes, rules, regulations, standards, orders and other governmental requirements of any kind.

1.3 “Employee Taxes” shall mean all taxes, assessments, charges and other amounts whatsoever payable in respect of, and measured by the wages of, the Vendor’s employees (or subcontractors), as required by the Federal Social Security Act and all amendments thereto and/or any other applicable federal, state, tribal or local law.

1.4 “Purchaser’s Destination” shall mean such delivery location(s) or destination(s) as Purchaser may prescribe from time to time.

1.5 “Products and Services” shall mean the products and/or services to be sold by Vendor hereunder as identified and described on Attachment A hereto and incorporated herein, as may be updated from time to time by Vendor to reflect products and/or services offered by Vendor generally to its customers.

EXHIBIT TO RESOLUTION

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1.6 "Purchase Order" shall mean any authorized written order for Products and Services sent by Purchaser to Vendor via mail, courier, overnight delivery service, email, fax and/or other mode of transmission as Purchaser and Vendor may from time to time agree.

1.7 "Unemployment Insurance" shall mean the contribution required of Vendor, as an employer, in respect of, and measured by, the wages of its employees (or subcontractors) as required by any applicable federal, state or local unemployment insurance law or regulation.

1.8 "National Purchasing Partners" or "(NPP)" is a subsidiary of two nonprofit health care systems. The Government Division of NPP, hereinafter referred to as "NPPGov", provides group purchasing marketing and administrative support for governmental entities within the membership. NPPGov's membership includes participating public entities across North America.

1.9 "Lead Contracting Agency" shall mean the LEAGUE OF OREGON CITIES, which is the governmental entity that issued the Request for Proposal and awarded this resulting Master Price Agreement.

1.10 "Participating Agencies" shall mean members of National Purchasing Partners for which Vendor has agreed to extend the terms of this Master Price Agreement pursuant to Article 2.6 and Attachment C herein. For purposes of cooperative procurement, "Participating Agency" shall be considered "Purchaser" under the terms of this Agreement.

1.11 "Party" and "Parties" shall mean the Purchaser and Vendor individually and collectively as applicable.

ARTICLE 2 – AGREEMENT TO SELL

2.1 Vendor hereby agrees to sell to Purchaser such Products and Services as Purchaser may order from time to time by Purchase Order, all in accordance with and subject to the terms, covenants and conditions of this Agreement. Purchaser agrees to purchase those Products and Services ordered by Purchaser by Purchase Order in accordance with and subject to the terms, covenants and conditions of this Agreement.

2.2 Vendor may add additional products and services to the contract provided that any additions reasonably fall within the intent of the original RFP specifications. Pricing on additions shall be equivalent to the percentage discount for other similar products. Vendor may provide a web-link with current product listings, which may be updated periodically, as allowed by the terms of the resulting Master Price Agreement. Vendor may replace or add product lines to an existing contract if the line is replacing or supplementing products on contract, is equal or superior to the original products offered, is discounted in a similar or to a greater degree, and if the products meet the requirements of the solicitation. No products may be added to avoid competitive procurement requirements. LOC may reject any additions without cause.

2.3 All Purchase Orders issued by Purchaser to Vendor for Products during the term (as hereinafter defined) of this Agreement are subject to the provisions of this Agreement as though fully set forth in such Purchase Order. The Vendor retains authority to negotiate above and beyond the terms of this Agreement to meet the Purchaser or Vendor contract requirements.

2.4 Notwithstanding any other provision of this Agreement to the contrary, the Lead Contracting Agency shall have no obligation to order or purchase any Products and Services hereunder and the placement of any Purchase Order shall be in the sole discretion of the Participating Agencies. This Agreement is not exclusive. Vendor expressly acknowledges and agrees that Purchaser may purchase at its

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sole discretion, Products and Services that are identical or similar to the Products and Services described in this Agreement from any third party.

2.5 In case of any conflict or inconsistency between any of the Contract Documents, the documents shall prevail and apply in the following order of priority:

- (i) This Agreement;
- (ii) The RFP;
- (iii) Vendor's Proposal;

2.6 Extension of contract terms to Participating Agencies:

2.6.1 Vendor agrees to extend the same terms, covenants and conditions available to Purchaser under this Agreement to Participating Agencies, that have executed an Intergovernmental Cooperative Purchasing Agreement ("IGA") as may be required by each Participating Agency's local laws and regulations, in accordance with Attachment C. Each Participating Agency will be exclusively responsible for and deal directly with Vendor on matters relating to ordering, delivery, inspection, acceptance, invoicing, and payment for Products and Services in accordance with the terms and conditions of this Agreement as if it were "Purchaser" hereunder. Any disputes between a Participating Agency and Vendor will be resolved directly between them under and in accordance with the laws of the State in which the Participating Agency exists. Pursuant to the IGA, the Lead Contracting Agency shall not incur any liability as a result of the access and utilization of this Agreement by other Participating Agencies.

2.6.2 *This Solicitation meets the public contracting requirements of the Lead Contracting Agency and may not be appropriate under or meet Participating Agencies' procurement laws. Participating Agencies are urged to seek independent review by their legal counsel to ensure compliance with all local, tribal, and state solicitation requirements.*

2.6.3 Vendor acknowledges execution of the Vendor Administration Fee Agreement, Contract Number VA25620, with NPPGov, pursuant to the terms of the RFP.

2.7 Oregon Public Agencies are prohibited from use of Products and Services offered under this Agreement that are already provided by qualified nonprofit agencies for disabled individuals as listed on the Department of Administrative Service's Procurement List ("Procurement List") pursuant to ORS 279.835-.855. See www.OregonRehabilitation.org/qrf for more information. Vendor shall not sell products and services identified on the Procurement List (e.g., reconditioned toner cartridges) to Purchaser or Participating Agencies within the state of Oregon.

ARTICLE 3 – TERM AND TERMINATION

3.1 The initial contract term shall be for four (4) calendar years from the Effective Date of this Agreement ("Initial Term"). Upon termination of the original four (4) year term, this Agreement shall automatically extend for a one (1) year period; ("Renewal Term"); provided, however, that the Lead Contracting Agency and/or the Vendor may opt to decline extension of the MPA by providing notification in writing at least thirty (30) calendar days prior to the annual automatic extension anniversary of the Initial Term.

3.2 Either Vendor or the Lead Contracting Agency may terminate this Agreement by written notice to the other party if the other Party breaches any of its obligations hereunder and fails to remedy the breach within thirty (30) days after receiving written notice of such breach from the non-breaching party.

ARTICLE 4 – PRICING, INVOICES, PAYMENT AND DELIVERY

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4.1 Purchaser shall pay Vendor for all Products and Services ordered and delivered in compliance with the terms and conditions of this Agreement at the pricing specified for each such Product and Service on Attachment A, including shipping. Unless Attachment A expressly provides otherwise, the pricing schedule set forth on Attachment A hereto shall remain fixed for the Initial Term of this Agreement; provided that manufacturer pricing is not guaranteed and may be adjusted based on the next manufacturer price increase. Pricing contained in Attachment A shall be extended to all NPPGov, Public Safety GPO, First Responder GPO and Law Enforcement GPO members upon execution of the IGA.

4.2 Vendor shall submit original invoices to Purchaser in form and substance and format reasonably acceptable to Purchaser. All invoices must reference the Purchaser's Purchase Order number, contain an itemization of amounts for Products and Services purchased during the applicable invoice period and any other information reasonably requested by Purchaser, and must otherwise comply with the provisions of this Agreement. Invoices shall be addressed as directed by Purchaser.

4.3 Unless otherwise specified, Purchaser is responsible for any and all applicable sales taxes. Attachment A or Vendor's Proposal (Attachment D) shall specify any and all other taxes and duties of any kind which Purchaser is required to pay with respect to the sale of Products and Services covered by this Agreement and all charges for packing, packaging and loading.

4.4 Except as specifically set forth on Attachments A and F, Purchaser shall not be responsible for any additional costs or expenses of any nature incurred by Vendor in connection with the Products and Services, including without limitation travel expenses, clerical or administrative personnel, long distance telephone charges, etc. ("Incidental Expenses").

4.5 Price reductions or discount increases may be offered at any time during the contract term and shall become effective upon notice of acceptance from Purchaser.

4.6 Notwithstanding any other agreement of the Parties as to the payment of shipping/delivery costs, and subject to Attachments A, D, and F herein, Vendor shall offer delivery and/or shipping costs prepaid FOB Destination. If there are handling fees, these also shall be included in the pricing.

4.7 Unless otherwise directed by Purchaser for expedited orders, Vendor shall utilize such common carrier for the delivery of Products and Services as Vendor may select; provided, however, that for expedited orders Vendor shall obtain delivery services hereunder at rates and terms not less favorable than those paid by Vendor for its own account or for the account of any other similarly situated customer of Vendor.

4.8 Vendor shall have the risk of loss of or damage to any Products until delivery to Purchaser. Purchaser shall have the risk of loss of or damage to the Products after delivery to Purchaser. Title to Products shall not transfer until the Products have been delivered to and accepted by Purchaser at Purchaser's Destination.

ARTICLE 5 – INSURANCE

5.1 During the term of this Agreement, Vendor shall maintain at its own cost and expense (and shall cause any subcontractor to maintain) insurance policies providing insurance of the kind and in the amounts generally carried by reasonably prudent manufacturers in the industry, with one or more reputable insurance companies licensed to do business in Oregon and any other state or jurisdiction where Products and Services are sold hereunder. Such certificates of insurance shall be made available to the Lead Contracting Agency upon 48 hours' notice. BY SIGNING THE AGREEMENT PAGE THE VENDOR AGREES TO THIS

EXHIBIT TO RESOLUTION

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REQUIREMENT AND FAILURE TO MEET THIS REQUIREMENT WILL RESULT IN CANCELLATION OF THIS MASTER PRICE AGREEMENT.

5.2 All insurance required herein shall be maintained in full force and effect until all work or service required to be performed under the terms of this Agreement is satisfactorily completed and formally accepted. Any failure to comply with the claim reporting provisions of the insurance policies or any breach of an insurance policy warranty shall not affect coverage afforded under the insurance policies to protect the Lead Contracting Agency. The insurance policies may provide coverage that contains deductibles or self-insured retentions. Such deductible and/or self-insured retentions shall not be applicable with respect to the coverage provided to the Lead Contracting Agency under such policies. Vendor shall be solely responsible for the deductible and/or self-insured retention and the Lead Contracting Agency, at its option, may require Vendor to secure payment of such deductibles or self-insured retentions by a surety bond or an irrevocable and unconditional letter of credit.

5.3 Vendor shall carry Workers' Compensation insurance to cover obligations imposed by federal and state statutes having jurisdiction over Vendor's employees engaged in the performance of the work or services, as well as Employer's Liability insurance. Vendor waives all rights against the Lead Contracting Agency and its agents, officers, directors and employees for recovery of damages to the extent these damages are covered by the Workers' Compensation and Employer's Liability or commercial umbrella liability insurance obtained by Vendor pursuant to this Agreement.

5.4 Insurance required herein shall not be permitted to expire, be canceled, or materially changed without thirty days (30 days) prior written notice to the Lead Contracting Agency.

ARTICLE 6 – INDEMNIFICATION AND HOLD HARMLESS

6.1 Vendor agrees that it shall indemnify, defend and hold harmless Lead Contracting Agency, its respective officials, directors, employees, members and agents (collectively, the "Indemnitees"), from and against any and all damages, claims, losses, expenses, costs, obligations and liabilities (including, without limitation, reasonable attorney's fees), suffered directly or indirectly by any of the Indemnitees to the extent of, or arising out of, (i) any breach of any covenant, representation or warranty made by Vendor in this Agreement, (ii) any failure by Vendor to perform or fulfill any of its obligations, covenants or agreements set forth in this Agreement, (iii) the negligence or intentional misconduct of Vendor, any subcontractor of Vendor, or any of their respective employees or agents, (iv) any failure of Vendor, its subcontractors, or their respective employees to comply with any Applicable Law, (v) any litigation, proceeding or claim by any third party relating in any way to the obligations of Vendor under this Agreement or Vendor's performance under this Agreement, (vi) any Employee Taxes or Unemployment Insurance, or (vii) any claim alleging that the Products and Services or any part thereof infringe any third party's U.S. patent, copyright, trademark, trade secret or other intellectual property interest. Such obligation to indemnify shall not apply where the damage, claim, loss, expense, cost, obligation or liability is due to the breach of this Agreement by, or negligence or willful misconduct of, Lead Contracting Agency or its officials, directors, employees, agents or contractors. The amount and type of insurance coverage requirements set forth herein will in no way be construed as limiting the scope of the indemnity in this paragraph. The indemnity obligations of Vendor under this Article shall survive the expiration or termination of this Agreement for two years.

6.2 LIMITATION OF LIABILITY: IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL OR EXEMPLARY DAMAGES IN CONNECTION WITH OR ARISING OUT OF THIS AGREEMENT, INCLUDING, BUT NOT LIMITED TO, DAMAGES FOR INJURIES TO PERSONS OR TO PROPERTY OR LOSS OF PROFITS OR LOSS OF FUTURE BUSINESS OR REPUTATION, WHETHER BASED ON TORT OR BREACH OF CONTRACT OR OTHER BASIS, EVEN IF IT HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

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6.3 The same terms, conditions and pricing of this Agreement may be extended to government members of National Purchasing Partners, LLC. In the event the terms of this Agreement are extended to other government members, each government member (procuring party) shall be solely responsible for the ordering of Products and Services under this Agreement. A non-procuring party shall not be liable in any fashion for any violation by a procuring party, and the procuring party shall hold non-procuring parties or unrelated purchasing parties harmless from any liability that may arise from action or inaction of the procuring party.

ARTICLE 7 – WARRANTIES

Purchaser shall refer to Vendor's Proposal for all Vendor and manufacturer express warranties, as well as those warranties provided under Attachment B herein.

ARTICLE 8 - INSPECTION AND REJECTION

8.1 Purchaser shall have the right to inspect and test Products at any time prior to shipment, and within a reasonable time after delivery to the Purchaser's Destination. Products not inspected within a reasonable time after delivery shall be deemed accepted by Purchaser. The payment for Products shall in no way impair the right of Purchaser to reject nonconforming Products, or to avail itself of any other remedies to which it may be entitled.

8.2 If any of the Products are found at any time to be defective in material or workmanship, damaged, or otherwise not in conformity with the requirements of this Agreement or any applicable Purchase Order, as its exclusive remedy, Purchaser may at its option and at Vendor's sole cost and expense, elect either to (i) return any damaged, non-conforming or defective Products to Vendor for correction or replacement, or (ii) require Vendor to inspect the Products and remove or replace damaged, non-conforming or defective Products with conforming Products. If Purchaser elects option (ii) in the preceding sentence and Vendor fails promptly to make the necessary inspection, removal and replacement, Purchaser, at its option, may inspect the Products and Vendor shall bear the cost thereof. Payment by Purchaser of any invoice shall not constitute acceptance of the Products covered by such invoice, and acceptance by Purchaser shall not relieve Vendor of its warranties or other obligations under this Agreement.

8.3 The provisions of this Article shall survive the expiration or termination of this Agreement.

ARTICLE 9 – SUBSTITUTIONS

Except as otherwise permitted hereunder, Vendor may not make any substitutions of Products, or any portion thereof, of any kind without the prior written consent of Purchaser.

ARTICLE 10 - COMPLIANCE WITH LAWS

10.1 Vendor agrees to comply with all Applicable Laws and at Vendor's expense, secure and maintain in full force during the term of this Agreement, all licenses, permits, approvals, authorizations, registrations and certificates, if any, required by Applicable Laws in connection with the performance of its obligations hereunder. At Purchaser's request, Vendor shall provide to Purchaser copies of any or all such licenses, permits, approvals, authorizations, registrations and certificates.

10.2 Purchaser has taken all required governmental action to authorize its execution of this Agreement and there is no governmental or legal impediment against Purchaser's execution of this Agreement or performance of its obligations hereunder.

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ARTICLE 11 – PUBLICITY / CONFIDENTIALITY

11.1 No news releases, public announcements, advertising materials, or confirmation of same, concerning any part of this Agreement or any Purchase Order issued hereunder shall be issued or made without the prior written approval of the Parties. Neither Party shall in any advertising, sales materials or in any other way use any of the names or logos of the other Party without the prior written approval of the other Party.

11.2 Any knowledge or information which Vendor or any of its affiliates shall have disclosed or may hereafter disclose to Purchaser, and which in any way relates to the Products and Services covered by this Agreement shall not, unless otherwise designated by Vendor, be deemed to be confidential or proprietary information, and shall be acquired by Purchaser, free from any restrictions, as part of the consideration for this Agreement.

ARTICLE 12 - RIGHT TO AUDIT

Subject to Vendor's reasonable security and confidentiality procedures, Purchaser, or any third party retained by Purchaser, may at any time upon prior reasonable notice to Vendor, during normal business hours, audit the books, records and accounts of Vendor to the extent that such books, records and accounts pertain to sale of any Products and Services hereunder or otherwise relate to the performance of this Agreement by Vendor. Vendor shall maintain all such books, records and accounts for a period of at least three (3) years after the date of expiration or termination of this Agreement. The Purchaser's right to audit under this Article 12 and Purchaser's rights hereunder shall survive the expiration or termination of this Agreement for a period of three (3) years after the date of such expiration or termination.

ARTICLE 13 - REMEDIES

Except as otherwise provided herein, any right or remedy of Vendor or Purchaser set forth in this Agreement shall not be exclusive, and, in addition thereto, Vendor and Purchaser shall have all rights and remedies under Applicable Law, including without limitation, equitable relief. The provisions of this Article shall survive the expiration or termination of this Agreement.

ARTICLE 14 - RELATIONSHIP OF PARTIES

Vendor is an independent contractor and is not an agent, servant, employee, legal representative, partner or joint venture of Purchaser. Nothing herein shall be deemed or construed as creating a joint venture or partnership between Vendor and Purchaser. Neither Party has the power or authority to bind or commit the other.

ARTICLE 15 - NOTICES

All notices required or permitted to be given or made in this Agreement shall be in writing. Such notice(s) shall be deemed to be duly given or made if delivered by hand, by certified or registered mail or by nationally recognized overnight courier to the address specified below:

If to Lead Contracting Agency:

LEAGUE OF OREGON CITIES
1201 Court St. NE
Suite 200

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Salem OR 97301
ATTN: Kevin Toon
Email: rfp@ORCities.org

If to Vendor:

Vortex USA
31 Northern Ave
Plattsburgh, NY 12903
ATTN: Barb Lapierre
Email: blapierre@vortex-intl.com

Either Party may change its notice address by giving the other Party written notice of such change in the manner specified above.

ARTICLE 16 - FORCE MAJEURE

Except for Purchaser's obligation to pay for Products and Services delivered, delay in performance or non-performance of any obligation contained herein shall be excused to the extent such failure or non-performance is caused by force majeure. For purposes of this Agreement, "force majeure" shall mean any cause or agency preventing performance of an obligation which is beyond the reasonable control of either Party hereto, including without limitation, fire, flood, sabotage, shipwreck, embargo, strike, explosion, labor trouble, accident, riot, acts of governmental authority (including, without limitation, acts based on laws or regulations now in existence as well as those enacted in the future), acts of nature, and delays or failure in obtaining raw materials, supplies or transportation. A Party affected by force majeure shall promptly provide notice to the other, explaining the nature and expected duration thereof, and shall act diligently to remedy the interruption or delay if it is reasonably capable of being remedied. In the event of a force majeure situation, deliveries or acceptance of deliveries that have been suspended shall not be required to be made upon the resumption of performance.

ARTICLE 17 - WAIVER

No delay or failure by either Party to exercise any right, remedy or power herein shall impair such Party's right to exercise such right, remedy or power or be construed to be a waiver of any default or an acquiescence therein; and any single or partial exercise of any such right, remedy or power shall not preclude any other or further exercise thereof or the exercise of any other right, remedy or power. No waiver hereunder shall be valid unless set forth in writing executed by the waiving Party and then only to the extent expressly set forth in such writing.

ARTICLE 18 - PARTIES BOUND; ASSIGNMENT

This Agreement shall inure to the benefit of and shall be binding upon the respective successors and assigns of the Parties hereto, but it may not be assigned in whole or in part by Vendor without prior written notice to Purchaser which shall not be unreasonably withheld or delayed.

ARTICLE 19 - SURVIVABILITY/PARTICIPATING AGENCY DISCRETIONARY EXTENSION

Provided the laws of the jurisdiction of the Participating Agency permit survivability of the contract term through a mutually agreed upon extension of the agreement between the Participating Agency and the Vendor beyond the term of the publicly awarded Agreement, to be determined and confirmed by the Participating Agency at its sole discretion, all applicable agreements and warranties that were entered into between Vendor

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and the Participating Agency under the terms and conditions of the Agreement shall survive the expiration or termination of the Agreement if mutually agreed upon between the Vendor and the Participating Agency. All purchase orders issued and accepted by Vendor shall survive expiration or termination of the Agreement for the term of the purchase order or subscription, unless the Participating Agency terminates the purchase order sooner. However, regardless of the term of the purchase order or subscription, no purchase order shall survive the expiration or termination of the Agreement unless the Participating Agency makes an express finding and justification for the longer term as mutually agreed upon by the Participating Agency and Vendor. The finding and justification must either be included in the purchase order or referenced in the purchase order and maintained in the Participating Agency's procurement record. Contract maintenance and adjustments contemplated after the maturity date of the Lead Public Agency cooperative procurement contract, and prior to the expiration date of the Purchase Order or subscription, shall be individually negotiated directly between the awarded Vendor and the Participating Agency identified in that Purchase Order or subscription. Rights and obligations under this Agreement which by their nature should survive, including, but not limited to, the administrative fee provided in the Vendor Administrative Agreement and any and all payment obligations invoiced prior to the termination or expiration hereof, obligations of confidentiality, and indemnification will remain in effect after termination or expiration hereof.

ARTICLE 20 - SEVERABILITY

To the extent possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under Applicable Law. If any provision of this Agreement is declared invalid or unenforceable, by judicial determination or otherwise, such provision shall not invalidate or render unenforceable the entire Agreement, but rather the entire Agreement shall be construed as if not containing the particular invalid or unenforceable provision or provisions and the rights and obligations of the Parties shall be construed and enforced accordingly.

ARTICLE 21 - INCORPORATION; ENTIRE AGREEMENT

21.1 All the provisions of the Attachments hereto are hereby incorporated herein and made a part of this Agreement. In the event of any apparent conflict between any provision set forth in the main body of this Agreement and any provision set forth in the Attachments, including the RFP and/or Vendor's Proposal, the provisions shall be interpreted, to the extent possible, as if they do not conflict. If such an interpretation is not possible, the provisions set forth in the main body of this Agreement shall control.

21.2 This Agreement (including Attachments and Contract Documents hereto) constitutes the entire Agreement of the Parties relating to the subject matter hereof and supersedes any and all prior written and oral agreements or understandings relating to such subject matter.

ARTICLE 22 - HEADINGS

Headings used in this Agreement are for convenience of reference only and shall in no way be used to construe or limit the provisions set forth in this Agreement.

ARTICLE 23 - MODIFICATIONS

This Agreement may be modified or amended only in writing executed by Vendor and the Lead Contracting Agency. The Lead Contracting Agency and each Participating Agency contracting hereunder acknowledge and agree that any agreement entered into in connection with any Purchase Order hereunder shall constitute a modification of this Agreement as between the Vendor and the Participating Agency. Any modification of this Agreement as between Vendor and any Participating Agency shall not be deemed a

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modification of this Agreement for the benefit of the Lead Contracting Agency or any other Participating Agency.

ARTICLE 24 - GOVERNING LAW

This Agreement shall be governed by and interpreted in accordance with the laws of the State of Oregon or in the case of a Participating Agency's use of this Agreement, the laws of the State in which the Participating Agency exists, without regard to its choice of law provisions.

ARTICLE 25 - COUNTERPARTS

This Agreement may be executed in counterparts all of which together shall constitute one and the same Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year last written below.

PURCHASER:

Signed by:
Signature: Patricia M. Mulvihill
0BD4F25C35F54D0...

Printed Name: Patricia M. Mulvihill

Title: Executive Director
LEAGUE OF OREGON CITIES

Dated: August 26, 2025 | 3:54 PM PDT

VENDOR:

Signed by:
Signature: Jason Menghile
1343686943B34C4...

Printed Name: Jason Menghile

Title: VP Finance
VORTEX USA

Dated: August 26, 2025 | 1:54 PM PDT

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ATTACHMENT A

to Master Price Agreement by and between VENDOR and PURCHASER.

PRODUCTS, SERVICES, SPECIFICATIONS AND PRICES

PARK, PLAYGROUND, AND RECREATION EQUIPMENT	
Product Category	Percentage (%) off List Price*
AQUATIC & OTHER PLAYGROUNDS	3% discount on equipment under \$49,999 5% discount on equipment over \$50,000. Freight shall be added based on the size of the equipment and the ship-to location

Pricing contained in this Attachment A shall be extended to all NPPGov members upon execution of the Intergovernmental Agreement.

Participating Agencies may purchase from Vendor's authorized dealers and distributors, as applicable, provided the pricing and terms of this Agreement are extended to Participating Agencies by such dealers and distributors. Vendor's authorized dealers and distributors, as applicable, may be updated from time to time. [A current list may be obtained from Vendor.]

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ATTACHMENT B

to Master Price Agreement by and between **VENDOR** and **PURCHASER**.

ADDITIONAL SELLER WARRANTIES

To the extent possible, Vendor will make available all warranties from third party manufacturers of Products not manufactured by Vendor, as well as any warranties identified in this Agreement and Vendor's Proposal.

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ATTACHMENT C**to Master Price Agreement by and between VENDOR and PURCHASER.****PARTICIPATING AGENCIES**

The Lead Contracting Agency in cooperation with National Purchasing Partners (NPPGov) entered into this Agreement on behalf of other government agencies that desire to access this Agreement to purchase Products and Services. Vendor must work directly with any Participating Agency concerning the placement of orders, issuance of the purchase orders, contractual disputes, invoicing, and payment. The Lead Contracting Agency shall not be held liable for any costs, damages, etc., incurred by any Participating Agency.

Any subsequent contract entered into between Vendor and any Participating Agency shall be construed to be in accordance with and governed by the laws of the State in which the Participating Agency exists. Each Participating Agency is directed to execute an Intergovernmental Cooperative Purchasing Agreement ("IGA"), as set forth on the NPPGov web site, www.nppgov.com. The IGA allows the Participating Agency to purchase Products and Services from the Vendor in accordance with each Participating Agency's legal requirements as if it were the "Purchaser" hereunder.

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ATTACHMENT D

to Master Price Agreement by and between VENDOR and PURCHASER.

Vendor's Proposal

(The Vendor's Proposal is not attached hereto.)

(The Vendor's Proposal is incorporated by reference herein.)

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ATTACHMENT E

to Master Price Agreement by and between VENDOR and PURCHASER.

Purchaser's Request for Proposal

(The Purchaser's Request for Proposal is not attached hereto.)

(The Purchaser's Request for Proposal is incorporated by reference herein.)

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ATTACHMENT F

to Master Price Agreement by and between VENDOR and PURCHASER.

ADDITIONAL VENDOR TERMS OF PURCHASE, IF ANY.

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Product Number	Product Name	Collection	USD \$ Price
3501	Abrio 1	CoolHub™	54,400 \$
3501B	Abrio 1B	CoolHub™	49,300 \$
3502	Abrio 2	CoolHub™	70,250 \$
3502B	Abrio 2B	CoolHub™	64,250 \$
3503	Abrio 3	CoolHub™	87,700 \$
3504	Abrio 4	CoolHub™	64,350 \$
3504B	Abrio 4B	CoolHub™	59,800 \$
3505	Abrio 5	CoolHub™	83,600 \$
3505B	Abrio 5B	CoolHub™	77,050 \$
3506	Abrio 6	CoolHub™	99,450 \$
0622	Activator No4	Essentials	3,850 \$
623	Activator No5	Essentials	4,200 \$
1102	Alligator	Toons	4,250 \$
7252	Alto Beach	Water Journey™	8,150 \$
7130	Alto N°1	Water Journey™	8,050 \$
7131	Alto N°2	Water Journey™	8,200 \$
7132	Alto N°3	Water Journey™	13,000 \$
0555	Aqua Dome N°1	Classic	3,650 \$
7530	Aqua Dome N°2	Classic	4,300 \$
7388	Aqualien Flower N°1	Watergarden	5,350 \$
1331	Aqualien Flower N°2	Watergarden	5,350 \$
7389	Aqualien Flower N°3	Watergarden	4,500 \$
0515	Arch	Classic	8,250 \$
7697	Astra N°1	Explora	7,300 \$
7698	Astra N°2	Explora	9,550 \$
7699	Astra N°3	Explora	12,300 \$
7721	Bamboo Cannon N°2	Contemporary	8,950 \$
7730	Bamboo Rain	Contemporary	8,950 \$
7787	Bamboo Ring	Contemporary	7,900 \$
7728	Bamboo Stem N°2	Contemporary	7,400 \$
7725	Bamboo Tree N°1	Contemporary	9,750 \$
7789	Bamboo Tree N°2	Contemporary	9,750 \$
7786	Bamboo Twin Cannon	Contemporary	7,900 \$
7602	Bear Cannon	Toons	9,700 \$
7486	Bloom N°1	Watergarden	11,750 \$
7791	Boat Anchor N°1	Nautical	13,000 \$

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Product Number	Product Name	Collection	USD \$ Price
7678	Boat Wheel N°1	Nautical	8,350 \$
7232	Bobble N°1	Explora	5,800 \$
7233	Bobble N°2	Explora	12,600 \$
7783	Bow N°2	Nautical	8,150 \$
0103	Bucket Trio	Classic	12,300 \$
7792	Butterfly N°1	Toons	8,750 \$
7250	Cascade Loop	Poolplay	14,150 \$
7251	Cascade Rainforest	Poolplay	32,500 \$
7249	Cascade River	Poolplay	14,350 \$
7538	Cattail	Watergarden	6,850 \$
7782	Cattail Twirl	Watergarden	9,100 \$
7269	Single Leaf	Watergarden	7,000 \$
7270	Double Leaves	Watergarden	10,200 \$
7271	Coco Palm	Watergarden	8,600 \$
7272	ConeFlower	Watergarden	9,250 \$
7273	Lilium Flower	Watergarden	8,700 \$
7285	Single Leaf Twist	Watergarden	14,950 \$
7286	Single-Double Leaves Twist	Watergarden	18,350 \$
7287	Lilium Flower Twist	Watergarden	18,650 \$
7059	CoreoPlay™ Creation (Sold Separately, Min 12 Jets)	Playable Fountain	6,000 \$
7064	CoreoPlay™ Firework (8 Jets, FAV required)	Playable Fountain	44,000 \$
7062	CoreoPlay™ Ocean (8 Jets)	Playable Fountain	41,400 \$
7061	CoreoPlay™ Rainbow (8 Jets)	Playable Fountain	41,400 \$
7060	CoreoPlay™ Sunset (5 Jets)	Playable Fountain	25,800 \$
7063	CoreoPlay™ Volcano (5 Jets, FAV required)	Playable Fountain	27,550 \$
7065	CoreoPlay™ Wave (8 Jets, FAV required)	Playable Fountain	44,000 \$
7208	Crab N°1	Toons	8,350 \$
0307	Cylinder Spray	Ground Sprays	4,550 \$
1000	Deck Drain	Essentials	1,500 \$
0305	Directional Jet N°1	Ground Sprays	600 \$
0321	Directional Jet N°2	Ground Sprays	600 \$
0335	Directional Jet N°3	Ground Sprays	600 \$
7255	Dolphin	Sea Silhouette	6,900 \$
0306	Donut Spray	Ground Sprays	5,500 \$
8861	Elephant Loop	Toons	6,900 \$
7218	Fish N°1	Toons	9,000 \$
41333	Flange Kit- Large To Medium For SW	Essentials	900 \$
41332	Flange Kit- Medium To Large For SW	Essentials	900 \$

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Product Number	Product Name	Collection	USD \$ Price
7549	Flower N°1	Watergarden	7,950 \$
7550	Flower N°2	Watergarden	11,050 \$
7265	Flower N°5	Watergarden	13,050 \$
7266	Flower N°6	Watergarden	13,050 \$
7267	Flower N°7	Watergarden	8,700 \$
7268	Flower N°9	Watergarden	16,300 \$
7260	Flower No10	Watergarden	4,750 \$
8084	Foaming Geyser N°2	Ground Sprays	2,650 \$
7513	Fountain Spray N°1	Ground Sprays	650 \$
7676	Fountain Spray N°2	Ground Sprays	700 \$
7200	Frog N°1	Toons	8,350 \$
7201	Frog N°2	Toons	8,350 \$
7658	Frog N°5	Toons	17,600 \$
7384	Fumbling Five	Classic	19,600 \$
7785	Gardenbug	Watergarden	15,650 \$
0301	Geyser N°1	Ground Sprays	650 \$
0331	Geyser N°2	Ground Sprays	650 \$
122967-304L	Geyser Spray Cap (Safeswap no 1)	Essentials	1,100 \$
105482-304L	Geyser Spray Cap (Safeswap no 2)	Essentials	850 \$
3507	Aeris Soft Rain w Activator	CoolHub™	8,200 \$
3508	Aeris Cloud Mist w Activator	CoolHub™	8,200 \$
7247A	Glomist (Activator Included)	CoolHub™	8,520 \$
7247	Glomist (Plate Cover Included)	CoolHub™	7,900 \$
7248	Glomist (Plate Cover Included)	CoolHub™	6,950 \$
7247B	Glomist (Toe Guard & Activator Included)	CoolHub™	8,790 \$
7248A	Glomist Nano (Activator Included)	CoolHub™	7,650 \$
7248B	Glomist Nano (Toe Guard & Activator Included)	CoolHub™	7,840 \$
0621	Ground Activator	Essentials	2,700 \$
0300	Gusher	Ground Sprays	1,100 \$
7790	Helico	Contemporary	12,950 \$
7258	Helico Birds	Toons	11,450 \$
7262	Helico Butterflies	Watergarden	12,050 \$
7798	Helico Nano	Contemporary	11,350 \$
7236	Helio N°1	Explora	6,100 \$
7237	Helio N°2	Explora	6,100 \$
7238	Helio N°3	Explora	6,100 \$
7239	Helio N°4	Explora	11,450 \$
7240	Helio N°5	Explora	15,200 \$

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Product Number	Product Name	Collection	USD \$ Price
7241	Helio N°6	Explora	19,000 \$
7133	Hop N°1	Water Journey™	5,400 \$
7134	Hop N°2	Water Journey™	5,400 \$
7254	Hop Starfish	Water Journey™	1,800 \$
0210	Horse Cannon	Toons	10,300 \$
7215	Jellyfish N°1	Toons	19,550 \$
7290	Jet Cannon	Classic	8,950 \$
7512	Jet Stream N°1	Ground Sprays	650 \$
0325	Jet Stream N°2	Ground Sprays	950 \$
49000.0577	Jet Stream Spray Cap (Safeswap no 1)	Essentials	1,050 \$
122145-304L	Jet Stream Spray Cap (Safeswap no 2)	Essentials	750 \$
8731	Kite - Large	Contemporary	12,350 \$
8732	Kite - Small	Contemporary	9,550 \$
L10-37878	L10-37878 Elevation™	Elevations™	468,850 \$
L1-38807	L1-38807 Elevation™	Elevations™	125,600 \$
L2-37858	L2-37858 Elevation™	Elevations™	73,900 \$
L2-37946	L2-37946 Elevation™	Elevations™	65,100 \$
L3-36529	L3-36529 Elevation™	Elevations™	171,650 \$
L3-36603	L3-36603 Elevation™	Elevations™	142,850 \$
L3-38834	L3-38834 Elevation™	Elevations™	182,300 \$
L4-38420	L4-38420 Elevation™	Elevations™	257,100 \$
L5-37926	L5-37926 Elevation™	Elevations™	310,250 \$
L6-36665	L6-36665 Elevation™	Elevations™	275,150 \$
7548	Leaf N°1	Watergarden	9,550 \$
7657	Leaf N°2	Watergarden	9,300 \$
7672	Leaf N°3	Watergarden	15,800 \$
7050	Led Light- Not UL	Playable Fountain	1,100 \$
7056	Led Light RGBW UL-NA	Playable Fountain	3,350 \$
7719	Loop N°1	Classic	7,350 \$
7553	Loop N°2	Classic	6,950 \$
7235	Luna Cannon N°1	Explora	6,500 \$
7230	Luna N°1	Explora	16,200 \$
7231	Luna N°2	Explora	19,000 \$
7234	Luna N°3	Explora	12,050 \$
8099	Magic Mist N°2	Ground Sprays	1,450 \$
0205	Monkey Cannon	Toons	10,300 \$
8493	Oak Tree	Watergarden	25,150 \$
7445	Ombrello N°1	Contemporary	5,850 \$

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Product Number	Product Name	Collection	USD \$ Price
7441	Ombrello N°3	Contemporary	5,850 \$
7446	Ombrello Twirl N°1	Contemporary	8,950 \$
7253	Pico Beach	Water Journey™	6,350 \$
7127	Pico N°1	Water Journey™	6,000 \$
7128	Pico N°2	Water Journey™	6,000 \$
7129	Pico N°3	Water Journey™	7,000 \$
7274	Pine Tree	Watergarden	14,300 \$
0209	Pirate Cannon	Toons	10,300 \$
PN01P	Playnuk™ N°1 Pool	Playnuk™	54,100 \$
PN01S	Playnuk™ N°1 Splashpad	Playnuk™	52,100 \$
PN02SA	Playnuk™ N°2 - A Splashpad	Playnuk™	82,000 \$
PN02P	Playnuk™ N°2 Pool	Playnuk™	91,750 \$
PN02S	Playnuk™ N°2 Splashpad	Playnuk™	91,750 \$
PN02PA	Playnuk™ N°2-A Pool	Playnuk™	82,100 \$
PN03P	Playnuk™ N°3 Pool	Playnuk™	107,750 \$
PN03S	Playnuk™ N°3 Splashpad	Playnuk™	113,400 \$
PN04PA	Playnuk™ N°4 -A Pool	Playnuk™	163,850 \$
PN04SA	Playnuk™ N°4 -A Splashpad	Playnuk™	159,000 \$
PN04P	Playnuk™ N°4 Pool	Playnuk™	153,600 \$
PN04S	Playnuk™ N°4 Splashpad	Playnuk™	148,800 \$
PN05P	Playnuk™ N°5 Pool	Playnuk™	187,000 \$
PN05S	Playnuk™ N°5 Splashpad	Playnuk™	189,800 \$
PN06P	Playnuk™ N°6 Pool	Playnuk™	190,100 \$
PN06S	Playnuk™ N°6 Splashpad	Playnuk™	193,350 \$
1001	Playsafe Drain N°1	Essentials	2,850 \$
1004	Playsafe Drain N°4	Essentials	1,750 \$
122102-304L	PLAYSAFE DRAIN NO.1 – STRAINER BASKET – PASSIVA	Essentials	3,450 \$
105435-304L	PLAYSAFE DRAIN NO.4 – STRAINER BASKET – PASSIVA	Essentials	1,150 \$
7395	Plux Cane	Classic	6,450 \$
1107	Pool Bubbler	Poolplay	1,000 \$
0604	Push Button Activator (1x 1.5" line out)	Essentials	12,450 \$
0605	Push Button Activator (3x 1" line out)	Essentials	11,750 \$
0548	Rainbow N°2	Classic	18,400 \$
8767	Refresh N°1	Fine Mist	5,350 \$
7694	Rio Grande N°2	Lazy River	57,050 \$
7693	Rio Grande No.1	Lazy River	54,800 \$
7695	Rio Nano N°1	Lazy River	11,550 \$
7696	Rio Nano N°2	Lazy River	11,950 \$

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Product Number	Product Name	Collection	USD \$ Price
7605	Rio Splash Trio	Lazy River	10,850 \$
7244	Rio Watercurtain	Lazy River	4,600 \$
7243	Rio Waterfall	Lazy River	4,350 \$
105507-304L	Rooster Spray Cap (Safeswap no 1)	Essentials	1,150 \$
49000.0395	Rooster Spray Cap (Safeswap no 2)	Essentials	1,050 \$
0303	Rooster Tail	Ground Sprays	950 \$
101143-304L	Safeswap No. 1	Essentials	1,350 \$
103543-304L	Safeswap No.2	Essentials	1,100 \$
40062	Safeswap Winter Cap Kit (L)	Essentials	550 \$
40064	Safeswap Winter Cap Kit (M)	Essentials	450 \$
7677	Sail Twirl N°1	Nautical	10,650 \$
7680	Sailboat N°3	Nautical	45,000 \$
7652	Scorpion	Toons	71,650 \$
7685	Sea Silhouette Angelfish	Sea Silhouette	9,300 \$
7687	Sea Silhouette Fish	Sea Silhouette	7,600 \$
7691	Sea Silhouette Octopus	Sea Silhouette	30,050 \$
7688	Sea Silhouette Pelican	Sea Silhouette	12,600 \$
7689	Sea Silhouette Turtle	Sea Silhouette	13,850 \$
7259	Sea Silhouette Whale	Sea Silhouette	23,800 \$
7779	Seaweed N°1	Watergarden	6,950 \$
7781	Seaweed N°3	Watergarden	5,800 \$
7518	Side Winder	Ground Sprays	1,100 \$
7772	Silhouette N°1	Contemporary	4,250 \$
7773	Silhouette N°2	Contemporary	4,550 \$
7774	Silhouette N°3	Contemporary	4,850 \$
7776	Silhouette N°4	Contemporary	5,550 \$
7777	Silhouette N°5	Contemporary	5,550 \$
8746	Single Teepee	Custom Items	11,000 \$
7257	SlideNuk	Poolplay	14,850 \$
106371-304L	Smartpoint No 1, Bollard Activator	SmartPoint	20,360 \$
106353-304L	Smartpoint No 1, Foot Activator	SmartPoint	20,110 \$
105270-304L	Smartpoint No 4 Foot Activator	SmartPoint	11,910 \$
105324-304L	Smartpoint No 4, Bollard Activator	SmartPoint	12,210 \$
105451-304L	Smartpoint No 4, Brass Pipe Foot Activator	SmartPoint	13,360 \$
105475-304L	Smartpoint No 4, Brass Pipe, Bollard Activator	SmartPoint	13,710 \$
7217	Snail N°4	Toons	9,000 \$
7213	Snake N°1	Toons	11,000 \$
7214	Snake N°2	Toons	11,550 \$

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Product Number	Product Name	Collection	USD \$ Price
SP4S	Solar Post	Smartpoint N°4	7,000 \$
0324	Sparkle N°1	Ground Sprays	950 \$
7653	Spider	Toons	54,900 \$
7674	Spidey Spray N°2	Ground Sprays	950 \$
7799	Spiroo	Contemporary	3,700 \$
7604	Splash Five	Classic	22,050 \$
7603	Splash Trio	Classic	13,300 \$
7516	Split Stream	Ground Sprays	950 \$
0201	Spray Cannon	Classic	8,850 \$
0519	Spray Loop	Classic	5,100 \$
8654	Spray Loop-Custom Graphic Panel	Classic	7,000 \$
3002	Spraylink™ Arch	Spraylink™	450 \$
3006	Spraylink™ Bloom	Spraylink™	500 \$
3053	Spraylink™ Box	Spraylink™	5,850 \$
3056	Spraylink™ Curve	Spraylink™	1,600 \$
3058	Spraylink™ Cylinder	Spraylink™	3,200 \$
3004	Spraylink™ Fan	Spraylink™	550 \$
3007	Spraylink™ Fountain	Spraylink™	500 \$
3008	Spraylink™ Funnel	Spraylink™	650 \$
3005	Spraylink™ Geyser	Spraylink™	500 \$
3000	Spraylink™ Jet N°1	Spraylink™	450 \$
3001	Spraylink™ Jet N°2	Spraylink™	500 \$
3009	Spraylink™ Podspray	Spraylink™	650 \$
3062	Spraylink™ Quad N°1	Spraylink™	2,350 \$
3063	Spraylink™ Quad N°2	Spraylink™	1,800 \$
3064	Spraylink™ Quad N°3	Spraylink™	1,800 \$
3065	Spraylink™ Quad N°4	Spraylink™	1,800 \$
3003	Spraylink™ Split	Spraylink™	450 \$
3060	Spraylink™ Team N°2	Spraylink™	2,100 \$
3061	Spraylink™ Team N°3	Spraylink™	2,100 \$
3054	Spraylink™ Tunnel N°1	Spraylink™	1,500 \$
3055	Spraylink™ Tunnel N°2	Spraylink™	2,900 \$
3050	Spraylink™ Wall N°1	Spraylink™	1,500 \$
3051	Spraylink™ Wall N°2	Spraylink™	2,650 \$
3057	Spraylink™ Wave	Spraylink™	2,650 \$
3052	Spraylink™ Zig-Zag	Spraylink™	4,350 \$
3059	Spraylink™Team N°1	Spraylink™	2,100 \$
1120	Sprig N°1	Watergarden	5,950 \$

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Vortex US Dollar 2026 Price List

Released February 2026



Product Number	Product Name	Collection	USD \$ Price
1121	Sprig N°2	Watergarden	5,950 \$
7578	SunSpray N°1	Classic	9,350 \$
0130	SuperSplash N°2	Classic	48,250 \$
0136	Superwave	Classic	49,150 \$
7263	Tall Grass N°1	Watergarden	5,050 \$
7264	Tall Grass N°2	Watergarden	5,800 \$
7640	Team Spray N°1	Ground Sprays	5,350 \$
0328	Team Spray N°3	Ground Sprays	3,500 \$
8852	Tractor Loop	Custom Items	20,050 \$
0220	Tube N°1	Classic	5,800 \$
7216	Turtle N°2	Toons	8,750 \$
7242	Twinsplash	Classic	17,250 \$
0114	Umbrella	Poolplay	11,150 \$
7275	Dynamik N°1	Vectory™	5,300 \$
7276	Dynamik N°2	Vectory™	6,150 \$
7277	Tactik	Vectory™	5,300 \$
7279	Link N°1	Vectory™	5,300 \$
7284	Link N°2	Vectory™	8,600 \$
7280	Hyperlink	Vectory™	7,000 \$
7278	Reflex	Vectory™	12,300 \$
7281	Deflex	Vectory™	14,300 \$
7282	Apex	Vectory™	20,450 \$
7283	Vertik	Vectory™	5,300 \$
7288	Epik N°1	Vectory™	29,700 \$
7289	Epik N°2	Vectory™	29,700 \$
7784	Vine	Watergarden	12,650 \$
0302	Wall Spray	Ground Sprays	1,100 \$
0322	Water Bloom N°1	Ground Sprays	800 \$
0329	Water Bloom N°2	Ground Sprays	950 \$
7010	Water Jelly N°1	Ground Sprays	1,100 \$
7032	Water Jelly N°3	Ground Sprays	3,200 \$
7126	Water Journey - Drain Basin	Water Journey™	2,850 \$
7125	Water Journey - Flow Basin	Water Journey™	6,750 \$
7139	Water Journey - Flow Source	Water Journey™	5,200 \$
7120	Water Journey - Labyrinth	Water Journey™	50,050 \$
7138	Water Journey - Press & Flow	Water Journey™	8,350 \$
7121	Water Journey - Race	Water Journey™	31,100 \$
7122	Water Journey - Tide Pool	Water Journey™	27,850 \$

EXHIBIT TO RESOLUTION

Vortex US Dollar 2026 Price List
Released February 2026



Product Number	Product Name	Collection	USD \$ Price
0304	Water Tunnel N°1	Ground Sprays	3,800 \$
0309	Water Tunnel N°2	Ground Sprays	2,400 \$
7641	Water Tunnel N°3	Ground Sprays	4,150 \$
0318	Water Wall N°1	Ground Sprays	3,350 \$
7581	Waterbug N°2	Classic	7,000 \$
7582	Waterbug N°3	Classic	7,000 \$
0327	Wave	Ground Sprays	1,100 \$
0326	Wave - Wall Mounted	Ground Sprays	1,100 \$
7601	Wolf Cannon	Toons	9,700 \$

Price list is presented in good faith, Vortex makes no warranties as to the completeness or accuracy of this information. Vortex has no liability for any errors or omissions in the pricing. Vortex reserves the right to modify prices at its discretion.

*All above ground feature pricing is based on powder coated finish & includes safeswap anchors
 (With exception of Playnuk No.2 to No.6)*

EXHIBIT TO RESOLUTION

EXHIBIT "B" INSURANCE REQUIREMENTS

The certificate must state City of Lake City as Certificate Holder

- Commercial General Liability insurance to provide coverage of not less than \$1,000,000.00 combined single limit per occurrence and annual aggregates, where generally applicable, and must include premises operations, independent contractors, products/completed operations, broad form property damage, blanket contractual and personal injury endorsements.
- Business Vehicle/Umbrella Liability insurance with a minimum limit of \$200,000 per occurrence, and \$300,000 for all claims arising out of the same incident or occurrence, for property damage and personal injury, please note that these limits may change according to Florida law and the protections afforded to the City pursuant to sovereign immunity for liability.
- Statutory Workers Compensation insurance as required by the State of Florida.

QUOTE

EXHIBIT TO RESOLUTION

Exhibit "C"



Account Name: City Of Lake City - FL
 Project Name: 45286-Lake City Splashpad - FL
 Project ID: 45286
 Bill To Name: City Of Lake City - FL
 Bill To Address: 205 N Marion Ave
 Lake City, FL 32055-3918
 USA
 Contact Name: Brenda Karr
 Phone: 386-758-5407
 Email: KarrB@lcfla.com

Created Date: 5/28/2026 10:57 AM
 Quote Number: QUO-35811-Y4Y9W9
 Quote Name: Version C WDS + Install (NPP)
 Prepared By: Brian Sonney
 Email: bsonney@vortex-intl.com
 Cooperative Purchasing: NPPGOV contract #2510

VOR	Product No.	Product Name	Description	QTY	List Price	Total Price
1- Play Products					137,250.00	137,250.00
0623	148672-304L	ACTIVATOR NO5 (SW, PC)		1	4,200.00	4,200.00
8493	105544-304L	OAK TREE (SW, PC)		2	25,150.00	50,300.00
0305	101461-304L	DIRECTIONAL JET N°1 (EM)		2	600.00	1,200.00
0301	103711-304L	GEYSER N°1 (EM)		3	650.00	1,950.00
7512	101126-304L	JET STREAM N°1 (EM)		2	650.00	1,300.00
0325	101125-304L	JET STREAM N°2 (EM)		4	950.00	3,800.00
7657	103457-304L	LEAF N°2 (SW,PC)		1	9,300.00	9,300.00
7672	101080-304L	LEAF N°3 (SW,PC)		1	15,800.00	15,800.00
7217	102639-304L	SNAIL N°4 (SW,PC)		1	9,000.00	9,000.00
7578	102441-304L	SUNSPRAY No1 (SW, PC)		1	9,350.00	9,350.00
0220	102260-304L	TUBE NO1 (SW,PC)		2	5,800.00	11,600.00
7242	100241-304L	TWINSPLASH (SW,PC)		1	17,250.00	17,250.00
7010	102106-304L	WATER JELLY N°1 (EM)		2	1,100.00	2,200.00
2- Water Management System and Controls					38,426.30	38,426.30
2- Water Distribution System 'WDS'						36,676.30
		WDS ECCC 2.0 BFP PR 20V 2X2" FT MaestroPro 120V BLV	ECCC 2.0 Cabinet Mounted Flow Through Configuration Inlet: 2 x 2" Supply Lines Outlet: 20 x 1" Line with Solenoid and Ball Valve Controller: MaestroPro 24/12-O/I 120VAC/60Hz LTE Cell Module: AT&T Includes: 2 x 2" Backflow Preventer Includes: 2 x 2" Pressure Regulator	1		
4- Drains						1,750.00
1004	103080-304L	PLAYSAFE DRAIN N°4 (EM,PC)	PLAYSAFE DRAIN N°4 (EM,PC)	1	1,750.00	1,750.00

5- Discount					(23,607.57)	(23,607.57)
	12010	Buying Group - Products		1	(8,783.82)	(8,783.82)
	12020	Buying Group - Services		1	(14,823.75)	(14,823.75)
6- Services					302,775.00	302,775.00
14010	14010	Installation Fees		1	296,475.00	296,475.00
13090	13090	Bond Fees		1	6,300.00	6,300.00
7- Installation Kits					0.00	
	101143-304L	INSTALLATION KIT #SAFESWAP NO1		5		
	101146-304	INSTALLATION KIT # (LARGE SW) SURFACE MOUNT		1		
	101474-304L	INSTALLATION KIT #HEAVY DUTY SAFE SWAP No 1		2		
	103534-304	INSTALLATION KIT FOR GROUND EQUIPEMENT		39		
	103543-304L	INSTALLATION KIT #SAFESWAP NO2		3		
	102313	TOOL KIT #0 :		1		
	102314	TOOL KIT #1 :SECURITY BITS (ALL)		1		
	100308	TOOL KIT #28:RIV-VOZZLE TOOL		1		
	102301-304L	TOOL KIT #3 : 2 PIN KEY_WELDING		1		
	100300-304L	TOOL KIT #88: LEAF SPRAY NOZZLE KEY_WELDING		1		
	102305-304L	TOOL KIT #123: POD SPRAY KEY_WELDING		1		
	100307	TOOL KIT #2 :NOZZLE TOOL		1		
8- Parts					1,150.00	1,150.00
1004	105435-304L	PLAYSAFE DRAIN NO.4 – STRAINER BASKET – PASSIVATION		1	1,150.00	1,150.00
9- Transport					7,765.00	7,765.00
19030	19030	Freight Fee		1	4,430.00	4,430.00
19020	19020	Embed Freight Fee		1	1,135.00	1,135.00
18020	18020	Packaging Fee		1	2,200.00	2,200.00

Additional Information

Install prices are based on utilities being within 10' of the splashpad

Total Summary

Customer Signature:

**Enquire about our cooperative purchasing programs.
Thank you for doing business with us!
Pricing is valid for a period of 45 days.**

Products:	176,826.30
Discount:	(23,607.57)
Services:	302,775.00
Transport:	7,765.00
Subtotal:	463,758.73
Total:	463,758.73
Currency:	US Dollar
Incoterm:	

Terms & Conditions

Products Payment Terms: Product >\$250K+: 30% deposit at PO, 50% at shipment, 20% net 45

Services Payment Terms: Installation: 25% mobilization prior to start of installation, 75% progressive payments

Freight Charges

Please note: freight charge is an estimate and is subject to change without notice. Vortex reserves the right to adjust the freight charge quoted above. Should embed equipment be required ahead of scheduled delivery date, additional freight charges will apply.

Installation Charges

Please note: Installation fees are an estimate at the time of quoting and is subject to change without notice. Vortex reserves the right to adjust the installation fees quoted above.

Purchase Contract Terms & Conditions of Sales

The following terms and conditions (the "Terms and Conditions") form part of the Purchase Contract (the "Purchase Contract") between yourself (the "Customer, and Vortex Aquatic Structures International and/or Vortex USA Inc. ("Vortex"). The Customer's acceptance and understanding of these Terms and Conditions and all other supporting documentation provided as part of this package is evidenced by signing of the Purchase Contract.

Payment Terms

Unless otherwise specified in the Purchase Contract, payment by the Customer of the purchase price specified in the Purchase Contract (with all applicable taxes, the "Purchase Price") shall be on the following terms: 100% of the Purchase Price to be paid prior to Vortex commencing production on the Customer's order. Any overdue balances are subject to interest charges of 1.5% per month.

Unless otherwise specifically stated, all sales taxes or any other personal property taxes, use taxes, duties, excises, levies or tariffs imposed by any government authority and incurred by Vortex through performance of the Purchase Contract will be the Customer's responsibility. Without limiting the generality foregoing, applicable taxes will be applied to all taxable goods and services included in the Purchase Contract as amended from time to time. Customers are advised to consult with their financial and tax advisors to obtain further information regarding taxes applicable to their purchase.

Vortex maintains a no return policy and asks all Customers to determine feature and color selection carefully. If a Customer cancels an order after production has commenced, Vortex reserves the right to charge (and the Customer agrees to pay) a 40% re-stocking fee.

Cheque, Wire Transfer, Irrevocable Letter of Credit or Credit Card (note: an administrative fee of 3.5% may apply to payments made via Credit Card) are considered acceptable payment methods.

Except where title to the products contained in the Customer's order is explicitly transferred by Vortex to the Customer and the Purchase Price is paid in full, title to and right to possession of such products shall remain with Vortex until the Purchase Price and all sums due or become due from the Customer are fully paid.

Should the goods comprising the Customer's order be connected to the ground or real property or buildings because of foundations or mechanical parts, then this connection is to be considered as transitory in nature until payment in full of the Purchase Price.

Unless otherwise agreed, projects where Vortex is supplying goods without installation, the risk of loss of the goods shall pass to the Customer when the goods are delivered to the Customer or its agent or to a carrier for delivery to the Customer or its agent, whichever event shall first occur. In the event of where Vortex is supplying and installing goods, risk of loss of the goods shall pass to the Customer upon completion of the project.

Storage Fees and Delivery Date

Once a delivery date has been confirmed and communicated by Vortex, it shall be deemed final and binding. Any request to modify the confirmed delivery date must be submitted in writing and is subject to Vortex's prior written approval. Vortex reserves the right, at its sole discretion, to decline such requests.

If the Customer is unable or unwilling to accept delivery on the confirmed date, storage fees will apply. Such fees will be the greater of \$2,500 or 3% of the total product value per month, calculated from the original delivery date. All storage fees are the sole responsibility of the Customer and must be paid in full prior to the release and shipment of the order.

Pricing

All pricing provided by Vortex is valid for shipments scheduled within the same calendar year in which the quote is issued. Should the shipment, at the Customer's request, be delayed into the following calendar year, the order will be subject to revised pricing in accordance with Vortex's then-current price list. Any exceptions to this condition require prior written approval from Vortex. Vortex reserves the right, at its sole discretion, to decline such requests.

Lead Times & Logistics

Vortex' standard lead times are up to 3-4 weeks for embeds, up to 6-8 weeks for Play Products, up to 10 weeks for Water Recirculation Equipment, up to 16 weeks for Elevations and up to 16 weeks for Waterslides. The lead times are contingent upon receipt of signed Purchase Contract, approved drawings, and all applicable color selections. Expected timing for order completion and shipment will be communicated to the Customer at the time the Purchase Contract is signed by the Customer and acknowledged by Vortex.

All products will be packaged to mitigate damage during shipment. All shipments must be inspected upon delivery and any damage, errors or omissions must be reported to Vortex at support@vortex-intl.com and the transport company within 24 hours of receipt of goods. Vortex reserves the right to amend and modify the transportation costs based on the Customer's request.

Service & Support

Digital versions of operations and maintenance manuals will be provided at the later of either the delivery of the products or completion of the project installation. Vortex is not responsible for coordination the installation project unless otherwise specified in the Contract. The Customer is responsible for coordinating installation schedules with Vortex to ensure that the site is ready for Vortex' products and services. Vortex reserves the right to charge the Customer and the Customer agrees to pay for any additional time or idle time on site and all additional expenses incurred as a result of the site not being ready for the planned services.

Vortex reserves the right to cancel supervision, installation start-up and commissioning services if Vortex deems the site unsafe or not ready. The Customer is responsible for ensuring a safe working environment for any Vortex or contracted service technicians. Vortex reserves the right to bill the Customer for (and the Customer agrees to pay) any additional time on site as well as any additional expenses incurred as a result of waiting to rectify an unsafe work condition.

Exclusions

Unless otherwise specified, the following is excluded from Vortex' purchase agreement price and responsibility: project management, project coordination, loading and unloading, onsite storage, installation services, permits and permit fees, local, state and or health department codes and approvals, OSHA documentation, onsite electrical work, electrical connections, onsite plumbing work and plumbing connections, bonding payment, geotechnical survey work, excavation & removal of materials, concrete surfacing, slab design and concrete footings.

General Terms & Conditions

The Customer has reviewed local codes and standards and has accepted the design and product specifications, including custom-designed features by signing the Purchase Contract. For orders including water recirculating equipment, the Customer is responsible for ensuring the accepted system meets local standards and codes and that all appropriate approvals are obtained, unless otherwise noted. Any design changes requested after signing the Purchase Contract will be subject to additional fees.

The Customer agrees to pay on demand all expenses reasonably incurred by Vortex in efforts to collect the amounts owing under the Purchase Contract. The Customer shall pay reasonable legal costs (fees and disbursements), including fees incurred in both trial and appellate courts or fees incurred without suit and all court costs.

Confidentiality: The design details and specifications of the products included in the Customer's order, including without limitation, fabrication drawings, samples, sketches, photographs, foundation drawings, approval drawings, shipping lists, manuals and any other technical details (collectively, the "Confidential Information") supplied are the property of Vortex and are confidential. The Customer shall not, without prior written consent of Vortex, use the Confidential Information except in connection with the installation and operation of the goods supplied or disclose such Confidential Information to third parties unless compelled by law.

Limitation of Liability: The aggregate liability of Vortex, its affiliates, and their respective employees, directors, officers, agents and contractors for any claim, whether in contract, tort (including negligence) or otherwise, for any loss or damage arising out of, connected with, or resulting from the manufacture, sale, delivery, installation, resale, repair, replacement or use of any product will in no case exceed the actual portion of the Purchase Price paid by the Customer for the Purchase Contract. In no event will the Vortex be liable for special, indirect, or consequential damages. The limitation of liability contained herein shall survive the termination or expiration of the Purchase Contract.

Vortex is not responsible for any damages to the Customer's environment and or landscaping as a result of its products. All modifications and alterations made to Vortex's products will automatically void and null all warranties. Vortex may refuse to accept any order for any reason without incurring any liability from the Customer. No Change to this Agreement will be enforceable unless the Customer has a signed a Vortex Change Order request.

Pricing is valid for a period of 45 days.

QUOTE



X

Name
Title

Construction Agreement

The Owner and the Contractor agree as follows:

Engagement of the Contractor by Owner

Owner hereby contracts with the Contractor to provide the labor, services, and/or materials to perform the construction work described in the statement of work appended hereto and made a part hereof by reference, upon that certain real property and more commonly known as (hereinafter "Subject Property"), as more particularly set forth in hereof.

Scope of Work

Contractor will furnish all specifications, labor, equipment, materials, sales taxes, transportation, supervision, coordination, and communication in a workmanlike manner for the work described in the statement of work attached hereto, which is made a part hereof by reference.

Contract, Drawings and Specifications

The work upon the Subject Property will be in accordance with drawings and specifications provided by Contractor, which drawings and specifications are hereby made a part of this Agreement. This Agreement and the drawings hereby are intended to supplement each other. In case of conflict, however, the statement of work shall control the drawings, and the provisions of this Construction Agreement shall control both.

Time for Commencement Work

Owner will have the jobsite ready for commencement of the work to be performed by the Contractor specified herein above and will give Contractor written notice to commence work. Contractor will commence work after such notice or within of receipt of all necessary governmental approvals and permits, whichever date shall last occur.

Guarantees of Timely Completion

Time is of the essence in the Contractor's performance of the Work and is a basic consideration of this Agreement. Accordingly, Contractor guarantees that the following event (the "Guaranteed Events") shall occur no later than the date specified (the "Guaranteed Completion Dates"), except if Contractor can show that a Force Majeure Event has occurred as set forth in Section 6 herein.

Force Majeure Event

Owner and Contractor are aware of the ongoing pandemic known as COVID-19, and acknowledge that delays, additional costs, or both may occur as a result and are not the responsibility of the Contractor. If Contractor is delayed at any time in the commencement or progress of the Work, or if Contractor's work is made more costly, by any cause or condition arising directly or indirectly from COVID-19, Contractor shall be entitled to an equitable adjustment of the Contract Time and Contract Sum. Such causes may include but are not limited to labor shortages or unavailability of workers, supply chain disruption, inability of personnel to work due to federal, state or local executive orders, subcontractor delays or increased costs, unusual delays in deliveries, delayed inspections or permit approvals, material or equipment cost increases or delays, import delays, and other similar causes beyond Contractor's reasonable control.

Neither Party shall be considered to be in default in performance of any obligation hereunder if failure of performance shall be due to a Force Majeure Event. For the purposes of this Agreement, the term, "Force Majeure Event", shall mean any cause beyond the control of the Party affected, including, but not limited to, flood, earthquake, storm, fire, lightning, epidemic, war, riot, civil disturbance, labor disturbance (except as excluded herein), sabotage, other "Acts of God", and restraint by court order or public authority, which by exercise of due foresight such Party could not reasonably have been expected to avoid, and which by exercise of due diligence it is unable to overcome. Notwithstanding anything to the contrary, the term Force Majeure Event shall not be deemed to include (a) any labor disturbance affecting either Contractor or any Subcontractor (except Subcontractors that have been selected by Owner), to the extent that such labor disturbance involves direct employees of Contractor or any Subcontractor who are performing Work on the Project, except for a national strike in the United States, (b) the climate for the geographic area of the Project, (c) the occurrence of any manpower or material shortages or (d) any delay, default or failure (direct or indirect) in obtaining materials, or any Subcontractor or worker performing any Work or any other delay, default or failure (financial or otherwise) of a Subcontractor, vendor or supplier. Neither Party shall, however, be relieved of liability for failure of performance if such failure is due to causes arising out of its own acts, omissions or negligence or to removable or remediable causes that it fails to remove or remedy with reasonable dispatch. The Party claiming a Force Majeure Event shall give the other Party prompt written notice of the Force Majeure Event.

Building Permits, Charges and Exactions

Owner will provide and pay for all necessary building permits. Contractor shall not be responsible for any bonds, assessments, hookup charges, fees, taxes for any utilities, public agencies, or governments other than herein provided.

Labor and Material

Contractor shall pay all valid charges for labor and material incurred by Contractor and used in the work hereinabove specified.

Contract Price and Payment Thereof

For all services performed by Contractor on this Project, the Owner will pay Contractor the total price in accordance with the schedule of value appended hereto in the proposal.

No Payment in the Event of Default

Owner shall have no obligation to make any payment to Contractor at any time when one of the reasons exist which allow Owner to terminate the Contract for cause as provided in Section "Termination for Default by Contractor" of this Agreement.

Construction Financing

If payment of the contract price is to be made by Owner through a construction lender, Owner hereby represents, affirms, and covenants that the construction loan fund is sufficient to pay the contract price and that Owner shall take all acts necessary to expedite timely payment from the construction lender. Owner hereby irrevocably authorizes the construction lender to make payment of the contract price directly to The Contractor.

Extra Work & Deviations from Original Contract Work

Should Owner, construction lender if any, or any public or governmental agency or inspector direct any deletion from, modification of, or addition to the work as hereinabove specified, the costs of such deletion(s), modification(s), or addition(s) shall be added to or deducted from the contract price, as hereinabove defined, as the circumstances dictate. Any and all deletions from, modifications of, or additions to the scope of work prescribed by this Construction Agreement together with the adjustment to contract price shall be made or otherwise memorialized in writing signed by Owner and Contractor prior to any obligation in kind or character on the part of the Contractor to recognize, honor, or adhere to such changes.

Allowances

If the contract price, as hereinabove defined, includes allowances of any kind, and the cost of performing the work covered by an allowance is either greater or less than the allowance, then this Construction Agreement shall be increased or decreased accordingly. Unless otherwise requested by Owner in writing, Contractor shall use its judgment in accomplishing work covered by an allowance. If Owner requests that work covered by an allowance be accomplished by the Contractor in such a way that the cost will exceed the allowance, Contractor will be obligated to comply with Owner's request only upon payment by Owner of the additional costs in advance.

Insurance, Bonds and Indemnity

Contractor shall maintain at its cost the following minimum insurance and coverage throughout the term of the Agreement:

1. Comprehensive General Liability or Commercial General Liability: The limits of the liability shall not be less than:
 - a. Comprehensive General Liability: \$1,000,000 combined single limit bodily/property damage per occurrence or;
 - b. Commercial General Liability: Each occurrence limit \$1,000,000; Personal & Advertising injury limit \$1,000,000; Products completed operations aggregate limit \$1,000,000; General aggregate limit \$2,000,000
2. Workers' Compensation: Liability limits to cover statutory requirements and maintain limits of employer's liability; bodily injury by accident \$1,000,000 each accident; injury by disease \$1,000,000 policy limit; bodily injury by disease \$1,000,000 each employee.
3. Commercial Auto Coverage: Auto liability limits of \$1,000,000 each accident combined bodily injury and property damage liability insurance, including but not limited to, owned autos, hired or non-hired autos.

Contractor agrees to indemnify and hold harmless Owner from any and all claims, loss, or expense of every kind whatsoever which may arise from Contractor's negligent acts or omissions or breach of its obligations hereunder.

If required by the Owner, the Contractor shall maintain builder's risk property insurance respecting the Property in an amount equal to the full insurable value thereof and the risk of casualty loss or damage to the Property shall be borne by Contractor.

Performance/Payment Bond

If required by the Owner, a Performance Bond and a Payment Bond in a form satisfactory to the Owner shall be furnished in the full amount of the price of the Contract Agreement as set forth herein. If the Owner requires such Bonds after this Agreement, the cost thereof shall be paid by Owner as a change to the Contract Agreement, otherwise it shall be included in the Contract Agreement.

Warranties

Contractor warrants, that for a period of one (1) year commencing on the earlier of Final Completion of all the Work ("Primary Warranty Period"), under this Agreement be, in a good and workmanlike manner, and in strict conformity with the terms and conditions of this Agreement, the Design Documents, all applicable Permits, all applicable Laws, and prudent construction practices; and (ii) all materials shall be free of defects and deficiencies, free from any encumbrances or liens and shall be in strict conformity with the terms and conditions of this Agreement.

Remedy

If the warranty set forth in Section 16 is breached within the Primary Warranty Period, Contractor shall correct the defective workmanship and/or material, as the case may be, on an expedited basis, at no cost to Owner and at Contractor's sole cost. Owner shall provide Contractor with full and free access to the work sites to perform its warranty obligations under this Agreement.

Termination for Convenience by Owner

If Owner fails to perform any material terms of this Agreement and/or pay to Contractor any undisputed payment as required hereunder and such failure continues for thirty (30) Days after Notice has been given to Owner by Contractor, the Contractor may terminate this Agreement immediately. In the event of such a termination by Contractor. The Contractor may institute legal proceedings to recover all costs incurred until the date of termination and any and all damages as permitted by law. Owner acknowledges that Contractor would suffer damages including the loss of profit which Contractor would otherwise have realized upon full performance of this Construction Agreement. It is therefore agreed that in such event Owner will pay Contractor as liquidated damages a sum equal to thirty percent (30%) of the contract price as herein-above defined.

Termination for Default by Owner

The Owner may terminate this Agreement for the Contractor's default by delivering written notice in advance of termination. The Contractor shall be in default under this Agreement upon the occurrence of any of the following events ("Contractor Events of Default"):

- (a) Failure by Contractor to perform fully any material provision of this Agreement, including, without limitation, Contractor's failure to supply sufficient qualified personnel or to perform the Work in accordance with the Guaranteed Completion Dates.
- (b) Contractor contravenes any applicable Law, applicable Permit, ordinance, ruling, regulation or orders of any governmental authority or court which materially impacts the ability of Contractor to perform the Work in accordance with this Agreement.
- (c) Contractor becomes insolvent, or generally does not pay its debts as they become due, or admits in writing its inability to pay its debts, or makes an assignment for the benefit of creditors or insolvency, receivership, reorganization or bankruptcy proceedings are commenced by Contractor; and
- (d) Insolvency, receivership, reorganization or bankruptcy proceedings are commenced against Contractor, and such proceedings are not terminated, stayed or dismissed within sixty (60) Days after the commencement thereof.

Owner shall give Notice of any Contractor Events of Default to Contractor. If (A) any of the defaults described in clauses (a) and (b) in Section 19 is not cured within thirty (30) Days, (B) corrective action is not commenced within ten (10) Days of receipt of Notice from Owner with respect to nonmonetary defaults which cannot be cured within thirty (30) Days, and such corrective action completed within a reasonable period of time to be mutually agreed upon by Owner and Contractor within ten (10) Business Days after receipt of Notice from Owner or, absent such mutual agreement, completed within the time period proposed by Owner, or (C) upon the occurrence of a default described in clause (d) or (e), then Owner may terminate this Agreement and take possession of all equipment, materials and supplies and complete the Work as Owner deems expedient. The total cost of completing the Work shall be charged to Contractor. Contractor shall pay to Owner the total cost to complete the Work within sixty (60) Days following receipt of Owner's demand for such payment. The remedies set forth in this section shall not be exclusive and Owner shall have the right to pursue any other remedies under this Agreement or at law or in equity. Such termination shall not affect Contractor's representations or warranties.

Termination for Default by Contractor

If Owner fails to perform any material terms of this Agreement and/or pay to Contractor any undisputed payment as required hereunder and such failure continues for thirty (30) Days after Notice has been given to Owner by Contractor, the Contractor may terminate this Agreement immediately. In the event of such a termination by Contractor. The Contractor may institute legal proceedings to recover all costs incurred until the date of termination and any and all damages as permitted by law. Owner acknowledges that Contractor would suffer damages including the loss of profit which Contractor would otherwise have realized upon full performance of this Construction Agreement. It is therefore agreed that in such event Owner will pay Contractor as liquidated damages a sum equal to thirty percent (30%) of the contract price as herein-above defined.

Delay

Contractor shall be not be liable to Owner or any person, corporation, partnership, or other legal entity claiming by, though, or under Owner for any delays in completion of this Construction Agreement regardless of the cause, source, or nature of such delay.

Concealed Conditions

If Contractor should encounter concealed conditions that were not reasonably anticipated by Contractor at the time of execution of this Construction Agreement, Contractor shall bring the existence and nature of such concealed conditions to the attention of Owner. If such concealed conditions prevent, preclude, or obstruct performance by Contractor of the work herein prescribed, or burden the scope of work as herein defined by requiring additional work by Contractor to address, correct, and/or rectify such concealed defects, then the scope of work and contract price as hereinabove defined shall be adjusted in accordance with account for all courses of action necessary to address, correct, and/or rectify such concealed conditions.

Hazardous Conditions and Materials

Owner hereby warrants that all required inspections have been performed to ascertain the existence of or presence upon the Subject Property of any hazardous conditions or materials, including without limitation asbestos and radon gas, and Owner further hereby agrees to indemnify and hold Contractor harmless from any and all liability for the same.

Additional Warranties Provided by Law

Contractor shall be obligated to, and Owner shall have the benefit of, all warranties provided by law.

Clean Up

It shall be Contractors responsibility at regular and appropriate intervals as well as upon completion of the work herein prescribed to clean up the jobsite as described in the scope of work.

Attorney's Fees

In the event that any proceedings of a judicial or quasi-judicial nature are instituted by any party to this Construction Agreement to secure performance of any of the obligations herein set forth, the prevailing party in such a proceeding shall be entitled to recover, in addition to all other relief provided by law, its reasonable attorney's fees.

Governing Law

This Construction Agreement shall in all respects be governed by and construed in accordance with the law of the State. Should any provision of this Construction Agreement become void or voidable by decision of any court or act of any legislative or quasi--legislative body or entity, then such provision shall be regarded as automatically amended to comply with such decision or act in a manner most favorable to Contractor

Completeness of Agreement

This Construction Agreement comprises the sole, exclusive, and totality covenants, and stipulations to which the parties agree. None of the terms, conditions, conversations, comments, representations, negotiations, statements, or other communications not specifically provided for herein shall be deemed to have survived execution.

Modification

With respect to all matters not governed by hereof, this Construction Agreement may not be modified except by separate written instrument executed by Owner and Contractor.

Effective Date

This Construction Agreement shall become effective, binding, and enforceable as against all parties upon the last date of execution by any such party.

Initial Here

Statement of Work Details

Project Information

Opportunity Name	45286-Lake City Splashpad - FL
Opening Date	11/27/2026
SOW Type	Flow Through
Receive Shipment by Sub Contractor	No
Number of Mobilizations	2

Splashpad Information

Square Feet	2486
Quantity of Embeds	24
Quantity of LEDs	0
Quantity of Activators	1
Quantity of Drains	1
Water Journey	0

System Information

WQMS Type	
Electrical Input	120V, 1ph
Controller	MaestroPro
# 1.5" Lines (Manifold)	
# 2" Lines (Manifold)	2
# 4" Lines (Manifold)	

Specified Distances

Splashpad Perimeter	Specified distance	
Distance to WMS	10	The "Specified Distance" is the assumed distance between the Water Management System and the perimeter of the splashpad. If the actual distance exceeds what is specified, additional material cost will be charged to Client.

Distance to Sewer	10	The "Specified Distance" is the assumed distance between the sewer connection and the perimeter of the splashpad. If the actual distance exceeds what is specified, additional material cost will be charged to Client.
Distance to Water Line	10	The "Specified Distance" is the assumed distance between the Water supply line and the perimeter of the splashpad. If the actual distance exceeds what is specified, additional material cost will be charged to Client.
Distance to Electrical Panel	10	The "Specified Distance" is the assumed distance between the main electrical panel feeding the splashpad and the Vortex Control Panel. If the actual distance exceeds what is specified, additional material cost will be charged to Client.
Distance to Storm (if Rainwater Diverter included)		The "Specified Distance" is the assumed distance between the Rainwater Diverter and the storm drainage connection. If the actual distance exceeds what is specified, additional material cost will be charged to Client

Permits Included

Building Permit	No	If Yes, Vortex is responsible for the Building Permit submittals and paying the associated fees. Any changes to the design needed to obtain the permit will be charged to the customer.
Plumbing Permit	Yes	If Yes, Vortex is responsible for the Plumbing Permit submittals and paying associated fees. Any changes to the design needed to obtain the permit will be charged to the customer.
Sewer Permit	No	If Yes, Vortex is responsible for the Sewer Permit submittals and paying the associated fees. Any changes to the design needed to obtain the permit will be charged to the customer.
Electrical Permit	Yes	If Yes, Vortex is responsible for the Electrical Permit submittals and paying the associated fees. Any changes to the design needed to obtain the permit will be charged to the customer.
Health Permit	No	If Yes, Vortex is responsible for the Health Department submittals and paying the associated fees. Any changes to the design needed to obtain the permit will be charged to the customer.

Plumbing Information Included

Pressure Lines	Yes	If Yes, Vortex is responsible for: <ul style="list-style-type: none"> • Il plumbing connections as necessary for the splashpad operation • Supply and install PVC SCH80 piping for all pressured lines from manifold to features locations. • Supply and install all suction lines for WQMS system if applicable. • Complete pressure test of all pressured lines.
Non-Pressure Lines	Yes	If yes, Vortex is responsible for supply and installation of drain lines for splashpad and drain pit as required
Backflow Preventer	Yes	If yes, Vortex is responsible for supply and installation of Pressure regulatorbackflow preventer. supply and installation
Pressure Regulator	Yes	If yes, Vortex is responsible for supply and installation of Ppressure regulator. supply and installation

Inspections Included

Pressure Test	No	If yes, Vortex is responsible for coordinating with the relevant authorities for the inspections.
Bonding/Rebar	No	If yes, Vortex is responsible for coordinating with the relevant authorities for the inspections.
Electrical	No	If yes, Vortex is responsible for coordinating with the relevant authorities for the inspections.
Plumbing	No	If yes, Vortex is responsible for coordinating with the relevant authorities for the inspections.
Compaction Test	No	If yes, Vortex is responsible for coordinating with the relevant authorities for the inspections.

Sewer	No	If yes, Vortex is responsible for coordinating with the relevant authorities for the inspections.
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Concrete Scope Included

Form, Place, Finish	Yes	<p>If yes, Vortex is responsible for:</p> <ul style="list-style-type: none"> • 6" thick concrete slab for splashpad area with 4000 psi concrete mix, #3 reinforcing bars @ 12" c/c both directions and thickened edges on concrete work as needed Form, place and finish concrete slab of splashpad area as per final design • Form, place and finish all concrete slabs and collars necessary to support and secure components as system requires (Vault, dome, debris trap, water containment system) • Expansion joints or saw cuts every 10' for the concrete slab • Established grade of 2% slope to center drain and 1-2% slope back to drain pit. • 6" thick concrete slab for mechanical room with 4000 psi concrete mix, #3 reinforcing bars @ 12" c/c both directions and thickened edges on concrete work as needed (If building provided by Vortex) • Supply drain pit for WMS (Cabinet, Vault, Domepack) • Form and place drain pit for mechanical room (If building provided by Vortex) • Medium broom finish on all exposed accessible concrete
Seat wall	No	<p>If yes, Vortex is responsible for:</p> <ul style="list-style-type: none"> • Form, place and finish concrete seat wall if applicable to the dimensions of the plans with 4000 psi concrete mix and #3 reinforcing bars @ 12" c/c both directions
Painted Concrete	No	If yes, Vortex is responsible for the supply and application of painted concrete.
Colored Concrete	No	If yes, Vortex is responsible for the supply of colored concrete. Customer to note that pricing is dependent on colors selected. A change of color might result in additional charges to customer
Soft Surfacing	No	If yes, Vortex is responsible for the supply and application of soft surfacing.

Excavation and Backfill Scope Included

Splashpad Area	No	<p>If yes, Vortex is responsible for:</p> <ul style="list-style-type: none"> • Excavation of topsoil at a maximum of 6" below grade, proof compact sub-grade for the splashpad area • Backfill and compaction of all excavated areas • Excavation and backfill of trenches for pipelines as required • Excavation and backfill for water containment system and debris trap, as per design
Mechanical Room	No	If yes, Vortex is responsible for excavation and proof-compact mechanical room area (If building provided by Vortex)
Tank and Debris Trap	No	If yes, Vortex is responsible for excavation and backfill for water containment system and debris trap, as per design.
Haul-off Excavated Soil	No	If yes, Vortex is responsible for hauling off unused excavated soil

Electrical Scope Included

Power to Vortex Panel	Yes	If yes, Vortex is responsible for making final connections for electrical (Power supply brought to mechanical room or cabinet by owner).
Power to WQMS	No	If yes, Vortex is responsible for making final connections for electrical (Power supply brought to mechanical room or cabinet by owner)
Bonding of Vortex Equipment	Yes	If yes, Vortex is responsible for bonding of Supply and install bonding for all features and pump equipment.
Not Included		Breakers needed in the electric panels are the responsibility of the Client

Vortex Equipment Installation Included

Anchors	Yes	If yes, Vortex is responsible for the installation of all safeswap anchors, ground sprays and piping to final grade
Play Features	Yes	• If yes, Vortex is responsible for the installation of features.

Water Journey	No	If yes, Vortex is responsible for: <ul style="list-style-type: none"> • Supply and place 3000 psi concrete mix with reinforcing bars 4 x #3 and #3 ties @ 12" c/c for each pilaster (Ø18" at specified depth) • Supply and place all plumbing connection as necessary for the Water Journey operation • Supply and place all electrical connections as necessary for Water Journey operation • Installation of the water journey and caulking of pre-cast slabs
Water System	Yes	If yes, Vortex is responsible for: <ul style="list-style-type: none"> • Installation and connection of the manifold in mechanical room or water distribution system • Installation of WQMS/WDS system as required

Other Included Services

Trash Bin	No	If yes, Vortex is responsible for providing trash bins the construction area.
Temporary Fence	No	If yes, Vortex is responsible for supply and installation of temporary fences around the splashpad construction area.
Supply Chemicals	No	If yes, Vortex is responsible for the supply of necessary chemicals required for the startup and commissioning of the system.
Filter Sand	No	If yes, Vortex is responsible for the supply of necessary filter sand for the startup and commissioning of the system
Hose Bib	No	If yes, Vortex is responsible for the provision and installation of the hose bib.
Secure Storage	No	If yes, Vortex is responsible for the onsite secure storage of Vortex equipment.
Restroom	No	If yes, Vortex is responsible for the provision of temporary on-site restrooms for the duration of the construction
Electrical Breakers	No	If yes, Vortex is responsible for supply and installation of all electrical breakers need for Vortex equipment. Client to ensure main electrical panel has capacity and space needed for the breakers.
Landscape Repairs	No	If yes, Vortex is responsible for the repair Repair of any damages to the surrounding landscape
Install Supervision	No	If yes, Vortex is responsible for supervising the installation. Please review the Vortex Installation scope of work.
Elevations Install	No	If yes, Vortex is responsible for the installation of the elevations.
Waterslide Install	No	If yes, Vortex is responsible for: <ul style="list-style-type: none"> • Installation of steel columns, support arms and brackets. • Installation of towers, stairs, and canopy. • Installation of fiber glass slide

Special Notes and Requirements

Inclusions General Items

- Participation to pre-construction, project updates and safety meetings as required (Via Teams/Zoom video conference calls or audio calls)
- The installation work includes a maximum of 2 on-site mobilizations for the completion of project
- Unloading of Vortex equipment, provided only if the site is ready for installation when the products are shipped
- Site layout based on provided Datums for the splashpad area and mechanical room, tank and debris trap if applicable
- Clean-up of the area occupied by Vortex during the construction

Customer's Responsibility & Exclusions from Vortex' Scope of Work

- All necessary permits for the required work unless specified otherwise
- All inspection fees (Rebar, plumbing, electrical, sewer, compaction) unless specified otherwise
- Geotechnical soil reports and materials/compaction testing
- Customer needs to ensure that all footings shall rest on Homogeneous layer of undisturbed soil or engineered backfill with a minimum allowable bearing capacity of 100 KPA (2000 PSF) and maximum differential settlement of 19 mm (0.75"). All organic material shall be removed. (applicable for Waterslide installation)
- Site survey and location of reference points (Datum) and elevation
- Grading plans, Erosion and control plans, Storm water management plans and landscaping plans
- Sewer or water tap fees, if required
- Water or electrical meter fees, if required
- Additional requirements set forth by the local health department and/or code enforcement not previously agreed upon as of the date of this estimate
- Additional electrical requirements if the existing power supply system is not sufficient to handle the electrical requirements
- Additional plumbing requirements if the existing water supply, waste water line and/or storm drain is not sufficient or within the parameters established
- Installation of anchors (applicable for Waterslide installation)
- Installation of Concrete Footings (applicable for Waterslide installation)
- Grouting under columns and steel structure. (applicable for Waterslide installation)
- Water supply piping, including brackets required to support water pipes to the structure. (applicable for Waterslide installation)
- Engineering & sizing of water recirculation system. (applicable for Waterslide installation)

- Laydown area and adequate access to work areas shall be provided to Vortex installers.
- Demolition of any existing concrete, pass, parking areas, features or structures
- Tracking pads and/or access roads to the construction site
- Removal and handling of contaminated/stained or unsuitable soil, or buried obstructions
- Final landscaping (grading, seeding, sod, shrubs, silt socks, etc.)
- Dry play park products purchase and installation
- Benches, tables and shades purchase and installation
- Drain pit form and place in customer supplied mechanical room

Other clauses that may incur additional expenses to be borne by the client:

- Any location or relocation of underground utilities and/or irrigation piping is the responsibility of the owner or its agent. If any utilities encountered and not identified by the local utility providers requires relocation or modification, it is the responsibility of the owner or its agent and no cost shall be borne by Vortex for such work.
- SUB-SURFACE CONDITIONS: Owner shall absorb all costs incurred from unknown conditions such as rock removal, poor digging conditions or poor soil bearing capacity, less than 3000 PSF or a water table higher than 10 ft below finished grade. If material is so large or so large or cumbersome that it cannot be removed with a mini excavator, then that part of excavation that requires other methods of removal or remediation such as, but not limited to, shoring, pneumatic jack hammer, backhoe, hydraulic rock breaker, or dynamite, will be billed on a time and material basis.
- It is assumed that the site does not necessitate the use of a concrete pump truck. If concrete pump truck is needed, Owner shall absorb all associated costs.
- Installation and construction to occur during normal daytime business hours, not including holidays. It is assumed that there is no restrictions on workdays and work hours.
- This contract includes a definite number of mobilizations (see inclusions), any mobilization beyond the contracted amount mentioned herein is subject to a \$3,500.00 fee for each remobilization thereafter. If for any reason, external factors (other than weather), cause the suspension of work, Vortex USA Inc. may be entitled to additional time and cost associated with demobilization and remobilization, mileage, labor and travel time.
- Vortex USA Inc. maintains comprehensive insurance coverage. This coverage is available upon written request. Any insurance coverage required for specific projects above Cicero's norm is not included in this proposal.
- A Performance and Payment Bond is not included in the price of this contract unless specifically included in the quote. This cost would be determined if bond is a requirement and price or design adjusted accordingly. Bond typically costs 5% of the total project.

QUOTE

EXHIBIT TO RESOLUTION



Signature

Title

Printed Name

Date

File Attachments for Item:

12. City Council Resolution No. 2026-075 - A resolution of the City of Lake City, Florida, directing the erection of signs at the intersections along that certain segment of Northwest Madison Street situated between Northwest Main Boulevard and North Marion Avenue in honor of Fire Chief Randall Burnham; co-designating said street segment as Randy Burnham Street; providing for conflicts; providing for severability; providing an effective date.

RESOLUTION NO 2026 - 075

CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA, DIRECTING THE ERECTION OF SIGNS AT THE INTERSECTIONS ALONG THAT CERTAIN SEGMENT OF NORTHWEST MADISON STREET SITUATED BETWEEN NORTHWEST MAIN BOULEVARD AND NORTH MARION AVENUE IN HONOR OF FIRE CHIEF RANDALL BURNHAM; CO-DESIGNATING SAID STREET SEGMENT AS RANDY BURNHAM STREET; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Randall "Randy" Burnham dedicated over thirty years of his life to the Lake City Fire Department, working his way up through the ranks to lead the department as Fire Chief; and

WHEREAS, Chief Burnham was an exemplary leader who consistently put the safety and well-being of his firefighters and the citizens of Lake City first; and

WHEREAS, Chief Burnham made the ultimate sacrifice in the line of duty, exemplifying the highest standards of bravery, public service, and dedication to the community; and

WHEREAS, the City of Lake City (the "City") desires to permanently commemorate his legacy, profound impact, and dedication to public safety by co-designating in his honor the portion of Northwest Madison Street situated between Northwest Main Boulevard and North Marion Avenue as "Randy Burnham Street"; and

WHEREAS, the honorary co-designation of this street as "Randy Burnham Street" serves a valid public purpose and honors a distinguished local hero; and

WHEREAS, in furtherance thereof, in honor of Chief Randall Burnham, the City desires that henceforth the aforementioned segment of road be co-designated as Randy Burnham Street; and

WHEREAS, renaming the aforementioned segment of road as set forth herein is in the public interest and for the public welfare; now therefore

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

1. The City hereby co-designates within the City of Lake City, Florida that certain segment of Northwest Madison Street situated between Northwest Main Boulevard and North Marion Avenue as Randy Burnham Street in honor of Chief Randell Burnham; and
2. The public works, road, and other relevant staff of the City are authorized and directed to take all actions consistent herewith, including supplementing the existing signage on the designated road segment to reflect the honorary co-designation set forth herein; and

3. 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
4. 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, 2026.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, 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

File Attachments for Item:

13. City Council Resolution No. 2026-076 - A resolution of the City of Lake City, Florida, directing the erection of signs at the intersections along that certain segment of Northwest Alachua Avenue situated between West Duval Street and North Marion Avenue in honor of Assistant Fire Chief Dwight E. Boozer; co-designating said street segment as Assistant Chief Dwight Boozer Avenue; providing for conflicts; providing for severability; providing for an effective date.

RESOLUTION NO 2026-076

CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA, DIRECTING THE ERECTION OF SIGNS AT THE INTERSECTIONS ALONG THAT CERTAIN SEGMENT OF NORTHWEST ALACHUA AVENUE SITUATED BETWEEN WEST DUVAL STREET AND NORTH MARION AVENUE IN HONOR OF ASSISTANT FIRE CHIEF DWIGHT E. BOOZER; CO-DESIGNATING SAID STREET SEGMENT AS ASSISTANT CHIEF DWIGHT BOOZER AVENUE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Assistant Fire Chief Dwight E. Boozer dedicated more than 33 years of his life to selfless, life-saving service as a member of the Lake City Fire Department; and

WHEREAS, throughout his tenure, Chief Boozer exhibited unwavering courage, unmatched work ethic, and extraordinary leadership, profoundly impacting the safety and wellbeing of the citizens of Lake City; and

WHEREAS, Chief Boozer continued to bravely lead his department and mentor the next generation of firefighters even while battling a terminal cancer diagnosis; and

WHEREAS, the City of Lake City (the "City") desires to permanently commemorate his legacy, sacrifice, and contributions to our community and the firefighting profession by co-designating in his honor the segment of Northwest Alachua Avenue situated between West Duval Street and North Marion Avenue as "Dwight E. Boozer Avenue"; and

WHEREAS, the honorary co-designation of this street as "Dwight E. Boozer Avenue" serves a valid public purpose, recognizes a person of selfless character, and honors a distinguished public servant; and

WHEREAS, in furtherance thereof, in honor of Assistant Fire Chief Dwight E. Boozer the City desires that henceforth the aforementioned segment of road be co-designated as Dwight E. Boozer Avenue; and

WHEREAS, renaming the aforementioned segment of road as set forth herein is in the public interest and for the public welfare; now therefore

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

1. The City hereby co-designates within the City of Lake City, Florida that certain segment of Northwest Alachua Avenue situated between West Duval Street and North Marion Avenue as Dwight E. Boozer Avenue in honor of Assistant Fire Chief Dwight E. Boozer; and

2. The public works, road, and other relevant staff of the City are authorized and directed to take all actions consistent herewith, including supplementing the existing signage on the designated road segment to reflect the honorary co-designation set forth herein; and
3. 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
4. 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, 2026.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, 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

File Attachments for Item:

14. City Council Resolution No. 2026-079 - A resolution of the City of Lake City, Florida, adopting an update to the Lake City Community Redevelopment Plan; providing for severability; repealing all previous resolutions in conflict; providing an effective date.

Note: This item was presented at the CRA Meeting held prior to this meeting.

RESOLUTION NO 2026 - 079

CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA, ADOPTING AN UPDATE TO THE LAKE CITY COMMUNITY REDEVELOPMENT PLAN; PROVIDING FOR SEVERABILITY; REPEALING ALL PREVIOUS RESOLUTIONS IN CONFLICT; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Florida legislature enacted the Community Redevelopment Act of 1969 (Part III, Chapter 163, Florida Statutes), to provide certain redevelopment powers to eligible municipalities and counties; and

WHEREAS, by Resolution 81-13, enacted by the City Council on April 6, 1981, as amended by Resolutions No. 84-73 and 89-97 and 89-97, the City of Lake City, Florida (the "City") determined, after proper public notice and hearing, one or more slums or blighted areas existed within the boundaries of the City and rehabilitation, conservation or redevelopment, or a combination thereof, of such area or areas was necessary in the interest of the public health, safety, morals, or welfare of the residents of the City, and further determined a need to create a community redevelopment agency pursuant to the provisions of Part III, Chapter 163, Florida Statutes, and to establish and define the boundaries of the Community Redevelopment Area; and

WHEREAS, by Resolution 81-16, the City Council created the Community Redevelopment Agency of the City of Lake City, Florida; and

WHEREAS, by Ordinance No. 89-661 on December 18, 1989, the City Council provided for the funding of a Redevelopment Trust Fund for community redevelopment within the Lake City Redevelopment Area in accordance with the Lake City Community Redevelopment Plan (the "Plan"), including any amendments or modifications thereto, as provided in Section 163.387, Florida Statutes; and

WHEREAS, in 2019, the Florida Legislature created section 163.3755 of the Redevelopment Act which provides a community redevelopment agency in existence on October 1, 2019, shall terminate on the expiration date provided in the agency's charter on September 30, 2039, unless the governing body of the municipality that created the community redevelopment agency approves its continued existence by a majority vote of the members of the governing body; and

WHEREAS, in 2025, the City of Lake City sought to address documented conditions of slum and blight present in Lake City and retained Inspire Placemaking Collective to amend the Plan by preparing a Lake City Community Redevelopment Plan Update (the "Update"); and

WHEREAS, the Update was prepared to reflect the existing CRA conditions, and additional capital projects and redevelopment programming through the CRA's modified operational timeframe of

2049, which is not later than 60 years after the fiscal year in which the Plan was initially adopted; and

WHEREAS, the Update was presented to the Lake City Planning and Zoning Board at its April 14, 2026 meeting for review and a determination of consistency with the City's adopted Comprehensive Plan; and

WHEREAS, the Lake City Planning and Zoning Board determined the proposed Lake City Community Redevelopment Plan Update is consistent with the Goals, Objectives and Policies of the City's adopted Comprehensive Plan; and

WHEREAS, the Update was presented to the Lake City Community Redevelopment Agency at its July 7, 2026 meeting to solicit public input and comment from the Community Redevelopment Agency; and

WHEREAS, the Lake City Community Redevelopment Agency provided direction to CRA administration to submit the Update to the City Council for adoption; and

WHEREAS, the City Council has caused a public notice to be published and a notice mailed to each taxing authority as required by Section 163.346, Florida Statutes, and a public hearing to be noticed, scheduled, and held as required by Section 163.361(2), Florida Statutes; and

WHEREAS, adopting the Update is in the public interest and promotes the health, safety, and wellness of the City; now, therefore

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

1. There exists a slum and blighted area or areas in the Lake City Community Redevelopment Area, and that the rehabilitation, conservation or redevelopment, or a combination thereof, is necessary in the interest of public health, safety, and welfare of the City.
2. The Lake City Community Redevelopment Plan Update has been completed in accordance with Section 163.361 and Section 163.362, Florida Statutes.
3. The Lake City Community Redevelopment Plan Update identifies catalytic public investments, public improvements, and strategies to address the aforementioned conditions of blight and provides guidance and direction for the Lake City Community Redevelopment Agency activities and programs.
4. The City Council finds, determines and declares the Update conforms to the adopted Comprehensive Plan of the City.
5. The City Council adopts the Update and authorizes and directs the Community Redevelopment Agency to proceed with the implementation of the Plan as updated by the Update.

-
6. Upon adoption of the Update, the implementation period for the Plan will extend through 2049.
 7. All prior resolutions of the City Council of the City of Lake City in conflict with this resolution are repealed to the extent of such conflict.
 8. This Resolution shall take effect immediately upon approval by the City Council.

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, 2026.

CITY OF LAKE CITY, FLORIDA

Noah E. Walker, Mayor

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

Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney

Exhibit A
Lake City Community Redevelopment Plan Update

LAKE CITY, FL



Community Redevelopment Plan Update

January 2026



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01

EXECUTIVE SUMMARY



Lake City at a Crossroads

Like its physical location, Lake City, Florida lies at an important crossroads regarding its redevelopment future. Located in North Central Florida proximate to the intersection of I-75 and I-10, Lake City has excellent regional, State and cross State transportation access, making it a place where economic growth and development based upon logistics, distribution and movement of goods and services are a natural fit.

The larger Lake City community blends residential with agricultural and outdoor oriented lifestyles. The City is a gateway to the forests, springs, rivers and lakes that shape its recreational life and local identity. As the County seat of Columbia County, FL, Lake City serves as the location of many governmental and institutional uses that drive County government and its related support services.

The downtown, centered around Marion Avenue, serves as the cultural and historic heart of the City and features a walkable main street populated by independent restaurants, cafes, small businesses and historic buildings such as the Blanche Hotel. Local community events such as the bi-monthly Makers & Growers Market, seasonal festivals, and community gatherings help sustain an active civic life downtown.

Surrounding downtown are several historic residential districts, including the Lake Isabella Historic Residential District, showcasing early-20th-century homes with architectural variety and mature tree-lined streets—appealing for those who value heritage and walkability close to downtown amenities. Public parks and green spaces, like Lake DeSoto Park within downtown and Alligator Lake Park nearby, provide accessible outdoor recreation, walking paths, lake views, picnic areas, and event space—reinforcing community ties and quality of life.

This 2026 Community Redevelopment Plan Update represents a civic opportunity at the crossroads of community building and redevelopment. It is an inflection point for the community to enhance these assets and to energize redevelopment within the established community redevelopment geography through strategic actions and project implementation.

Importantly, the community input received for this Plan Update is that participants want to see visible, equitable improvements across all CRA neighborhoods, not just downtown.

With an updated Community Redevelopment Plan in hand, built upon a solid foundation of existing community assets and citizen input, Lake City is ready to move forward through the crossroads on a productive and prosperous path.

Guiding Community Priorities

1. **More inclusive communication and transparency.**
2. **Support for small and emerging businesses.**
3. **Public amenities that strengthen community wellbeing.**
4. **Tangible results that residents can see and experience in their daily lives.**

02

PLAN CONTEXT

The story of the Lake City CRA - where it is located, what it means to be a CRA, the history that came before it, and the community within it.





Florida State Capitol

I-10

I-75

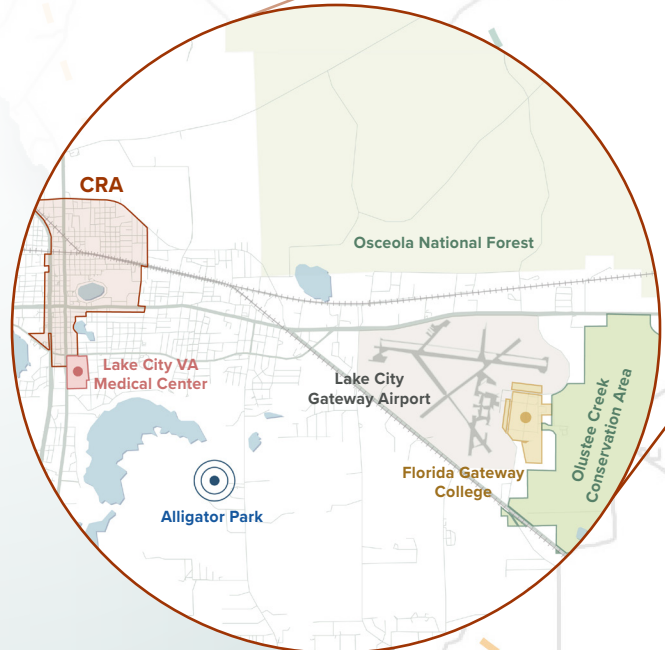
108 miles / 1 hr 42 min drive

Regional Location

Lake City is located in north-central Florida and serves as the county seat of Columbia County. Strategically located at the intersection of Interstates 10 and 75, the City functions as a regional transportation hub and is widely recognized as “the Gateway to Florida.” Situated approximately 60 miles west of Jacksonville and 45 miles north of Gainesville, Lake City offers direct connectivity to major employment centers and regional markets throughout the Southeast region.

While the City’s historic legacy as a railroad town established Lake City as a crossroads for transportation and logistics, its Downtown continues to serve as the community’s civic heart. Centered around Lake Desoto, Downtown Lake City’s urban form reflects historic development patterns shaped by rail lines, highways, and public institutions, reinforcing its role as the focal point of civic life in Columbia County.

True to its moniker, Lake City welcomes residents, students, and visitors alike through key gateways such as the Lake City Gateway Airport and Florida Gateway College. Just east of the City, the nearly 200,000-acre Osceola National Forest offers expansive pine flatwoods and recreational opportunities that include offer hiking, horseback riding, fishing, and hunting. Together, these features shape Lake City as a place defined by accessibility and close proximity to the natural landscapes of North Florida.



I-95

GEORGIA

29 miles / 30 min drive

60 miles / 59 min drive

LAKE CITY

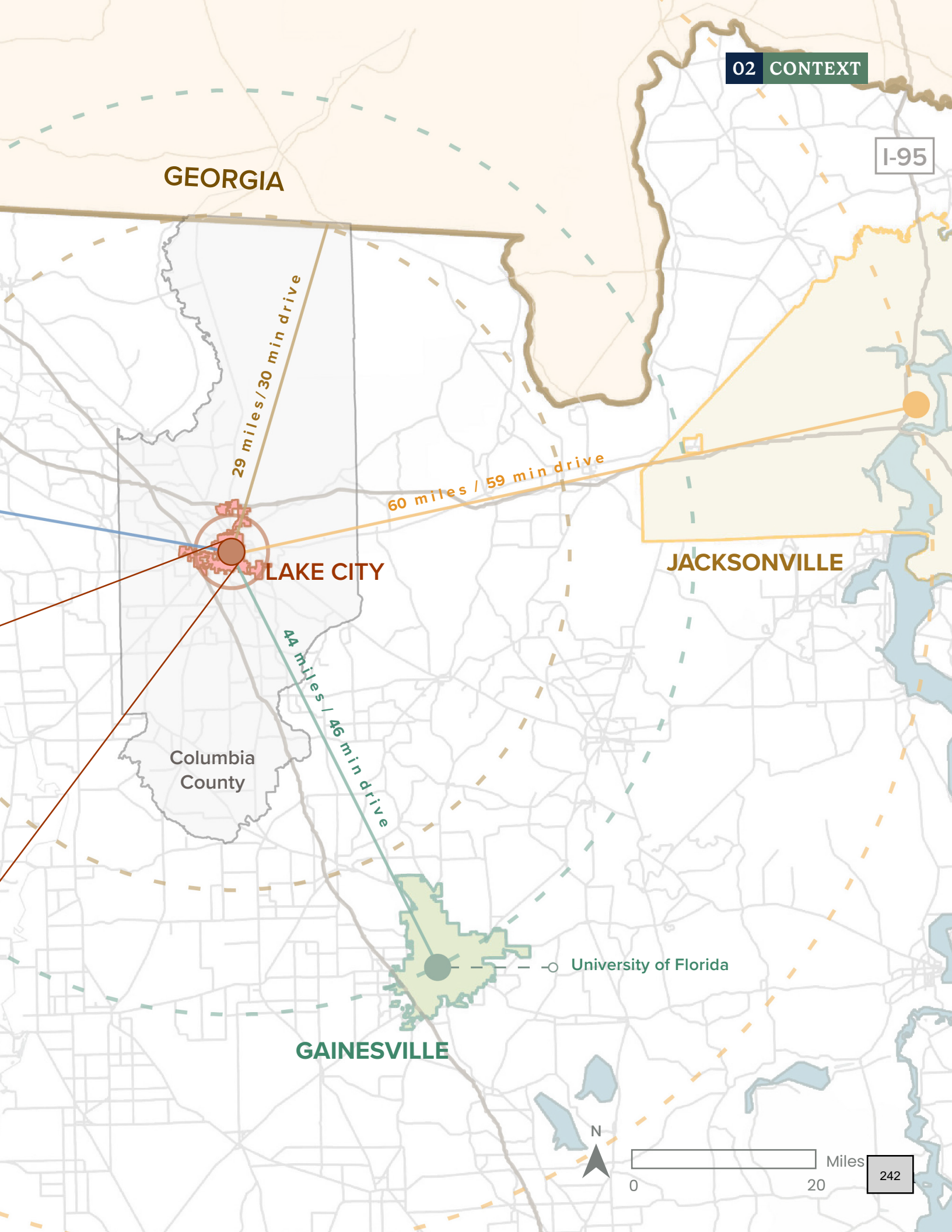
JACKSONVILLE

Columbia County

44 miles / 46 min drive

GAINESVILLE

University of Florida



Focus Area

The Lake City Community Redevelopment Area (CRA) is located within the central portion of the City. It contains the City's historic core, key commercial corridors, and surrounding neighborhoods that have been identified as priorities for reinvestment. Spanning 655 acres and centered around Lake Desoto, the CRA includes a number of community assets. City Hall, the Columbia County Public Library, and the Blanche Hotel sit within the City's historic Downtown core. Recreational assets in the area include Wilson Park, Olustee Park, Annie Mattox Recreation Center, and Richardson Community Center. The CRA's residential neighborhoods north of Lake Desoto and west of Lake Isabella include elementary schools, places of worship, and the Lake City-Columbia County Historical Museum.







Recognizing the need to reinvigorate its downtown core, the Lake City City Council established the Community Redevelopment Agency in 1981 to guide the evolution of the Central Business District into a more active and economically resilient area. The first Community Redevelopment Plan was adopted in 1989, formally establishing the boundaries of the Lake City CRA and creating the CRA Trust Fund. The CRA was expanded in 2009 to incorporate additional areas identified as blighted, reflecting changing development conditions and reinvestment needs.

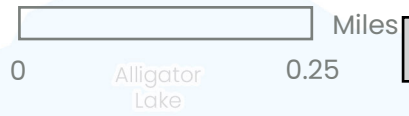
The Redevelopment Plan was most recently updated in 2011, articulating a vision of the CRA as a "quaint but vibrant center" that functions like a college campus, supporting strong local educational opportunities while balancing urban amenities, employment, and small-town charm. The most recent expansion of the CRA boundaries was approved in 2012. Following this, in 2015, the life of the CRA district was extended through 2031 to leverage a loan secured by future redevelopment revenues, giving the City time to carry out long-term redevelopment goals.

In advance of the current plan update, a Finding of Necessity was conducted to evaluate the potential expansion of the CRA. While the analysis supported eligibility for expansion, City staff elected to defer boundary changes and instead concentrate resources and implementation efforts on strengthening and reinvesting in the existing CRA area.



LAKE CITY CRA BOUNDARY

-  CRA Boundary
-  Highway
-  Street
-  Railroad
-  Parcels
-  Water



Understanding a CRA

What is a Community Redevelopment Area (CRA)?

A CRA is a special area that a city or county decides needs improvement. This special area is “blighted,” which means it may have empty buildings, broken sidewalks, or other problems. The formal definition of a CRA can be found in Chapter 163, Part III of the Florida Statutes.

What is a Community Redevelopment Agency?

The Community Redevelopment Agency is the group responsible for managing the activities and projects of the CRA and making sure its projects get done.

Does a CRA increase Property Taxes?

CRA’s do not increase the property tax rate.

What is the goal of a CRA?

The goal of a CRA is to make the area better. It works to fix problems like run-down buildings, old roads, limited housing, and limited job opportunities. The agency focuses on addressing the unique problems within the CRA. The goal is to help fix and improve the area so it becomes a better place to work and live for the community.

What is a Community Redevelopment Plan?

The Community Redevelopment Plan is created to guide the CRA. It lists the projects and programs the CRA works on and pays for. The Community Redevelopment Agency can only fund things that are in the plan and inside the CRA area. If something isn’t in the plan, the agency can’t do it.

How does the CRA address Blight?

The CRA makes a plan called a Community Redevelopment Plan. This plan helps focus on the problems in the area and how to spend money on projects and programs to improve the area.

How long do CRAs exist?

CRAs created after 2002 are limited to a 40-year maximum lifespan from the date the Community Redevelopment Plan is approved.

How does a CRA spend money?

A CRA reviews project ideas to see if they match the community improvement plan. If the project aligns with the CRA plan, the CRA Board can vote to approve the use of CRA funds for it.

What can the CRA spend money on?

CRA's can do lots of things to help uplift communities and neighborhoods! Their money must be used for programs listed in their approved plan. Projects include but aren't limited to:

1. Public Spaces & Art

- Parks, playgrounds, pavilions
- Walking trails and nature paths
- Community gardens
- Big murals and public art

2. Streets & Utilities

- Fixing sidewalks and roads
- Upgrading water and sewer lines
- Adding streetlights, trees, and drainage

3. Buildings & Housing

- Building new affordable homes
- Repairing or rehabbing older homes
- Turning old buildings into smart new spaces (like a community health hub)
- Cleaning up abandoned spots

4. Business Help

- Grants or loans to fix up store fronts
- Help minority-owned and local small businesses grow

5. Community Programs

- Hiring ambassadors from the community to ensure residents feel safe and secure
- Partnering with local nonprofits or educational institutions to provide services
- Utilizing grants or other funding mechanisms that allow for social service expenditures

6. CRA Staff & Fundraising

- Paying someone to run CRA projects
- Hiring grant-writers to bring in more funding

What is Tax Increment Financing?

Tax Increment Financing, or TIF, is a way to help pay for improvements in a Community Redevelopment Area. If property values increase within the CRA, then property tax revenue increases. The extra money made from property taxes is set aside. This extra money, called "TIF," goes into the CRA's Trust Fund. The CRA then uses the fund to pay for projects that help improve the area.

What is the CRA Trust Fund?

The CRA Trust Fund is a special account where the extra money (TIF) is saved. The CRA can only use this money to pay for projects in the redevelopment area. These projects must be listed in the Community Redevelopment Plan.

How is a CRA funded?

A CRA gets most of its money from Tax Increment Financing. After the City and County collect property taxes, they return a portion of the money collected to be spent directly within the CRA boundaries. CRA's can also get money from grants and public private partnerships (See Chapter 6).

Lake City Throughout the Years

1800s

1823

Following Florida's transfer to U.S. control, Seminole residents are forcibly relocated to reservation lands, opening the area to American settlement.

Pre-1800s

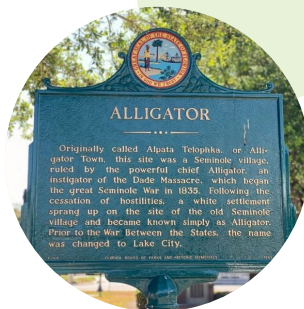
The area now comprising downtown Lake City is inhabited by Indigenous peoples, including a Seminole village known as Halapata Telofa (Alligator Town).



1900s

1864

Completion of the railroad connection to Jacksonville transforms Lake City into a regional transportation hub, a role that becomes critical during the Civil War when the city functions as a major supply and rail center. The Battle of Olustee, the largest Civil War battle in Florida, is fought approximately ten miles east of downtown.



1832

Columbia County is formed, and the settlement known as Alligator is designated the county seat.

1902

The Hotel Blanche opens and becomes a central landmark in downtown Lake City, anchoring commerce, lodging, and social life for decades.



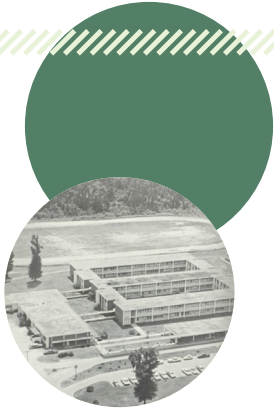
1900

Downtown Lake City emerges as the primary commercial, social, and institutional center for Columbia County, while segregated Black neighborhoods, churches, and schools develop nearby with limited public investment.

1874

A major downtown fire destroys many early wooden buildings, leading to reconstruction and shaping the more permanent commercial core that defines downtown today.

2000s



1960s

Public schools in Lake City are formally desegregated, leading to the closure of segregated Black schools and major transitions for Black students and educators.



1947

Following World War II, the former Naval Air Station is conveyed to the City and renamed Lake City Municipal Airport, transitioning the site from military use to a long-term civic and economic asset.

1976

Lake City hosts the inaugural Olustee Battle Festival, establishing a long-running Presidents' Day weekend event celebrating local history and drawing visitors to Downtown and the Olustee Battlefield.



1970s

In the post-Civil Rights era, formal segregation ends, but economic and neighborhood disparities persist, shaping long-term development patterns within the CRA.

1963

The opening of Interstates 10 and 75 establishes Lake City as a major highway crossroads, reshaping travel patterns and regional economic activity.



1995

Lake City hosts the inaugural Alligator Warrior Festival, featuring historic reenactments and educational programming celebrating Columbia County's pre-Civil War heritage.

1978

The Columbia County Public Library is established, expanding access to educational and civic resources near the downtown core.

2020

A pivotal year for the CRA, marked by the closure of Shands Lake Shore Medical Center, completion of Veterans Park Plaza along Lake Desoto, and the reopening of the Hotel Blanche following a major mixed-use redevelopment.



2011

A new Fixed-Base Operations Terminal is completed and the airport is rebranded as Lake City Gateway Airport, enhancing capacity for business jets and general aviation.

National Register of Historic Places

The Lake City CRA contains several properties and districts listed on the National Register of Historic Places, a signal of the area's architectural significance, early civic development, and key role as a regional transportation and commercial center. These historic resources contribute to the character and identity of the CRA and represent important opportunities for preservation-based revitalization, adaptive reuse, and heritage tourism.



T.G. HENDERSON HOUSE

Listed July 24, 1973

An ornate example of the Eastlake architectural style located just outside the downtown core at 207 South Marion Street. Constructed in 1894, the property reflects early residential development patterns within the CRA.



HOTEL BLANCHE

Listed January 18, 1990

A prominent downtown landmark constructed by Frank Pierce Milburn in 1902. Historically functioned as Lake City's primary hotel and gathering place, today it serves as a beacon of adaptive reuse and downtown reinvestment.



HORACE DUNCAN HOUSE

Listed November 15, 1993

Affectionately known as the Pink Magnolia, this Colonial Revival home sits at the intersection of W Duval and NW Main. Built in 1907, the house demonstrates a transition between residential and commercial uses in a key corridor of the city.



LAKE ISABELLA HISTORIC RESIDENTIAL DISTRICT

Listed November 15, 1993

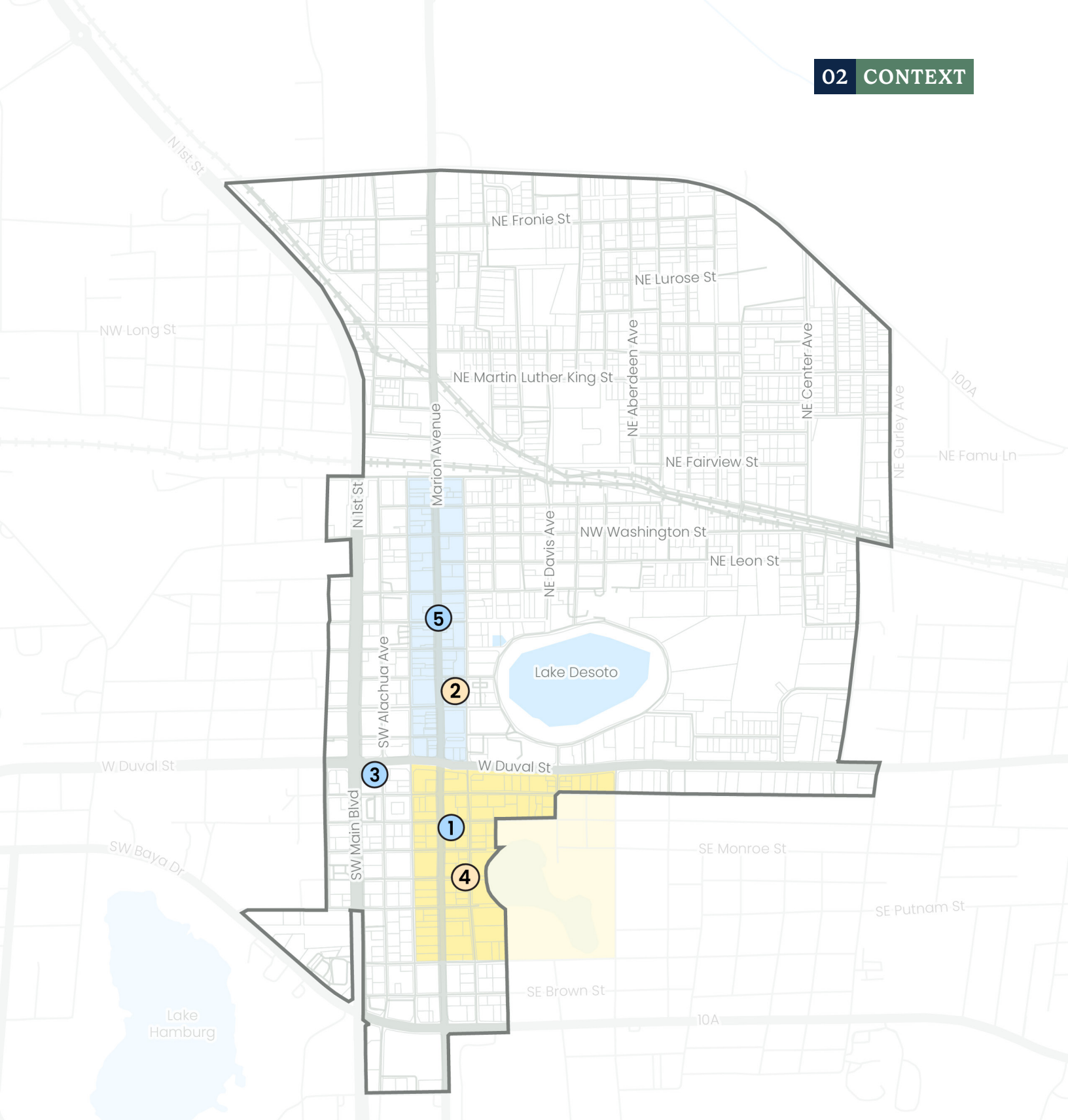
A cohesive residential neighborhood centred on Lake Isabella that contains 145 historic buildings. The district is roughly bounded by East, Duval, and Columbia Streets, Baya Avenue, Church Street, and the lake.



LAKE CITY HISTORIC COMMERCIAL DISTRICT

Listed June 6, 1994

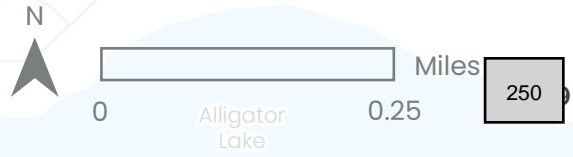
The historic commercial heart of Lake City, encompassing much of the downtown area. The district continues to function as a center for commerce and civic activity and is home to buildings such as the Columbia County Courthouse, pictured on the left.



NATIONAL REGISTER OF HISTORIC PLACES MAP

- CRA Boundary
- Highway
- Street
- Railroad
- Parcels
- Water

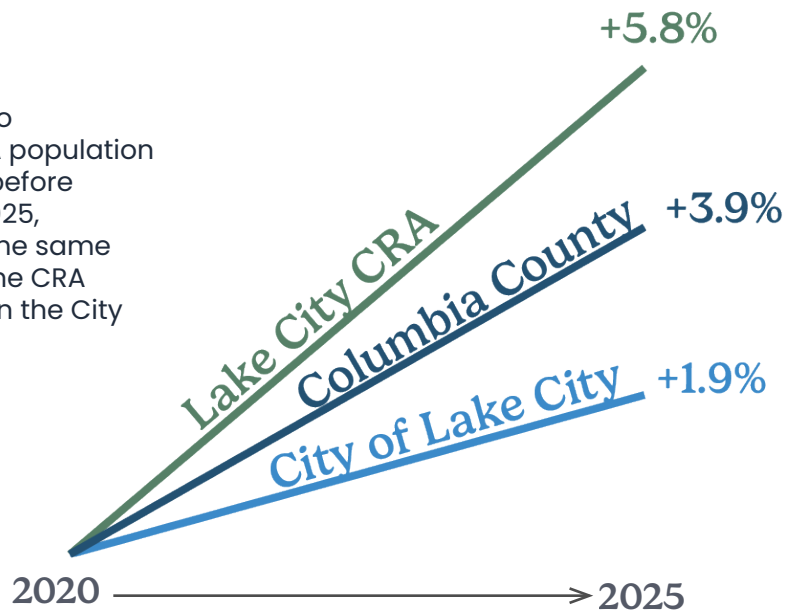
- ① T.G. Henderson House
- ② Hotel Blanche
- ③ Horace Duncan House
- ④ Lake Isabella Historic Residential District
- ⑤ Lake City Historic Commercial District



The People of Lake City

TOTAL POPULATION

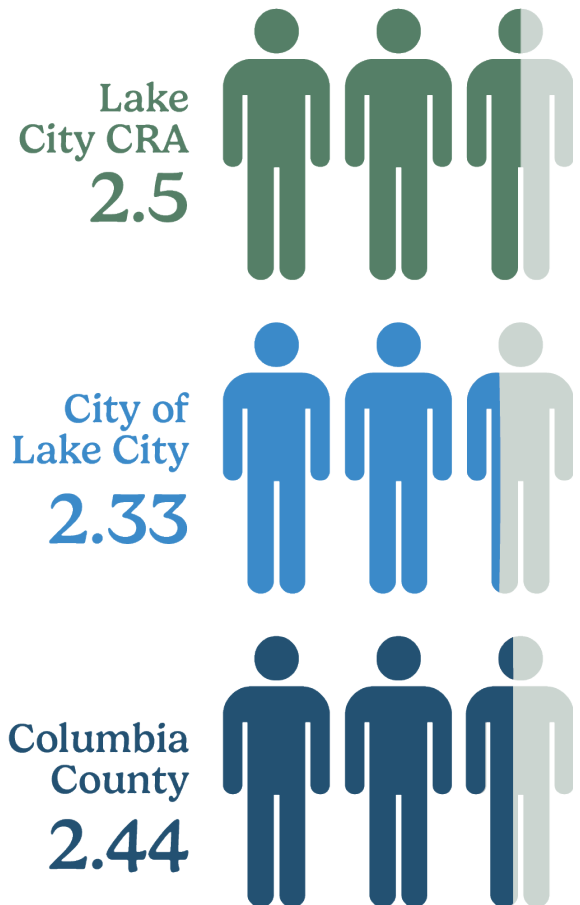
As of 2025, the Lake City CRA is home to approximately 1,435 residents. The CRA population dropped 5.1% between 2010 and 2020 before rebounding 5.8% between 2020 and 2025, outpacing the City's 1.9% growth over the same five-year period. Projections suggest the CRA will continue to grow slightly faster than the City through 2030.



AVERAGE HOUSEHOLD SIZE

Household sizes in the Lake City CRA differ modestly from Citywide patterns. In 2025, the average household within the CRA is estimated to be 2.50 people, compared to 2.33 citywide and 2.44 countywide, indicating a marginally higher prevalence of families and multi-generational living arrangements in the CRA than the City. However, looking back at 2020 Census Data shows that a majority of households consisted of 2 people or less. The estimated increase in household size may be attributed to housing market conditions and the dramatic increase in home prices since 2020.

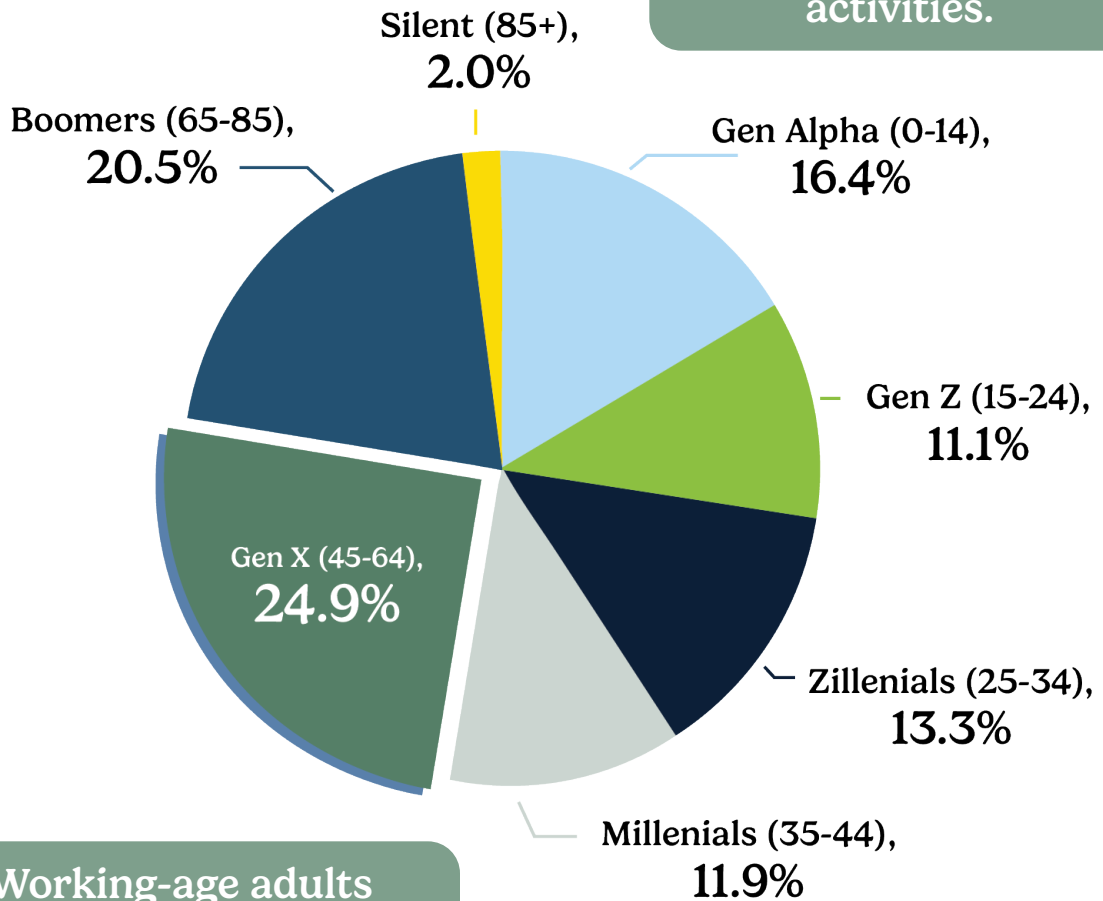
In 2020,
63.3%
of people in the CRA
lived in 1 or 2 person
households



AGE OF POPULATION

The median age of residents in the Lake City CRA is 41.6, slightly higher than the Citywide median age of 40.4 but lower than the County median age of 42.9. The population is evenly distributed across age groups; working-age adults (25-64) comprise approximately half of the population, while children and young residents account for over one-quarter of residents and older residents make up just over one-fifth of the CRA's population.

Over 25% of the CRA's population is under the age of 24, suggesting high demand for educational services, childcare, and youth activities.

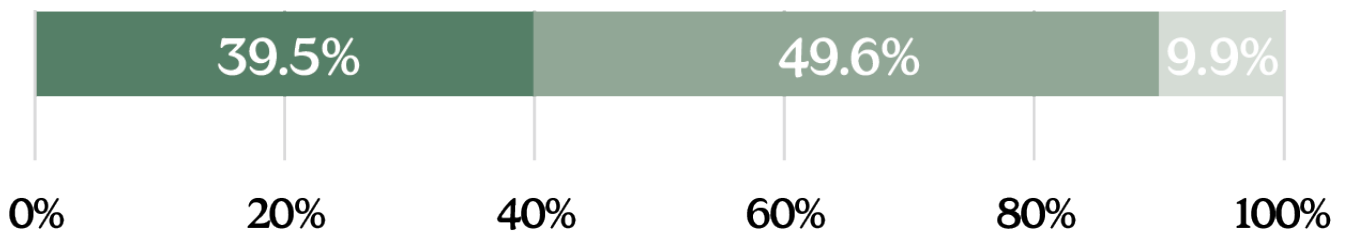


Working-age adults make up around 50% of residents, indicating a strong labor-force base.

HOUSEHOLD INCOME

The CRA's median household income grew to \$51,186 in 2025 (projected to be \$56,865 in 2030), but it still lags behind Lake City (\$60,919) and Columbia County (\$63,305).

Compared to the City as a whole, the CRA has a higher proportion of low- and middle-income households and fewer high-income households. Approximately 40% of households earn less than \$35,000, while just 11% earn \$100,000 or more. The \$50,000 - \$74,000 income bracket is particularly concentrated in the CRA (34.2% compared to 23.2% citywide), indicating a strong middle-income base. With a median household income of \$51,186, the CRA population is concentrated in low- and middle-income ranges, highlighting the importance of access to affordable housing, public transportation, and local employment and technical training opportunities for CRA residents.

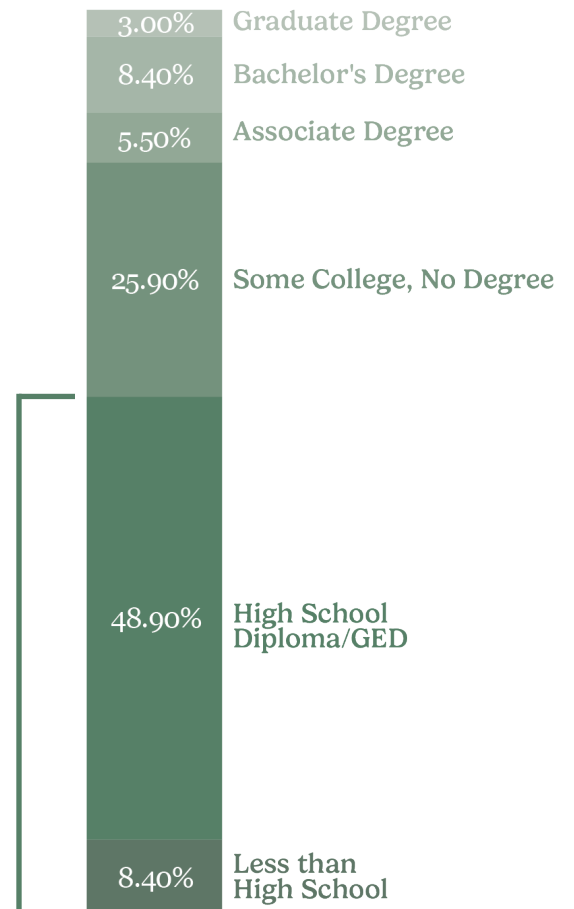


EDUCATIONAL ATTAINMENT

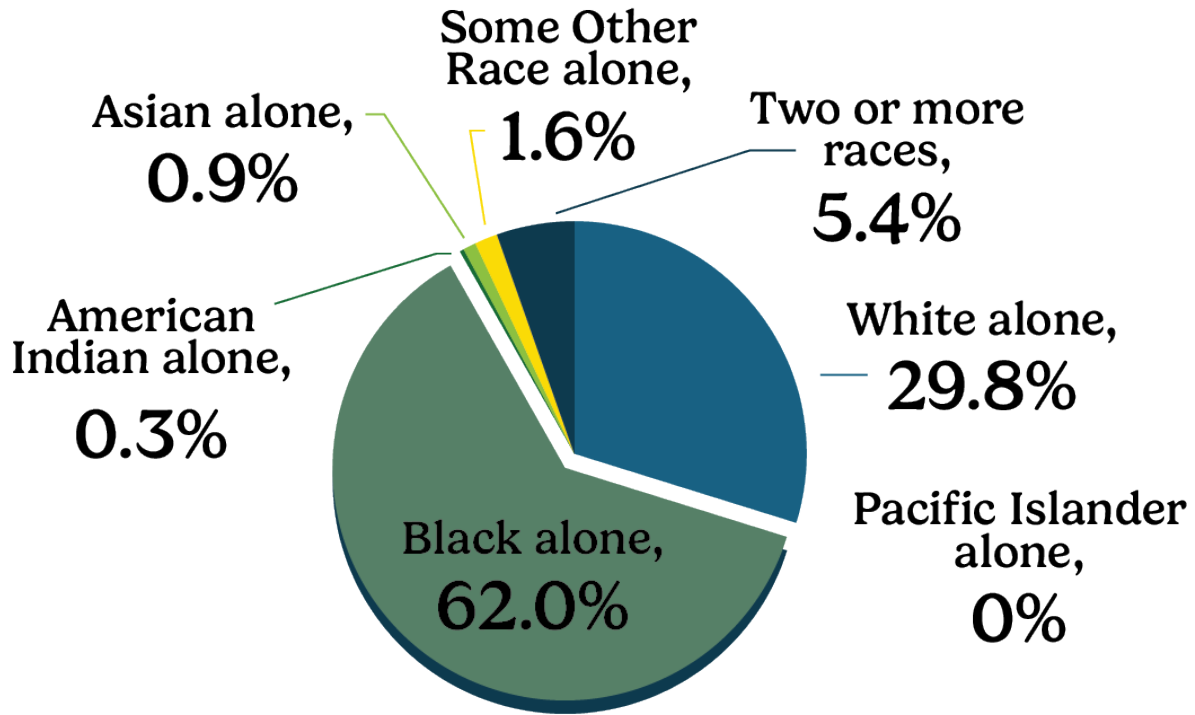
In the Lake City CRA, 8.4 percent of residents have less than a high school education, and about 17 percent have earned an associate's degree or higher. Overall educational attainment in the CRA is lower than in the City and County.



57.3%
of CRA adults
have a
high school
diploma or less



RACE & DIVERSITY



The Lake City CRA exhibits a distinct racial and ethnic composition compared to the City and County overall. In 2025, Black residents comprise 62% percent of the CRA population, substantially higher than the City of Lake City (30.6%) and Columbia County (17%). White residents account for 29.8% of the CRA population compared to 56% Citywide. Smaller shares of residents identify as Asian (0.9%), American Indian (0.3%), or Some Other Race (1.6%), and 5.4% identify with two or more races. Residents of Hispanic or Latino origin represent 3.9% of the CRA population.

The CRA's Diversity Index of 56 is lower than the City's index of 65.1 but higher than the County's 52.8, reflecting a level of diversity that falls between citywide and countywide patterns.



Black residents comprise 62% of the CRA population, more than double the citywide share and over three times the countywide share, making this the dominant racial group in the CRA.

Key Takeaways

The CRA is positioned to serve as a hub for regional tourism.

Lake City draws visitor traveling along major regional transportation routes, visiting nearby recreational assets such as Osceola National Forest, or participating in annual reenactment festivals. Strengthening Downtown as a destination through investments in walkability, high quality public spaces, dining, retail, lodging, and event infrastructure will encourage visitors to spend more time in the city and support the local economy.

Downtown’s historic character is a core economic asset.

The CRA contains much of Lake City’s historic fabric, including two historic districts, historic homes, and the Lake City–Columbia County Historic Museum. The recent redevelopment of the Blanche Hotel demonstrates how preservation within the CRA can directly support economic revitalization by adding lodging, event space, and renewed activity downtown. Redevelopment efforts should reinforce this identity through preservation, adaptive reuse, façade improvements, and context-sensitive infill development.

Residents of the CRA are primarily working age or youth.

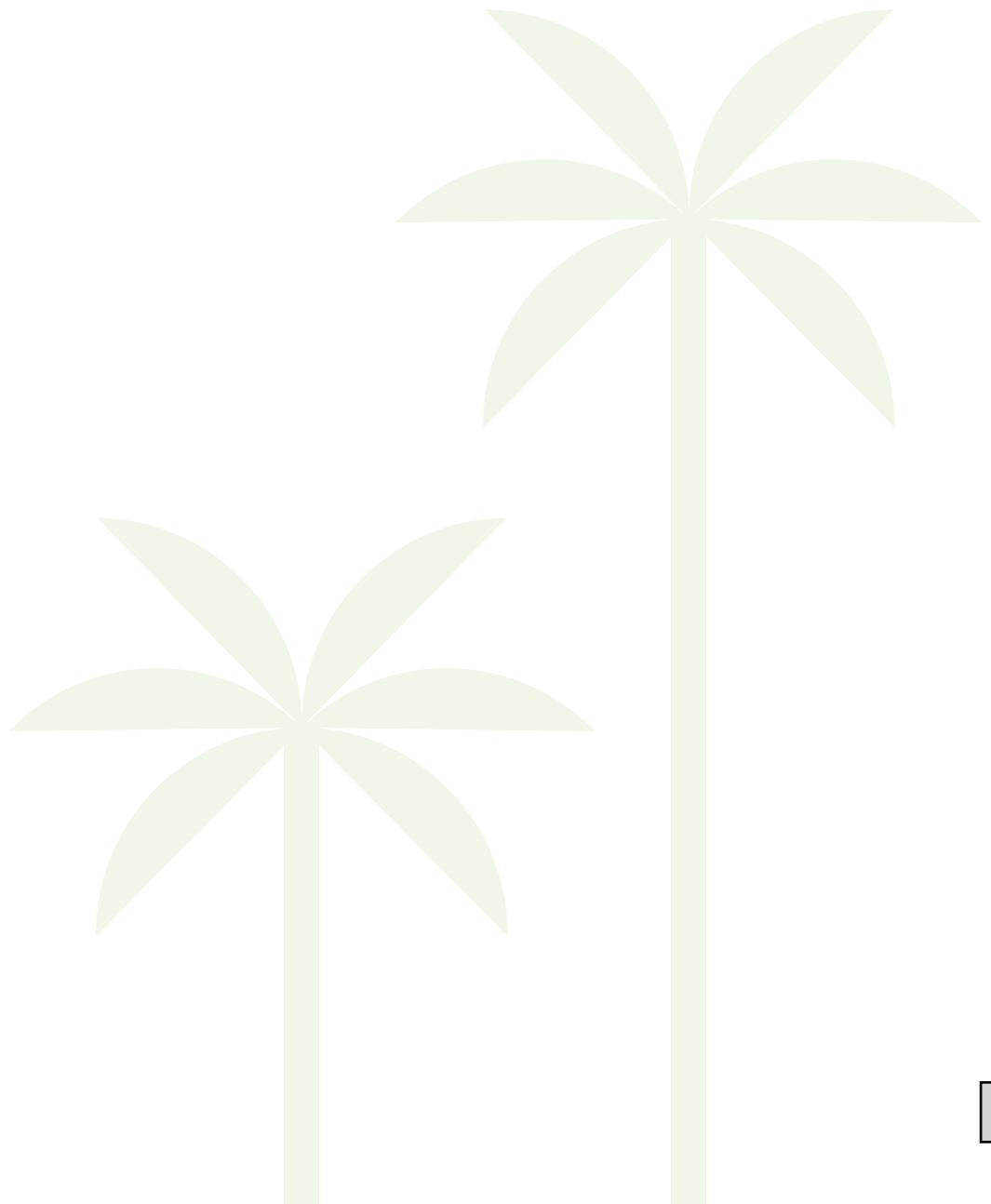
With approximately 75% of the broader city’s population under age 64, the CRA consists of a youthful population. This suggests high demand for employment opportunities and potential for small business growth; a need for family-supportive amenities and gathering spaces; and a need to focus on maintaining affordability. Downtown redevelopment should focus on creating a vibrant, functional center that supports working-age residents and families.

Income and education gaps signal need for workforce-focused investment.

The CRA population is concentrated in low- and middle-income households, with a median income of \$51,186. Educational attainment also trails City and County benchmarks, with nearly half of residents holding a high school diploma or GED as their highest credential. Together, these conditions underscore the need for targeted workforce development, adult education, and economic mobility strategies as central components of CRA reinvestment.

The CRA reflects a distinct racial composition shaped by historic patterns.

The CRA population is predominantly Black (62 percent), a significantly higher share than the City or County overall. This demographic pattern likely reflects historic settlement patterns influenced by racial discrimination. Equitable redevelopment strategies will support existing residents, preserve community identity, and expand access to opportunity without displacement.



03

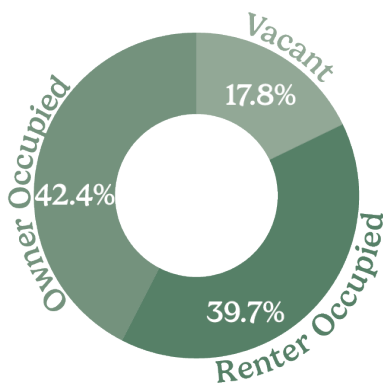
EXISTING CONDITIONS

An overview and analysis of the physical and economic conditions within the Lake City CRA.

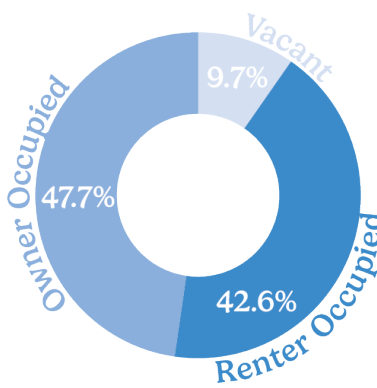


Housing

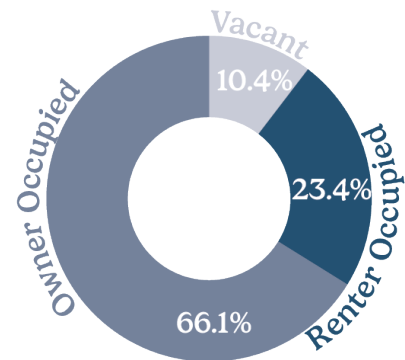
There are an estimated 662 housing units within the Lake City CRA. The CRA is characterized by moderate vacancy, low owner-occupancy, an aging housing stock, and limited housing diversity. These conditions indicate barriers to homeownership, a need for housing maintenance and rehabilitation, and challenges related to underutilized or aging residential properties. This highlights opportunities for targeted reinvestment and infill development to support long-term neighborhood stabilization.



**Lake City
CRA**



**City of
Lake City**



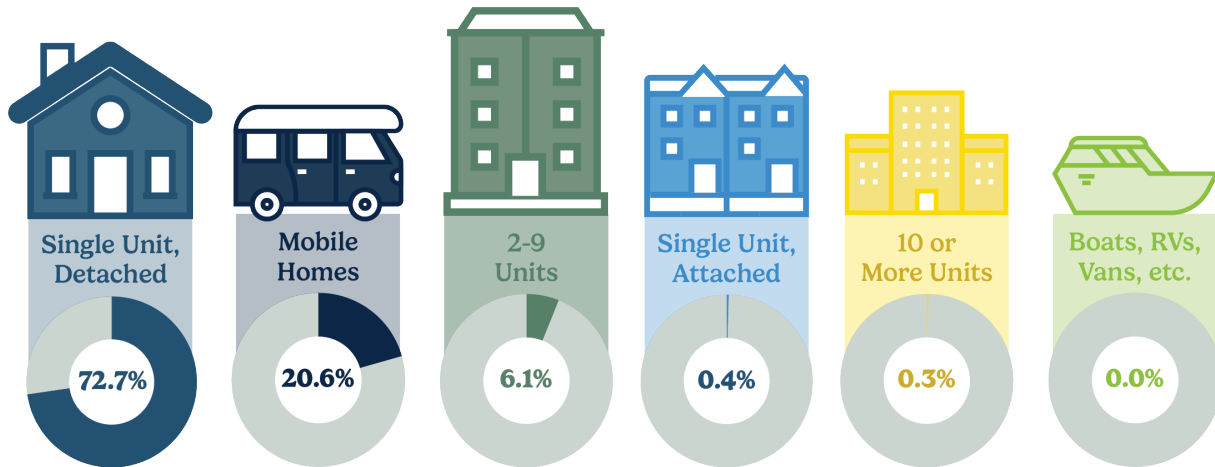
**Columbia
County**

The Lake City CRA has a homeownership rate of 42.4%, meaning that fewer than half of housing units are owner-occupied. Lower than both the Citywide and Countywide averages, this suggests underlying challenges to homeownership within the CRA that may be influenced by household income constraints, limited access to mortgage financing, or the condition and age of the housing stock. At the same time, the CRA has a substantial renter population, with 39.7% of units renter-occupied, resulting in a near balance between renters and owners. Households that rent are generally more vulnerable to displacement and have fewer opportunities to build long-term wealth through homeownership.

The CRA also experiences a high vacancy rate of 17.8%, which exceeds vacancy levels observed elsewhere in the City and County. Elevated vacancy rates can contribute to physical deterioration, reduced neighborhood stability, and diminished community confidence, indicating a more pronounced housing challenge within the CRA.

HOUSING TYPES

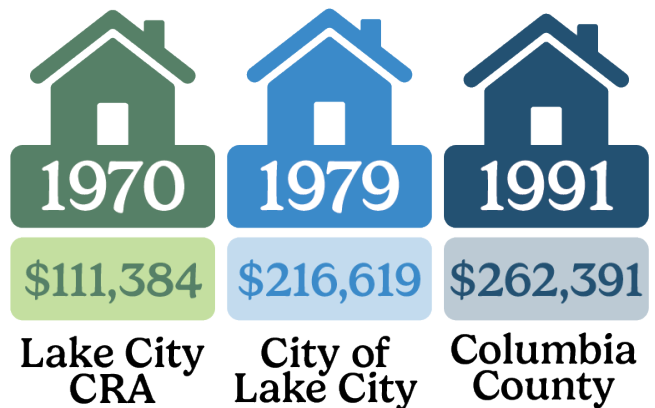
The CRA is largely a low-density area with 72.7% of housing units being single-family detached homes. Mobile homes make up 20.6% of the CRA’s housing stock, which is five times the Citywide rate. With only 6.1% of housing in 2–9 unit buildings and just 0.3% in buildings with 10 or more units, the CRA’s housing stock shows limited diversity and a constrained supply of affordable rental options. Opportunities to diversify housing in the CRA may support attainable housing, smaller households, and workforce housing needs.

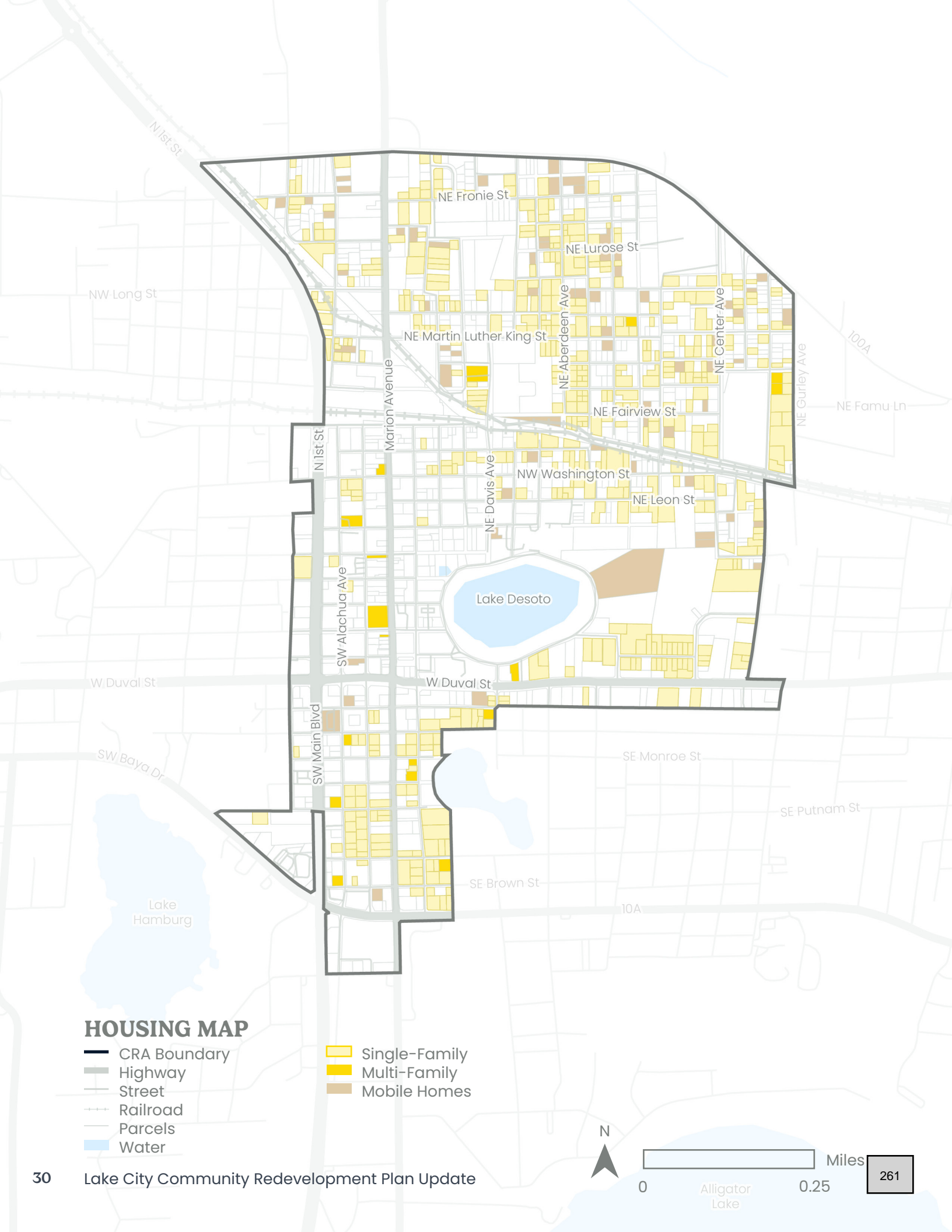


HOUSING AGE & VALUE

With a median construction year of 1970, the average home in the CRA is over 50 years old; only about 6% of homes were built after 2000, and virtually none have been built since 2020. A large share (about 50%) of housing was built between 1940 and 1979, as older homes dominate the area. This suggests a need for rehabilitation programs, potential infill opportunities, and strategies to balance historic preservation with modern housing needs.

The median home value within the CRA is \$111,384, roughly half the citywide median of \$216,619.





HOUSING MAP

- CRA Boundary
- Highway
- Street
- Railroad
- Parcels
- Water
- Single-Family
- Multi-Family
- Mobile Homes

N

Miles

00.25

Alligator Lake



948 Texas Ave.



790 North Congress Ave.



417 SW Alachua Ave.

Economy

In 2025, the Lake City CRA supports approximately 3,454 jobs across roughly 352 businesses, functioning as a net employment center that contains substantially more jobs than resident workers due to the concentration of government, education, healthcare, and service-sector uses.

3,454

TOTAL JOBS
Lake City CRA

BUSINESS LANDSCAPE

The CRA’s economy is primarily service-oriented, with 61.8% of employed residents working in education, healthcare, hospitality, and other personal services. Retail trade represents an additional 17.7% of resident employment, meaning nearly 80% of the CRA workforce is employed in service and retail sectors. Public administration plays a significant role due to the CRA’s position as the county seat, accounting for 22.1% of all jobs located in the CRA. While service-oriented establishments are the most prevalent business type, employment is concentrated among a smaller number of public-sector and institutional employers. In contrast, manufacturing, finance, information, and real estate sectors are minimally represented, indicating limited local employment opportunities in these industries.

WORKFORCE TRENDS

Employment figures in this section are derived from U.S. Census Longitudinal Employer-Household Dynamics (LEHD) data and differ from ESRI job estimates due to differences in data sources, years, and methodologies.

The Lake City CRA functions as a net employment center within the community. In 2022, there were approximately 430 employed residents (“primary jobs”) living in the CRA, compared to about 3,454 primary jobs located within the CRA, meaning the CRA contains many more jobs than employed residents and therefore relies heavily on in-commuting to fill local positions. The industry mix also differs depending on whether employment is measured by where workers live versus where jobs are located.

Among CRA residents, the largest employment sectors include Health Care and Social Assistance (17.7%), Manufacturing (12.1%), Retail Trade (11.6%), and Accommodation and Food Services (11.2%). By contrast, jobs located in the CRA are dominated by Educational Services (32.4%) and Public Administration (29.2%), reflecting the CRA’s role as a civic and institutional hub, with additional employment in Retail (11.7%) and Accommodation and Food Services (10.4%). Overall, the LEHD profiles suggest a daytime influx of workers into the CRA and a resident workforce that is more dispersed across service, retail, and industrial sectors.

TOP 5 EMPLOYMENT SECTORS



Employment in the CRA is overwhelmingly service-driven, with nearly two-thirds of workers employed in the broad Services sector. This dominance reflects a local economy centered on people-serving activities such as healthcare, education, personal services, and hospitality. Retail Trade is the second-largest employment sector, accounting for almost one in five jobs, highlighting the importance of neighborhood commercial corridors and consumer-facing businesses. Public Administration also plays a significant role, representing just over 8% of employment and highlighting the CRA's reliance on government-related jobs as a stable economic anchor.

When business counts are compared with employment totals, a clearer picture of economic dependence emerges. While service-oriented businesses are the most common establishments, government, healthcare, and education-related activities account for a disproportionately large share of jobs, together providing nearly half of all employment in the CRA. This concentration aligns with the occupational profile, where white-collar and service occupations dominate, and helps explain recent gains in higher-wage employment. At the same time, the continued presence of lower-wage service and retail jobs points to the need for economic development strategies that both strengthen major employment anchors and expand pathways to higher-paying opportunities.

Employment in the manufacturing and finance industries is all but absent in the CRA and represents a relatively small proportion of total employment for Lake City and Columbia County. Regardless of their relative share of total employment, manufacturing and finance jobs are an important source of stable, mid-to-high wage employment and any concentrations of these activities are noteworthy. According to 2023 LEHD data, Lake City's share of total employment in manufacturing and finance are 0.6% and 3.7%, respectively. For Columbia County at-large, 10.1% of total employment is in manufacturing, with 2.4% in finance and insurance.

Manufacturing jobs are concentrated in three primary areas, which represent 79% of the total manufacturing jobs in Columbia County:

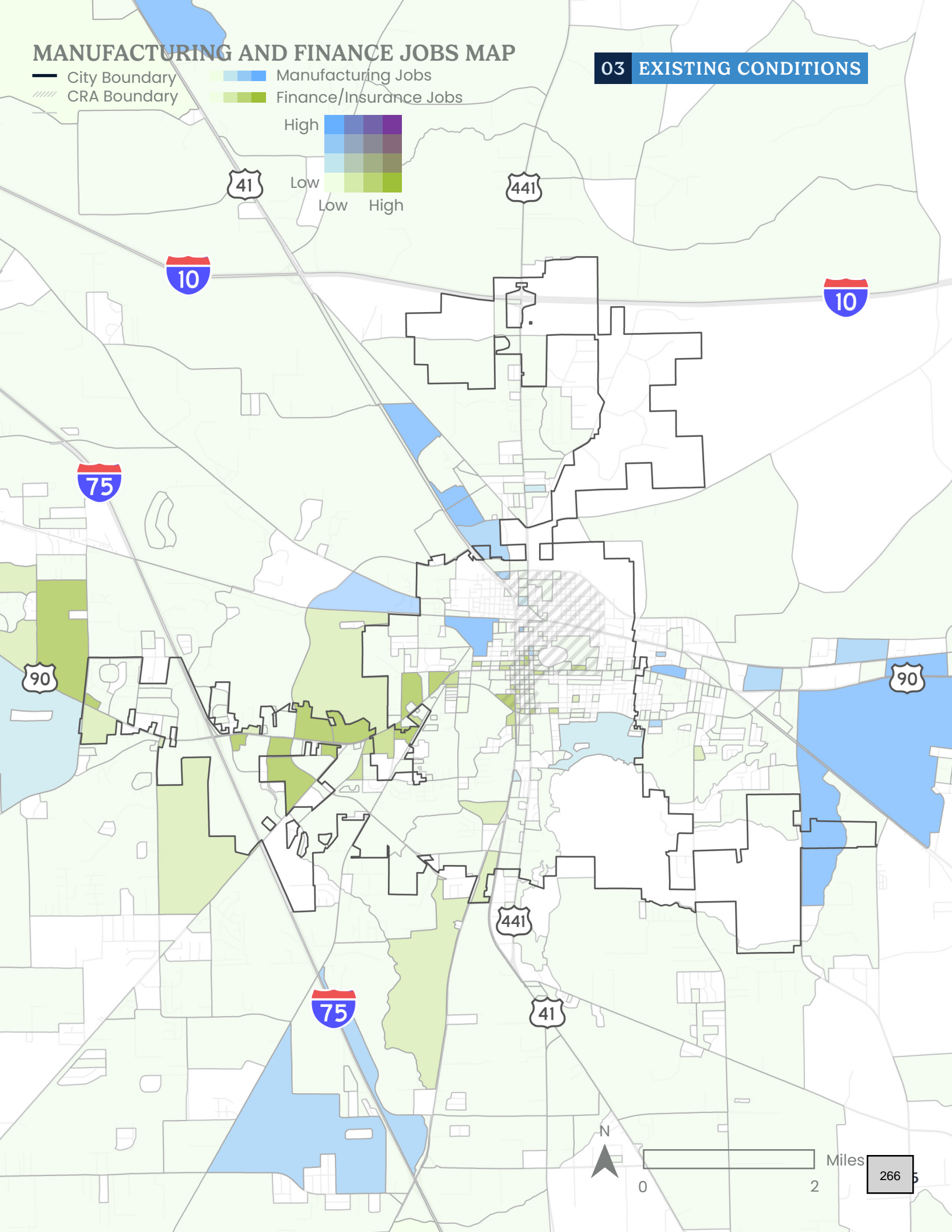
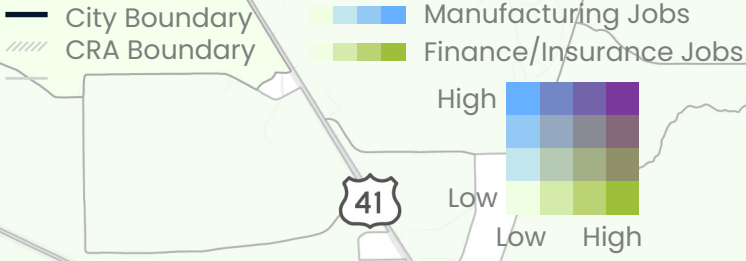
1. Lake City Gateway Airport and the surrounding industrial uses (located roughly two miles east of the CRA)
2. Industrial uses outside the northwest edges of Lake City, along US 41 and NW Lake Jeffery Rd (located roughly one mile west and northwest of the CRA)
3. Cal-Maine Foods (located roughly 8 miles northwest of the CRA, along US 41 north of Winfield)

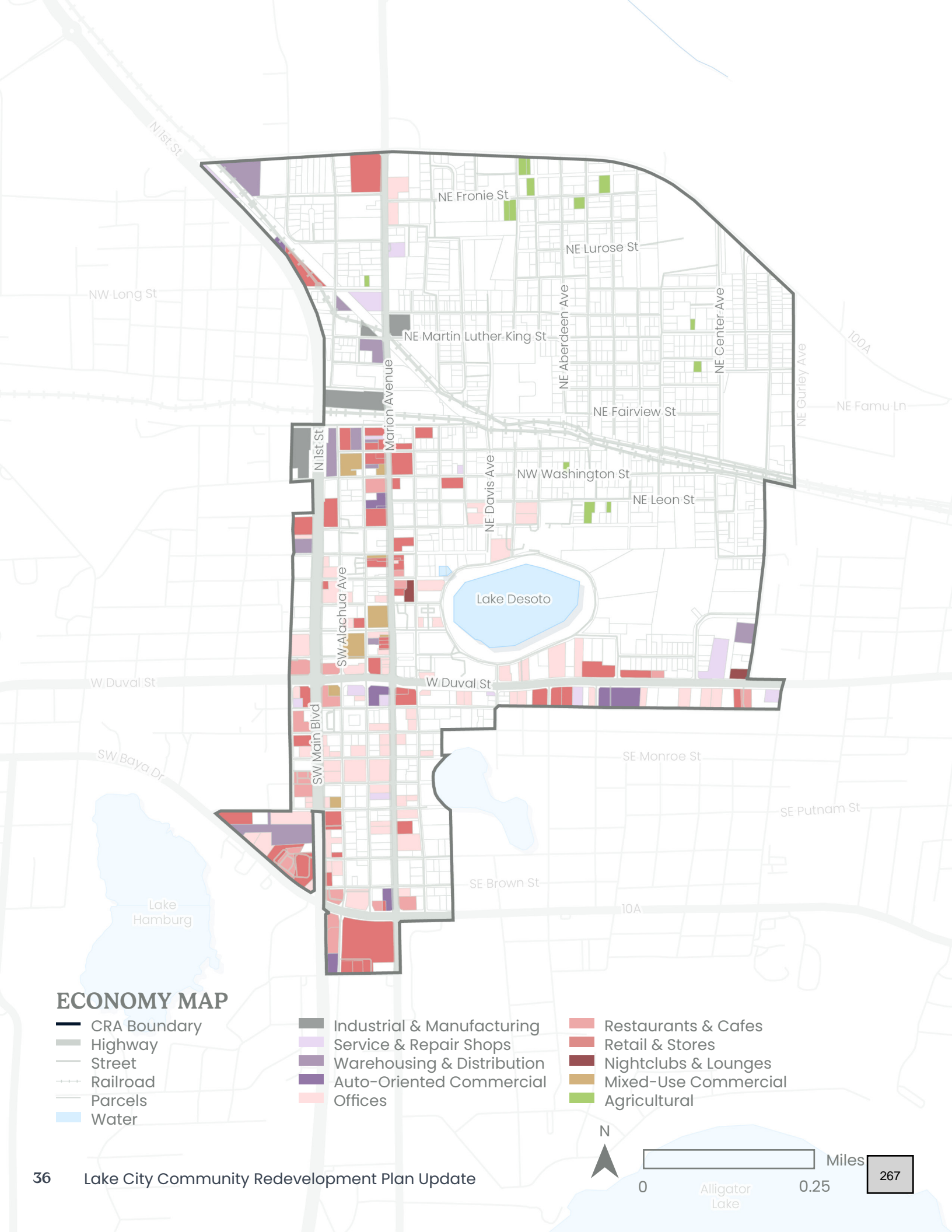
Finance and insurance jobs, by contrast, concentrate in a tighter area located to the west of the CRA. These concentrations can be grouped into three areas representing 78% of the total finance and manufacturing jobs in Columbia County:

1. Southwest corner of the CRA (including the areas immediately west of the intersection of SW Main Boulevard and SW Baya Drive)
2. Commercial corridor along US 90 between Duval Street and I-75
3. First Federal Bank and other offices located near the intersection of US 90 and NW Turner Avenue

MANUFACTURING AND FINANCE JOBS MAP

03 EXISTING CONDITIONS



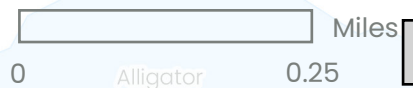


ECONOMY MAP

- CRA Boundary
- Highway
- Street
- Railroad
- Parcels
- Water

- Industrial & Manufacturing
- Service & Repair Shops
- Warehousing & Distribution
- Auto-Oriented Commercial
- Offices

- Restaurants & Cafes
- Retail & Stores
- Nightclubs & Lounges
- Mixed-Use Commercial
- Agricultural





281 North Marion St.



283 SW Baya Dr.



442 SW Alachua Ave.



127 SW Main Blvd.

Market Conditions

Commercial market data are sourced from CoStar. Due to known coverage and reporting limitations in smaller markets, figures may not fully capture all properties or current occupancy conditions and should be interpreted as directional indicators.

OFFICE

Since the outset of the COVID-19 pandemic, the office market in Lake City has been characterized by very low vacancy, rent volatility, and no new projects. Vacancy remained very low overall, peaking at 2.9% in 2022 but staying under 2% in all other years. Rents rose sharply from \$11.46/SF in 2021 to a high of \$19.38/SF in 2023 before softening to \$13.47/SF in 2025. As of 2025, the market consists of 110 properties totaling 523,731 SF with a 1.6% vacancy rate and no projects in the pipeline. With an average year built of 1941 and more than 60% of square footage constructed before 1950, the office inventory is dated. The reliance on aging stock, combined with limited development activity, suggests that performance trends are being driven by demand shifts within a static and older inventory base.

Three buildings in the CRA have vacancies as of 2025; 121 SE Hernando Ave. (an office/residential property built in 2007) is only 2.4% leased, 182 NE Justice St. (built in 1945) is 54.1% leased, and the medical building at 164 NW Madison St. (built in 1966) is 82.5% leased.

RETAIL

The retail market in the Lake City CRA has remained stable but shows signs of softening demand. Vacancy has been consistently low, rising from 0.2% in 2023 to 1.9% in 2025, while rents have held flat at \$10.00/SF since 2024. No new deliveries or pipeline projects are planned, leaving the inventory unchanged at 699,983 SF across 139 properties. The stock is older on average, with an average year built of 1953 and more than one-third of space constructed before 1950, though modest additions occurred in the 2000s and 2010s. Overall the retail market is defined by its aging supply, flat rents, and limited new development activity, with recent negative absorption hinting at shifting tenant demand.

One storefront retail and office property, 131 W Duval St. (built in 1989) has 100% vacancy with 6500 total available square feet.

INDUSTRIAL/FLEX

The industrial/flex market in the CRA is small but relatively stable. As of 2025, it comprises 28 properties totaling 244,760 SF, with no new deliveries or projects in the pipeline. Vacancy data is limited, but trends show low to moderate vacancy, ranging from 2.3% to 2.5% over the past five years. The inventory is older, with an average year built of 1955 and nearly 30% constructed before 1950, while little space has been added since the 1980s. The market's stability is supported by a small, existing stock and the absence of new speculative development, though the aging buildings may limit suitability for modern industrial or flex uses.

All industrial/flex properties are leased at 100% as of 2025.

MULTIFAMILY

The multifamily market in the CRA is small and stable. As of 2025, it consists of just 4 properties with 28 units, all of which were built before 1950, giving the market an average building age of 1939. Vacancy has held steady at 3.6% over the past five years, reflecting consistently high occupancy, while rents have gradually increased from \$615/unit to 2021 to \$675/unit in 2025. No new multifamily units have been added recently and there are no projects in the pipeline.

One property at 200-230 N Marion Ave., built in 1910, has a total available space of 1,478 sf.

200 - 230 N Marion Ave.
 Built 1910
 Multifamily
 1,478 Square Feet Available

164 NW Madison St.
 Built 1966
 25,965 Square Feet Office
 82.5% Leased

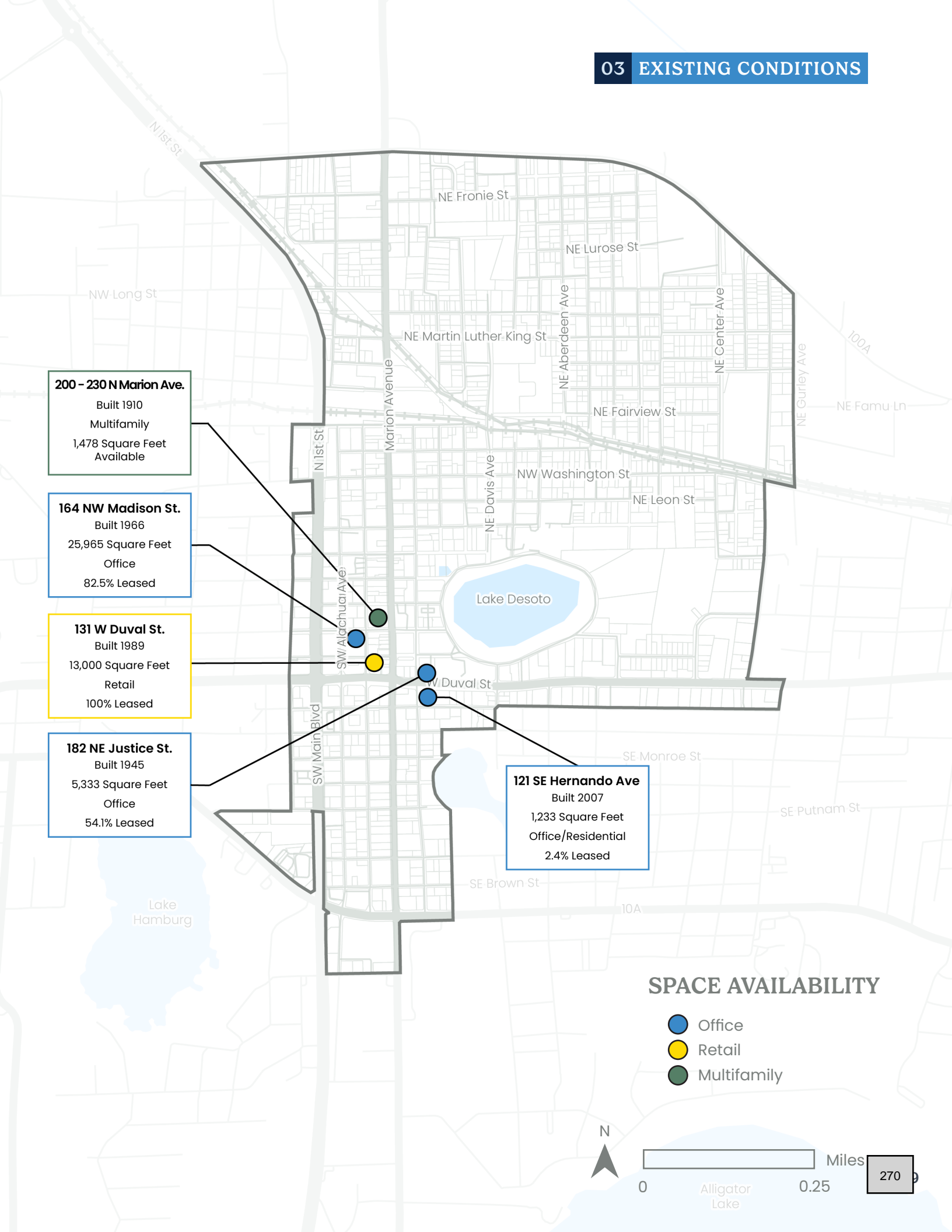
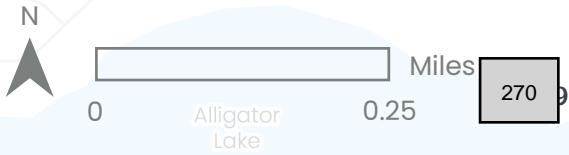
131 W Duval St.
 Built 1989
 13,000 Square Feet Retail
 100% Leased

182 NE Justice St.
 Built 1945
 5,333 Square Feet Office
 54.1% Leased

121 SE Hernando Ave
 Built 2007
 1,233 Square Feet Office/Residential
 2.4% Leased

SPACE AVAILABILITY

- Office
- Retail
- Multifamily



Public and Institutional Land



CHURCHES AND LODGES

Religious institutions are prevalent throughout the CRA, occupying approximately 16.5 acres across 35 parcels and serving as important community anchors within residential neighborhoods. Two lodges are additionally found within the CRA comprising of approximately .64 acres: Elks Lodge just west of Lake Desoto and a Masonic Lodge listed at 530 NE Simms Dr.

The Elks Lodge is a community-based organization that provides social, charitable, and recreational opportunities for members and supports local service activities. Churches and lodges are often important spaces for community gathering. They provide key resources for the neighborhood, such as social programs and economic support.



SCHOOLS

Educational facilities within the CRA are limited and primarily focused at the elementary level. One public elementary school, Niblack Elementary School, is located in the northeastern portion of the CRA and occupies multiple parcels associated with the Columbia County School Board. Collectively, these parcels support the operation of the school and related facilities serving surrounding neighborhoods.

There is no public high school currently located within the CRA. Historically, Richardson High School served as the primary high school for Black students in Columbia County prior to school integration; however, the original school building was demolished in the late 1970s and the site has since been repurposed as the Richardson Community Center. In addition to public education facilities, one private child care facility, Suwannee Valley Community Child Care, is located within the CRA and provides early childhood services to local residents.



PARKS & TRAILS

Recreational space within the CRA is limited, totaling approximately 11.5 acres. Existing parks in the northern region of the CRA are Richardson Community Center, which hosts summer camps, basketball, pickleball, cornhole, and a conference area, and Annie Mattox Recreation Center, which offers football fields and a playground. Both lakes within the CRA offer recreation opportunities, while Olustee Park serves as a key downtown gathering space and hosts many of the City's signature events downtown. Limited park acreage within the CRA highlights opportunities for park enhancements, improved amenities, and better connections to existing open spaces.

A small segment of an Office of Greenways and Trails (OGT) Land Trail Priority corridor runs along SW Baya Drive at the southern edge of the CRA. While limited in extent, this designation reflects the corridor's potential role in supporting future multi-use trail connections and improving regional connectivity, providing an opportunity for the CRA to leverage state trail priorities to enhance local pedestrian and bicycle access.



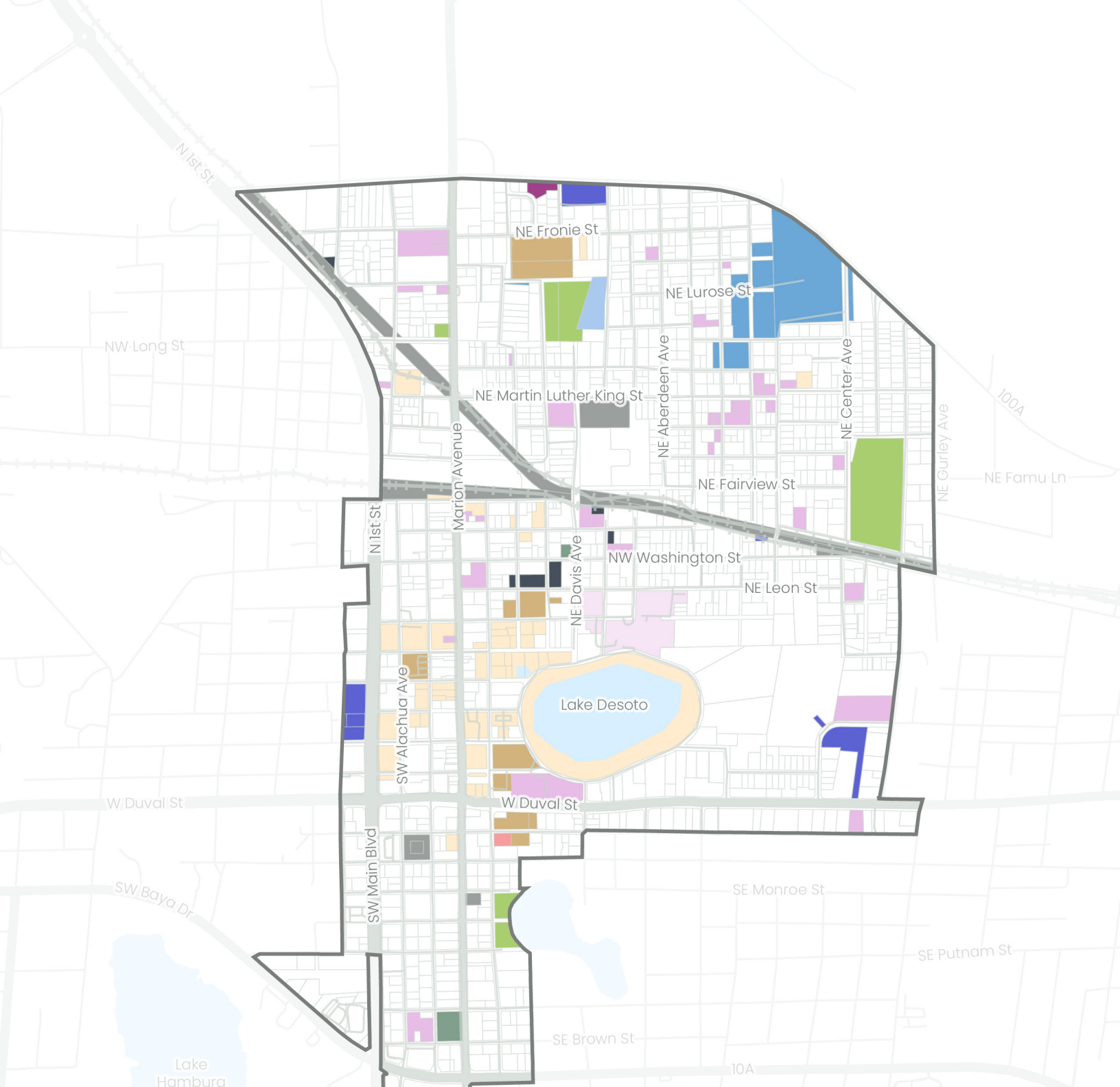
PUBLICLY OWNED LAND

Publicly owned properties in the CRA include parks, schools, Richardson Community Center, and Lake Desoto. City-owned land and facilities represent the largest share, totaling approximately 55.7 acres across 55 parcels, including Lake Desoto, which alone accounts for roughly 26 acres. Excluding Lake Desoto, municipal improved properties comprise approximately 29.7 acres, supplemented by three municipal vacant parcels. Columbia County-owned properties include nine parcels totaling 9.52 acres, along with one vacant parcel.



UTILITIES AND INFRASTRUCTURE

Utility parcels account for approximately 3.09 acres across three parcels. Railroad corridors within the CRA are privately owned and operated by Norfolk Southern and CSX Transportation and are classified as centrally assessed transportation infrastructure, occupying 36.7 acres within the area. Within the area, there is one electric substation supporting local distribution. Additional utility services are provided by the City's municipal systems and regional providers.



PUBLIC & INSTITUTIONAL MAP

- CRA Boundary
- Highway
- Street
- Railroad
- Parcels
- Water
- Public Schools
- Private Schools
- Private Hospitals
- Churches
- Museums
- Municipal Land
- Common Areas
- County Land & Facilities
- State & Federal Land
- Parks & Recreation
- Mortuaries & Cemeteries
- Vacant Institutional
- Utilities & Infrastructure





173 NE Hernando Ave.



255 NE Coach Anders Ln



338 NE Washington St.



232 NE Hillsboro St.

Mobility

ROADWAYS

Several roadways within the CRA are owned and maintained by entities other than the City. U.S. highways, including N. Marion Avenue (US 41/441) and E. and W. Duval Street (US 90), run through the CRA and function as the primary north-south and east-west regional corridors. SW Baya Drive (State Road 10) is a state-maintained roadway under FDOT jurisdiction that borders the eastern edge of the CRA and serves as an important connector between downtown and surrounding areas.

Collectively, U.S. highways and state roads account for approximately 8 percent of the CRA's street network, while more than 85 percent of streets are City-owned local roads. Most local streets within the CRA (97 percent) are paved, two-way roadways, forming a connected street grid that supports access to residential neighborhoods, commercial corridors, civic facilities, and institutional uses.

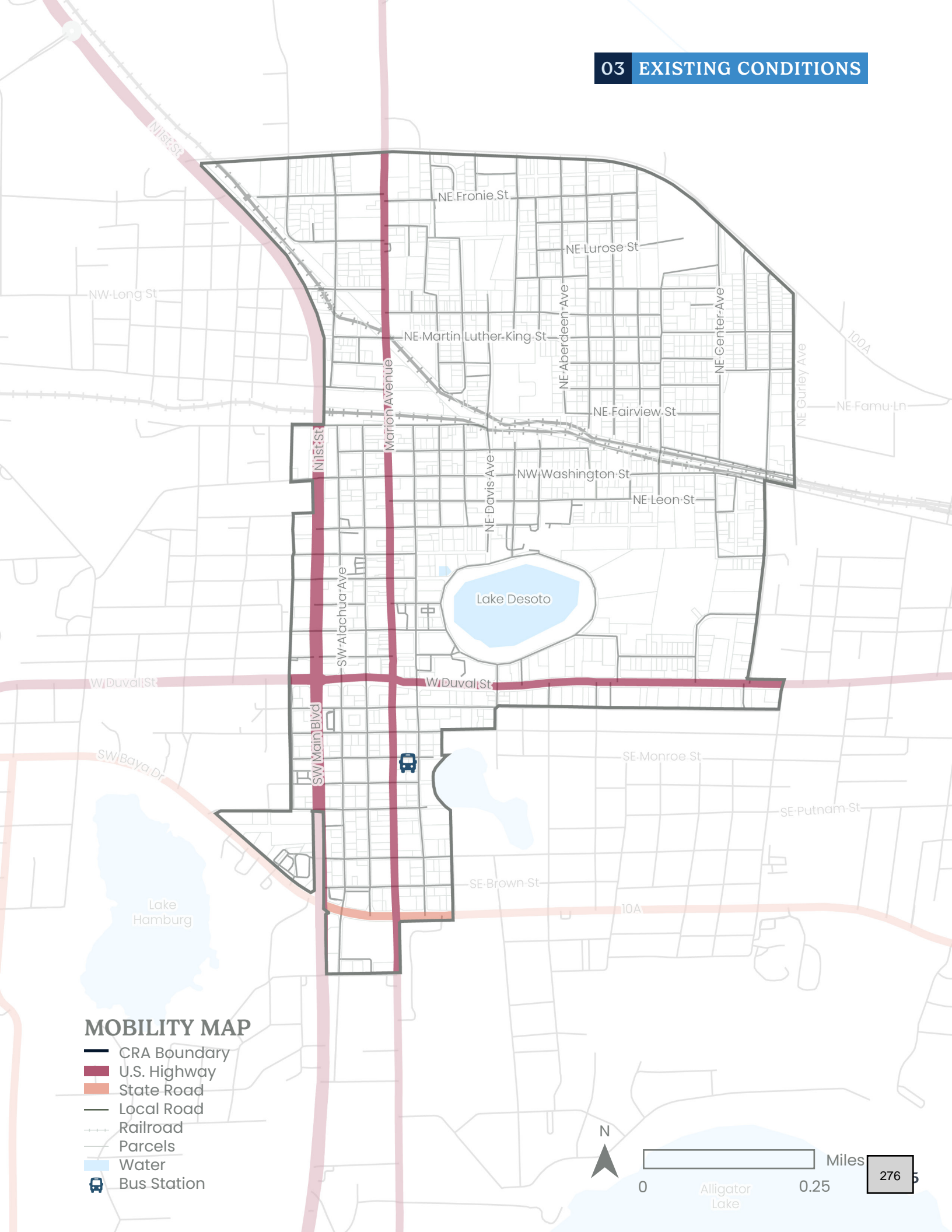
BUS ROUTES

Lake City does not operate a local citywide fixed-route transit system. The Lake City Bus Station at 251 S. Marion Ave. operates as an intercity station serving Greyhound and FlixBus lines. Nearby destinations include the approximate hour-long journey to Jacksonville, while other common destinations include Gainesville, Orlando, Miami, and Atlanta.

SIDEWALKS AND BIKEPATHS

Pedestrian infrastructure within the CRA varies by location, with sidewalks and walking facilities present in some areas but not consistently available throughout the area. This limits access to key destinations and reduces the viability of non-automobile travel for many residents. The city does not currently have a city-wide bicycle network, and there are no designated on-street bike lanes within the CRA.

Beyond the CRA, residents benefit from access to regional recreational walking and cycling amenities, including approximately 12 miles of trails at Alligator Lake Park southeast of the city, 28 miles of trails at Big Shoals State Park northwest of the city, and 20 miles of trails at O'Leno State Park along the I-75 corridor toward Gainesville.



MOBILITY MAP

- CRA Boundary
- U.S. Highway
- State Road
- Local Road
- Railroad
- Parcels
- Water
- Bus Station

N

0 0.25 Miles

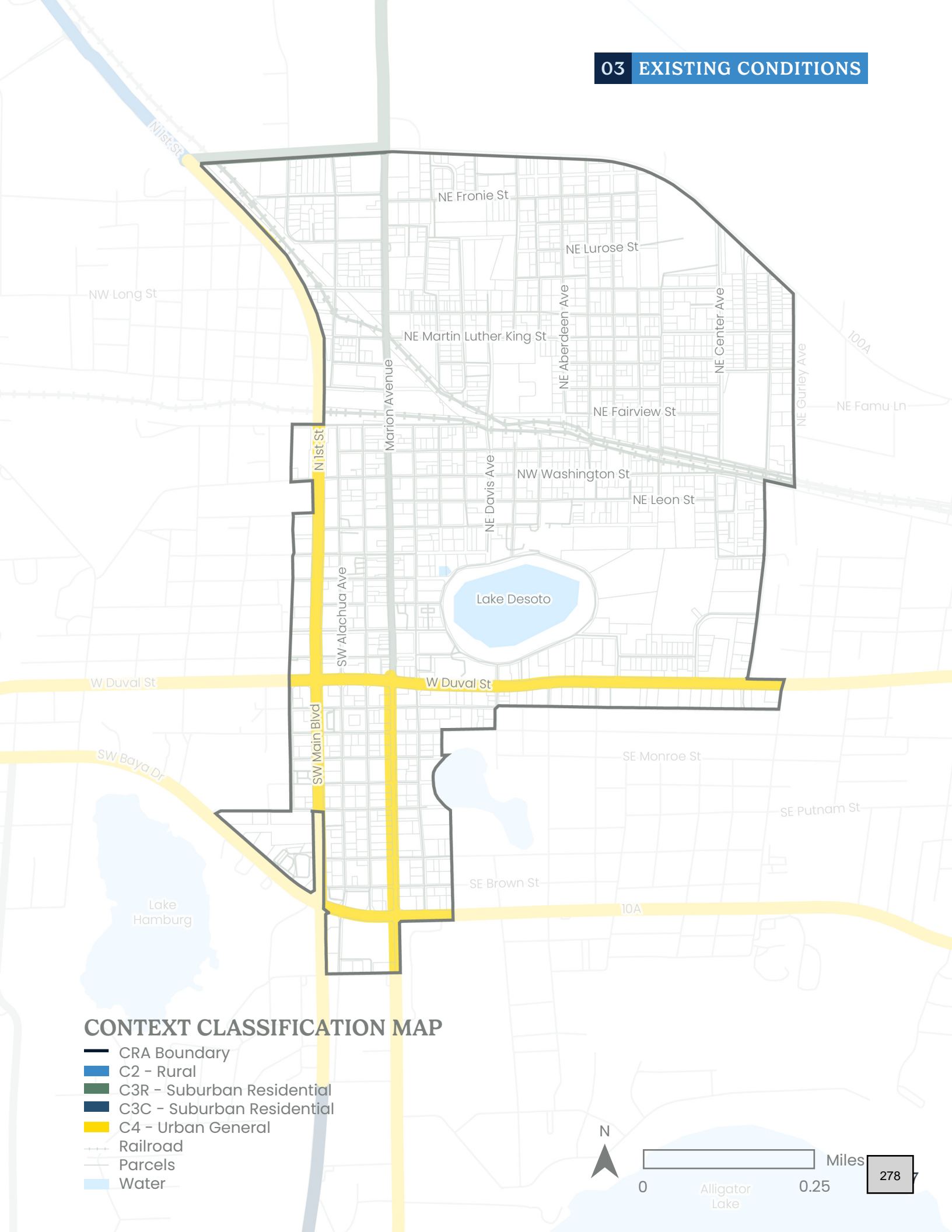
Alligator Lake

276

CONTEXT CLASSIFICATION

To better capture the role and function of roadways and their relationship to the character of the surrounding built environment, FDOT uses a Context Classification system for all state roadways. In contrast to the Functional Classification system, which focuses on how traffic moves (with an emphasis on performance criteria like speeds, volumes, access, etc.), the Context Classification system emphasizes the relationship of a roadway to the area and users it serves, focusing on surrounding land uses, development patterns, and the types of road users it aims to serve (including pedestrians and other non-vehicular travel). The Context Classification divides roadways into eight primary categories based on degree of developmental intensity, ranging from C1 (Natural; least intense) to C6 (Urban Core; most intense). These classifications inform design elements like speeds, laneage and lane width, signal spacing, and other infrastructural considerations like crossing distances, sidewalk placement and width, on-street parking, and placement of bicycle facilities.

All state roadways within the CRA - which includes W. Duval Street/US 90, Main Boulevard/US 41, Baya Drive/SR 10A, and US 441 - are designated as C4 (Urban General). The C4 designation is the primary designation typical of highly developed areas where there is an active mix of land uses with a variety of expected road users (including non-vehicular). Design guidelines for this designation are intended to provide a balance between vehicular performance and non-vehicular safety. These guidelines call for lower speeds (25 - 45 mph) and the incorporation of "complete streets" elements catering to a mix of road users, like the inclusion of narrower travel lanes, buffered bicycle lanes, ample sidewalk space, special emphasis crosswalk markings, and other infrastructural elements intended to accommodate non-vehicular traffic.



CONTEXT CLASSIFICATION MAP

- CRA Boundary
- C2 - Rural
- C3R - Suburban Residential
- C3C - Suburban Residential
- C4 - Urban General
- Railroad
- Parcels
- Water

N

0 0.25 Miles

Alligator Lake

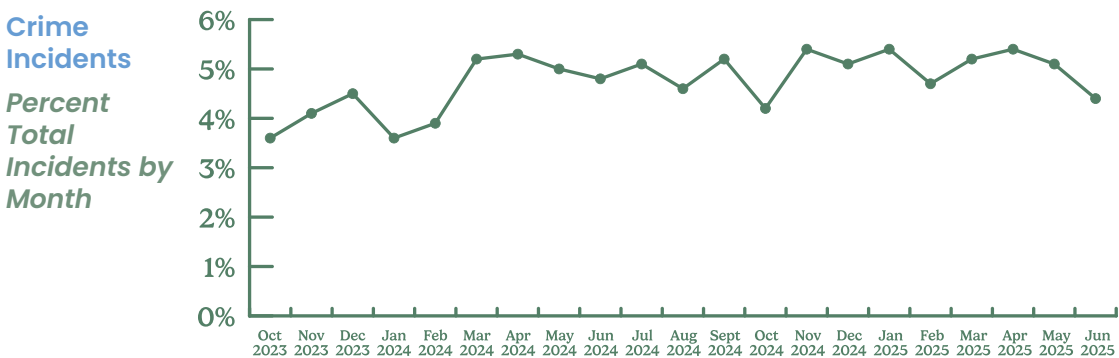
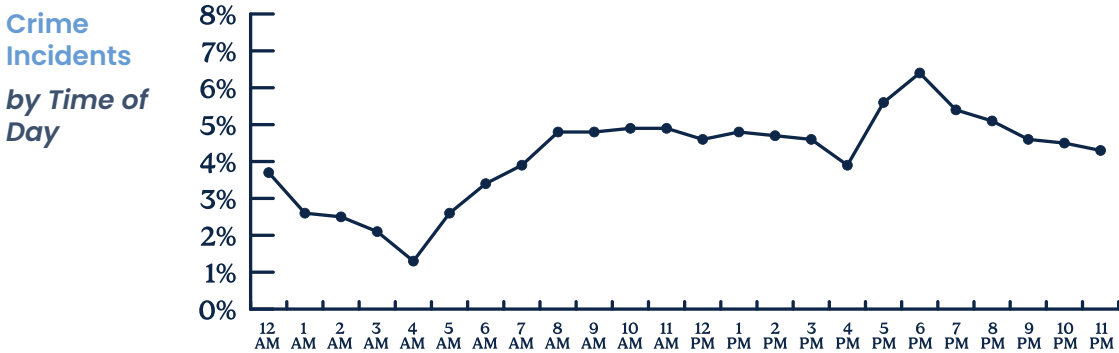
278

Public Safety

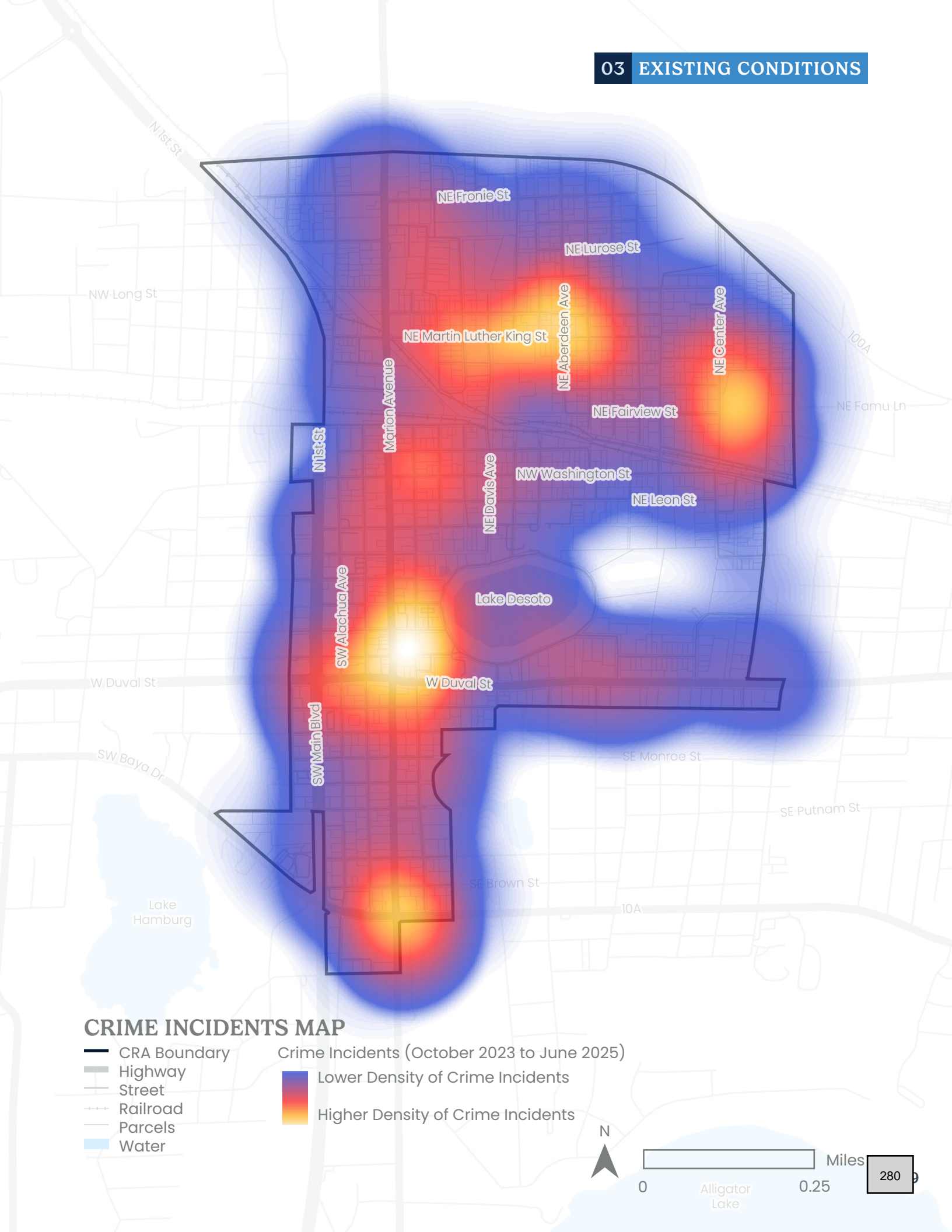
CRIME

The City of Lake City Police Department provided data for all crime responses between October 2023 and June 2025. During this period, there were 84,566 total responses (for all incident types), 18,004 (21.3% of total incidents in the available dataset) were located within the CRA. Of the reported incidents within the CRA, property checks (41%) and traffic stops (10.7%) were the most common incident types, with no other remaining categories exceeding 4% of total responses.

Trends in when crime incidents occur are relatively consistent throughout the day, with incidents slightly more prevalent in the evening hours between 5:00pm and 7:00pm, and less prevalent during the late night/early morning hours between 1:00am and 7:00am. When considering overall crime incidents over time, the total number of responses per month stays relatively constant across the dataset, with no standout peaks or trends in total crime responses per month over the period of the data.



Locationally, crime incidents cluster around a few locations in the CRA, including Annie Maddox Recreation Center, Richardson Community Center, Aberdeen Avenue, Downtown Lake City (near the Olustee Park block, including the intersection of US 441 and Duval Street and the Courthouse), and the Winn-Dixie on US 441 and SW Baya Drive.



CRIME INCIDENTS MAP

- CRA Boundary
- Highway
- Street
- Railroad
- Parcels
- Water

Crime Incidents (October 2023 to June 2025)

- Lower Density of Crime Incidents
- Higher Density of Crime Incidents



Vacant Land

The Lake City CRA contains a substantial amount of vacant, undeveloped land, which shapes both the physical character of the district and how it is perceived. Approximately 14 percent of the CRA's total land area consists of parcels that lack development or formal designation as parks, wetlands or recreation areas. These parcels are distributed across several land use categories, reflecting their development potential.

Vacant residential land makes up the largest share of undeveloped acreage within the CRA, totaling approximately 75.4 acres, or 11.5 percent of the district's land area. These parcels are primarily concentrated in the northern and northeastern portions of the CRA, where clusters of empty lots interrupt otherwise developed neighborhoods. This pattern creates gaps, affecting neighborhood continuity and limiting the sense of cohesion in surrounding residential areas. Such conditions can influence perceptions of stability and continuity within these neighborhoods.

Vacant commercial parcels account for roughly 16 acres (2.4 percent of the CRA) and are largely located along the CRA's primary transportation corridors. These parcels are predominantly located along major corridors, where they are more visible to residents and visitors. Their presence contributes to discontinuities in the streetscape and can affect the overall appearance and economic character of key travel routes within the district.

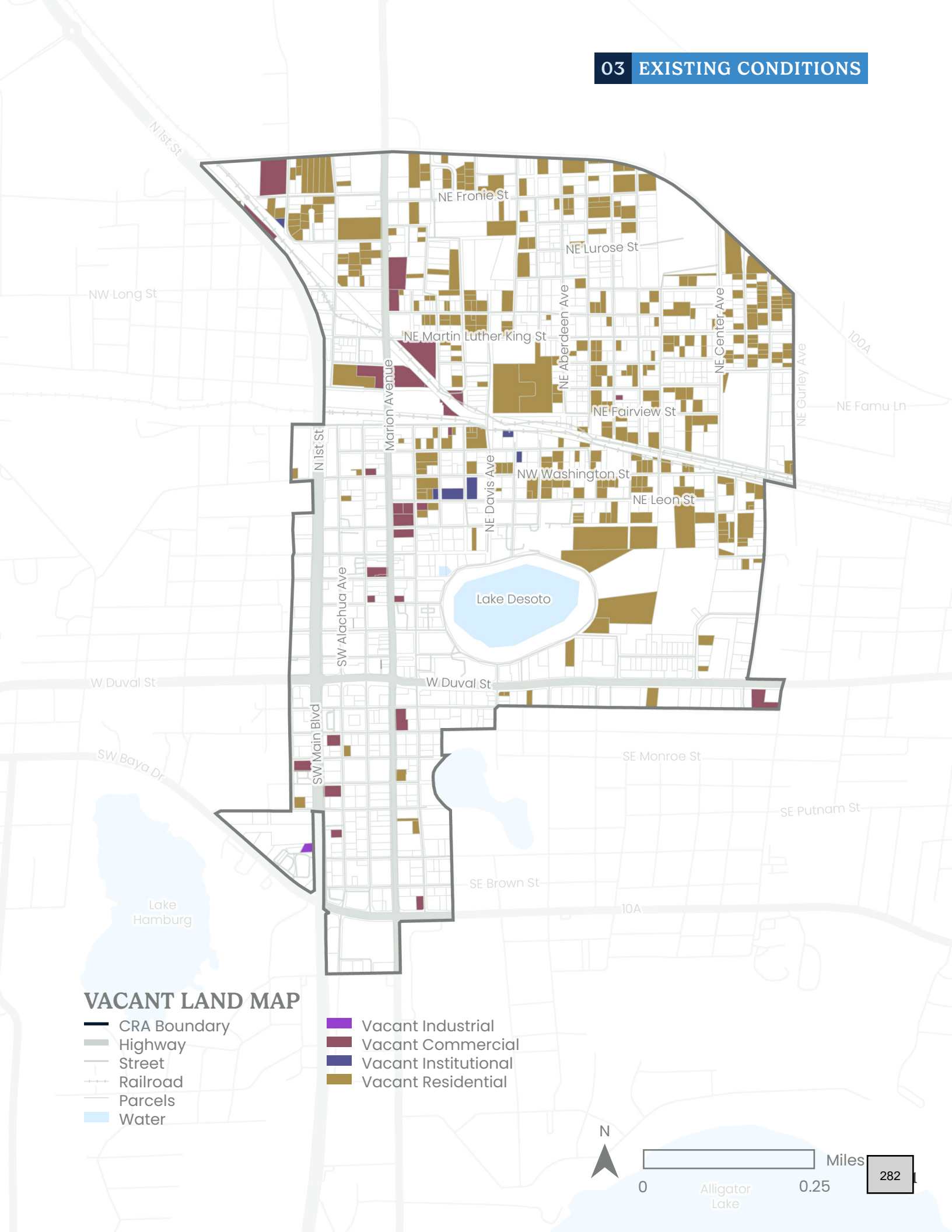
Vacant institutional and industrial parcels are limited in extent, totaling approximately 1.7 acres and 0.2 acres, respectively. The small amount of undeveloped land in these categories indicates that these land uses play a relatively minor role in the district's vacant land profile.

Approximately 5.3 acres of vacant land are classified as wetlands and are largely unsuitable for development. Of this total, only about 0.82 acres (located east of Lake DeSoto in a flood-prone area) is considered potentially developable. These undeveloped areas reflect the presence of natural systems within the CRA and underscore the role of flooding and environmental limitations in shaping land use outcomes.

Patterns of vacancy have tangible implications for the Lake City CRA. Concentrations of undeveloped parcels can contribute to reduced perceptions of safety, increased vulnerability to nuisance activity or crime, and declining property values in surrounding areas. The presence of vacant land can also diminish overall quality of life by weakening neighborhood identity and limiting the sense of care and investment in the public realm. At the same time, not all vacant land reflects disinvestment; some parcels, particularly those constrained by wetlands or flooding, perform important environmental functions and may warrant protection or preservation as green space. Together, these conditions illustrate how vacancy within the CRA negatively impacts community well-being, land use patterns, and the overall character of the district.

VACANT LAND MAP

- CRA Boundary
- Highway
- Street
- Railroad
- Parcels
- Water
- Vacant Industrial
- Vacant Commercial
- Vacant Institutional
- Vacant Residential



Environment

FLOODING

Portions of the CRA, particularly around Lake Desoto, fall within FEMA-designated 100-year flood zones (Zones AH and AE), which may influence redevelopment opportunities, infrastructure planning, and stormwater management strategies.

The wetlands area to the east of Lake Desoto is classified as a high-risk flood zone (Zone AH) with a typical flood depth of 1-3 feet. This is typical of areas where water pools rather than flows strongly. Currently, five structures in this area are at high risk of flooding; this area's future land use designation is Residential – Medium and is zoned as RSF-1 for single-family homes. Much of the developable land is vacant.

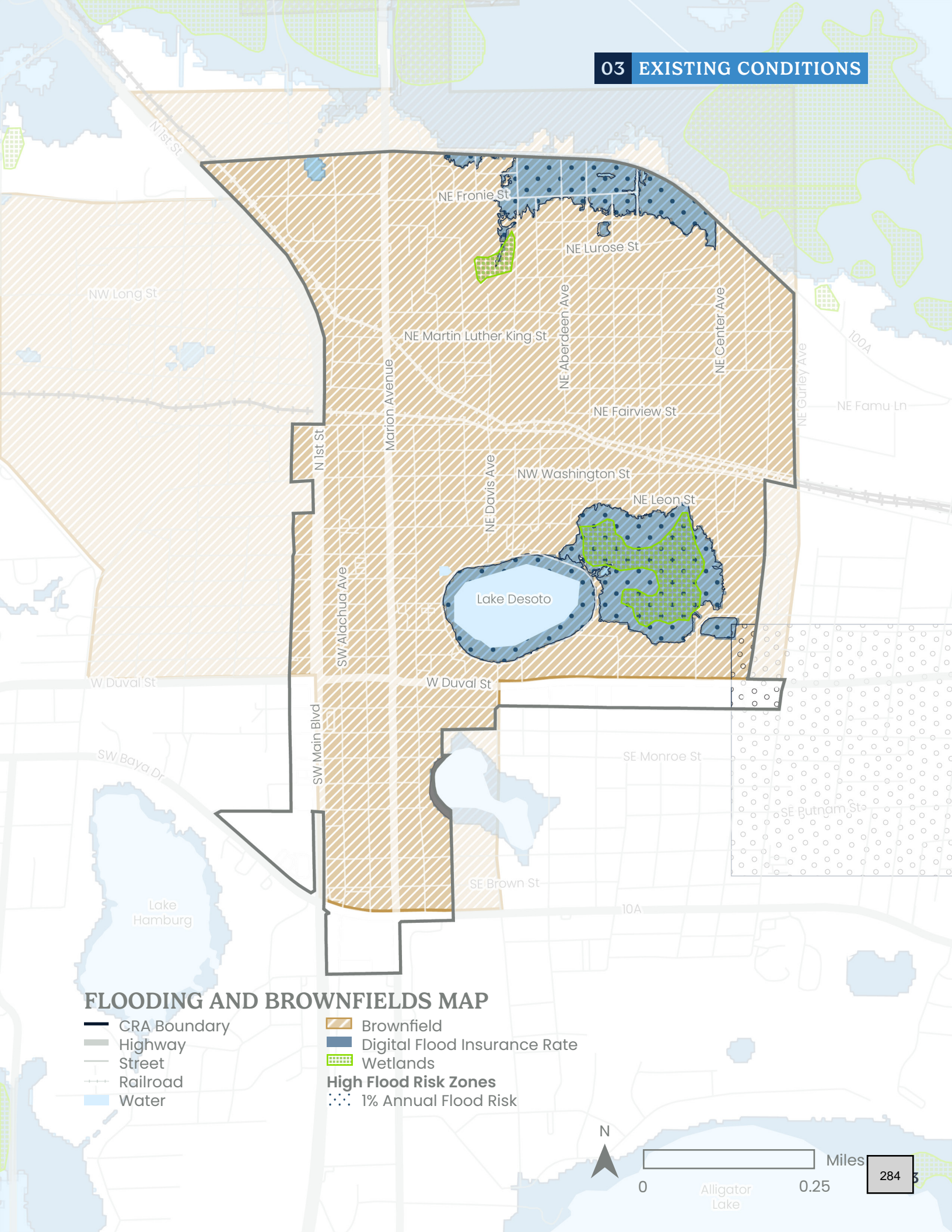
The area in the northern part of the CRA just south of NE Bascom Norris Drive is classified as a Special Flood Zone Hazard Area (SFHA) with a 1% annual chance flood, or 100-year flood. Approximately 30 buildings in this area are at high-risk of flooding, while 20 parcels at high risk are currently vacant.

The remainder of the CRA is classified as Zone X, which is a moderate-to-low risk flood zone that is outside the 1% annual chance floodplain.

BROWNFIELDS

The Lake City CRA is located within a designated Brownfield Area as identified by the Florida Department of Environmental Protection (FDEP). Brownfield Areas are planning and economic development designations intended to support revitalization in areas with potential or perceived environmental constraints. This designation does not indicate that all properties within the CRA are contaminated; rather, it provides a framework and incentives to facilitate redevelopment, site assessment, and voluntary cleanup where environmental conditions may exist.

The Brownfield Area designation enables the City to pursue state and federal incentives, liability protections, and grant funding that can support reinvestment and redevelopment activities within the CRA.



FLOODING AND BROWNFIELDS MAP

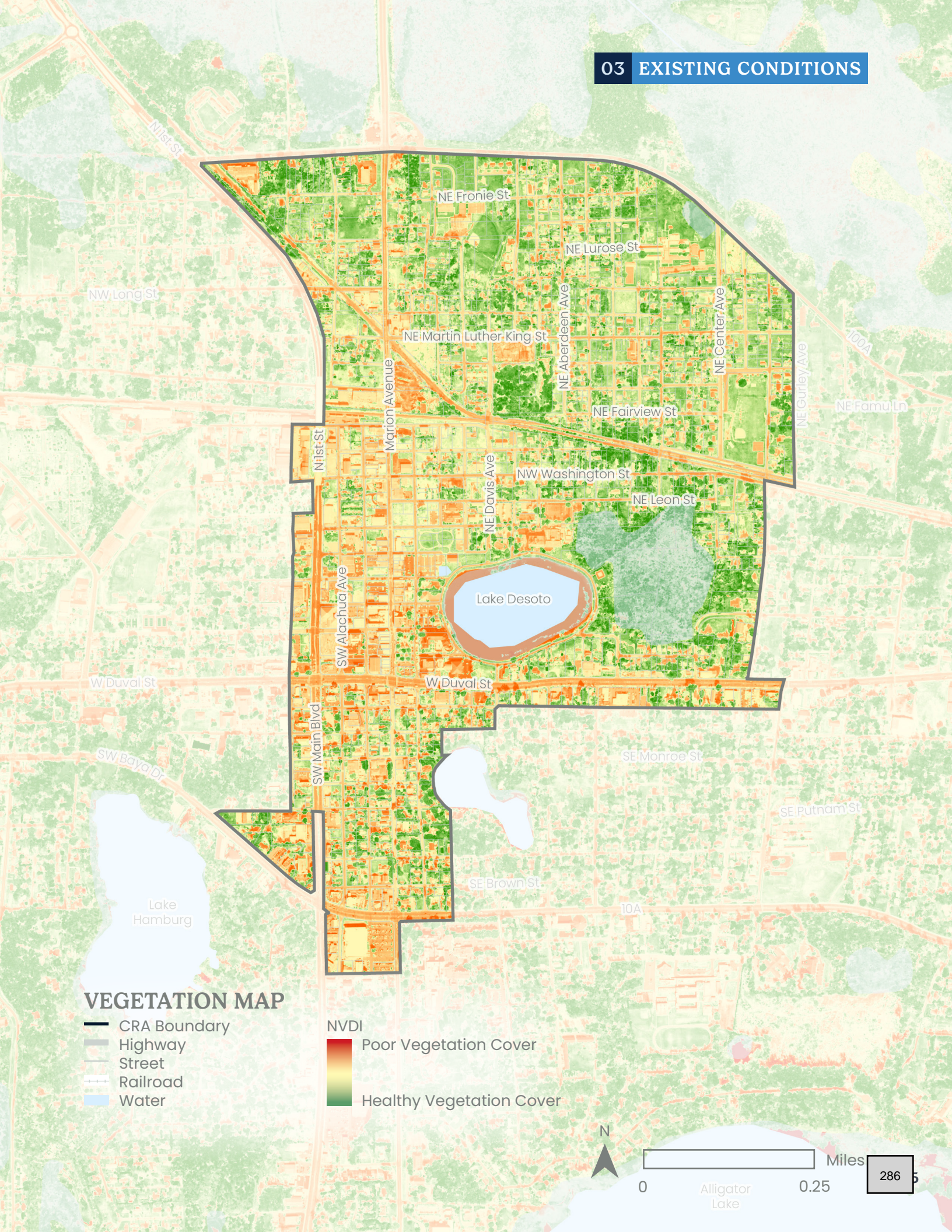
- CRA Boundary
- Highway
- Street
- Railroad
- Water
- Brownfield
- Digital Flood Insurance Rate
- Wetlands
- High Flood Risk Zones**
- 1% Annual Flood Risk



VEGETATION

The Lake City CRA proper contains one water body – Lake DeSoto – which includes a significant wetland area of roughly one square mile bordering the eastern edge of the lake, located centrally within the CRA boundaries. Other significant wetlands are present at the northern border of the CRA limits and to the southeast and southwest, near two smaller lakes – Lake Isabella and Lake Montgomery, respectively. There are no critical habitat or wildlife areas in or nearby the CRA boundaries proper.

Tree and vegetative coverage are densest in the lower-intensity residential districts in the northern third of the CRA boundaries (north of the railroad) and east of US 441. Impermeable surfaces are most prevalent in the higher-intensity districts and commercial corridors nearest to US 441 and W Duval Street, in the west-central portions of the CRA boundary, demonstrative of a lack of strong tree canopy or vegetative buffers in the commercial core of the CRA.



VEGETATION MAP

- CRA Boundary
- Highway
- Street
- Railroad
- Water

- NVDI
- Poor Vegetation Cover
 - Healthy Vegetation Cover

N

0 0.25 Miles

Alligator Lake

286

Land Use and Zoning

The 655-acre Lake City CRA encompasses a mix of land uses, with residential development occupying the largest share of acreage. Medium-density residential (RSF-3 and RO) dominates the CRA, totaling approximately 331.2 acres, while low-density residential (RSF-1) covers about 54 acres. Multifamily high density residential lands represent 8.6 acres. Commercial land accounts for approximately 119.5 acres while industrial uses comprise approximately 60 acres. Overall, the CRA reflects a predominantly residential character with concentrated commercial corridors, modest office and institutional presence, and industrial activity.

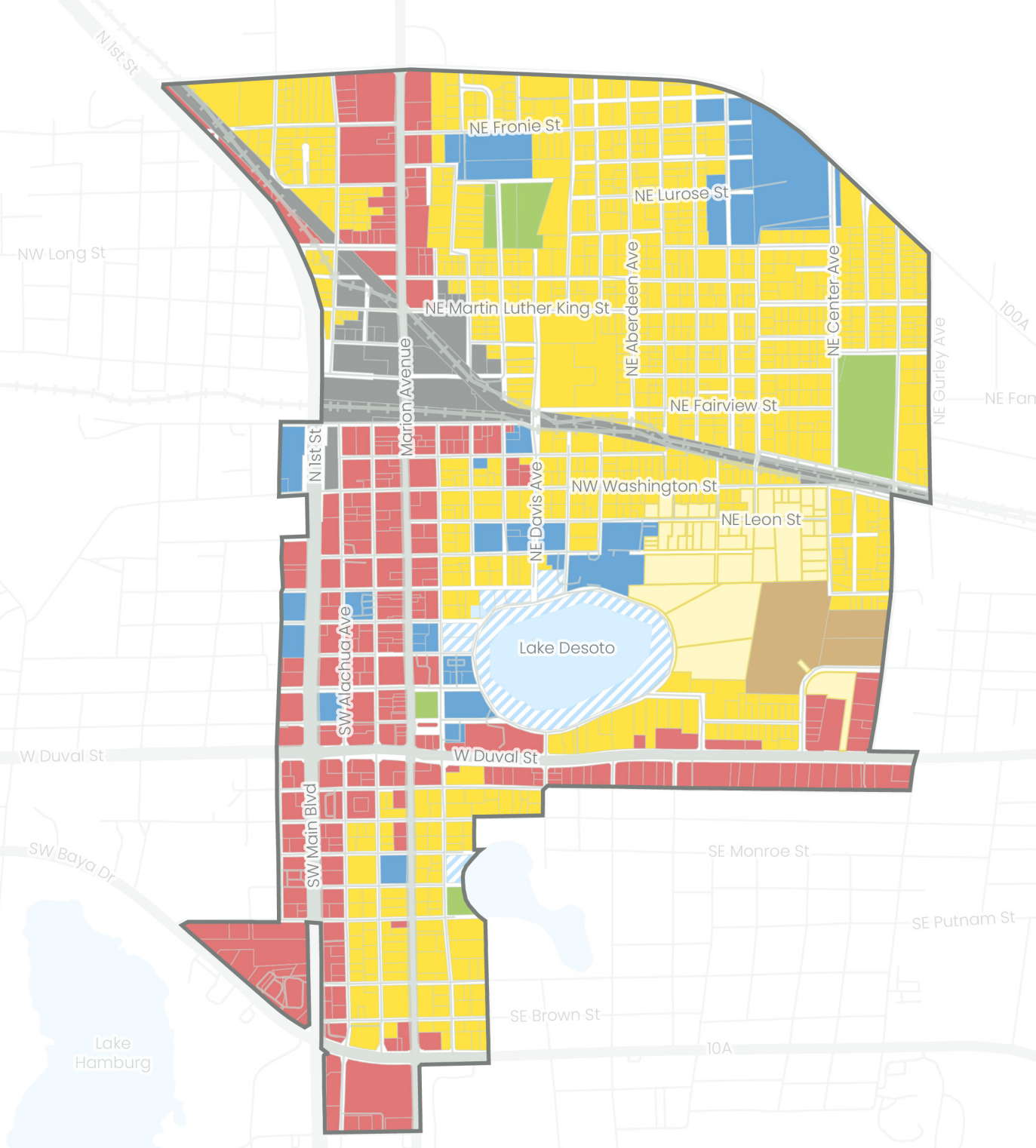
Zoning within the Lake City CRA reflects the area’s predominantly residential character while supporting commercial, industrial, and water-related uses. Residential zoning covers roughly 60% of all land in the CRA; of this, Residential (Conventional) Single-Family (RSF-3 and RSF-1) makes up the majority (81.7%), followed by Residential Office (16.6%), and Residential Multiple Family (RMF-3, RMF-2, and RMF-1) at 1.7%. Commercial zoning, encompassing all districts, accounts for 31%, while Industrial and Water each represent about 5% of total CRA acreage.

Residential zoning within the CRA is primarily divided into Residential Single-Family and Residential Single-Family districts. The City’s Land Development Code (LDC) establishes minimum lot area requirements for each dwelling type, which determines the potential maximum dwelling units per acre (DU/A). RSF districts accommodate low- to medium-density single family residential development, while RMF districts are designed for medium- to high-density multifamily development.

Density Standards by Zoning District

District	Minimum Lot Area per Dwelling Unit (sq ft)	Potential Maximum DU/A
RSF-1	20,000	2 DU/A
RSF-2	10,000	4 DU/A
RSF-3	6,000	8 DU/A
RSF-1	5,445	8 DU/A
RSF-2	2,178	20 DU/A

RSF-3 is the most common single-family zoning district, primarily concentrated to the area north of the Florida Gulf & Atlantic Railroad tracks, while RSF-1 is clustered to the east of Lake Desoto. A multi-family project in RMF-3 will be introduced to the CRA in early 2026 with the expected completion of Sweetwater Apartments Phase II, a 48-unit affordable multifamily community on 6.78 acres, located at 643 NE Davis Ave.



LAND USE MAP

- CRA Boundary
- Highway
- Street
- Railroad
- Parcels
- Water

- Land Use: Water
- Commercial
- Industrial
- Public

- Recreation
- Residential - High
- Residential - Medium
- Residential - Low

N

0 0.25 Miles

Alligator Lake

288

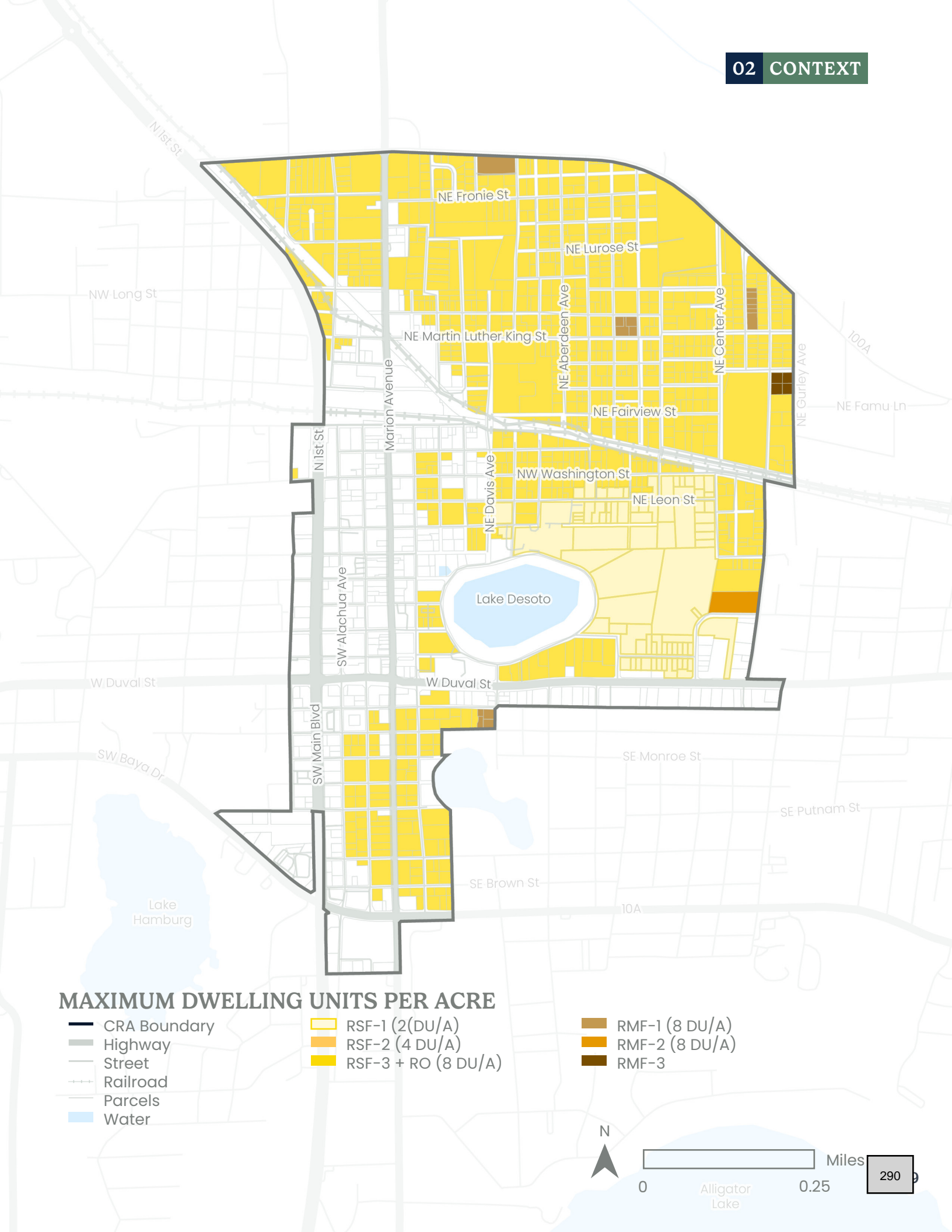
ZONING MAP

- CRA Boundary
- Highway
- Street
- Railroad
- Parcels
- Water

- Zoning: Water
- C-CBD - Commercial, Central Business District
- CI - Commercial Intensive
- CN - Commercial Neighborhood
- CG - Commercial General

- RO - Residential Office
- RMF-1 - Residential, Multi-Family
- RMF-2 - Residential, Multi-Family
- RMF-3 - Residential, Multi-Family
- RSF-1 - Residential, Single-Family
- RSF-3 - Residential, Single-Family
- I - Industrial



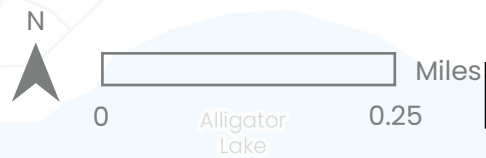


MAXIMUM DWELLING UNITS PER ACRE

- CRA Boundary
- Highway
- Street
- Railroad
- Parcels
- Water

- RSF-1 (2 DU/A)
- RSF-2 (4 DU/A)
- RSF-3 + RO (8 DU/A)

- RMF-1 (8 DU/A)
- RMF-2 (8 DU/A)
- RMF-3



Key Takeaways

Housing instability undermines neighborhood resilience.

Low homeownership, elevated vacancy, and an aging housing stock limit wealth-building opportunities and contribute to physical deterioration across the CRA.

The housing stock lacks flexibility and choice.

Residential development in the CRA is dominated by single-family homes and mobile homes, with very limited multifamily or attached housing. This narrow mix constrains housing options for seniors, smaller households, and workers seeking attainable rental or ownership opportunities.

Vacant land reflects both disinvestment and potential.

Scattered vacant residential and commercial parcels weaken neighborhood continuity but also present opportunities for infill development, adaptive reuse, and strategic land assembly.

The CRA functions as a major employment center disconnected from residents.

While the area contains significantly more jobs than resident workers, most residents commute elsewhere, highlighting a mismatch between local employment, housing, and workforce access.

Public and institutional land plays an outsized role.

Parks, schools, churches, community facilities, and other publicly owned properties are prominent within the CRA and represent key anchors for coordinated revitalization efforts.

Flood risk shapes reinvestment decisions in the northeastern CRA.

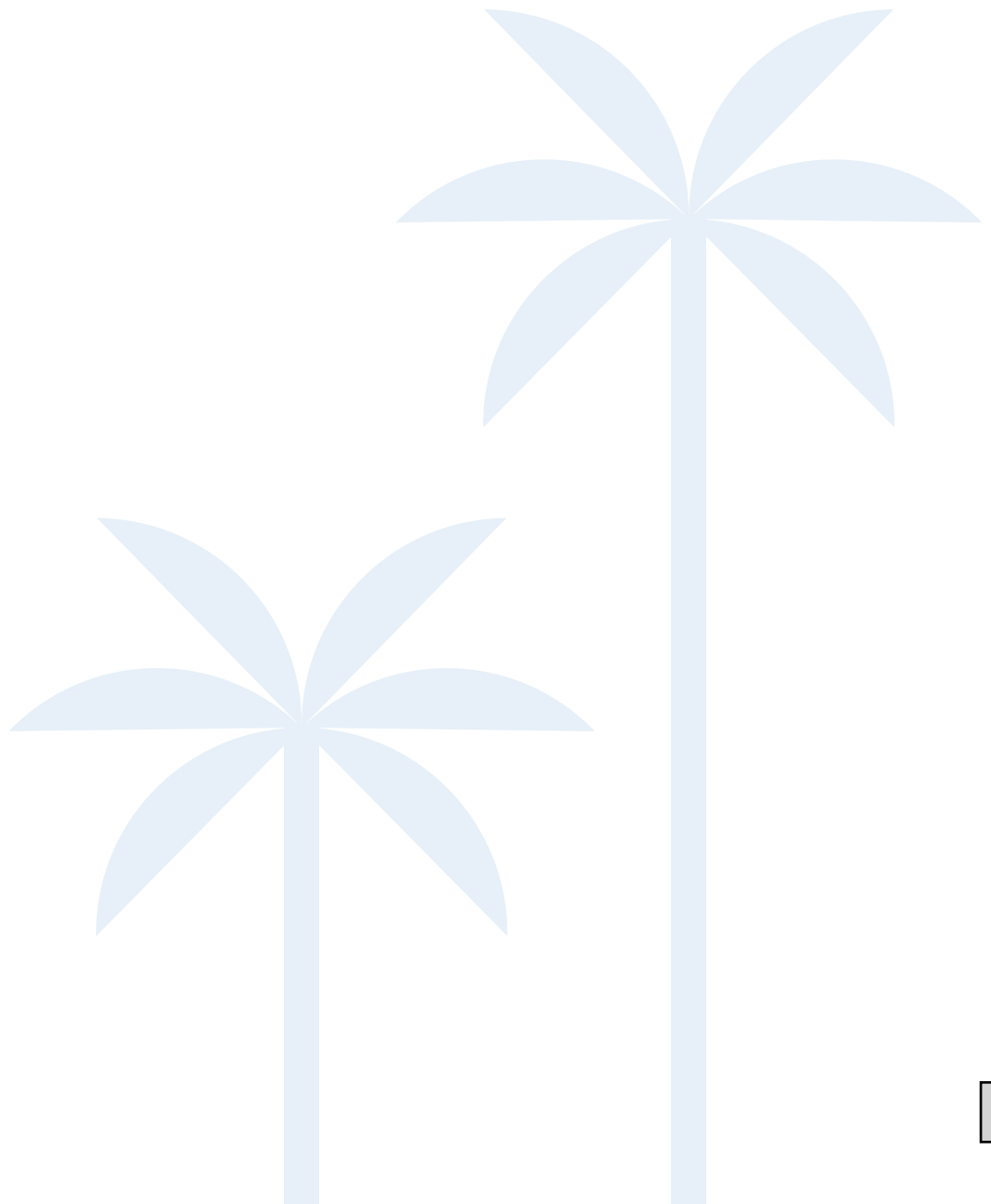
Several vacant parcels in the northeastern portion of the CRA lie within FEMA-designated flood zones, limiting their development potential and reinforcing patterns of disinvestment. These parcels may be more appropriately suited for open space, stormwater management, or resilience-based uses rather than traditional residential development.

Pedestrian and bicycle connectivity is limited.

Inconsistent sidewalks, limited trail connections, and flood-related constraints reduce safe, non-vehicular access to jobs, services, parks, and community assets.

Transportation infrastructure divides the area.

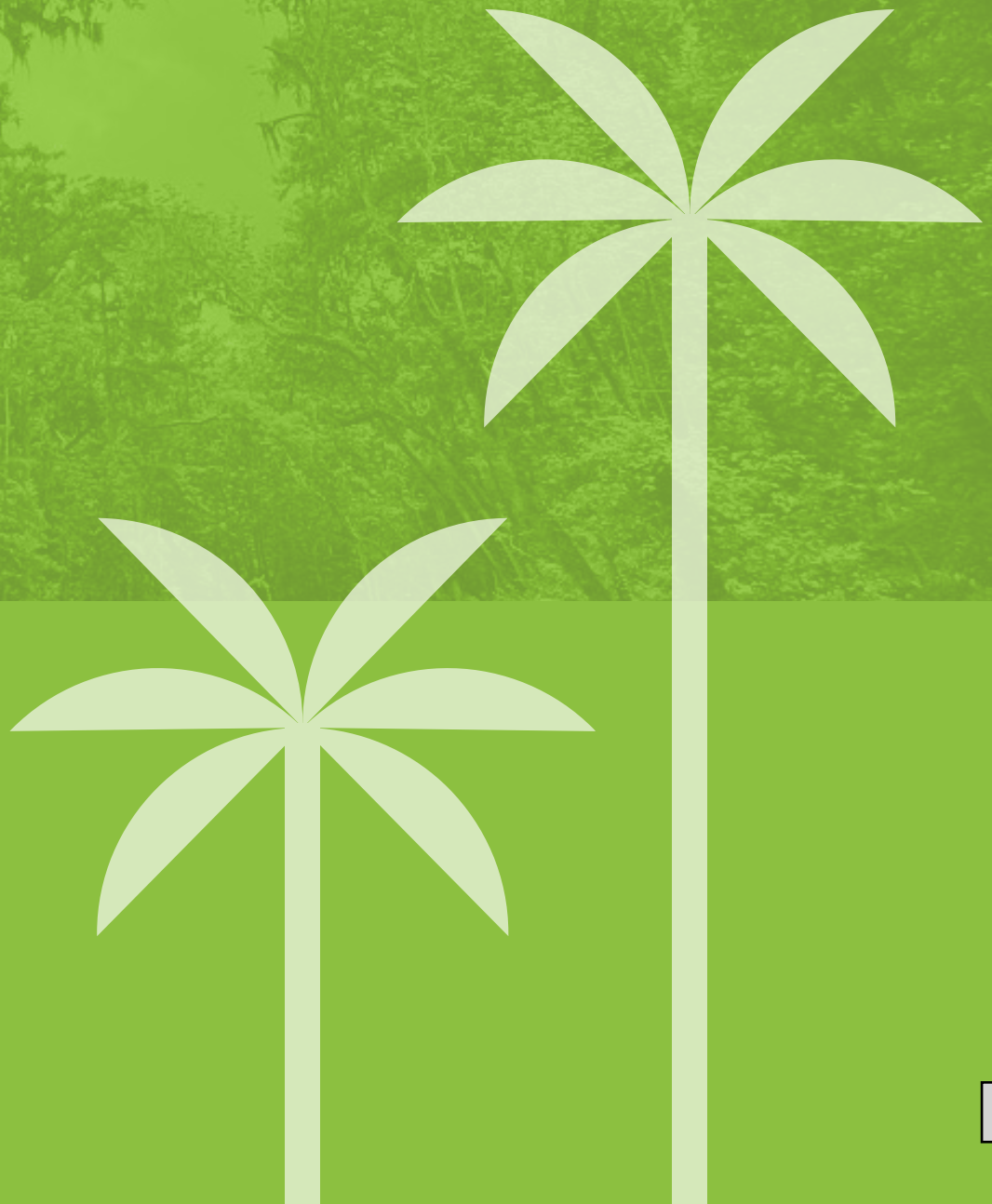
State and federal roadways and active rail corridors provide regional access but also create physical and functional barriers between neighborhoods and redevelopment areas.



04

COMMUNITY VISION

A look at how residents shaped the Lake City CRA Plan, including their vision for the future and top priorities for investments in their community.



Community Vision

THE GATEWAY TO OPPORTUNITY

Lake City wants to strengthen and stabilize for the next generation. Now and decades into the future, community members envision a Lake City CRA that is:

Connected. Where where comfortably walkable streets, safe crossings, and a revitalized trail network link residential neighborhoods to parks, schools, and downtown.

Healthy and Resilient. Where green spaces, recreational amenities, and a reactivated lakefront promote public health and year-round enjoyment.

Historic and Distinctive. Where adaptive reuse, preservation programs, and cultural storytelling highlight the city's heritage.

Economically Vibrant. Where where homes and streets are well-maintained and local businesses thrive in active commercial corridors supported by strong foot traffic, improved storefronts, and regular community events.

Inclusive and Equitable. Where investment reaches every neighborhood, with affordable housing, hospital and other public services, and community facilities accessible to all residents.

These were among the thoughts and aspirations of residents who attended public workshops hosted by the CRA in October and December 2025, as well as those who responded online to an informal survey and interactive map.

ONLINE SURVEY

The online survey captured input from a small but varied group of respondents. Awareness of the CRA was mixed, and awareness of the prior 2011 CRA Plan was low. The most urgent needs identified for the next 3–5 years included housing repair and preservation, improved streetlighting and pedestrian safety, enhanced parks and gathering spaces, and more consistent community programming.

Open-ended responses had a strong emphasis on addressing deteriorated housing and storefront conditions, increasing everyday downtown activity beyond special events, improving safety and comfort, activating parks and the waterfront, and advancing progress on the hospital and institutional campus.

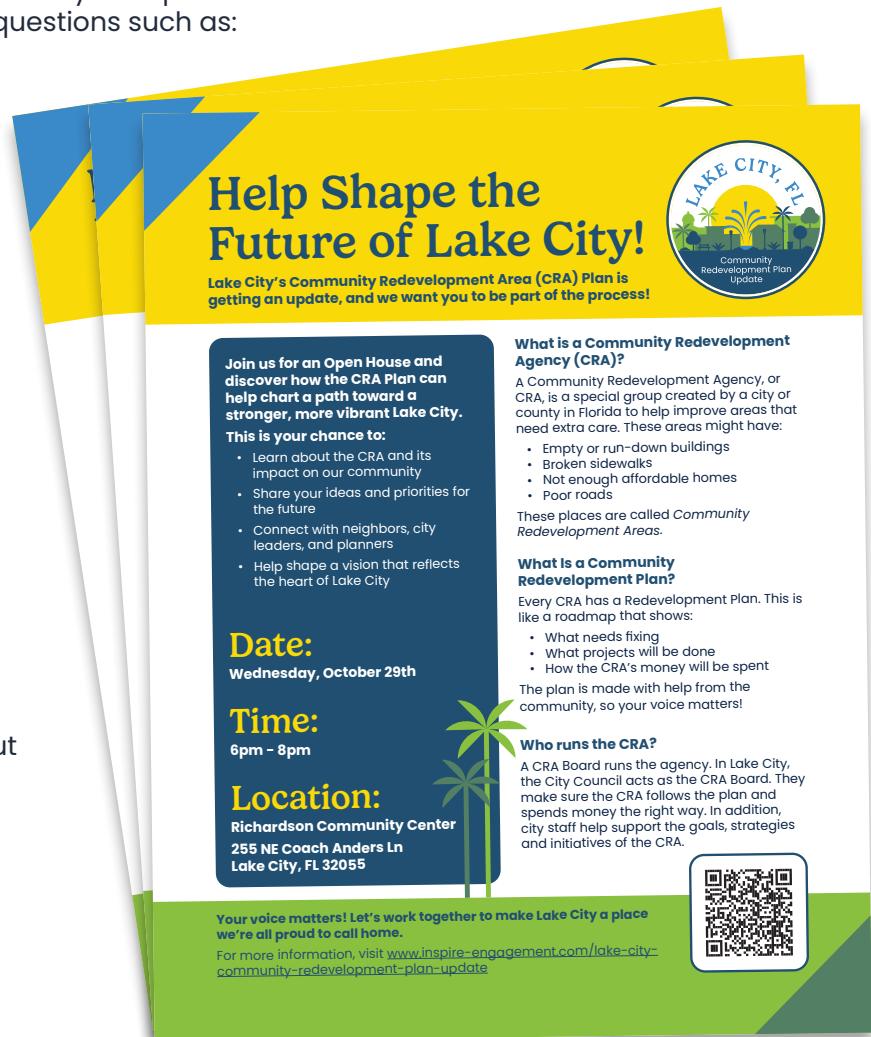


WORKSHOPS

Each workshop session began with a brief presentation that introduced the Redevelopment Plan update project and a tentative timeline. The presentation then covered the basics of CRA operations, tax increment financing, and observations and data analysis of challenges found within the CRA. The City staff and consultant team members answered questions and explained the activities available to solicit public input. Further details on public engagement activities can be found in the appendix of this plan.

Overall, participants were asked to clarify their preferences and provide open-ended feedback to questions such as:

- What and where are the key challenges facing the Lake City CRA?
- What and where are the key opportunities?
- What assets (physical structures, artwork, architecture, organizations, individuals, etc.) can help Lake City thrive?
- What character areas (as defined in the existing Redevelopment Plan, i.e., Waterfront Entertainment District, Commercial Corridors, Institutional Campus, Neighborhood Reinvestment Areas, Historic Downtown) are successful?
- What do you like or dislike about those areas?

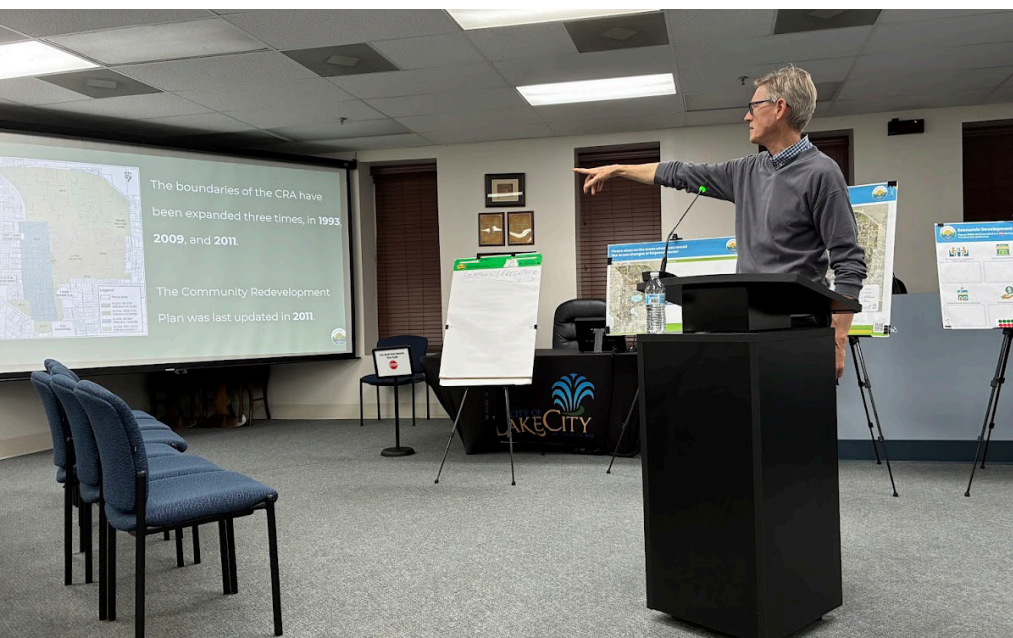


Many workshop attendees were unfamiliar with the function and purpose of the CRA; a greater share of online respondents indicated they were familiar, but most did not know of the Redevelopment Plan and had not participated in any projects. This lack of awareness contributed to some skepticism during the in-person workshop about where funds are spent and which community or communities benefit from it. Several participants said they felt that most CRA investments have focused too heavily on the downtown area, while residential neighborhoods that need the most reinvestment have seen little improvement.

Based on that feedback, there is a clear need for more transparency and public communication — both in explaining what the CRA does and in showing ongoing progress. Residents suggested that CRA meetings be streamed on City social media so people who work evenings can still participate and stay informed.

The community expressed deep pride in Lake City's history and cultural traditions and wanted those reflected in the CRA's work. Workshop participants emphasized the need to highlight Lake City's ties to Florida and U.S. history and create spaces for year-round events. Survey respondents specifically named Juneteenth and MLK Day celebrations; the Battle of Olustee reenactment; local festivals, farmers markets, and outdoor cultural events; and historic building tours and interpretive signage as worth preserving or celebrating.

The community's vision for Lake City is a hopeful one. Residents want a CRA that supports families, strengthens neighborhoods, celebrates culture, and creates the conditions for economic opportunity. This CRA Plan Update honors these priorities, ensuring that every investment contributes to a Lake City that is more connected, vibrant, and inclusive for generations to come.



04

STRATEGIC PLAN

An overview and analysis of the physical and economic conditions with the Lake City CRA.



Strategic Objectives

The strategic objectives in this chapter are organized around five focus areas: Housing & Neighborhood Stability, Downtown Vitality, Jobs & Entrepreneurship, Quality of Life & Connectivity, and Implementation and Trust. Each priority, goal, and strategy is grounded in data analysis and community input and is intended to guide CRA investments over the life of the plan.

The previous 2011 plan provided a foundational starting point for this update. Changing conditions, new data, and renewed community engagement have shaped the following priorities as a forward-looking framework that reflects the needs of today and tomorrow.

PRIORITIES AND GOALS:

HOUSING & NEIGHBORHOOD STABILITY

- H-1 INVEST IN NEIGHBORHOODS
- H-2 REMOVE LEGAL BARRIERS TO INVESTMENT
- H-3 FACILITATE DIVERSIFICATION OF THE HOUSING STOCK

COMMERCIAL CORRIDOR VITALITY

- C-1 INCREASE DOWNTOWN ACTIVITY
- C-2 ALIGN NEW DEVELOPMENT WITH DESIRED COMMUNITY CHARACTER
- C-3 ACTIVATE VACANT AND UNDERUTILIZED DOWNTOWN SPACES

ECONOMIC ACCESS & ENTREPRENEURSHIP

- E-1 ALIGN WORKFORCE CHARACTERISTICS WITH ECONOMIC OPPORTUNITIES
- E-2 SUPPORT SMALL BUSINESSES & LOWER BARRIERS TO ENTRY

PUBLIC SPACES & CONNECTIVITY

- P-1 IMPROVE PARKS, RECREATION, & OPEN SPACE AMENITIES
- P-2 IMPROVE MULTIMODAL CONNECTIVITY & BICYCLE INFRASTRUCTURE

IMPLEMENTATION & TRUST

- I-1 PROMOTE TRANSPARENCY, EDUCATION, & ONGOING ENGAGEMENT
- I-2 STRENGTHEN CRA GOVERNANCE & IMPLEMENTATION CAPACITY

PRIORITY

01

HOUSING & NEIGHBORHOOD STABILITY

COMMUNITY INPUT

Community input consistently calls for the CRA to address housing conditions. Specific needs include restoration or repair of older homes for better livability and preservation of historic neighborhoods, improved access to attainable housing, and the removal of deteriorated or obsolete structures. Residents expressed concern that CRA funds are primarily concentrated Downtown and called for prioritizing visible improvements in residential areas that are experiencing blight.

PLANNING ANALYSIS

Vacant and deteriorating homes within the Lake City CRA directly affect neighborhood stability, resident retention, and long-term investment. Although the area has enough housing units to serve its current population, elevated vacancy (17.8%) and low homeownership (42.4%) point to a disconnect between the existing housing stock and modern needs.

The lack of variety in housing types constrains housing choice within the CRA. Single family homes constitute nearly three quarters (72.7%) of the CRA's housing units; mobile homes make up an additional 20.6%; and there is minimal representation of 2–9 unit buildings or larger multifamily housing. This narrow housing mix provides limited options for smaller households, seniors, and working adults seeking attainable rental or ownership options. To accommodate diverse household types, there is a need for incremental infill and housing diversification strategies to provide a greater array of living options.

In addition, the current housing stock is aging, with half of the area's housing units built before 1970. Low household incomes within the CRA limit residents' ability to invest in home maintenance and rehabilitation. Further, historical racial inequities likely contribute to the presence of heirs' property issues, also known as properties with clouded titles. Properties

with clouded titles often sit vacant because it is unclear who holds ownership and responsibility for the property. Due to legal complications and challenges accessing financing, these properties often experience limited reinvestment and decay overtime.

Safe, quality housing is essential to economic mobility and community resilience. When households can rely on safe and well-maintained homes, they are better positioned to pursue employment, education, and additional economic opportunities. Persistent vacancy and deteriorating housing conditions undermine this foundation, limiting wealth-building potential and weakening neighborhood stability. Addressing these barriers is critical to supporting existing residents.

Targeted financial and legal assistance can remove barriers to reinvestment, enabling homeowners to repair and improve existing properties. Streamlined pathways for appropriate infill development can activate underutilized land and facilitate the creation of more diverse housing types. Together, these measures promote reinvestment, housing choice, and long-term neighborhood resilience while respecting established community character.

HOUSING & NEIGHBORHOOD STABILITY

GOALS & STRATEGIES

GOAL H-1: INVEST IN NEIGHBORHOODS

Strategy H-1A:
Provide home improvement grants + demolition assistance.



Provide residential property grants for home rehabilitation, property maintenance, demolition, hurricane mitigation, addressing code violations, and/or landscaping. Support exterior repairs and visible improvements to reduce deterioration, improve neighborhood appearance, and encourage incremental reinvestment in existing neighborhoods without displacement. Homeowners earning at or below the Area Median Income (AMI) may be eligible for grants covering up to 100 percent of eligible project costs. Households earning more than AMI may qualify for a 50 percent matching grant. An initial grant cap of \$10,000 per property is recommended as a starting point; however, the funding cap should be re-evaluated periodically at the discretion of the administering authority.

Model programs: St. Cloud CRA – Plant Paint Pave Program. The CRA provides up to \$2,000 per property for exterior home improvements. Property owners are required to match the contribution.

Potential Partners: Fire Dept, Code Enforcement

Strategy H-1B:

Establish a small-scale housing developer seed fund.

SHORT TERM

INTERMEDIATE

LONG TERM

Provide financial assistance for neighborhood-appropriate housing projects. Prioritize local non-profits, mission-driven developers, and small-scale builders developers delivering specialized, transitional, affordable, or workforce housing.

To catalyze development, the fund can provide up to \$50,000 per project for pre-development or early construction costs. It should be structured as a forgivable loan that must be repaid if the project is not completed. To ensure long-term community benefit, eligibility is restricted to local entities focused on incremental, small-scale infill (e.g., duplexes, ADUs, or small multifamily), with a mandatory 10-year affordability covenant required upon project completion. Provide a \$10,000 bonus to projects that utilize the city's pre-approved construction plans (See Strategy H-3A).

Potential partners: Housing nonprofit/community development organization

GOAL H-2:

REMOVE LEGAL BARRIERS TO INVESTMENT

Strategy H-2A:


Partner with legal service providers and property surveyor to provide accessible legal services.

SHORT TERM

INTERMEDIATE

LONG TERM

Legal assistance can help clear property titles on heirs' property. Local attorneys, non-profits and property surveyors may offer their services at a discounted rate or pro-bono to help solve this issue. Develop a program to provide direct legal aid to property owners who need assistance clarifying property title.

Model Program: Gainesville CRA Legal assistance is provided to income-qualified residents within the CRA boundaries. The CRA funds legal assistance from Three Rivers Legal Services to handle the applications, outreach, and probate filings. Free public workshops and legal clinics are co-hosted by City, CRA, and partners to educate and help residents. 

Potential Partners: UF Levin College of Law, Three Rivers Legal Services

**GOAL H-3:
FACILITATE DIVERSIFICATION OF THE HOUSING STOCK**

**Strategy H-3A:
Develop pre-approved construction plans.**



Reduce cost, time, and regulatory barriers to housing development by creating a set of pre-approved construction plans for use within the Lake City CRA. These plans may include small single-family homes, accessory dwelling units, duplexes, and small-scale multi-family (3-6 units) prototypes that align with local zoning, building codes, and neighborhood character. By allowing the use of pre-approved plans, the City can streamline permitting, lower upfront design costs, and support resident-led, small-scale development that expands attainable housing options while maintaining quality and consistency.

Model Programs: Gainesville, building department approved plans if someone wants to do ADUs, pre-approved with a menu of 3-4 different versions but all met the building code. Select one plan and building dept. put seal of approval

Potential Partners: Building Department

**Strategy H-3B:
Update zoning regulations to support appropriate infill.**

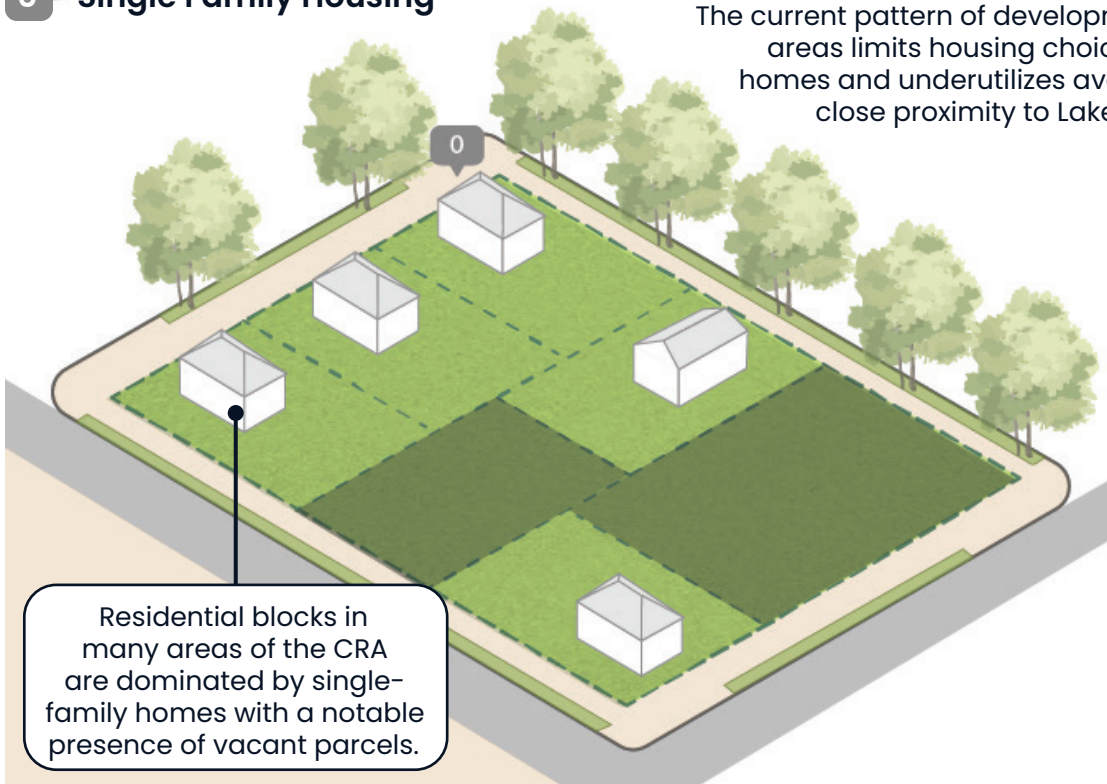


Neighborhood-sensitive infill preserves character and reflects natural growth patterns. Accessory dwelling units (ADUs), duplexes, triplexes, small multi-unit buildings, mixed use buildings, and cottage courts are contextually appropriate solutions to increasing housing choice within the CRA.

The zoning code needs to allow for these types of developments in the appropriate areas. Although zoning changes fall outside the authority of the CRA, the CRA can work with City and County land development to (1) identify regulatory barriers, such as use restrictions, minimum lot sizes, and development standards, that constrain residential development, and (2) establish where and how new housing types could be integrated into the area while maintaining community character.

0 Single Family Housing

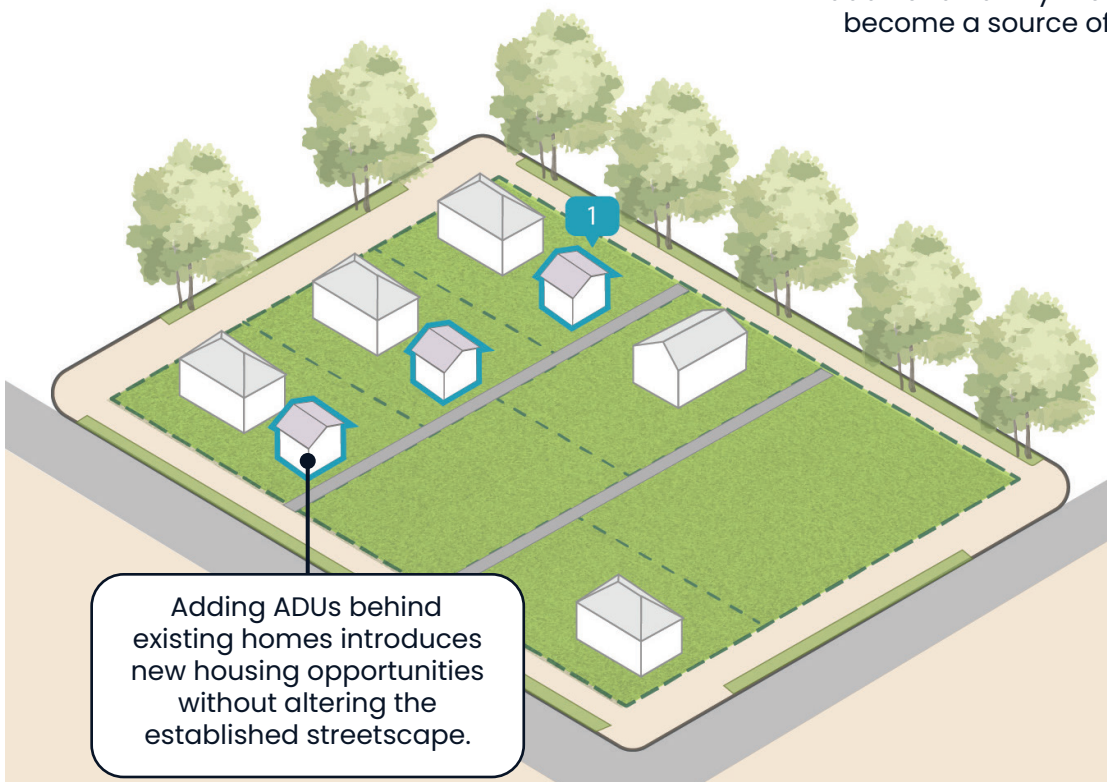
The current pattern of development in residential areas limits housing choice to single-family homes and underutilizes available land within close proximity to Lake City's Downtown.



Residential blocks in many areas of the CRA are dominated by single-family homes with a notable presence of vacant parcels.

1 Accessory Dwelling Unit (ADU)

ADUs can be use to provide housing for additional family members or they can become a source of rental income for property owners.

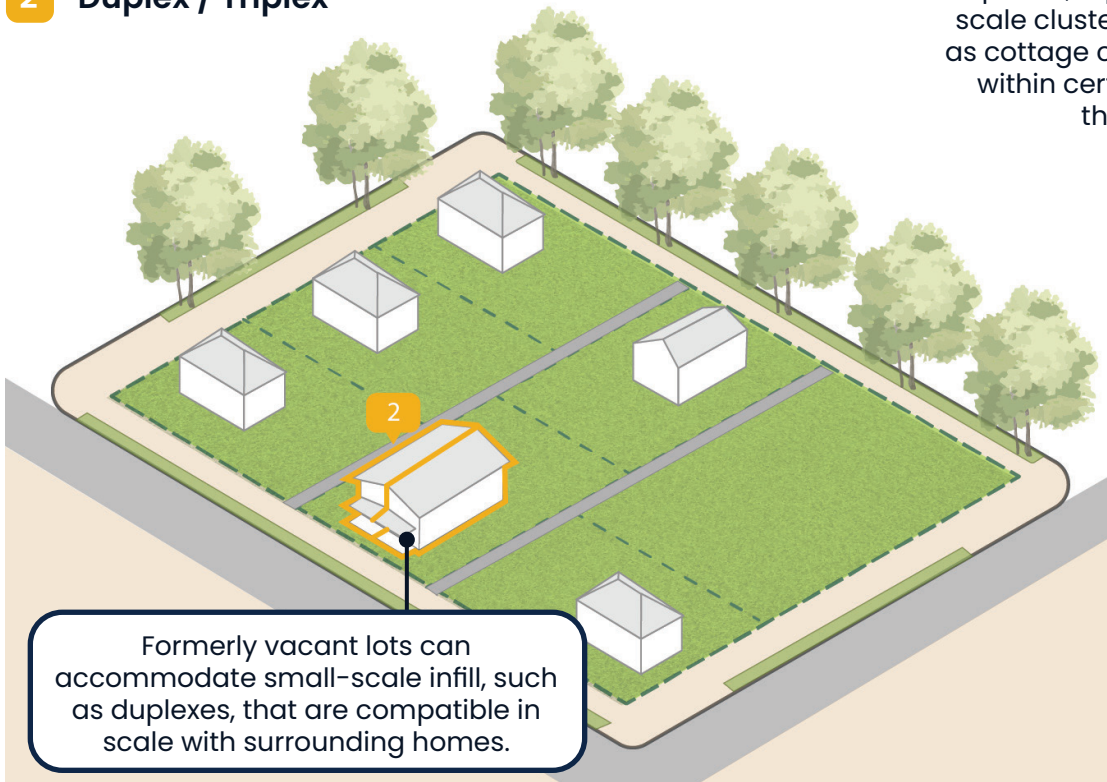


Adding ADUs behind existing homes introduces new housing opportunities without altering the established streetscape.

NEIGHBORHOOD-SENSITIVE INFILL

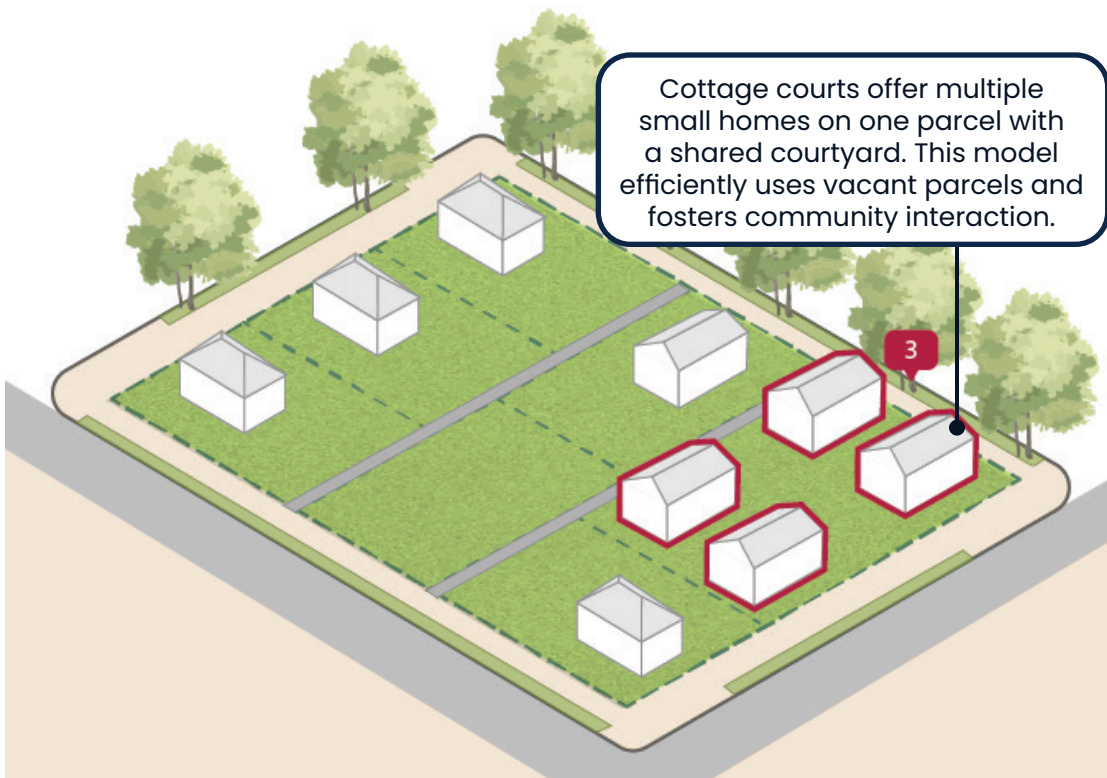
2 Duplex / Triplex

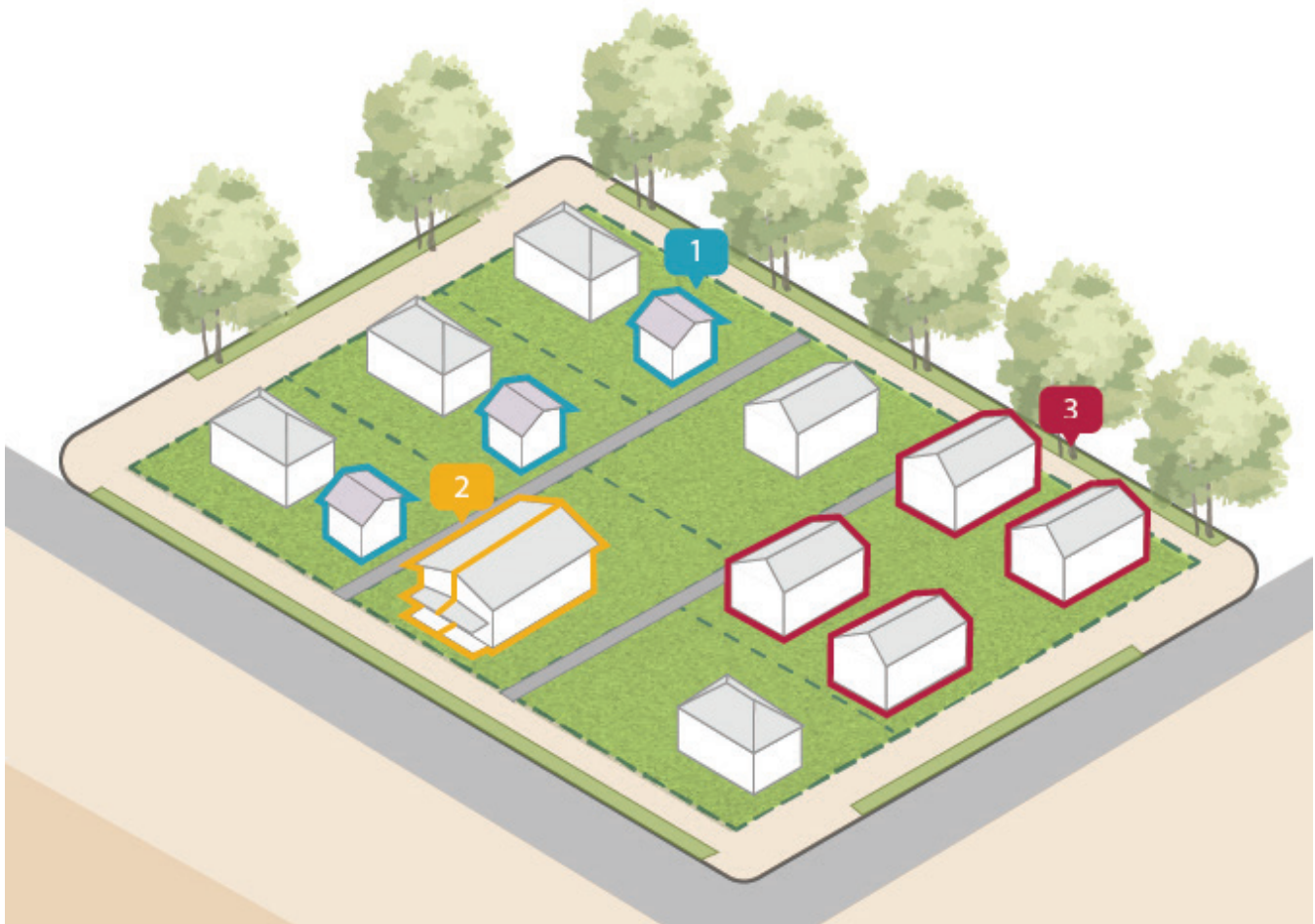
Duplexes, triplexes, and small-scale clustered housing, such as cottage courts, are allowed within certain areas, but not throughout the CRA.



3 Small-scale clustered housing (EX. Cottage Courts)

Cottage courts offer multiple small homes on one parcel with a shared courtyard. This model efficiently uses vacant parcels and fosters community interaction.





- 1** Accessory Dwelling Unit (ADU)
- 2** Duplex / Triplex
- 3** Small-scale clustered housing (EX. Cottage Courts)

Together, ADUs, duplexes, cottage courts, and existing single-family homes create a more diverse and resilient neighborhood. This mix expands housing options while respecting the scale and character of the surrounding area. Residential infill development places new homes on vacant or underutilized parcels, transforming empty space into housing that brings new life and opportunity into the neighborhood. Thoughtful integration of new housing supports growth without disrupting the existing community character.

PRIORITY

02

COMMERCIAL CORRIDOR VITALITY

COMMUNITY INPUT

Community feedback emphasized concerns about the overall vitality and perception of the CRA's commercial corridors. Residents and stakeholders noted that vacant storefronts discourage visitors and limit everyday activity downtown. It was mentioned that many downtown businesses experience noticeable foot traffic only during festivals or special events, with limited activity during typical weekdays. The Blanche Hotel was repeatedly identified as an underutilized anchor with unrealized potential to support downtown vibrancy.

Participants emphasized that the physical condition of storefronts, including missing awnings, broken windows, and visible signs of neglect, negatively affects perceptions of safety, investment, and overall appeal. Several community members noted that these conditions send discouraging signals to visitors, residents, and potential tenants, undermining confidence in downtown as a place to spend time or open a business.

Participants also cited a lack of coordination, promotion, and sustained momentum among downtown businesses. In addition, community members expressed interest in increased public art and visual activation as a way to draw people downtown, but emphasized that without consistent attractions, such as regular weekend markets or recurring programming, foot traffic remains minimal and difficult to sustain.

While there is interest in creating new gathering spaces such as an amphitheater, community members raised concerns about locating major facilities directly on the lake, suggesting the need for careful siting and integration with surrounding uses.

PLANNING ANALYSIS

Nearly 80 percent of the CRA's resident workforce is employed in service and retail sectors, while jobs located within the CRA are heavily concentrated in public administration, education, and healthcare. This employment structure solidifies the CRA's role as a civic and institutional hub but contributes to a commercial environment driven by daytime activity and scheduled events rather than consistent, market-driven foot traffic.

The limited presence of diversified private-sector businesses and lack of residential uses above or adjacent to commercial development constrains the ability of commercial corridors to support sustained activity throughout the week and into the evening hours. Visible disinvestment, inconsistent storefront maintenance, limited evening activity, and concerns related to safety and parking further weaken downtown's ability to function as a reliable economic anchor. In addition, limited housing options prevent the establishment of a resident population that can support downtown activity.

Strengthening corridor vitality will require improvements to business coordination, activation of underutilized or vacant commercial properties, façade and storefront improvements, and the introduction of additional living options in and around downtown.

COMMERCIAL CORRIDOR VITALITY

GOALS & STRATEGIES

GOAL C-1: INCREASE DOWNTOWN ACTIVITY

Strategy C-1A:
Activate downtown through evening programming and cultural activity.

SHORT TERM

INTERMEDIATE

LONG TERM

Establishing regular evening programming and coordinated activities that occur beyond traditional business hours can reinforce Downtown Lake City as an active, safe, and welcoming place after dark. Recurring events, such as monthly art walks, evening farmers or artisan markets, antique nights, and local business showcases, encourage people to spend time downtown. Public art installations, pop-up exhibitions, and small-scale performances can attract both residents and visitors, including travelers coming off I-75.

The CRA can conduct outreach to local businesses and support the organization of events. Shared promotion and scheduling can help reduce risk for individual businesses while building a consistent flow of programming. The CRA can also invest in flexible public spaces that may accommodate small performances, art shows, and community events. Regular programming and cultural activation will help position downtown as an active destination while supporting surrounding businesses.

Potential Partners: Chamber of Commerce, Downtown Business Association, Visit Lake City

GOAL C-2: ALIGN NEW DEVELOPMENT WITH DESIRED COMMUNITY CHARACTER

Strategy C-2A:
Establish a Form-Based Code.

SHORT TERM

INTERMEDIATE

LONG TERM

A form-based code regulates building form and the relationship between structures and the street. By adopting a clear and easy-to-use form-based code that sets straightforward standards for building design, Lake City can ensure new development looks appropriate and attractive and contributes to a cohesive, walkable, and high-quality environment.

GOAL C-3:

ACTIVATE VACANT AND UNDERUTILIZED DOWNTOWN SPACES

Strategy C-3A:

Provide commercial façade improvement grants.

SHORT TERM

INTERMEDIATE

LONG TERM

Improving the condition and appearance of commercial buildings is a foundational step toward strengthening downtown and neighborhood commercial corridors within the CRA. A dedicated commercial façade improvement grant program provides a practical tool to address visible building deterioration, improve code compliance, and support business viability without requiring full redevelopment. Grants for commercial properties may be used for exterior-facing improvements such as signage and awnings, lighting upgrades, door and window replacements, storefront repairs, and other façade elements in need of rehabilitation.

Requiring matching funds ensures shared investment and encourages long-term property stewardship. By prioritizing highly visible improvements, the program helps reduce perceptions of vacancy or neglect, improves customer experience, and reinforces commercial corridors as active and welcoming places for residents, visitors, and future businesses.

Strategy C3-B:

Collaborate with private landowners to activate sites.

SHORT TERM

INTERMEDIATE

LONG TERM

The CRA can support landowners in activating underutilized parcels as catalyst projects to spark additional private investment. Assistance may include preparation of architectural renderings, site plans, redevelopment concepts, or other visual materials that illustrate potential and reduce early-stage barriers for private property owners.

Strategy C3-C:

Leverage publicly owned land to catalyze redevelopment.

SHORT TERM

INTERMEDIATE

LONG TERM

The CRA can work with the City and County to strategically use government-owned land to prepare sites for development and issue RFPs for active, high-quality uses that support downtown priorities. Leveraging public land can guide outcomes and ensure important sites are developed in alignment with community goals.

Opportunity Sites

Underutilized and vacant properties present prime opportunities for new development or redevelopment. The map on page 85 identifies publicly and privately owned parcels within the CRA that could be transformed to boost community and economic vitality.

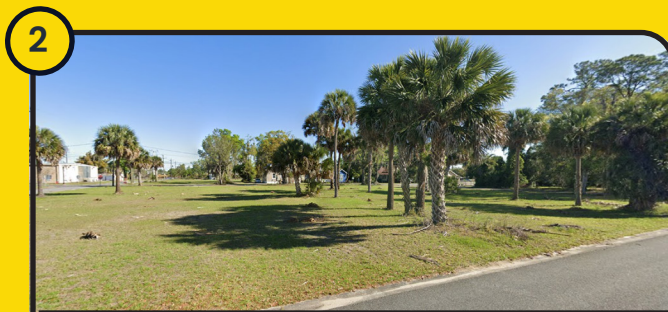
Through partnerships and communication with public and private entities, the CRA can work to stimulate new activity on these parcels.



City Owned Parcel with Historic Columbia County Bank & Vacant Land

338 N Marion Ave

This City-owned, nearly full-block site is home to the historic Columbia County Bank building. It sits largely inactive despite its prime downtown location, creating a significant gap in the urban core. The City should issue a targeted RFP to attract an active, publicly accessible use that leverages the historic structure and vacant land for infill, dining, or event space. Activating this parcel will strengthen nearby businesses and reinforce downtown as Lake City's center of daily life.



Vacant Hospital Authority Sites

451 NE Hernando Ave

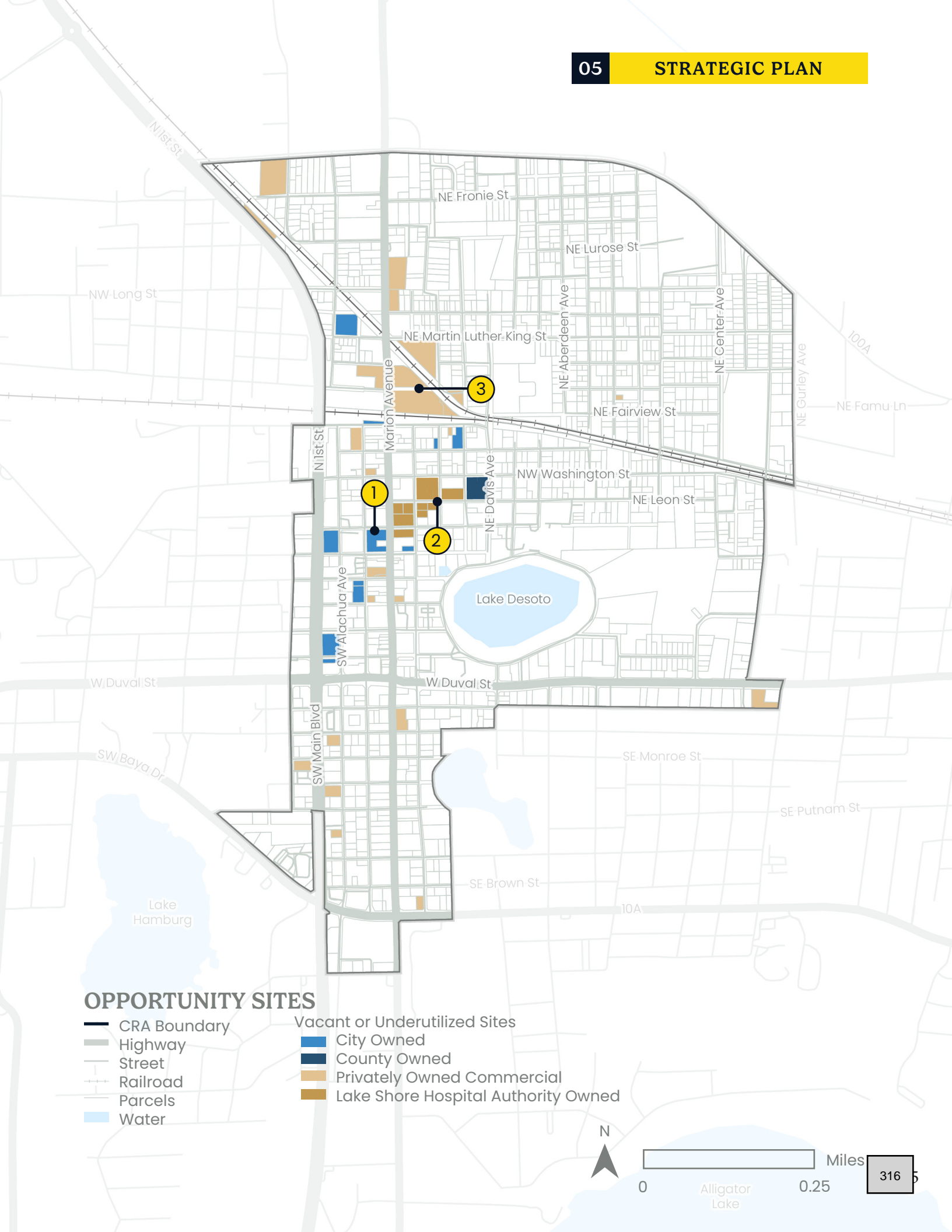
Vacant blocks owned by the Hospital Authority offer an opportunity for redevelopment. Collaboration with the Hospital Authority can help align future development with downtown activity and ensure these parcels contribute to a vibrant urban environment.



Recycling Center Site

597 N. Marion Ave.

An abandoned, older building that may have historical significance is located on the same site as a fully operational recycling center, presenting an opportunity for restoration in partnership with the private landowner (see the following page for more details).



OPPORTUNITY SITES

- CRA Boundary
- Highway
- Street
- Railroad
- Parcels
- Water

Vacant or Underutilized Sites

- City Owned
- County Owned
- Privately Owned Commercial
- Lake Shore Hospital Authority Owned











Recycling Center Site | Matthew T. Rader

Adaptive Reuse Opportunity

Located immediately north of downtown Lake City and wedged between two railroad corridors, the Recycling Center Rail Yard is a site that draws interest because of its visibility, central location, and unique relationship to rail infrastructure. Today, the site functions as a recycling facility, a use that is directly dependent on the railroad and is expected to remain in operation. A historic building, though not formally designated, sits on the property. The building's unique appearance and character make it a prime opportunity for restoration. Reuse of the building faces several challenges: it is privately owned, is bordered on two sides by train tracks, and structural integrity is unknown.

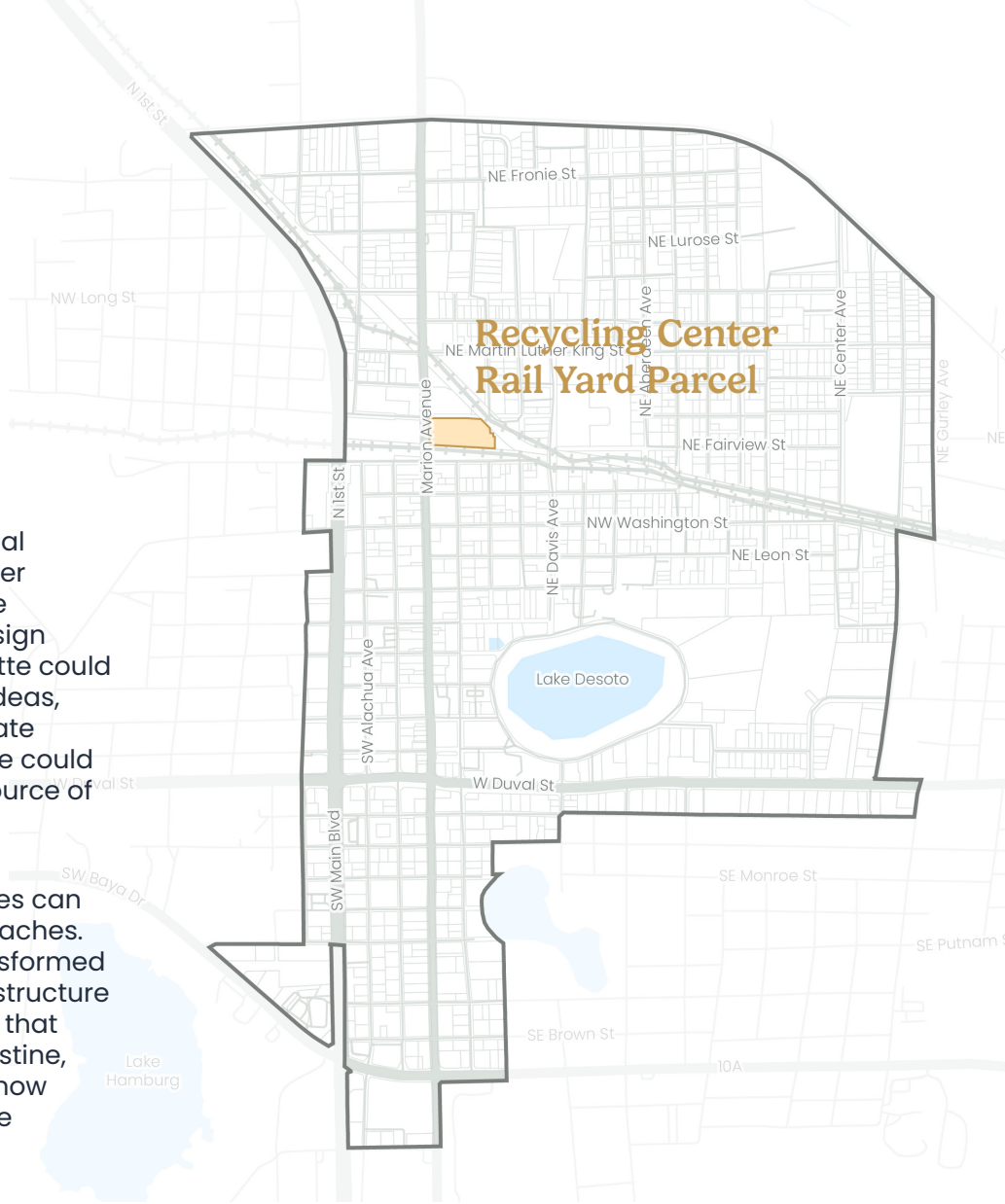
Despite these challenges, the site presents a rare and compelling opportunity for adaptive reuse in close proximity to downtown. With creativity and careful planning, it may be possible to bring the historic building back into active use while allowing the recycling operation to continue functioning. Adaptive reuse projects of this nature can create destinations that draw visitors, provide community gathering spaces, and celebrate local history. In the case of this site, constraints could be transformed into defining features rather than limitations.

RECYCLING CENTER OPPORTUNITY AREA

-  CRA Boundary
-  Highway
-  Street
-  Railroad
-  Parcels
-  Water

Exploring the building's condition and reuse potential may also reveal opportunities for the property owner to realize economic value from the site. Innovative tools such as a design competition or community charrette could help generate bold, site-specific ideas, engage the public, and demonstrate how this complex rail-adjacent site could become a distinctive asset and source of pride for Lake City.

Precedents from other communities can help inform creative design approaches. Crescent Park in New Orleans transformed a site once separated by rail infrastructure by introducing pedestrian bridges that enabled public access. In St. Augustine, restoration of the Ice Plant shows how a historic industrial building can be adaptively reused as a successful destination.



Crescent Park, New Orleans, LA
HargreavesJones



The Ice Plant, St. Augustine, FL
The Ice Plant Bar

PRIORITY

03

ECONOMIC ACCESS & ENTREPRENEURSHIP

COMMUNITY INPUT

Community members noted that aspiring entrepreneurs and small business owners face significant barriers to starting and sustaining businesses within the CRA. Participants cited a lack of access to business education, technical guidance, and startup capital as key challenges, particularly for first-time entrepreneurs. These barriers contribute to a fear of financial risk, which is especially pronounced in downtown locations where perceived costs and uncertainty are higher.

Stakeholders expressed interest in targeted support mechanisms such as small business grants, rent assistance, and startup incentives that could reduce early-stage risk and encourage local entrepreneurship. The need to strengthen the Downtown Growers and Market by expanding access to locally produced farm food was mentioned, noting that consistent food offerings are critical to attracting customers and supporting market viability. Community members additionally identified the need for assistance with commercial building code compliance, such as roofing, exterior repairs, and life-safety upgrades, as a key factor in allowing businesses to occupy existing spaces and activate vacant or underutilized buildings into productive use.

Finally, participants highlighted the importance of directing business support and reinvestment toward the north end of the CRA, where additional assistance, such as grants or low-interest loans for structural improvements and building stabilization, could help existing businesses remain viable and attract new activity.

PLANNING ANALYSIS

Economic conditions within the Lake City CRA reinforce the barriers to entrepreneurship identified by the community. While the CRA contains a high concentration of jobs and businesses, there are significantly more jobs located within the CRA than employed residents, leading to substantial in-commuting and a daytime-oriented economy driven largely by public, education, healthcare, and service-sector employers. This structure limits opportunities for small, locally owned businesses to capture consistent, neighborhood-based demand.

Nearly 80% of CRA residents are employed in service and retail sectors, where wages and job stability can constrain risk-taking and access to startup capital. Lower levels of educational attainment relative to the City and County further limit access to higher-wage employment, business ownership pathways, and technical or professional industries, reinforcing dependence on lower-margin businesses and informal entrepreneurship.

Together, these conditions contribute to fear of financial risk, difficulty accessing capital, and challenges sustaining new businesses, particularly in downtown locations, underscoring the need for targeted entrepreneurial support, technical assistance, and startup incentives within the CRA.

ECONOMIC ACCESS & ENTREPRENEURSHIP

GOALS & STRATEGIES

GOAL E-1: ALIGN WORKFORCE CHARACTERISTICS WITH ECONOMIC OPPORTUNITIES

Strategy E-1A:
Partner with economic development entities to assess employment dynamics.



Partner with existing workforce development providers to better understand and address the disconnect between local residents and jobs located within the district. The CRA can support a coordinated analysis with organizations such as the community college, workforce training providers, the Chamber of Commerce, and major local employers to examine current employment pipelines, skill requirements, and barriers to resident participation. This analysis can identify gaps between resident educational attainment, training opportunities, and employer needs in sectors such as public administration, healthcare, education, and services.

Through data analysis, stakeholder engagement, and coordination with existing workforce initiatives, the CRA can help inform targeted solutions, align future investments, and improve residents' access to stable employment over time.

Potential partners: Coordinate with established workforce development partners, including the Chamber of Commerce and Florida Gateway College, to conduct a deeper assessment of workforce needs, gaps, and opportunities.

GOAL E-2:

SUPPORT SMALL BUSINESSES AND LOWER BARRIERS TO ENTRY

Strategy E-2A:

Support temporary site activations.

SHORT TERM

INTERMEDIATE

LONG TERM

Support pathways that allow food trucks, pop-ups, home-based businesses, and vendors to test and grow their operations before committing to permanent storefronts. Temporary site activation and flexible business models, such as designated vending areas, rotating market spaces, or shared-use facilities reduce risk for early-stage entrepreneurs. The CRA can serve as a coordinating entity, helping connect property owners of underutilized spaces to entrepreneurs.

This strategy also requires an evaluation of zoning and regulatory provisions that affect temporary and transitional business activity. The CRA can work with the City to ensure regulations allow for temporary site activations in appropriate locations.

Strategy E-2B:

Assess and address barriers to small business activity in the North End.

SHORT TERM

INTERMEDIATE

LONG TERM

A focused assessment should be undertaken to better understand the challenges facing small businesses and neighborhood-scale commercial activity in the north end of the CRA. This effort will examine regulatory conditions, zoning and land use constraints, building and site limitations, visibility and signage issues, and the feasibility of home-based businesses or small neighborhood-serving uses, such as corner stores.

Based on the findings, the CRA can work with City departments and local partners to identify and evaluate a menu of potential responses, which may include regulatory adjustments, technical assistance, targeted incentives, or low-cost visibility and wayfinding improvements. Framing this strategy around investigation and tailored solutions allows the CRA to respond more precisely to local conditions and establish a clearer foundation for future reinvestment efforts in the north end.

PRIORITY

04

PUBLIC SPACES & CONNECTIVITY

COMMUNITY INPUT

Community feedback emphasized the need for improved public spaces and safer, more connected pedestrian and bicycle infrastructure throughout the CRA. Residents expressed a desire for upgraded playgrounds, enhanced park facilities, and additional outdoor fitness and active recreation spaces that better serve all ages and support everyday use, not just special events.

Participants also consistently raised concerns about limited walkability and bike connectivity, particularly outside of downtown event periods. Sidewalk gaps, inadequate lighting, and the lack of dedicated bicycle infrastructure were cited as barriers to regular foot traffic and safe mobility. Community members expressed interest in traffic-calming measures such as bike lanes and speed bumps to improve safety.

In addition, there was an interest in seeing clearer implementation of ideas identified in previous planning efforts, such as community gardens and small-scale public space enhancements, emphasizing the importance of moving from planning concepts to visible, on-the-ground improvements that build trust and increase everyday use of public spaces.

PLANNING ANALYSIS

The structure of Lake City's transportation and public space systems places limits on everyday mobility within the CRA. The absence of a local fixed-route transit system means daily travel relies primarily on private vehicles. Sidewalks and pedestrian facilities are unevenly distributed, creating gaps between residential areas, downtown destinations, and community facilities. These discontinuities reduce the effectiveness of otherwise walkable distances and limit the ability of public spaces and commercial areas to function as part of an interconnected system. The lack of designated on-street bicycle facilities further constrains mobility options, particularly for short trips that could otherwise be made by bike.

Public open space within the CRA is limited in total acreage and concentrated in a small number of locations. While existing parks and lakes serve important recreational and civic functions, their impact is diminished by limited physical connections and the absence of a broader network of trails or greenways within the district. In contrast, regional trail systems outside the CRA demonstrate the demand for recreational and active transportation amenities, underscoring the opportunity to strengthen local connections where people live and work rather than rely solely on destinations beyond the district.

The presence of a designated Office of Greenways and Trails Land Trail Priority segment along SW Baya Drive introduces a strategic opportunity to link local improvements to future planned regional investments. Aligning sidewalk, bicycle, and public space projects with this corridor can help establish a connected framework that supports both daily mobility and long-term trail-oriented development. Together, these conditions highlight the need for coordinated, incremental infrastructure investments that improve connectivity, reinforce public space use, and support broader revitalization goals within the CRA.

PUBLIC SPACES & CONNECTIVITY

GOALS & STRATEGIES

GOAL P-1: IMPROVE PARKS, RECREATION, AND OPEN SPACE AMENITIES

Strategy P-1A:
Develop stormwater pocket parks in flood prone areas.



Convert vacant parcels located within flood-prone area of the CRA into a stormwater pocket parks that integrate flood storage, native landscaping, and passive recreation. This approach addresses environmental constraints while transforming underutilized land into a neighborhood amenity that improves resilience, aesthetics, and public access to green space. See page 98-99 for a map of potential sites.

This strategy could include community gardening, partnerships with local organizations, startup funding. Considerations should be made for long-term maintenance responsibilities.

Strategy P-1B:
Plan and site a city-owned amphitheater.



Identify a City-owned parcel outside of the lakefront area suitable for a covered amphitheater that can host concerts, performances, and community events. The site should be walkable from downtown businesses, compatible with surrounding uses, and designed to support evening activity without impacting sensitive environmental areas. This facility would serve as a long-term anchor and economic hub for downtown activity.

GOAL P-2: IMPROVE MULTIMODAL CONNECTIVITY AND BICYCLE INFRASTRUCTURE

Strategy P-2A:
Implement a holistic streetscape improvement program.



Pursue a coordinated, multi-functional approach to street improvements within the CRA that enhances safety, mobility, comfort, and public space quality while aligning with the City's Mobility Plan (see following page). Priority improvements include filling sidewalk gaps, installing pedestrian-scale lighting, introducing traffic-calming measures such as speed bumps on residential streets with documented speeding concerns, and adding street trees to expand canopy coverage and improve comfort. Where feasible, protected bicycle facilities should be incorporated along key corridors that connect neighborhoods to downtown, parks, schools, and the planned US 90 Trail Corridor, which will position the CRA to leverage future regional trail investments.

This holistic approach also supports the integration of outdoor fitness amenities and active recreation features within parks and public spaces, coordinated with improved sidewalk connections to ensure safe and accessible access. By layering safety, mobility, shade, and recreation into a single streetscape strategy, the CRA can deliver visible, high-impact improvements that enhance everyday use of streets while advancing long-term connectivity and quality-of-life goals.

Potential partners: FDOT

Mobility Plan Integration

A cohesive pedestrian network connecting Lake City’s historic commercial core to Lake Desoto and surrounding neighborhoods is well within reach. The implementation of the City’s 2026 Mobility Plan, which outlines priority corridors and improvements, will not only create safe, enjoyable multi-modal pathways, but will also catalyze redevelopment. Investments in this network will improve quality of life, strengthen property values, and support the economic vitality of downtown Lake City.

A complete network should include:

- Wide sidewalks (6–8’ min.) and protected bike lanes (5–7’) or 10–12’ shared-use paths
- Shade trees and canopy coverage
- Pedestrian lighting
- Trash receptacles and public restrooms
- Benches and picnic tables
- Emergency call stations

Additional investments might include

- Pollinator and community gardens
- Outdoor fitness stations
- Skate parks and recreation spaces
- Public art
- Interpretive signage highlighting local history and environmental features

The map on the following page depicts the locations of some improvements identified in the 2026 Mobility Plan (described below) and additional areas identified as in need of improvement.

MOBILITY PLAN PROPOSED IMPROVEMENTS




Neighborhood Greenway Trails

Low-volume, low-speed streets for walking and biking that connect parks, schools, and neighborhoods.



Curbless Shared Street

Curbless streets with defined pedestrian space and shared space with vehicles and micromobility vehicles.



Lake Desoto Promenade

Public-oriented, pedestrian-only, walkable, recreational, multimodal path promoting waterfront access.



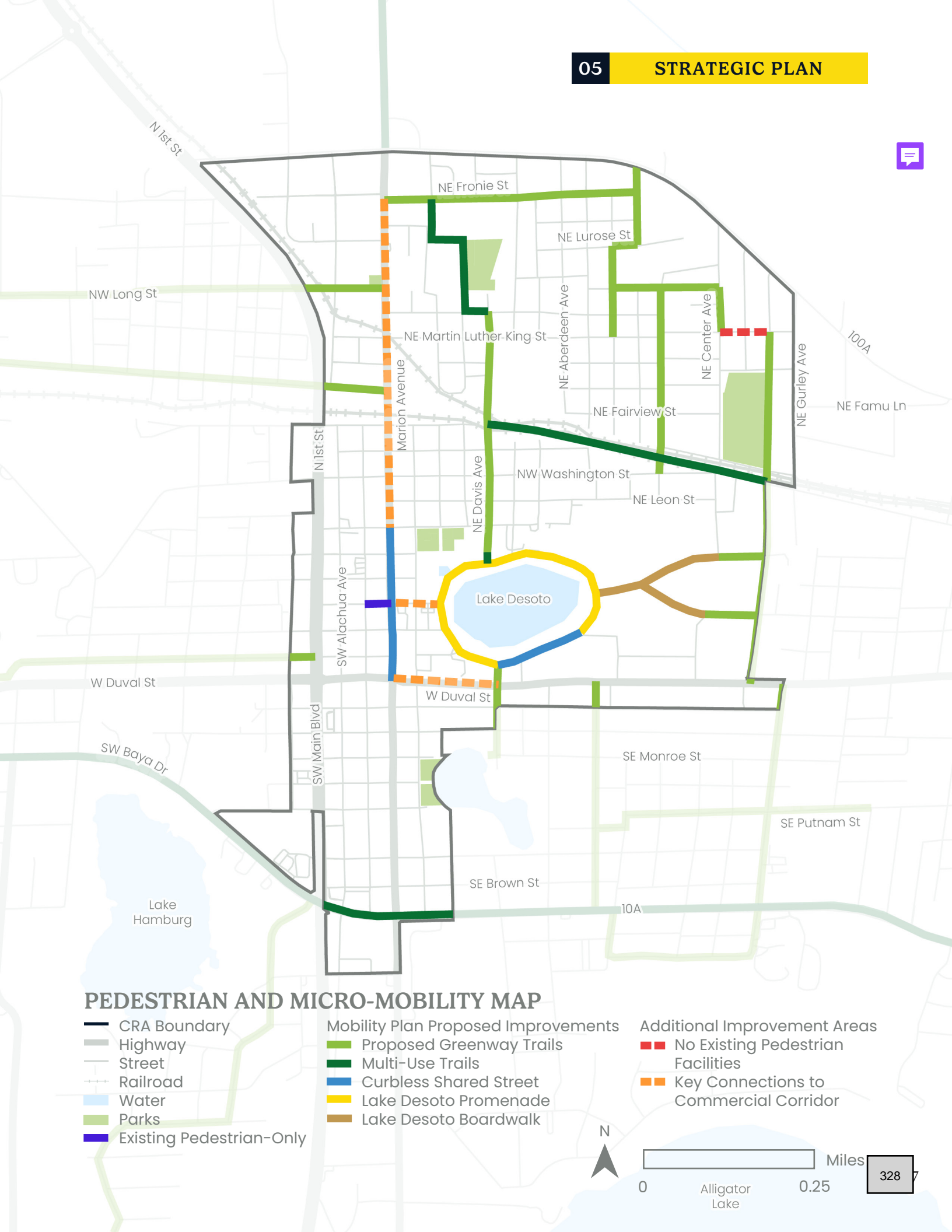
Multi-Use Trails

Recreational pedestrian and bike-focused trails around 12 to 14 feet wide.



Lake Desoto Boardwalks

Boardwalk across wetlands connecting Lake Desoto to adjacent neighborhoods.



PEDESTRIAN AND MICRO-MOBILITY MAP

- CRA Boundary
- Highway
- Street
- Railroad
- Water
- Parks
- Existing Pedestrian-Only

- Mobility Plan Proposed Improvements
- Proposed Greenway Trails
 - Multi-Use Trails
 - Curbless Shared Street
 - Lake Desoto Promenade
 - Lake Desoto Boardwalk

- Additional Improvement Areas
- No Existing Pedestrian Facilities
 - Key Connections to Commercial Corridor

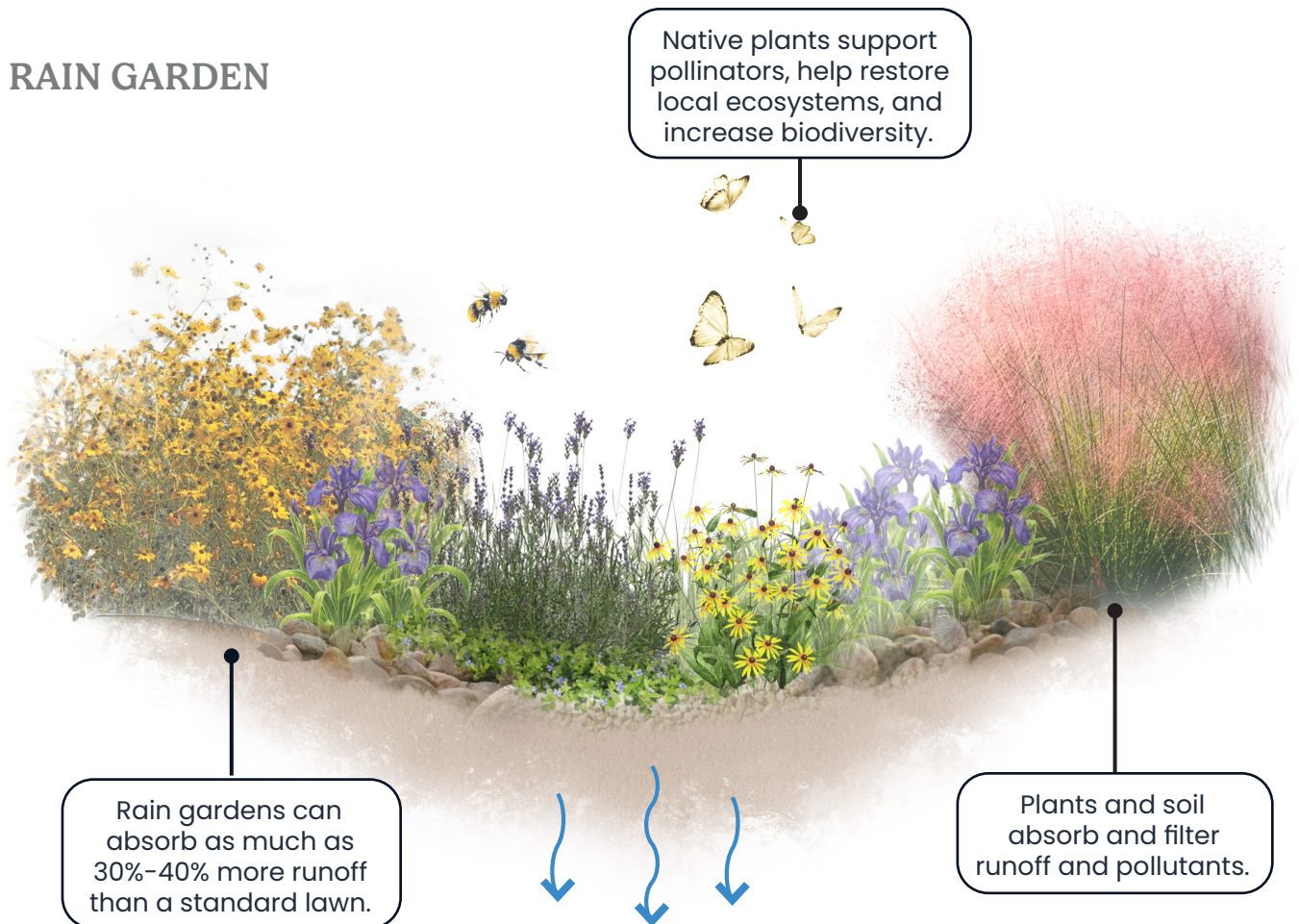


Stormwater Pocket Parks

The residential areas east of Lake Desoto and in the northeastern CRA lie within FEMA-designated flood zones, limiting their development potential. Rather than construct more residential units where vacant parcels exist, there are opportunities to introduce pocket parks that not only act as community gathering spaces but important hubs of stormwater retention, sustainable biodiversity, and small-scale green space.

The inclusion of parks on currently undeveloped land can also bring forward a catalyst project from the previous CRA plan: community gardening. A community garden can create an organic pipeline from neighborhood to farmer's market while including educational components for environmental preservation, especially in neighborhoods with limited access to public open space.

RAIN GARDEN

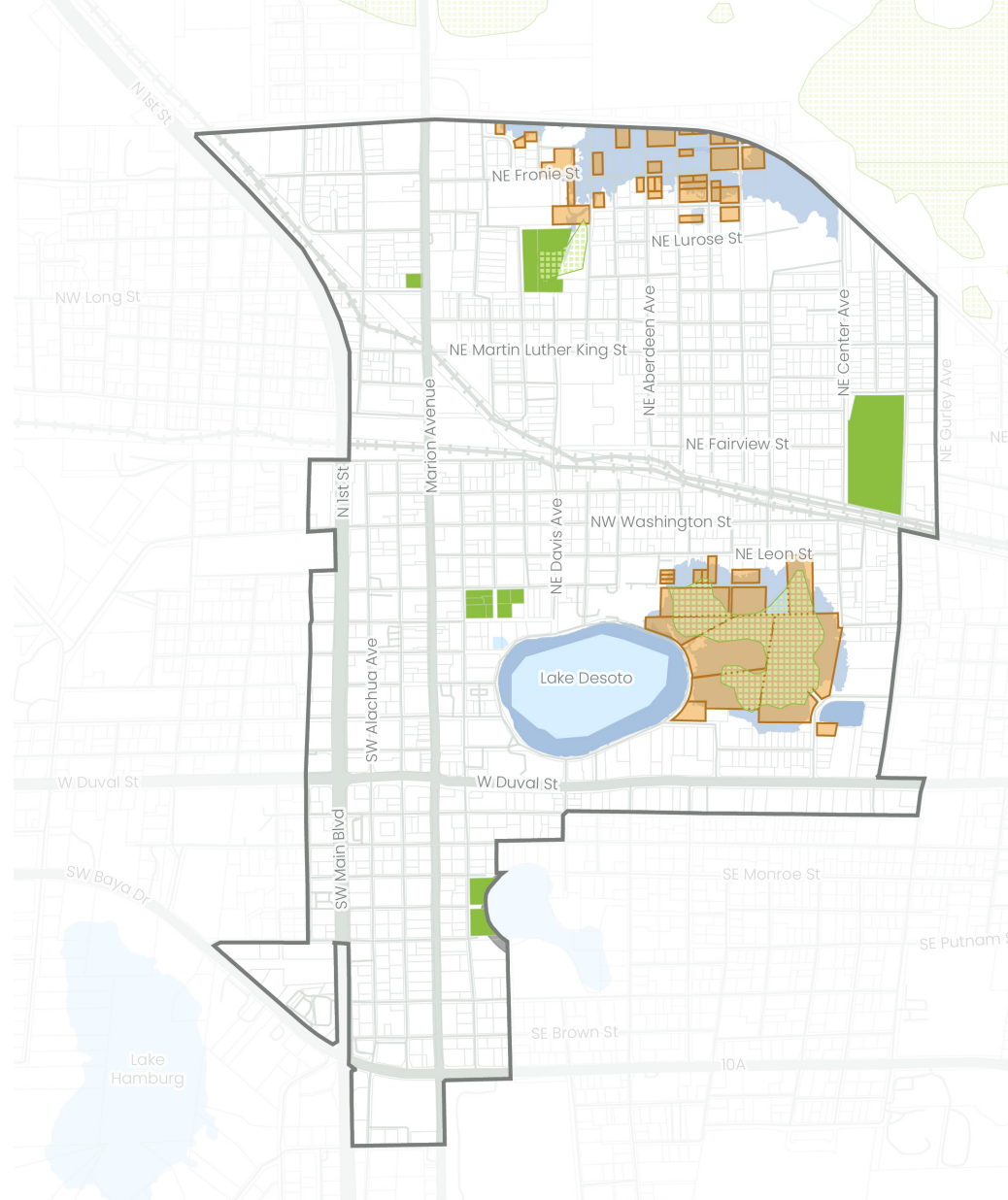


STORMWATER PARK OPPORTUNITY AREAS

- CRA Boundary
- Highway
- Street
- Railroad
- Parcels
- Water
- High Risk Flood Zones
- Wetlands
- Vacant
- Parks

The CRA may initiate discussions with property owners of vacant parcels in flood prone areas to determine their interest in and support for stormwater parks and community gardening.

With community participation and stakeholder buy-in, these sites could grow to include community fridges, outdoor kitchens, or fresh market spaces that help move local produce from garden to table.



COMMUNITY GARDENS



Give residents access to fresh produce



Foster community between individuals of different ages and backgrounds



Contribute to healthier places to live



Provide educational opportunities for both adults and children



PRIORITY

05

IMPLEMENTATION & TRUST

COMMUNITY INPUT

Many attendees at CRA Plan workshops were unfamiliar with what the CRA is or how it functions, leading to some skepticism about where funds are spent and who benefits. Online survey responses indicated moderate familiarity with the CRA but low awareness of prior planning efforts. While a slim majority of respondents were familiar with the CRA, most were not aware of the 2011 CRA Plan. One business owner noted that the CRA slowed down due to the COVID-19 pandemic and hasn't fully picked back up.

Several community members felt that most CRA investments have focused too heavily on the downtown area, while residential neighborhoods that need the most reinvestment have seen little improvement. There were calls for a clear need for more transparency and public communication, both in explaining what the CRA does and in showing ongoing progress. Residents suggested that CRA meetings be streamed on City social media so people who work evenings can still participate and stay informed. They were additional requests for guidance on staying involved after plan adoption.

PLANNING ANALYSIS

The community's feedback highlights that successful implementation of the CRA Plan will depend not only on the quality of proposed projects, but on the public's understanding of how the CRA functions and how decisions are made. Limited awareness of the CRA's purpose, funding mechanisms, and past plans, combined with perceptions of uneven investment, creates a trust gap that can undermine support for future initiatives, even when projects align with community needs.

Without consistent communication and visible progress reporting, CRA investments risk being viewed as opaque or inaccessible, particularly by residents in neighborhoods that have historically experienced disinvestment. Addressing this gap requires implementation practices that emphasize transparency, equitable geographic distribution of projects, and ongoing engagement beyond plan adoption.

Strengthening trust also supports more effective outcomes. Embedding accountability, communication, and engagement into the implementation framework is therefore essential to advancing the Plan's goals and sustaining momentum over time.

IMPLEMENTATION & TRUST

GOALS & STRATEGIES

GOAL I-1:

PROMOTE TRANSPARENCY, EDUCATION, AND ONGOING ENGAGEMENT

Strategy E-1A:

Implement a CRA education and outreach initiative.

SHORT TERM

INTERMEDIATE

LONG TERM

Increase understanding of the CRA's purpose, funding, and ongoing activities through a proactive education and outreach effort led by City staff and CRA administration. Regular engagement should include a diverse array of community groups, including civic organizations, local businesses, nonprofits, institutional partners, and residents, to clearly communicate how the CRA works and how people can stay involved.

Outreach may include presentations to groups such as the Rotary Club, neighborhood associations, and business networks, as well as the development of partnerships that support implementation, transparency, and shared ownership of CRA goals.

Strategy 1-1A:**Maintain a public CRA progress dashboard and annual reporting.**

SHORT TERM

INTERMEDIATE

LONG TERM

Built trust and accountability by maintaining a publicly accessible CRA dashboard that tracks progress on projects, funding, and implementation milestones. Regular updates through an online dashboard, paired with clear and consistent annual reports, will provide residents and stakeholders with transparent, easy-to-understand information on how CRA resources are being used and what outcomes are being achieved.

This will not only demonstrate momentum, but reinforce credibility while supporting ongoing community engagement efforts throughout the plan's implementation.

GOAL 1-2:**STRENGTHEN CRA GOVERNANCE AND IMPLEMENTATION CAPACITY****Strategy 1-2A:****Relaunch the CRA Advisory Committee.**

SHORT TERM

INTERMEDIATE

LONG TERM



Invite and allow residents to take ownership in this redevelopment plan through a reenergization of a CRA Advisory Committee that includes stakeholders in the community. The Advisory Committee should reflect the geographic, demographic, and economic diversity of the CRA and serve as a regular forum for reviewing priorities, monitoring progress, and providing community-informed guidance to the City.

Establishing clear roles, meeting schedules, and communication channels will help ensure the Committee functions as a transparent and accessible link between residents, City staff, and elected officials.

Implementation Timeline

SHORT-TERM

Goal	Strategy	Potential Partners
Goal H-1: Invest in Neighborhoods	Strategy H-1A: Provide Home Improvement Grants + Demolition Assistance	Fire Dept, Code Enforcement
Goal H-2: Remove Legal Barriers to Investment	Strategy H-2A: Partner with a Legal Service Providers and Property Surveyor to Provide Legal Services	UF Levin College of Law, Three Rivers Legal Services
Goal H-3: Facilitate Diversification of the Housing Stock	Strategy H-3A: Develop Pre-Approved Construction Plans	Building Department
Goal C-1: Increase Downtown Activity	Strategy C-1A: Activate Downtown Through Evening Programming and Cultural Activity	Chamber of Commerce, Downtown Business Association, Visit Lake City/Columbia County
Goal C-2: Align New Development with Desired Community Character	Strategy C-2A: Establish a Form-Based Code	
Goal C-3: Activate Vacant and Underutilized Downtown Spaces	Strategy C-3A: Provide Commercial Façade Improvement Grants	
Goal E-1: Align Workforce Characteristics with Economic Opportunities	Strategy E-1A: Partner with Economic Development Entities to Assess Employment Dynamics	Chamber of Commerce, Florida Gateway College
Goal E-2: Support Small Businesses and Lower Barriers to Entry	Strategy E-2A: Support Temporary Site Activations	
Goal P-1: Improve Parks, Recreation, and Open Space Amenities	Strategy P-1A: Develop a Stormwater Pocket Park in the Northeastern CRA	
Goal I-1: Promote Transparency, Education, and Ongoing Engagement	Strategy I-1A: Implement a CRA Education and Outreach Initiative	
	Strategy I-1B: Maintain a Public CRA Progress Dashboard and Annual Reporting	
Goal I-2: Strengthen CRA Governance and Implementation Capacity	Strategy I-2A: Relaunch the CRA Advisory Committee	

INTERMEDIATE

Goal	Strategy	Potential Partners
Goal H-1: Invest in Neighborhoods	Strategy H-1B: Establish a Small-Scale Housing Developer Seed Fund	Housing nonprofit, Community Development Organization
Goal H-3: Facilitate Diversification of the Housing Stock	Strategy H-3B: Update Zoning Regulations to Support Appropriate Infill	
Goal C-2: Activate Vacant and Underutilized Downtown Spaces	Strategy C-2B: Collaborate with Private Landowners to Activate Sites	
	Strategy C-2C: Leverage Publicly Owned Land to Catalyze Redevelopment	
Goal E-2: Support Small Businesses and Lower Barriers to Entry	Strategy E-2B: Assess and Address Barriers to Small Business Activity in the North End	

LONG-TERM

Goal	Strategy	Potential Partners
Goal P-1: Improve Parks, Recreation, and Open Space Amenities	Strategy P-1B: Plan and Site a City-Owned Amphitheater	
Goal P-2: Improve Multimodal Connectivity and Bicycle Infrastructure	Strategy P-2A: Implement a Holistic Streetscape Improvement Program	FDOT

06

FUNDING & MANAGEMENT

A look at how CRA projects will be funded and managed.



Administration and Funding

ADMINISTRATION

Successful implementation of the Community Redevelopment Area (CRA) Plan depends not only on the vision outlined in the plan, but on a clear administrative structure, sufficient staff capacity, sustained commitment from City and County leadership, and community involvement. Translating planned projects into on-the-ground improvements requires coordinated oversight, timely decision-making, and dedicated personnel to manage budgets, approvals, and compliance. Strong leadership engagement and well-defined administrative roles are essential to ensure that redevelopment initiatives move efficiently from planning to execution.

The Lake City City Council serves as the CRA Board. The CRA Board is responsible for adopting budgets, approving programs, and authorizing expenditures, while day-to-day operations are carried out by City and County staff.

In addition to the CRA Board, a CRA Advisory Committee can provide further direction to guide CRA activities and investments. The CRA Advisory Committee should consist of business owners, property owners, residents, institutional leaders or community champions who reside within the CRA boundaries.

A CRA manager or director may be hired or appointed to coordinate projects, administer programs, manage contracts, and ensure compliance with state law and local policies. Additional expertise, including planning, architectural, engineering, marketing, and other professional services, may be provided through City and County departments or competitively procured consulting contracts, as needed.

The CRA will prepare and adopt an annual budget and work program that outlines planned projects, programs, and expenditures for the upcoming fiscal year. Regular financial reporting and audits will maintain fiscal responsibility and public trust. Projects move from plan to reality through the careful alignment of staff expertise, board oversight, and available resources, ensuring that each initiative advances the goals outlined in the CRA Plan.

FUNDING

This section outlines how the Community Redevelopment Agency will pay for the redevelopment projects. Tax Increment Financing (TIF) is the main funding source for the CRA. However, the CRA may also issue bonds or secure loans backed by future TIF revenues. This allows for the immediate execution of large-scale infrastructure or “catalyst” projects, such as streetscape restorations, rather than waiting for increment to accrue over several years. In addition, the CRA can actively seek state and federal grants, private partnerships, and other alternative funding tools.

TAX INCREMENT FINANCING (TIF)

Tax Increment Financing (TIF) is a unique tool that allows the CRA to capture a portion of local property tax revenue. After a CRA is established, if the property values within the CRA rise, then the additional tax revenue from the increased value is separated and put into the Redevelopment Trust to be reinvested directly back into the CRA.

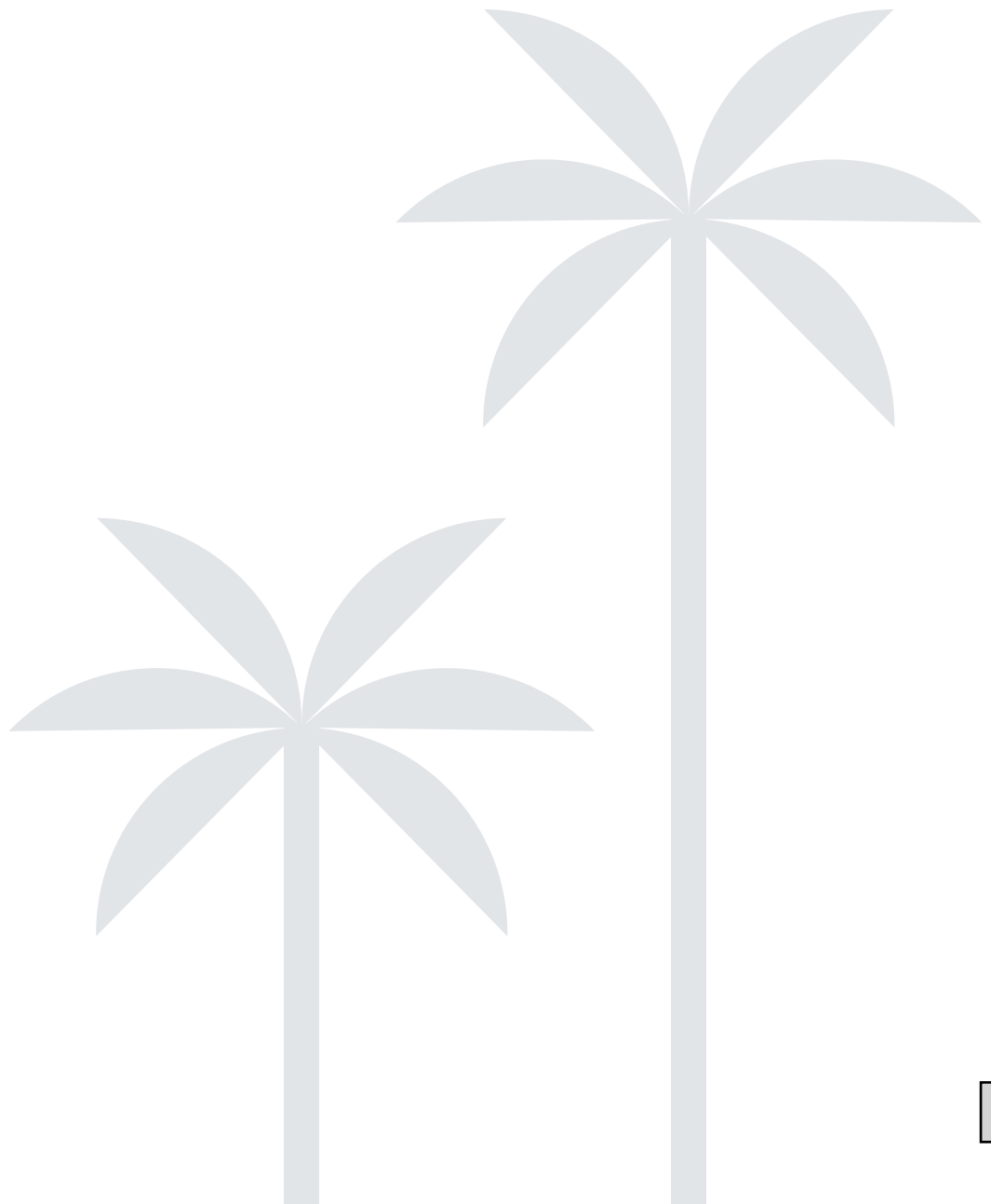
Below are projections for how much money would be contributed to the CRA if property values within the CRA increase by 2.5% annually. An annual property value appreciation rate of 2.5% is used to account for market fluctuations. Should growth exceed these projections, the CRA will have the flexibility to take on larger projects identified in the plan.

The combined City and County contributions are expected to total nearly \$20 million in property tax revenue over the 24 remaining years of the CRA’s life.

Time Horizon	Total Contribution to Redevelopment Trust (from City of Lake City & Columbia County)
2026-2033	\$4,614,093
2034-2042	\$6,578,245
2042-2049	\$8,971,373
<i>Total</i>	<i>\$ 20,163,711</i>

TIF Projections

Roll Year	FY	Taxable Value (2.5% Annual Growth)	Increment	City Increment	County Increment	City Millage	City Contribution	County Millage	County Contribution	Annual TIF Revenue
2025	2026	85,223,293	39,906,356			4.9000	185,764	7.8150	296,275	482,039
2026	2027	87,353,875	42,036,938	2,130,582	2,130,582	4.9000	195,682	7.8150	312,093	507,775
2027	2028	89,537,722	44,220,785	4,314,429	4,314,429	4.9000	205,848	7.8150	328,306	534,154
2028	2029	91,776,165	46,459,228	6,552,872	6,552,872	4.9000	216,268	7.8150	344,925	561,193
2029	2030	94,070,569	48,753,632	8,847,276	8,847,276	4.9000	226,948	7.8150	361,959	588,907
2030	2031	96,422,334	51,105,397	11,199,041	11,199,041	4.9000	237,896	7.8150	379,419	617,315
2031	2032	98,832,892	53,515,955	13,609,599	13,609,599	4.9000	249,117	7.8150	397,316	646,433
2032	2033	101,303,714	55,986,777	16,080,421	16,080,421	4.9000	260,618	7.8150	415,660	676,278
2033	2034	103,836,307	58,519,370	18,613,014	18,613,014	4.9000	272,408	7.8150	434,462	706,870
2034	2035	106,432,215	61,115,278	21,208,922	21,208,922	4.9000	284,492	7.8150	453,735	738,227
2035	2036	109,093,020	63,776,083	23,869,727	23,869,727	4.9000	296,878	7.8150	473,490	770,367
2036	2037	111,820,346	66,503,409	26,597,053	26,597,053	4.9000	309,573	7.8150	493,738	803,311
2037	2038	114,615,854	69,298,917	29,392,561	29,392,561	4.9000	322,586	7.8150	514,492	837,079
2038	2039	117,481,251	72,164,314	32,257,958	32,257,958	4.9000	335,925	7.8150	535,766	871,691
2039	2040	120,418,282	75,101,345	35,194,989	35,194,989	4.9000	349,597	7.8150	557,571	907,168
2040	2041	123,428,739	78,111,802	38,205,446	38,205,446	4.9000	363,610	7.8150	579,922	943,532
2041	2042	126,514,457	81,197,520	41,291,164	41,291,164	4.9000	377,974	7.8150	602,831	980,805
2042	2043	129,677,319	84,360,382	44,454,026	44,454,026	4.9000	392,698	7.8150	626,313	1,019,010
2043	2044	132,919,252	87,602,315	47,695,959	47,695,959	4.9000	407,789	7.8150	650,381	1,058,170
2044	2045	136,242,233	90,925,296	51,018,940	51,018,940	4.9000	423,257	7.8150	675,052	1,098,309
2045	2046	139,648,289	94,331,352	54,424,996	54,424,996	4.9000	439,112	7.8150	700,340	1,139,452
2046	2047	143,139,496	97,822,559	57,916,203	57,916,203	4.9000	455,364	7.8150	726,259	1,181,623
2047	2048	146,717,984	101,401,047	61,494,691	61,494,691	4.9000	472,022	7.8150	752,827	1,224,849
2048	2049	150,385,933	105,068,996	65,162,640	65,162,640	4.9000	489,096	7.8150	780,058	1,269,155
	Total						7,584,758		12,096,915	20,163,711



Statutory Criteria

F.S. 163.362 requires certain contents in a Plan. The 2026 Plan update content satisfies the Florida Statute requirements. The following pages list the requirements and outline the items within the Plan that specifically address these requirements.

1. Contain a legal description of the boundaries of the community redevelopment area and the reasons for establishing such boundaries shown in the plan.

The boundaries of the Lake City CRA are shown on page 9.

2. Show by diagram and in general terms:

- **The approximate amount of open space to be provided and the street layout.**

The approximate amount of public open space (park space) is 11.5 acres. The open space and street layout is shown on pages 42 and 45.

- **Limitations on the type, size, height, number, and proposed use of buildings.**

The limitations on type, size, height, number, and proposed use of buildings is regulated by the City of Lake City and Columbia County Comprehensive Plans and Land Development Codes.

- **The approximate number of dwelling units.**

There are approximately 662 dwelling units within the CRA.

- **Such property as is intended for use as public parks, recreation areas, streets, public utilities, and public improvements of any nature.**

Public parks, recreation areas, streets, public utilities, and other proposed improvements are indicated throughout the Plan in narrative and illustrative format where appropriate.

3. If the redevelopment area contains low- or moderate income housing, contain a neighborhood impact element which describes in detail the impact of the redevelopment upon the residents of the redevelopment area and the surrounding areas in terms of relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other matters affecting the physical and social quality of the neighborhood.

No negative impact on low or moderate income housing is anticipated because of this Plan. However, a neighborhood impact element has been included in a following section.

4. Identify specifically any publicly funded capital projects to be undertaken within the community redevelopment area.

No publicly funded capital projects are formally planned at this time.

5. Contain adequate safeguards that the work of redevelopment will be carried out pursuant to the plan.

The Plan is the guiding document for future redevelopment and ancillary programs, projects and activities in the CRA. To ensure that redevelopment will take place in conformance with the projects expressed in this plan, the CRA will utilize the regulatory devices, instruments and systems used by City of Lake City and Columbia County to permit development and redevelopment within its jurisdiction. These regulatory devices include but are not limited to the adopted Comprehensive Plan, the Land Development Code and any adopted design guidelines, performance standards and City or County authorized development review, permitting, and approval processes that encompass the CRA.

6. Provide for the retention of controls and the establishment of any restrictions or covenants running with land sold or leased for private use for such periods of time and under such conditions as the governing body deems necessary to effectuate the purposes of this part.

This provision of the Plan will be satisfied on a case-by-case basis as each project is carried out through final documentation and approval by the Governing Body of the CRA. Control of land, covenants, and any restrictions on land sold or leased by the CRA shall be in accordance with Chapter 163, Part III of the Florida Statutes, and applicable City or County processes and requirements.

7. Provide assurances that there will be replacement housing for the relocation of persons temporarily or permanently displaced from housing facilities within the community redevelopment area.

The implementation of the Plan does not anticipate the displacement or potential relocation of residents living within the CRA boundaries. However, if, because of implementation of projects contained within the Plan, relocation of persons necessary on either a temporary or permanent basis, the CRA will assist with the timely provision of replacement housing for those affected persons.

8. Provide an element of residential use in the redevelopment area if such use exists in the area prior to adoption of the Plan or if the Plan is intended to remedy a shortage of housing affordable to residents of low or moderate income, including the elderly, or if the plan is not intended to remedy such shortage, the reasons therefore.

The Plan is not intended to remedy a shortage of housing for residents of low or moderate income. The residential uses will generally exist in their current locations and will be minimally impacted by the proposed improvements.

9. Contain a detailed statement of the projected costs of the redevelopment, including the amount to be expended on publicly funded capital projects in the community redevelopment area and any indebtedness of the community redevelopment agency, the county, or the municipality proposed to be incurred for such redevelopment if such indebtedness is to be repaid with increment revenues.

Expenditures will be determined during the budgeting process

10. Provide a time certain for completing all redevelopment financed by increment revenues. Such time certain shall occur no later than 30 years after the fiscal year in which the Plan is approved, adopted, or amended pursuant to F.S. 163.361(1). However, for any agency created after July 1, 2002, the time certain for completing all redevelopment financed by increment revenues must occur within 40 years after the fiscal year in which the plan is approved or adopted.

Adoption of the first Community Redevelopment Area Plan for the Lake City CRA is anticipated to occur in 2026. The CRA is set to complete all redevelopment financed by increment revenues in 2048.

Neighborhood Impact

Florida statutes require a neighborhood impact element if the redevelopment area contains low moderate-income housing. Considerations to be included in the element, where relevant, may include things such as relocation, traffic circulation, environmental quality, availability of community facilities and services, effect on school population, and other factors affecting the physical and social quality of the neighborhood.

Within the CRA, there are no projects of individual or collective size that would significantly alter or adversely impact the existing housing supply or environmental quality. Identified capital projects and related initiatives aim to improve micromobility for residents, area employees, and visitors, without significantly changing existing traffic circulation patterns or demand. Additional projects are expected to enhance the usefulness of community and public facilities and improve the physical and social quality of the neighborhood. There is no anticipated effect on the school population.

Community Redevelopment Plan Approval Process

In accordance with F.S. 163.360, the Lake City CRA shall submit its updated Plan to the City's and County's Planning and Zoning Board (PZB) for review and recommendations as to its conformity with the Comprehensive Plans. The PZB shall submit their written recommendations with respect to conformity of the proposed Plan to the CRA within 60 days after receipt of the Plan for review.

Upon receipt of the recommendations, the CRA may proceed with its consideration of the proposed Plan. The CRA shall submit its Plan with its written recommendations to the governing body (City Council and County Commission) and to each taxing authority that levies ad valorem taxes on taxable real property contained within the geographic boundaries of the South Brooksville CRA. The City Council and County Commission shall hold a public hearing on the Plan after public notice thereof by publication in a newspaper having a general circulation in the area of operation of the county or municipality. The notice shall describe the time, date, place, and purpose of the hearing, identify generally the CRA covered by the Plan, and outline the general scope of the Plan update under consideration. Following such a hearing, the City Council and County Commission may approve the Plan if it finds that:

1. A feasible method exists for the location of families who will be displaced from the CRA in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families;
2. The Plan conforms to the general plan of the county or municipality as a whole;
3. The Plan gives due consideration to the utilization of community policing innovations, and to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plans;
4. The Plan will afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, for the rehabilitation or redevelopment of the CRA by private enterprise; and;
5. The Plan and resulting revitalization and redevelopment will reduce or maintain evacuation time, as appropriate, and ensure protection for property against exposure to natural disasters. Upon the approval by the City Council and County Commission, the Plan shall be considered in full force and effect for the CRA and the City and County may then cause the CRA to carry out the implementation of the Plan.

AMENDMENT OF THE PLAN

The Lake City Community Redevelopment Area Plan may be modified, changed, or amended in the future consistent with Florida law. Any expansion of CRA boundaries must be justified by demonstrated conditions of slum and blight or redevelopment need. Plan amendments are considered at five-year intervals or as needed and are initiated by CRA resolution, requiring approval by the City Council and County Commission following an advertised public hearing. Notifications to affected taxing authorities may also be required, as mandated by Florida law.

SEVERABILITY

Should any provision, section, subsection, sentence, clause, or phrase of the Plan be declared by the courts to be invalid or unconstitutional, such declaration shall not affect validity of the remaining portion or portions of the 2026 Lake City Community Redevelopment Plan.

COMPLIANCE

The Lake City CRA is committed to maintaining cost-effective operations in alignment with the Florida Statutes. The primary goal is to effectively utilize tax increment financing (TIF) revenues and other sources to fund capital improvements and activities as outlined in the Plan. The CRA will continue to use TIF revenue generated within the district as a primary funding source for both administrative costs and the execution of capital projects and redevelopment programs. Regular updates on projects and programming within the CRA are provided to the CRA Board during scheduled meetings to ensure transparency and for enabling the board's informed decision-making. In adherence to Special District requirements as required by the Florida Statutes, the CRA will maintain an up-to-date digital map of the area, made accessible to the public via the CRA's webpage. The CRA's operations shall undergo an annual review through the Annual Report (see below for report details) and Audit to ensure accountability and provide insights into the CRA's performance and financial health (to be posted to the CRA website by March 31st each year). The Annual Budget and Report shall also be published on the CRA website. Information regarding the CRA Board and the Agency's meeting schedule must be available on the webpage. The CRA's operations are structured around a framework of actions and strategies that prioritize cost-effectiveness, transparency, and community engagement. Projects, improvements or goals not specifically described or amended remain valid as depicted in the Redevelopment Plan.

ANNUAL REPORTING & PERFORMANCE METRICS

CRA's must file an annual report with the Department of Economic Opportunity and the county or municipality that created the agency and must publish the report on the agency's website annually by March 31st. Effective from 2020, annual reports must detail specific data and activities through December 31st of the reporting year.

- Total number of projects started and completed and the estimated cost for each project.
- Total expenditures from the redevelopment trust fund.
- Original assessed real property values within the community redevelopment agency's are of authority as of the day the agency was created.
- Total assessed real property values of property within the boundaries of the community redevelopment agency as of January 1 or the reporting year.
- Total amount expended for affordable housing for low-income and middle-income residents.
- Summary indicating to what extent, if any, the community redevelopment agency has achieved the goals set out in its community redevelopment plan.

Effective December 1, 2025, annual reports must also include the following performance metrics:

- Increase in taxable value of properties participating in CRA programs.
- The increase in taxable value of those properties that have participated in CRA programs compared to the amount of funds contributed to those properties.
- The number of (and amount provided to) businesses that have received grants and/or loans, and the number of those businesses that were able to open and stay in business for a set period, or to expand their businesses.
- Number (dollar) of projects completed on time or on budget.
- Reduced vacancy rates in commercial and industrial properties.

ANNUAL AUDIT

The most recent complete audit report of the redevelopment trust fund for the prior year shall also be posted to the CRA website by March 31st of each year, or within 45 days after completion of it.

File Attachments for Item:

15. City Council Resolution No. 2026-080 - A resolution of the City of Lake City, Florida, creating a Community Redevelopment Agency Advisory Committee; making certain findings of fact in support of the City creating said advisory committee; directing the Mayor to appoint the members of said advisory committee pursuant to Chapter 2, Article VII, Section 2-48(1) of the City of Lake City Code of Ordinances as amended by City of Lake City Ordinance 2023-2254; directing the Mayor to appoint the chairman of said advisory committee pursuant to Chapter 2, Article VII, Section 2-48(1) of the City of Lake City Code of Ordinances as amended by City of Lake City Ordinance 2023-2254; repealing all prior resolutions in conflict; and providing an effective date.

RESOLUTION NO 2026 - 080

CITY OF LAKE CITY, FLORIDA

A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA CREATING A COMMUNITY REDEVELOPMENT AGENCY ADVISORY COMMITTEE; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT OF THE CITY CREATING SAID ADVISORY COMMITTEE; DIRECTING THE MAYOR TO APPOINT THE MEMBERS OF SAID ADVISORY COMMITTEE PURSUANT TO CHAPTER 2, ARTICLE VII, SECTION 2-48(1) OF THE CITY OF LAKE CITY CODE OF ORDINANCES AS AMENDED BY CITY OF LAKE CITY ORDINANCE 2023-2254; DIRECTING THE MAYOR TO APPOINT THE CHAIRMAN OF SAID ADVISORY COMMITTEE PURSUANT TO CHAPTER 2, ARTICLE VII, SECTION 2-48(1) OF THE CITY OF LAKE CITY CODE OF ORDINANCES AS AMENDED BY CITY OF LAKE CITY ORDINANCE 2023-2254; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Part III, Chapter 163, Florida Statutes, known as the “Community Redevelopment Act of 1969”, the City Council of the City of Lake City, Florida has adopted Resolution 1981-16, declaring the Council to be the Community Redevelopment Agency in the City of Lake City, Florida (the “City”); and

WHEREAS, the City Council has determined it is in the best interest of the City, that a body of citizens be created to assist the Community Redevelopment Agency in the preparation and administration of the redevelopment plan and perform such other advisory services and functions as are required by the Community Redevelopment Agency and administrative staff in exercising the powers and functions authorized to it in Part III, Chapter 163, Florida Statutes; and

WHEREAS, the advisory committee contemplated herein shall be known as the Community Redevelopment Agency Advisory Committee (the “Advisory Committee”); and

WHEREAS, Chapter 2, Article VII, Section 2-48(1) of the City of Lake City (the “City”) Code of Ordinances (the “Code”) as amended by City of Lake City Ordinance 2023-2254 vests the Mayor with the authority to appoint the members of an advisory committee and the chairperson thereof, subject to the approval of such appointments by the City Council; and

WHEREAS, creating the Advisory Committee to assist the Community Redevelopment Agency 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. This Resolution is adopted pursuant to the authority of Chapter 166, Florida Statutes, known as the “Municipal Home Rule Powers Act” and Part III, Chapter 163, Florida Statutes, known as the “Community Redevelopment Act of 1969”.
2. Creating the Advisory Committee to assist the Community Redevelopment Agency and provide other functions as set forth herein is in the public interest and in the interests of the City.
3. The Community Redevelopment Agency Advisory Committee is created by the City Council to assist the Community Redevelopment Agency (the “Agency”) and provide other functions as set forth herein.
4. Any person may be appointed as a member of the Advisory Committee if that member resides in the City of Lake City, or is otherwise engaged in business within the area of operation of the Agency regardless of the place of residency.
 - a. *Engaged in business*, for purposes of this resolution, means owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business entity so engaged.
 - b. *Area of operation of the Agency*, for purposes of this resolution, means the geographic area coterminous with the area of operation of the City.
5. The Advisory Committee shall be composed of no fewer than four (4) members and no greater than seven (7) members and ideally the membership shall be of an odd number.
6. Each member of the Advisory Committee shall occupy one of seven (7) positions, each position being designed as a specific seat as follows – Seat 1, Seat 2, Seat 3, Seat 4, Seat 5, Seat 6, and Seat 7.
7. Pursuant to Chapter 2, Article VII, Section 2-48(1) of the Code as amended by City of Lake City Ordinance 2023-2254, the members of the Advisory Committee shall be appointed by the Mayor subject to the consent and approval of the City Council.
8. At the time of initial appointment, the term of an appointee to a seat on the Advisory

Committee shall commence as set forth in the resolution of appointment and shall end as set forth below:

- Seat 1 April 30, 2028
- Seat 2 April 30, 2028
- Seat 3 April 30, 2029
- Seat 4 April 30, 2029
- Seat 5 April 30, 2030
- Seat 6 April 30, 2030
- Seat 7 April 30, 2030

9. The members of the Advisory Committee following the term of initial appointment shall serve for terms of four (4) years.
10. In each calendar year at the first meeting of the Advisory Committee to occur after April 30 of such calendar year, the Advisory Committee shall select from its members a vice-chairperson to preside at meetings in the absence of the chairman, and such other officers as the Advisory Committee may determine.
11. The Advisory Committee shall adopt its own rules of operation and procedure which rules shall become effective upon approval by the City Council, but in no event shall any action of the Advisory Committee be taken upon a vote of fewer than a majority of the Advisory Committee members present for such vote.
12. The duties and responsibilities of the Advisory Committee shall be to:
 - a. study, investigate, develop, assist, advise and recommend to the Agency in all matters pertaining to the promotion and development of the City's commercial and residential Agency areas through use of tax increment financing funds;
 - b. advise and recommend plans to organizations and groups in the City and promote public interest in the general improvement of the appearance of the City;
 - c. study, develop, and recommend amendments to the Agency plan and for the expenditure and growth of Agency tax increment funds;
 - d. study, investigate, develop and recommend to the Agency various ways to promote the development of the City's downtown and neighborhoods to resolve the on-going challenge of landscape maintenance and improvements of the appearance of major intersections in the City;

- e. study and recommend to the Agency amendments to the City codes and ordinances to address vacant and dilapidated housing, commercial buildings and unsightly vacant lots and developing a master list of such identifiable properties;
 - f. review and study of zoning and land use regulations relating to the downtown district and making recommendations to the planning and zoning board for amendments to the zoning regulations which would improve and promote new development in the downtown and Agency area;
 - g. perform periodic review of the Agency's Plan and when appropriate submit recommendations to the Agency for changes;
 - h. make written recommendations to the Agency on plan implementation, including developing an annual work program, setting project priorities, and developing incentives to further Agency efforts;
 - i. hold public meetings for the purpose of receiving citizen input related to the Agency area and to report such information to the Agency;
 - j. evaluate and provide recommendations to the Agency on the expenditure or use of local, state and/or federal funds for redevelopment activities within the Agency area; and
 - k. advise the City Council, the Community Redevelopment Agency Board of Commissioners, City management, and City administrative personnel concerning the suitability, adequacy of documentation, and compliance with program objectives of applications to participate in grant programs administered by the Community Redevelopment Agency.
13. The members of the Advisory Committee serve at the pleasure of the City Council and may be removed from the Advisory Committee by the City Council at any time with or without cause, and without notice or hearing.
14. Pursuant to Chapter 2, Article VII, Section 2-48(1) of the Code as amended by City of Lake City Ordinance 2023-2254, the Mayor is directed to appoint no fewer than four (4) and no greater than seven (7) persons meeting the qualifications set forth in this resolution to serve as members of the Advisory Committee.
15. 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
16. 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, 2026.

BY THE MAYOR OF THE CITY OF LAKE CITY,
FLORIDA

Noah E. Walker, Mayor

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

Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Clay Martin, City Attorney