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# CITY COUNCIL REGULAR SESSION

## CITY OF LAKE CITY

July 21, 2025 at 6:00 PM

Venue: City Hall

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## AGENDA

### REVISED

**Revised 7/21/2025: Item #4 Moved from Presentations to New Business/Other Items as Discussion Item #10, Item #4 Business Impact Statement and presentation slides added, Item #5 Business Impact Statement and presentation slides added**

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

### **Pledge of Allegiance**

**Invocation** - Council Member Ricky Jernigan

### **Roll Call**

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

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

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

### **Approval of Agenda**

**Proclamations/Awards** - 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](mailto: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. City Council Resolution No. 2025-098 - A resolution of the City Council of the City of Lake City, Florida, approving the Second Amendment to the Standard Grant Agreement Number LP12031 with the Florida Department of Environmental Protection funding the Ichetucknee Springs Water Quality Improvement Project; 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; authorizing the Mayor, after consultation with the City Attorney, to execute such future amendments to the standard grant agreement which amendments accept additional grant funds without otherwise expanding the scope of the project funded by the standard grant agreement or creating additional obligations of the City pursuant to such agreement, as amended; repealing all prior resolutions in conflict, and providing an effective date.
2. City Council Resolution No. 2025-101 - A resolution of the City of Lake City, Florida accepting funds awarded by Firehouse Subs Public Safety Foundation to purchase from MSA Safety Incorporation four self-contained breathing apparatuses (SCBAS) and six compressed air cylinders for use by the City of Lake City Fire Department; adopting the Grant Award Agreement associated with accepting such grant funds; making certain findings of fact in support of the City accepting such funds and adopting said grant award 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 for said agreement; repealing all prior resolutions in conflict; and providing an effective date.

### **Presentations**

3. Fire Assessment Study from Benesh

### **Quasi-Judicial Hearings**

#### **Open Quasi-Judicial Hearings**

##### First Reading

4. City Council Ordinance No. 2025-2324 (first reading) - An ordinance of the City of Lake City, Florida, amending the future land use plan map of the City of Lake

City Comprehensive Plan, as amended; relating to an amendment of 50 or less acres of land, pursuant to an application, CPA 25-04, by Carol Chadwick, P.E., as agent for Leslie Earl Peeler and Riverwood Investments of Jacksonville, LLC, the property owners of said acreages, under the amendment procedures established in sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the Future Land Use classification from Residential, Medium Density (Less than or equal to 8 dwelling units per acre) to Industrial of certain lands within the corporate limits of the City of Lake City, Florida; making findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date. This property is located at 1509 and 1563 SW Century Gln.

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

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

**Clerk should take custody of exhibits.**

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

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

Adopt City Council Ordinance No. 2025-2324 on first reading

- 5.** City Council Ordinance No. 2025-2325 (first reading) - An ordinance of the City of Lake City, Florida, amending the official zoning atlas of the City of Lake City

Land Development Regulations, as amended; relating to the rezoning of less than ten contiguous acres of land, pursuant to an application, Z-25-06, by Carol Chadwick, P.E., as agent for Leslie Earl Peeler and Riverwood Investments of Jacksonville LLC, the property owners of said acreages; providing for rezoning from Residential Mobile Home-3 (RMH-3) to Industrial, Light and Warehousing (ILW) of certain lands within the corporate limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; providing an effective date. This property is located at 1509 and 1563 SW Century Gln.

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

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

**Clerk should take custody of exhibits.**

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

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

Adopt City Council Ordinance No. 2025-2325 on first reading

**Close Quasi-Judicial Hearings**

**Old Business**



Ordinances**Open Public Hearing**

- [6.](#) City Council Ordinance No. 2025-2326 (final reading) - An ordinance of the City Council of the City of Lake City, Florida, amending Section 70-127, Paragraph (b) of the City of Lake City Code of Ordinances to add the Conclusive Cancer Presumption Provisions of Florida Statute, as established by Section 112.1816, FLA. STAT.; providing for inclusion in the Code of Ordinances; providing for severability; providing for conflicts; and providing for an effective date.

Passed on first reading 7/7/2025

**Close Hearing**

Adopt City Council Ordinance No. 2025-2326 on final reading

Resolutions - None

Other Items - None

**New Business**Ordinances**Open Public Hearing**

- [7.](#) City Council Ordinance No. 2025-2316 (first reading) - An ordinance of the City of Lake City, Florida, declaring for a period of one year a moratorium on the acceptance and consideration of applications for land use actions or permits for buildings to be used as dwellings where such buildings are constructed in accordance with codes other than the Florida Building Code; making findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date.

**Close Hearing**

Adopt City Council Ordinance No. 2025-2316 on first reading

Resolutions

- [8.](#) City Council Resolution No. 2025-100 - A resolution of the City of Lake City, Florida adopting the evaluation and tabulation of responses to that certain Invitation to Bid Number 022-2025 for the purchase of pipe and fitting supplies for the Crosswinds Subdivision awarding said bid to Staline Waterworks, Inc., a North Carolina Corporation; approving the agreement with said vendor; making certain findings of fact in support thereof; recognizing the authority of the Mayor

to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.

- [9.](#) City Council Resolution No. 2025-103 - A resolution of the City of Lake City, Florida approving that certain agreement between the City and Insituform Technologies, LLC, a Delaware limited liability company, for trenchless rehabilitation and maintenance of pipeline infrastructure 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.

#### Other Items

- [10.](#) Discussion - Richardson Community Center Budget Proposal (Council Member Chevella Young)
- [11.](#) Discussion and Possible Action - Designation of Florida League of Cities Voting Delegate (Mayor Noah Walker)

The Florida League of Cities Annual Conference will be held in Orlando, Florida from August 14, 2025 through August 16, 2025. It is important for each municipality to designate one official as "voting delegate" to participate in voting at the Annual Business Meeting which will be held on Saturday, August 16, 2025 at 9:00 AM.

- [12.](#) For Informational Purposes Only: City Projects and Activities Report - July 2025

#### **Departmental Administration**

- [13.](#) Discussion and Possible Action - Staff recommendation to approve proposed FY25/26 "Tentative Millage Rate" to the Columbia County Tax Appraiser for Truth in Millage (TRIM) Notice advertisement to property owners for the City's Tentative Budget Hearing (City Manager Don Rosenthal and Finance Director Angie Taylor Moore)
- [14.](#) Discussion and Possible Action - Staff recommendation to approve the TRIM schedule for FY25/26 (City Manager Don Rosenthal and Finance Director Angie Taylor Moore)

#### **Comments by:**

City Manager Don Rosenthal

City Attorney Clay Martin

City Clerk Audrey Sikes

**Comments by:**

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>

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**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. City Council Resolution No. 2025-098 - A resolution of the City Council of the City of Lake City, Florida, approving the Second Amendment to the Standard Grant Agreement Number LP12031 with the Florida Department of Environmental Protection funding the Ichetucknee Springs Water Quality Improvement Project; 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; authorizing the Mayor, after consultation with the City Attorney, to execute such future amendments to the standard grant agreement which amendments accept additional grant funds without otherwise expanding the scope of the project funded by the standard grant agreement or creating additional obligations of the City pursuant to such agreement, as amended; 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:** 2nd Amendment to contract with Wetland Solutions Ichetucknee Springs Water Quality Improvement

**DEPT / OFFICE:** Procurement

<b>Originator:</b> Brenda Karr		
<b>City Manager</b> Don Rosenthal	<b>Department Director</b> Cody Pridgeon	<b>Date</b> 6/18/2025
<b>Recommended Action:</b> Approve amendment to contract with Wetland Solutions		
<b>Summary Explanation &amp; Background:</b> A contract with Wetland Solutions was approved on 4/06/2020 for the Ichetucknee Springs Water Quality Improvement Project by RES: 2020-031 in the amount of \$565,475.00 established by RFQ 002-2020. The 1st amendment was approved on 1/18/2022 by RES: 2022-005 for an additional amount of \$51,445.00. This is for the 2nd amendment to approve additional Task 2.1 for Bidding and Contractor Selection (Well) in the amount of \$14,980.00 and 3.1 Well Construction Oversight in the amount of \$153,490.00, for an additional total cost of: \$168,470.00. This would bring the total cost of the project to: \$785,390.00. This project is grant funded by Florida Department of Environmental Protection Agreement Number LP12031 in the amount not to exceed \$1,800,000.00.		
<b>Alternatives:</b>		
<b>Source of Funds:</b> Grant Funded		
<b>Financial Impact:</b> N/A		
<b>Exhibits Attached:</b> Authorization Request		

## **RESOLUTION NO 2025-098**

### **CITY OF LAKE CITY, FLORIDA**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA, APPROVING THE SECOND AMENDMENT TO THE STANDARD GRANT AGREEMENT NUMBER LP12031 WITH THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION FUNDING THE ICHETUCKNEE SPRINGS WATER QUALITY IMPROVEMENT PROJECT; 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; AUTHORIZING THE MAYOR, AFTER CONSULTATION WITH THE CITY ATTORNEY, TO EXECUTE SUCH FUTURE AMENDMENTS TO THE STANDARD GRANT AGREEMENT WHICH AMENDMENTS ACCEPT ADDITIONAL GRANT FUNDS WITHOUT OTHERWISE EXPANDING THE SCOPE OF THE PROJECT FUNDED BY THE STANDARD GRANT AGREEMENT OR CREATING ADDITIONAL OBLIGATIONS OF THE CITY PURSUANT TO SUCH AGREEMENT, AS AMENDED; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on April 6, 2020, the City of Lake City, Florida (the “City”) and the State of Florida, Department of Environmental Protection (the “Agency”), entered into a State of Florida Department of Environmental Protection Standard Grant Agreement LP12031 (the “Agreement”) pursuant to City Council Resolution 2020-031 in furtherance of the Ichetucknee Springs water quality improvement project (the “Project”); and

**WHEREAS**, on January 18, 2022, the City approved and adopted Amendment No. 1 to Agreement No. LP12031 between the Agency and City of Lake City pursuant to City Council Resolution 2022-005, revising the scope of work of the Agreement and approving additional grant funds in the amount of \$51,445.00; and

**WHEREAS**, the Agency has made available to the City additional grant funding which, if accepted by the City, would increase the original grant funds received by an additional

\$168,470.00 (the “Additional Grant Funds”), for a total grant award amount of \$785,390.00; and

**WHEREAS**, the Second Amendment also amends the scope of work for the Project and further incorporates additional provisions of relevant amendments to state statutes; and

**WHEREAS**, the City desires to accept the Additional Grant Funds, changes to the scope of work for the Project, and incorporation of relevant amendments to state statute by adopting the second amendment to the Agreement in the form of the amendment attached hereto (the “Second Amendment”); and

**WHEREAS**, accepting the Additional Grant Funds, changes to the scope of work for the Project, and incorporation of relevant amendments to state statute by adopting the Second Amendment to the Agreement is in the public or community interest and for public welfare, now therefore,

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

1. Approving Second Amendment is in the public or community interest and for public welfare; and
2. In furtherance thereof, the Second Amendment in the form 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. After consultation with the City Attorney, the Mayor of the City of Lake City is authorized to execute such future amendments to the Standard Grant Agreement which amendments accept additional grant funds without otherwise substantially expanding the scope of the Project or creating substantial additional obligations of the City pursuant to such Agreement, as amended; 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

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7. 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, 2025.

BY THE MAYOR OF THE CITY OF LAKE CITY,  
FLORIDA

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Noah E. Walker, Mayor

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

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Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

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Clay Martin, City Attorney



## SCOPE OF SERVICES

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# Ichetucknee Quality and Quantity Enhancement Project (IQ<sup>2</sup>EP) – Third Authorization

**PREPARED FOR:** Cody Pridgeon - City of Lake City

**DATE:** June 18, 2025

## Project Introduction

The Ichetucknee Springs Water Quality Improvement Project (ISWQIP) converted the largest of the City of Lake City's (City) sprayfields to a groundwater recharge wetland to improve water quality. The City now owns and operates the largest groundwater recharge wetland in North Florida, which provides substantial water quality improvement to Ichetucknee Springs. This project represented a new type of full-scale project for the region that benefits the City's and region's population. The Ichetucknee Quality and Quantity Enhancement Project (IQ<sup>2</sup>EP), expands those benefits by providing additional water quality improvement, enhanced wetland operations, and increased recharge to the Floridan Aquifer. Wetland Solutions, Inc. (WSI) worked with the City to develop the original ISWQIP and assisted the City with operations, water quality monitoring, and technical assistance since the project was constructed. The City and WSI also worked on the development of a funding application to the Florida Department of Environmental Protection (FDEP) to complete a subsequent phase of the initial project to improve treatment, operations, and disposal capacity of the original project.

This project includes two primary project components. The first project component is the design, permitting and construction of pipes and valves to allow treated effluent to flow to the wetland by gravity. This modification will result in more consistent flow to the wetland, improved treatment, increased reliability, and reduced operational costs. The second project component will be the design and permitting of a gravity recharge feature. This modification will provide increased disposal capacity, allowing more water to receive wetland treatment rather than being discharged to the remaining two sprayfields. In addition to increased water quality treatment, the recharge feature will reduce total evapotranspiration from the sprayfield, maximizing aquifer recharge. Finally, this modification will increase wetland effluent management capacity and improve wetland operation by allowing for improved management of stormwater during periods with high rainfall.

Following FDEP approval of funding for this project, the City issued a competitive solicitation to choose a project team and selected the WSI Team (WSI, ASRus, Jones Edmunds, Hydrogeo Consulting, and GSE Engineering) to complete this project. This scope of services describes the work that will be a part of this contract and the level of effort associated with completion of the project. The City will, with assistance from the WSI Team, select a contractor to complete the construction phase activities with oversight from the WSI Team. Following project construction, professional services will continue until final permits are issued and the project becomes fully operational.

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Tasks 1.1 through 1.6, and Task 3.4 were previously authorized by the City in March 2020. The second authorization included the bid and construction phase services associated with the gravity pipeline (Tasks 2.2, 3.2, and 3.3). In the original scope, the gravity pipeline component did not anticipate the need for new wetland inflow structures. While the City self-performed construction of the pipeline, a bid package was prepared for the wetland structures. Accordingly, a budget for Task 2.2 was developed and was included in the second authorization request. This third authorization includes Tasks 2.1 and 3.1 for bidding and construction of the recharge feature. Bolded sections of the text and tables represent the scope and budget for this authorization request.

## Scope of Services

### *Task 1 – Preconstruction Activities (Previously Authorized)*

Preconstruction activities for this project include wetland performance modeling, gravity flow modification design, gravity recharge well design, and associated permitting activities. Each of these tasks is further described in more detail in the following subtasks.

#### **Subtask 1.1 – Preliminary Engineering (Previously Authorized)**

Preliminary engineering will include data collection to complete the detailed design of the gravity flow modifications, recharge well, and the intake structure associated with the well. Data collection will include survey of existing infrastructure in the vicinity of the gravity line modifications to allow for detailed design and tie-in to existing piping. Geotechnical samples will be taken to evaluate subsurface conditions in the area where the intake structure for the well will be constructed.

This subtask will include review of existing data for the treatment features at the site including yard piping, reclaimed treatment infrastructure, existing wetland inflows and as-builts. This review will also include refinement of the initial gravity flow feasibility study completed by Jones Edmunds (under a previous contract) to further refine gravity flow modification needs relative to wetland cell inflow structures. This effort will also include review of applicable regulations to modify the existing facility permit.

Wetland modeling and performance will be evaluated relative to flow modifications and increased inflows. This will include assessment of the current performance of the system and wetland modeling under higher loading rates, between 3 and 4.5 MGD, anticipated as a part of this project. The initial wetland model will be enhanced based on the actual system performance. This evaluation will also consider water quality sampling that will be necessary to support recharge well permitting and development of a water quality database for the project.

To develop the recharge well design this subtask will include a well inventory within the area of review. This task will also include a review of applicable regulations and development of a permitting summary for the recharge well.

#### **Deliverables**

- Electronic copies (PDFs) and points file (.TXT or .XYZ) of any survey data collected.
- Electronic copy (PDF) of geotechnical engineering report.

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- Electronic copy (PDF) of updated gravity flow technical memorandum.
  - Electronic copy (PDF) of wetland performance technical memorandum.
  - Electronic copy (PDF) of area-of-review and well inventory technical memorandum.
  - Electronic copies (PDFs) of laboratory reports for water quality data.

### **Subtask 1.2 – FDEP Pre-Application Meeting (Previously Authorized)**

This subtask is to complete the preparation for a pre-application meeting with the FDEP for permitting through the Underground Injection Control (UIC) Program and the Wastewater Program. The purposes of this meeting will be to establish requirements for the recharge well, sampling necessary to support permitting, and next steps in the permitting process. Presentation materials will be developed to address the following:

- The proposed well location.
- The proposed well construction details (depths, diameters, materials).
- Proposed target water quality improvements.

### **Deliverables**

- Electronic copies (PDFs) of draft and final pre-application meeting presentation slides.
- Electronic copy (PDF) of pre-application meeting minutes.

### **Subtask 1.3 – UIC Permit Application (Previously Authorized)**

Based on the FDEP pre-application meeting the UIC permit application will be developed. It is expected that this effort will involve development of a conceptual intake figure and draft permit application for a Class V well construction and testing permit. The well construction and testing permit will allow construction and operational testing of the well. The duration of the permit is anticipated to be five years. An operation permit application will be prepared under a future work authorization. The UIC Class V well construction and testing permit package is anticipated to include the following:

- Maps showing the proposed well location, improvements to divert water to the well, and monitoring well locations.
- Drawings showing construction details of the proposed well and monitoring wells.
- Area of review (AOR) for the proposed well based on analytical calculations of expected recharge well radius of influence of the recharge operations.
- Well inventory (prepared in task 1.1) and other AOR considerations.
- Characterization of ambient groundwater quality and surface water quality at the project area based on existing data gathered in 1.1.
- Description and cross-sections of local and regional geology.
- Drilling and testing plan.
- This task provides for a response to one FDEP request for additional information (RAI).

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- This task includes collection and analysis of water quality data to support the permit application.

#### **Deliverables**

- Electronic copy (PDFs) of draft and final UIC permit application package.
- Electronic copy (PDF) of the RAI.

#### **Subtask 1.4 – Recharge Well Design (Previously Authorized)**

In conjunction with the permit being processed the recharge well design will begin. This effort will include design of the well and associated technical specifications. This subtask will also include design drawings and technical specifications for the well intake structure.

The final design for the recharge well will be developed as 60% and final design plans and technical specifications. The design will be summarized and explained in the basis of design report developed for the recharge well.

##### **1.4.1 – 60% Design of Recharge Well and Intake**

The project team will prepare two sets of technical specifications and drawings to the 60% level for City approval. One set will include drilling and testing of the recharge well and associated monitoring wells, and the other set will include the intake structure and associated surface facilities and appurtenances. The design will include an intake with coarse wire screen and adjustable weir to control a flow down the well. The intake design will operate by gravity and will not require the use of a pump. The intake design will not include telemetry controls on equipment, filtration will be limited to coarse wire screens, and there will be no pump, siphon, or chemical feed included in the design. The design is anticipated to include 10-15 sheets. Following submittal of the 60% design and technical specifications, a review meeting will be held with the City to review comments. The schedule includes two weeks for City review.

##### **1.4.2 – Final Design of Recharge Well and Intake**

The project team will incorporate the comments from the 60% design to produce the final plans and specifications. The basis of design report will also be finalized based on comments received during the 60% design review meeting. The final documents will form the basis of the bid package.

#### **Deliverables**

- Electronic copy (PDFs) of draft and final basis of design report.
- Electronic copy (PDFs) of 60% design drawings.
- Electronic copy (PDFs) of 60% design specifications.
- 60% Design Review Meeting
- Electronic copy (PDF) of 60% design review meeting minutes.
- Electronic copy (PDF and CAD) of final design drawings.
- Electronic copy (PDF) of final design specifications.

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- Final Design Review Meeting

### **Subtask 1.5 – Gravity Pipeline Design (Previously Authorized)**

This subtask will include development of the design and technical specifications associated with gravity pipeline modifications. This will include development of a basis of design report that describes the modifications and project goals. The design and technical specifications will be developed as 60% and final design plans and technical specifications.

#### **1.5.1 – 60% Design of Gravity Pipeline Modifications**

The project team will prepare plans and technical specifications to the 60% level for City approval. The design will include the piping, valves, and appurtenances necessary to convey treated effluent from the existing gravity line that serves the filtration unit to the 24-inch main that feeds the wetlands and sprayfields. If determined feasible during the modeling update (Task 1.1), the design will also include the option to route effluent through the public access reuse (PAR) system disk filters and relocated chlorine contact chamber (future) prior to discharge to the wetlands. Also, if feasible, the design will include improvements to the wetland cell inflow piping to maximize gravity flow delivery. A basis of design report will be prepared summarizing the design development. The design is anticipated to include up to 10 sheets. Following submittal of the 60% design and specifications, a review meeting will be held with the City to review comments. The schedule includes two weeks for City review.

#### **1.5.2 – Final Design of Gravity Pipeline Modifications**

The project team will incorporate the comments from the 60% design to produce the final plans and specifications. The basis of design report will also be finalized based on comments received during the 60% design review meeting. The final documents will form the basis of the bid package, should the City elect to bid this component of the work.

#### **Deliverables**

- Electronic copies (PDFs) of draft and final basis of design report.
- Electronic copy (PDFs) of 60% design drawings.
- Electronic copy (PDFs) of 60% design specifications.
- 60% Design Review Meeting
- Electronic copy (PDF) of 60% design review meeting minutes.
- Electronic copy (PDF and CAD) of final design drawings.
- Electronic copy (PDF) of final design specifications.
- Final Design Review Meeting

### **Subtask 1.6 – Operational/Startup Technical Assistance (Previously Authorized)**

This subtask will be used to develop the data record necessary to support recharge well permitting. This task will also be used to assist the City with operation before, during, and after construction through project completion. An updated operation and maintenance manual (OMM) will also be developed as part of this subtask. This document will describe the design, intended initial operation, as well as troubleshooting.

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## **Deliverables**

- Electronic copies (PDFs) of draft and final O&M manual.

## **Task 2 – Bidding and Contractor Selection**

This task will be used to develop documents necessary for the City to issue a solicitation for construction, answer contractor questions, and assist the City in selection. This task is subdivided into separate subtasks for the two project components given the anticipated differences in project schedule.

### **Subtask 2.1 – Bidding and Contractor Selection (Recharge Feature)**

This subtask covers bidding and drilling contractor selection for the gravity recharge feature. This task includes compiling of bid documents to be issued with the request for proposals (RFP). These documents will include the front-end documents provided by the City, final design plans, technical specifications, and wording to be included in the RFP. Following issuance of the RFP the WSI Team will attend a pre-bid meeting to discuss the project with potential contractors and a site visit to show the project site. During the proposal process the WSI Team will address bid addenda as needed.

### **Subtask 2.2 – Bidding and Contractor Selection (Previously Authorized)**

This subtask covers bidding and contractor selection for the proposed wetland structures. Included in this task is compiling of front-end documents to be issued with the request for proposals (RFP). These documents will include the final design plans, technical specifications, and wording to be included in the RFP. Following issuance of the RFP the WSI Team will attend a pre-bid meeting to discuss the project with potential contractors and a site visit to show the project site. During the proposal process the WSI Team will address bid addenda as needed.

## **Task 3 – Project Management**

The final project task will cover the project management, construction oversight for both project components, associated permit modifications, and construction certification. The following four subtasks are a part of this project.

### **Subtask 3.1 – Construction Oversight (Recharge Feature)**

This subtask of the project will cover construction activities associated with the recharge feature. This will include oversight during construction as well as development of the completion documentation. Finally, this subtask will include certification of construction completion. Specific tasks provided will include the following:

- Assist with one pre-construction meeting, attended by the contractor and City staff.
- Coordinate with City staff for construction observation during construction.
- Answer requests for information (RFIs) by the construction contractor.
- Facilitate inspections for certification of final completion of construction.
- Support the development and review of as-built record drawings.
- Pay application review and approval.



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### **Subtask 3.2 – Pipeline Permit Modification (Previously Authorized)**

The WSI Team will modify the existing wastewater permit to include conveyance of water to the wetland by gravity. These permit modifications will be made prior to construction of the gravity pipeline modifications beginning.

### **Subtask 3.3 – Construction Oversight (Gravity Pipeline) (Previously Authorized)**

The WSI Team will provide construction phase oversight of the gravity pipeline modifications. This will include construction administration and resident observation during construction. Following construction completion this will include certification of the construction. Specific tasks include the following:

- Coordinate with City staff for construction observation. Construction of the gravity pipeline modifications is assumed to take 6 weeks. Daily reports will be prepared for each site visit.
- Prepare design clarifications, as needed.
- Answer requests for information (RFIs) by the construction contractor (if bid) or City (if self-performed).
- Facilitate inspections for certification of final completion of construction.
- Support the development and review of as-built record drawings.

### **Subtask 3.4 – Project Management (Previously Authorized)**

This subtask will include all project management activities related to the project. These are expected to include as-needed project meetings, regular progress meetings, attendance at meetings with the City and/or the FDEP, project management, and administration. This will also include developing and submitting supporting material for grant reporting for the City to provide to the FDEP.

### **Deliverables**

- Electronic copies (PDFs) of minutes from progress meetings.
- Monthly invoicing reports including explanation of the work completed during the invoice period; an appraisal of the schedule; if behind schedule, a proposed recovery plan and revised schedule; and an outline of proposed activities during the next invoice period.

## **Assumptions**

WSI has made the following assumptions in preparing this scope:

- The City is responsible for all permit application fees.
- The proposed recharge feature will not require pumps, electricity, fine filtration, or additional pre-treatment before injection by gravity flow.
- The UIC permit will not require analysis of additional treatment alternatives or other modifications to the proposed intake and well.

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## Fee

**Exhibit 1** summarizes estimated costs for the tasks described above. Work will be billed and compensated on a time and materials basis, based on the attached rate schedule (**Exhibit 2**) and will be invoiced monthly. WSI will not work beyond the authorized amount without additional authorization from the City. The initial request for Commission approval was for Tasks 1.1 – 1.6 and Task 3.4, totaling \$565,475. The second request for Commission approval was for Tasks 2.2, 3.2, and 3.3, totaling \$51,445. The addition of fee for Task 2.2 resulted in a net overall project budget increase of \$11,960. **This third authorization request is for Tasks 2.1 (\$14,980) and 3.1 (\$153,490), totaling \$168,470.**

## Schedule

The project was put on hold while waiting for additional funding to be secured for the companion project to construct additional wetlands at the Steedley Sprayfield. In addition, the concept of installing a UIC well was replaced in favor of a passive recharge feature. Bidding of the construction phase of this project is anticipated to occur in the 4<sup>th</sup> quarter of 2025, with construction commencing in early 2026. Construction should be completed by mid-2027. An expiration date for the authorization of December 31, 2027 is requested.



### Exhibit 1. Estimated Time and Materials Costs

Task	Description	Hours	Cost	Expenses	Total
1.1	Preliminary Engineering	249	\$32,200	\$10,250 <sup>1</sup>	\$42,450
1.2	FDEP Pre-application Meeting	80	\$11,615	\$200	\$11,815
1.3	UIC Permit Application	992	\$120,820	\$56,580 <sup>2</sup>	\$177,400
1.4	Recharge Well Design	576	\$84,050	--	\$84,050
1.5	Gravity Pipeline Design	480	\$71,790	--	\$71,790
1.6	Operation and Startup Technical Assistance	248	\$31,220	--	\$31,220
Grant Task 1 – Preconstruction Activities		2,625	\$351,695	\$67,030	\$418,725
2.1	<b>Bidding and Contractor Selection (Recharge Feature)</b>	<b>109</b>	<b>\$14,880</b>	<b>\$100</b>	<b>\$14,980</b>
2.2	Bidding and Contractor Selection (Pipeline)	80	\$11,960	--	\$11,960
Grant Task 2 – Bidding and Contractor Selection		189	\$26,840	\$100	\$26,940
3.1	<b>Recharge Feature Construction Oversight</b>	<b>1,205</b>	<b>\$153,490</b>	--	<b>\$153,490</b>
3.2	Pipeline Permit Modification	97	\$14,205	--	\$14,205
3.3	Pipeline Construction Oversight	204	\$25,280	--	\$25,280
3.4	Project Management	1,045	\$144,900	\$1,850	\$146,750
Grant Task 3 – Project Management		2,551	\$337,875	\$1,850	\$339,725
Grand Total		5,285	\$716,410	\$68,980	\$785,390
<sup>1</sup> Expense is allowance for surveying and geotechnical investigations					
<sup>2</sup> Includes equipment and laboratory analysis for water quality investigations related to UIC permitting.					

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**Exhibit 2. Labor Cost Schedule for Consulting Services**

<b>Firm</b>	<b>Staff</b>	<b>Role</b>	<b>Billing Rate (\$/hr)</b>
WSI	Chris Keller, PE	Project Manager - Senior Engineer	\$150
	Ron Clarke	Senior Environmental Scientist	\$115
	Scott Knight, PhD, PE	Project Engineer	\$105
ASRus	Mark McNeal, PG	Professional Geologist	\$180
	Pete Larkin, PG	Project Hydrogeologist	\$150
	Romy Lahera, PG	Project Hydrogeologist	\$120
	Mike Weatherby, PG	Project Hydrogeologist	\$120
Jones Edmunds	Tom Friedrich, PE	Senior QC Engineer	\$225
	Fred Hoyt, PE	PM Lead Engineer	\$225
	John Horvath	Senior Engineer	\$215
	Amy Goodden	Project Engineer	\$170
	TBD	Construction Resident Observer	\$155
	TBD	Quality Control Professional	\$120
	TBD	Cad Designer	\$115
	TBD	Editor	\$85
	TBD	Administrative Assistant	\$85

---

## Effective Date of Authorization

This scope of work is effective on the date of execution and WSI is authorized to begin work upon receipt of written authorization from the City of Lake City.

In witness of this agreement, the parties below provide their approval.

**Wetland Solutions, Inc.**

**City of Lake City**

By:

\_\_\_\_\_

Title:

\_\_\_\_\_

Date:

\_\_\_\_\_

By:

\_\_\_\_\_

Title:

\_\_\_\_\_

Date:

\_\_\_\_\_



5302 NW 156<sup>th</sup> Avenue  
Gainesville, FL 32653  
(386) 462-9286  
(386) 462-3196 fax

## SCOPE OF SERVICES

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# Ichetucknee Quality and Quantity Enhancement Project (IQ<sup>2</sup>EP) – Second Authorization

**PREPARED FOR:** Cody Pridgeon - City of Lake City

**DATE:** January 3, 2022

## Project Introduction

The Ichetucknee Springs Water Quality Improvement Project (ISWQIP) converted the largest of the City of Lake City's (City) sprayfields to a groundwater recharge wetland to improve water quality. The City now owns and operates the largest groundwater recharge wetland in North Florida, which provides substantial water quality improvement to Ichetucknee Springs. This project represented a new type of full-scale project for the region that benefits the City's and region's population. The Ichetucknee Quality and Quantity Enhancement Project (IQ<sup>2</sup>EP), expands those benefits by providing additional water quality improvement, enhanced wetland operations, and increased recharge to the Floridan Aquifer. Wetland Solutions, Inc. (WSI) worked with the City to develop the original ISWQIP and assisted the City with operations, water quality monitoring, and technical assistance since the project was constructed. The City and WSI also worked on the development of a funding application to the Florida Department of Environmental Protection (FDEP) to complete a subsequent phase of the initial project to improve treatment, operations, and disposal capacity of the original project.

This project includes two primary project components. The first project component is the design, permitting and construction of pipes and valves to allow treated effluent to flow to the wetland by gravity. This modification will result in more consistent flow to the wetland, improved treatment, increased reliability, and reduced operational costs. The second project component will be the design and permitting of a gravity recharge well. This modification will provide increased disposal capacity, allowing more water to receive wetland treatment rather than being discharged to the remaining two sprayfields. In addition to increased water quality treatment, the recharge well will reduce total evapotranspiration from the sprayfield, maximizing aquifer recharge. Finally, this modification will increase wetland effluent management capacity and improve wetland operation by allowing for improved management of stormwater during periods with high rainfall.

Following FDEP approval of funding for this project, the City issued a competitive solicitation to choose a project team and selected the WSI Team (WSI, ASRus, Jones Edmunds, Hydrogeo Consulting, and GSE Engineering) to complete this project. This scope of services describes the work that will be a part of this contract and the level of effort associated with completion of the project. This scope of services specifically covers Task 1 (Preconstruction Activities), Task 2 (Bidding and Contractor Selection), and Task 3 (Project Management) of the approved Grant Agreement. The City will, with assistance from the WSI Team, select a contractor to complete the construction phase activities with oversight from the WSI Team. Following project construction,

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professional services will continue until final permits are issued and the project becomes fully operational.

Tasks 1.1 through 1.6 and Task 3.4 were previously authorized by the City in March 2020. This request is for authorization of the bid and construction phase services associated with the gravity pipeline (Tasks 2.2, 3.2, and 3.3). In the original scope, the gravity pipeline component did not anticipate the need for new wetland inflow structures. While the City still intends to self-perform construction of the pipeline, a bid package will need to be prepared for the wetland structures. Accordingly, a budget for Task 2.2 has been developed and is included in this authorization request. Bolded sections of the text and tables represent the scope and budget for this authorization request.

## Scope of Services

### *Task 1 – Preconstruction Activities (Previously Authorized)*

Preconstruction activities for this project include wetland performance modeling, gravity flow modification design, gravity recharge well design, and associated permitting activities. Each of these tasks is further described in more detail in the following subtasks.

#### **Subtask 1.1 – Preliminary Engineering**

Preliminary engineering will include data collection to complete the detailed design of the gravity flow modifications, recharge well, and the intake structure associated with the well. Data collection will include survey of existing infrastructure in the vicinity of the gravity line modifications to allow for detailed design and tie-in to existing piping. Geotechnical samples will be taken to evaluate subsurface conditions in the area where the intake structure for the well will be constructed.

This subtask will include review of existing data for the treatment features at the site including yard piping, reclaimed treatment infrastructure, existing wetland inflows and as-builts. This review will also include refinement of the initial gravity flow feasibility study completed by Jones Edmunds (under a previous contract) to further refine gravity flow modification needs relative to wetland cell inflow structures. This effort will also include review of applicable regulations to modify the existing facility permit.

Wetland modeling and performance will be evaluated relative to flow modifications and increased inflows. This will include assessment of the current performance of the system and wetland modeling under higher loading rates, between 3 and 4.5 MGD, anticipated as a part of this project. The initial wetland model will be enhanced based on the actual system performance. This evaluation will also consider water quality sampling that will be necessary to support recharge well permitting and development of a water quality database for the project.

To develop the recharge well design this subtask will include a well inventory within the area of review. This task will also include a review of applicable regulations and development of a permitting summary for the recharge well.

#### **Deliverables**

- Electronic copies (PDFs) and points file (.TXT or .XYZ) of any survey data collected.

- 
- Electronic copy (PDF) of geotechnical engineering report.
  - Electronic copy (PDF) of updated gravity flow technical memorandum.
  - Electronic copy (PDF) of wetland performance technical memorandum.
  - Electronic copy (PDF) of area-of-review and well inventory technical memorandum.
  - Electronic copies (PDFs) of laboratory reports for water quality data.

#### Subtask 1.2 – FDEP Pre-Application Meeting

This subtask is to complete the preparation for a pre-application meeting with the FDEP for permitting through the Underground Injection Control (UIC) Program and the Wastewater Program. The purposes of this meeting will be to establish requirements for the recharge well, sampling necessary to support permitting, and next steps in the permitting process. Presentation materials will be developed to address the following:

- The proposed well location.
- The proposed well construction details (depths, diameters, materials).
- Proposed target water quality improvements.

#### Deliverables

- Electronic copies (PDFs) of draft and final pre-application meeting presentation slides.
- Electronic copy (PDF) of pre-application meeting minutes.

#### Subtask 1.3 – UIC Permit Application

Based on the FDEP pre-application meeting the UIC permit application will be developed. It is expected that this effort will involve development of a conceptual intake figure and draft permit application for a Class V well construction and testing permit. The well construction and testing permit will allow construction and operational testing of the well. The duration of the permit is anticipated to be five years. An operation permit application will be prepared under a future work authorization. The UIC Class V well construction and testing permit package is anticipated to include the following:

- Maps showing the proposed well location, improvements to divert water to the well, and monitoring well locations.
- Drawings showing construction details of the proposed well and monitoring wells.
- Area of review (AOR) for the proposed well based on analytical calculations of expected recharge well radius of influence of the recharge operations.
- Well inventory (prepared in task 1.1) and other AOR considerations.
- Characterization of ambient groundwater quality and surface water quality at the project area based on existing data gathered in 1.1.
- Description and cross-sections of local and regional geology.
- Drilling and testing plan.

- 
- This task provides for a response to one FDEP request for additional information (RAI).
  - This task includes collection and analysis of water quality data to support the permit application.

#### Deliverables

- Electronic copy (PDFs) of draft and final UIC permit application package.
- Electronic copy (PDF) of the RAI.

#### Subtask 1.4 – Recharge Well Design

In conjunction with the permit being processed the recharge well design will begin. This effort will include design of the well and associated technical specifications. This subtask will also include design drawings and technical specifications for the well intake structure.

The final design for the recharge well will be developed as 60% and final design plans and technical specifications. The design will be summarized and explained in the basis of design report developed for the recharge well.

##### 1.4.1 – 60% Design of Recharge Well and Intake

The project team will prepare two sets of technical specifications and drawings to the 60% level for City approval. One set will include drilling and testing of the recharge well and associated monitoring wells, and the other set will include the intake structure and associated surface facilities and appurtenances. The design will include an intake with coarse wire screen and adjustable weir to control a flow down the well. The intake design will operate by gravity and will not require the use of a pump. The intake design will not include telemetry controls on equipment, filtration will be limited to coarse wire screens, and there will be no pump, siphon, or chemical feed included in the design. The design is anticipated to include 10-15 sheets. Following submittal of the 60% design and technical specifications, a review meeting will be held with the City to review comments. The schedule includes two weeks for City review.

##### 1.4.2 – Final Design of Recharge Well and Intake

The project team will incorporate the comments from the 60% design to produce the final plans and specifications. The basis of design report will also be finalized based on comments received during the 60% design review meeting. The final documents will form the basis of the bid package.

#### Deliverables

- Electronic copy (PDFs) of draft and final basis of design report.
- Electronic copy (PDFs) of 60% design drawings.
- Electronic copy (PDFs) of 60% design specifications.
- 60% Design Review Meeting
- Electronic copy (PDF) of 60% design review meeting minutes.
- Electronic copy (PDF and CAD) of final design drawings.



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- Electronic copy (PDF) of final design specifications.
  - Final Design Review Meeting

### Subtask 1.5 – Gravity Pipeline Design

This subtask will include development of the design and technical specifications associated with gravity pipeline modifications. This will include development of a basis of design report that describes the modifications and project goals. The design and technical specifications will be developed as 60% and final design plans and technical specifications.

#### 1.5.1 – 60% Design of Gravity Pipeline Modifications

The project team will prepare plans and technical specifications to the 60% level for City approval. The design will include the piping, valves, and appurtenances necessary to convey treated effluent from the existing gravity line that serves the filtration unit to the 24-inch main that feeds the wetlands and sprayfields. If determined feasible during the modeling update (Task 1.1), the design will also include the option to route effluent through the public access reuse (PAR) system disk filters and relocated chlorine contact chamber (future) prior to discharge to the wetlands. Also, if feasible, the design will include improvements to the wetland cell inflow piping to maximize gravity flow delivery. A basis of design report will be prepared summarizing the design development. The design is anticipated to include up to 10 sheets. Following submittal of the 60% design and specifications, a review meeting will be held with the City to review comments. The schedule includes two weeks for City review.

#### 1.5.2 – Final Design of Gravity Pipeline Modifications

The project team will incorporate the comments from the 60% design to produce the final plans and specifications. The basis of design report will also be finalized based on comments received during the 60% design review meeting. The final documents will form the basis of the bid package, should the City elect to bid this component of the work.

#### Deliverables

- Electronic copies (PDFs) of draft and final basis of design report.
- Electronic copy (PDFs) of 60% design drawings.
- Electronic copy (PDFs) of 60% design specifications.
- 60% Design Review Meeting
- Electronic copy (PDF) of 60% design review meeting minutes.
- Electronic copy (PDF and CAD) of final design drawings.
- Electronic copy (PDF) of final design specifications.
- Final Design Review Meeting

### Subtask 1.6 – Operational/Startup Technical Assistance

This subtask will be used to develop the data record necessary to support recharge well permitting. This task will also be used to assist the City with operation before, during, and after construction through project completion. An updated operation and maintenance manual



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(OMM) will also be developed as part of this subtask. This document will describe the design, intended initial operation, as well as troubleshooting.

#### **Deliverables**

- Electronic copies (PDFs) of draft and final O&M manual.

### ***Task 2 – Bidding and Contractor Selection***

This task will be used to develop documents necessary for the City to issue a solicitation for construction, answer contractor questions, and assist the City in selection. This task is subdivided into separate subtasks for the two project components given the anticipated differences in project schedule.

#### **Subtask 2.1 – Bidding and Contractor Selection (Recharge Well)**

This subtask covers bidding and drilling contractor selection for the gravity recharge well. This task includes compiling of bid documents to be issued with the request for proposals (RFP). These documents will include the front-end documents provided by the City, final design plans, technical specifications, and wording to be included in the RFP. Following issuance of the RFP the WSI Team will attend a pre-bid meeting to discuss the project with potential contractors and a site visit to show the project site. During the proposal process the WSI Team will address bid addenda as needed.

#### **Subtask 2.2 – Bidding and Contractor Selection (Wetland Structures)**

This subtask covers bidding and contractor selection for the proposed wetland structures. Included in this task is compiling of front-end documents to be issued with the request for proposals (RFP). These documents will include the final design plans, technical specifications, and wording to be included in the RFP. Following issuance of the RFP the WSI Team will attend a pre-bid meeting to discuss the project with potential contractors and a site visit to show the project site. During the proposal process the WSI Team will address bid addenda as needed.

### ***Task 3 – Project Management***

The final project task will cover the project management, construction oversight for both project components, associated permit modifications, and construction certification. The following four subtasks are a part of this project.

#### **Subtask 3.1 – Construction Oversight (Recharge Well)**

This subtask of the project will cover construction activities associated with the recharge well. This will include drilling oversight during well construction as well as development of the well completion report. The construction oversight will also include resident observation during construction of the intake diversion structure that will allow water to be conveyed to the gravity recharge well. Finally, this subtask will include certification of construction completion. Specific tasks provided will include the following:

- Assist with one pre-construction meeting, attended by the well drilling contractor and City staff.

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- Coordinate with City staff for construction observation during drilling events. Construction of the recharge well and monitoring wells is assumed to take 10 weeks and will require nearly complete coverage by a qualified hydrogeologist due to FDEP UIC permit requirements. Daily drilling reports will be prepared for each site visit per permitting requirements.
  - Prepare and submit to FDEP weekly summary reports as required by the UIC permit.
  - Prepare and submit to FDEP casing seat requests based on review and interpretation of hydrogeologic data collected during well construction and testing.
  - Provide review of well construction specifications and prepare design clarifications, as needed.
  - Answer requests for information (RFIs) by the well construction contractor.
  - Facilitate inspections for certification of final completion of construction.
  - Support the development and review of as-built record drawings.
  - Pay application review and approval.
  - Prepare well testing procedures during drilling and review well performance testing documentation.

A well completion report will be prepared following construction activities. The report will be signed and sealed by a Florida-registered Professional Geologist. The City will be provided with one electronic copy of the report for submittal to FDEP as required by permit.

#### **Subtask 3.2 – Pipeline Permit Modification**

The WSI Team will modify the existing wastewater permit to include conveyance of water to the wetland by gravity. These permit modifications will be made prior to construction of the gravity pipeline modifications beginning.

#### **Subtask 3.3 – Construction Oversight (Gravity Pipeline)**

The WSI Team will provide construction phase oversight of the gravity pipeline modifications. This will include construction administration and resident observation during construction. Following construction completion this will include certification of the construction. Specific tasks include the following:

- Coordinate with City staff for construction observation. Construction of the gravity pipeline modifications is assumed to take 6 weeks. Daily reports will be prepared for each site visit.
- Prepare design clarifications, as needed.
- Answer requests for information (RFIs) by the construction contractor (if bid) or City (if self-performed).
- Facilitate inspections for certification of final completion of construction.
- Support the development and review of as-built record drawings.

#### **Subtask 3.4 – Project Management (Previously Authorized)**

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This subtask will include all project management activities related to the project. These are expected to include as-needed project meetings, regular progress meetings, attendance at meetings with the City and/or the FDEP, project management, and administration. This will also include developing and submitting supporting material for grant reporting for the City to provide to the FDEP.

#### Deliverables

- Electronic copies (PDFs) of minutes from progress meetings.
- Monthly invoicing reports including explanation of the work completed during the invoice period; an appraisal of the schedule; if behind schedule, a proposed recovery plan and revised schedule; and an outline of proposed activities during the next invoice period.

## Assumptions

WSI has made the following assumptions in preparing this scope:

- The City is responsible for all permit application fees.
- The proposed recharge well will not require pumps, electricity, fine filtration, or additional pre-treatment before injection by gravity flow.
- The UIC permit will not require analysis of additional treatment alternatives or other modifications to the proposed intake and well.

## Fee

**Exhibit 1** summarizes estimated costs for the tasks described above. Work will be billed and compensated on a time and materials basis, based on the attached rate schedule (**Exhibit 2**) and will be invoiced monthly. WSI will not work beyond the authorized amount without additional authorization from the City. The initial request for Commission approval was for Tasks 1.1 – 1.6 and Task 3.4, totaling \$565,475. **This second request for Commission approval is for Tasks 2.2, 3.2, and 3.3, totaling \$51,445. The addition of fee for Task 2.2 results in a net overall project budget increase of \$11,960.**

## Schedule

The project schedule is attached as Exhibit A. Preliminary engineering tasks are substantially complete. Gravity pipeline plans and specifications are complete. The FDEP preapplication meeting was held on July 21, 2020, and the final UIC permit was submitted on December 10, 2020. The City has received and responded to two (2) requests for additional information (RAIs), with the most recent response submitted on September 10, 2021. The FDEP has not yet indicated whether the recharge well construction permit will be issued. Accordingly, tasks related to the final design of the well and bidding and construction of the well have not commenced. The schedule for these tasks will be updated when the project team receives direction from the FDEP. The schedule below has been updated to reflect the current proposed schedule for the gravity pipeline bid and construction phases.

Exhibit 1. Estimated Time and Materials Costs

Task	Description	Hours	Cost	Expenses	Total
1.1	Preliminary Engineering	249	\$32,200	\$10,250 <sup>1</sup>	\$42,450
1.2	FDEP Pre-application Meeting	80	\$11,615	\$200	\$11,815
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Grant Task 2 – Bidding and Contractor Selection		189	\$26,840	\$100	\$26,940
3.1	Well Construction Oversight	1,205	\$153,490	--	\$153,490
3.2	<b>Pipeline Permit Modification</b>	<b>97</b>	<b>\$14,205</b>	--	<b>\$14,205</b>
3.3	<b>Pipeline Construction Oversight</b>	<b>204</b>	<b>\$25,280</b>	--	<b>\$25,280</b>
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<sup>1</sup> Expense is allowance for surveying and geotechnical investigations					
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Exhibit 2. Labor Cost Schedule for Consulting Services

Firm	Staff	Role	Billing Rate (\$/hr)
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	TBD	Construction Resident Observer	\$155
	TBD	Quality Control Professional	\$120
	TBD	Cad Designer	\$115
	TBD	Editor	\$85
	TBD	Administrative Assistant	\$85

---

## Effective Date of Authorization

This scope of work is effective on the date of execution and WSI is authorized to begin work upon receipt of written authorization from the City of Lake City.

In witness of this agreement, the parties below provide their approval.

**Wetland Solutions, Inc.**

**City of Lake City**

By:

By:

Title:

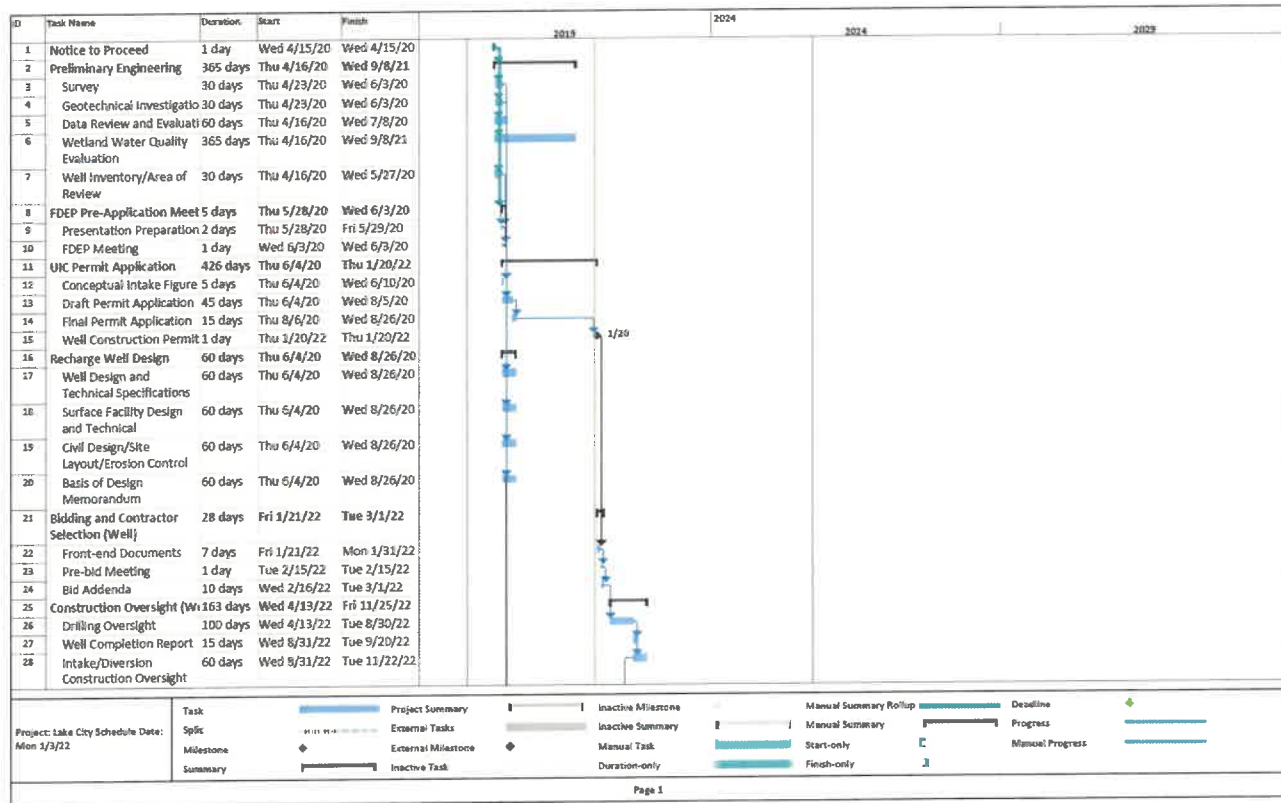
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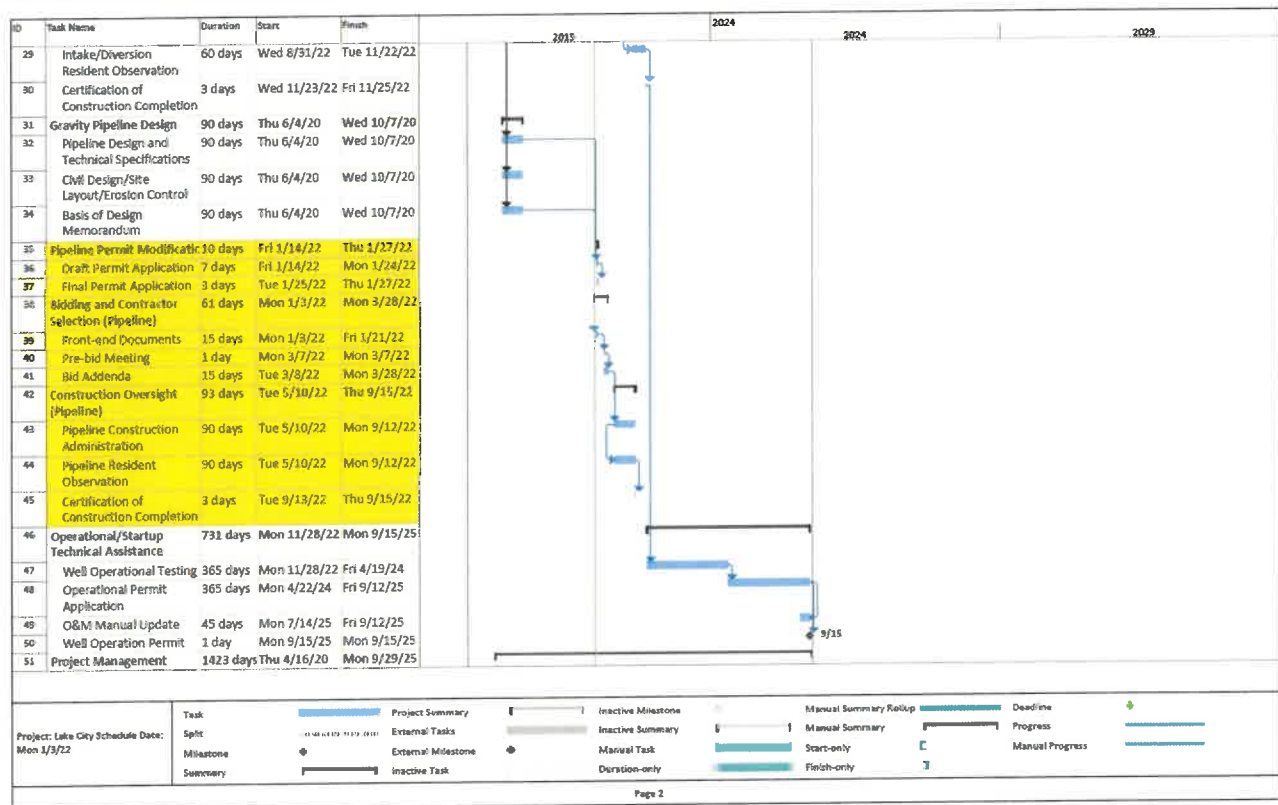
Date:

Date:



# EXHIBIT A







**File Attachments for Item:**

2. City Council Resolution No. 2025-101 - A resolution of the City of Lake City, Florida accepting funds awarded by Firehouse Subs Public Safety Foundation to purchase from MSA Safety Incorporation four self-contained breathing apparatuses (SCBAS) and six compressed air cylinders for use by the City of Lake City Fire Department; adopting the Grant Award Agreement associated with accepting such grant funds; making certain findings of fact in support of the City accepting such funds and adopting said grant award 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 for said agreement; repealing all prior resolutions in conflict; and providing an effective date.

**RESOLUTION NO 2025 –101**  
**CITY OF LAKE CITY, FLORIDA**

**A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA ACCEPTING FUNDS AWARDED BY THE FIREHOUSE SUBS PUBLIC SAFETY FOUNDATION TO PURCHASE FROM MSA SAFETY INCORPORATED FOUR SELF-CONTAINED BREATHING APPARATUSES (SCBAS) AND SIX COMPRESSED AIR CYLINDERS FOR USE BY THE CITY OF LAKE CITY FIRE DEPARTMENT; ADOPTING THE GRANT AWARD AGREEMENT ASSOCIATED WITH ACCEPTING SUCH GRANT FUNDS; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT OF THE CITY ACCEPTING SUCH FUNDS AND ADOPTING SAID GRANT AWARD 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 City of Lake City (the “City”) on behalf of the Lake City Fire Department (the “Department”) applied for funds through the Firehouse Subs Public Safety Foundation (the “Program”); and

WHEREAS, the City was awarded grant funds from the Program in the amount of \$39,469.50 (the “Awarded Funds”); and

WHEREAS, the Awarded Funds will be used to purchase four self-contained breathing apparatuses – SCBAs -- and six compressed air cylinders from MSA Safety Incorporated; and

WHEREAS, as a condition of accepting the Awarded Funds the City must adopt and execute the Grant Award Agreement in the form of the Exhibit attached hereto (the “Agreement”); and

WHEREAS, the Department desires to expend the Awarded Funds in accordance with the terms of the Agreement and in accordance with the City’s procurement policies and procedures; and

WHEREAS, accepting the Awarded Funds by adopting and executing the Agreement is in the public interest and in the interests of the City; now therefore

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

1. Accepting the Awarded Funds by adopting and executing 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, regulations, and directives 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 bind the City to the terms of the Agreement; and
5. The Mayor of the City of Lake City is directed to execute on behalf of and bind the City to the terms of the Agreement; and
6. The Department is authorized to expend the Awarded Funds in accordance with the terms of the Agreement and in accordance with the City's procurement policies and procedures; and
7. 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
8. 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, 2025.

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

---

**From:** Firehouse Subs Public Safety Foundation <[foundation@firehousesubs.com](mailto:foundation@firehousesubs.com)>  
**Sent:** Tuesday, July 1, 2025 12:11 PM  
**To:** Dakota Braun <[Braund@lcfla.com](mailto:Braund@lcfla.com)>; Ret Tompkins <[TompkinsR@lcfla.com](mailto:TompkinsR@lcfla.com)>  
**Cc:** Tim Foster <[tim.foster@firehousesubs.com](mailto:tim.foster@firehousesubs.com)>; Steven Milligan <[steven.milligan@firehousesubs.com](mailto:steven.milligan@firehousesubs.com)>; Firehouse Subs Public Safety Foundation <[foundation@firehousesubs.com](mailto:foundation@firehousesubs.com)>  
**Subject:** APPROVED: Q3 2025 Firehouse Subs Public Safety Foundation Grant

Dear Dakota & Ret,

We are pleased to announce that the Firehouse Subs Public Safety Foundation Board of Directors has awarded the **City of Lake City, on behalf of City of Lake City Fire Department** in **Lake City, FL** the requested **Four MSA SCBAs & Six Cylinders** valued up to **\$39,469.50**. If your grant award must be approved by a governing body (i.e., your city council or Board of Directors), please add this item to the agenda immediately, and contact us with the meeting date.

**PROCUREMENT:**

We will contact you no later than Friday, August 15, 2025, to initiate the procurement process. There are two possible methods for procurement, **to be determined by our Foundation:**

- Direct Purchase made by the Foundation  
OR
- Memo of Understanding. NOTE: Our Foundation provides funding via ACH transfer only. We are unable to fund a grant award by paper check.

**Do not make advanced purchases until you have heard from the Foundation with the next steps. Failure to follow this process will jeopardize your grant award.** If you have any fulfillment questions, please email [Procurementfoundation@firehousesubs.com](mailto:Procurementfoundation@firehousesubs.com).

**PUBLIC RELATIONS (PR) NOTES**

- PR announcements from your organization regarding the grant award are optional. If you choose to share the good news, please use the attached press release template and/or social media post template and send it back to [Foundation@firehousesubs.com](mailto:Foundation@firehousesubs.com) for review and approval (allowing for 72 hours turnaround time). *Please do not pitch or post before receiving approval from the Foundation team.*

Use of the Firehouse Subs Public Safety Foundation logo:

- We ask that your organization acknowledges the grant by displaying our Foundation logo on granted items/equipment whenever possible. Our Foundation logo is attached for your convenience. Please note that the final artwork will need to be approved by

our Foundation via [Foundation@firehousesubs.com](mailto:Foundation@firehousesubs.com) before being displayed.

**Did you know?**

More than 70% of the funds raised for the Firehouse Subs Public Safety Foundation come from the generosity of Firehouse Subs guests and the restaurant brand? Please consider supporting a Firehouse Subs restaurant near you.

We are very excited to assist your organization and ultimately improve the lifesaving capabilities of your community.

**Firehouse Subs Public Safety Foundation**

Deerwood North 4600 Touchton Road E, Bldg 100, Ste 300 Jacksonville, FL 32246

[foundation@firehousesubs.com](mailto:foundation@firehousesubs.com)

[FirehouseSubsFoundation.org](http://FirehouseSubsFoundation.org)

[Twitter](#)   [Facebook](#)

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**TEN-8 FIRE & SAFETY, LLC**  
2904 59TH AVENUE DRIVE EAST

BRADENTON, FL 34203  
USA  
Phone: 800-228-8368  
Fax: 941-756-2598

Sell To:

**CITY OF LAKE CITY**

205 N. MARION AVENUE  
ATTN: FINANCE  
LAKE CITY FL 32055  
USA

**Amended**

**QUOTATION**

Quote Number	Document Date	Page
<b>231046543</b>	<b>03/27/25</b>	<b>1/1</b>

Customer No.	Federal Tax ID - Business Partner
<b>C00553</b>	<b>22-02-008019-54C</b>

PO Number  
\*

Sales Employee	Email
<b>Wilkerson, Mitchell B</b>	<b>mwilkerson@ten8fire.com</b>

Delivery Address

**CITY OF LAKE CITY**

205 N. MARION AVENUE  
LAKE CITY FL 32055  
Attn: Ret Tompkins

Description	Quantity	UoM	Disc. %	Price	Total
A-G1FS442MA2C0LA <b>G1 SCBA H-P CONFIGURED:</b> R	<b>4</b>	<b>EA</b>	0.00	<b>7,677.00</b>	<b>30,708.00</b>
<b>002 SYSTEM_PRESSURE: 4500 PSIG CYLINDER_CONNECTION: CGA Quick Connect Remote Con HARNESS: Standard wth Chest Strap CRADLE_TYPE: Metal Band LUMBAR_TYPE: Adjustable Swivel Lumbar Pad REGULATOR_TYPE: Solid Cover Left Shd. REGULATOR_HOSE_TYPE: Continuous EMERGENCY_BREATHING_SUPPORT: None SPEAKER_MODULE: Left Chest PASS: PASS Right Shoulder BATTERY_TYPE: Rechargeable DOES NOT INCLUDE: MASK &amp; CYLINDER 2025- List Price: \$10,236.00</b>					
10175708 <b>CYL,G1 LP RC,4500 PSIG, 45MINS W/QC</b>	<b>6</b>	<b>EA</b>	0.00	<b>1,460.25</b>	<b>8,761.50</b>
<b>004 Contact person: (Ret Tompkins: tompkinsr@lcfla.com</b>					

Shipping:Ground

Subtotal:	<b>\$ 39,469.50</b>
Total Before Tax:	<b>\$ 39,469.50</b>
Total Tax Amount:	<b>\$ 0.00</b>
<b>Total Amount:</b>	<b>\$ 39,469.50</b>

Valid Until: **04/27/2025**

All returns must be initiated within 30 days of receipt of product and will be charged a restocking fee. Contact your sales representative to receive a Return Materials Authorization (RMA). Special order parts are not returnable. Full terms and conditions for returns can be found on our website at <https://ten8fire.com/return-policy/>

**File Attachments for Item:**

3. Fire Assessment Study from Benesh



# CITY OF LAKE CITY

## FIRE ASSESSMENT UPDATE STUDY

**DRAFT Technical Report**  
**July 10, 2025**



*Prepared for:*

**City of Lake City**

205 N. Marion Avenue

Lake City, FL 32055

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*Prepared by:*

**Benesch**

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# CITY OF LAKE CITY

## FIRE ASSESSMENT UPDATE STUDY

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#### **Appendices:**

Appendix A: Lake City Fire Department Incident Data

Appendix B: Rate Category Classification Tables

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## **I. Introduction**

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Fire assessments are used to fund the capital and operating costs associated with providing fire protection and basic life support services. It is a common funding source used by many Florida cities and counties. Lake City's fire protection assessment program was implemented in 2002 and was last updated in 2023. To reflect the most recent data, the City retained Benesch to prepare the technical study supporting an update of the City's fire protection special assessment rate schedule. The purpose of this study is to calculate fire protection assessment rates that are based upon the most current and appropriate available data for providing fire protection services within the city.

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## II. Service Delivery and Legal Requirements

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### *Fire Department History*

The City of Lake City and Columbia County have historically provided combined fire protection services countywide. Prior to 1992, the combined City/County Fire Department consisted of one staffed fire station and seven volunteer fire stations located throughout the county. The second staffed fire station for the combined City/County Fire Department was opened in 1992. In 2002, Lake City adopted a Fire Protection Assessment Ordinance, Ordinance No. 2002-958, and began imposing and collecting non-ad valorem assessments to fund a portion of the costs of the combined City/County Fire Department. In 2006, the City/County Fire Department separated, with the City of Lake City Fire Department (LCFD) serving properties within Lake City and the Columbia County Fire Department (CCFD) serving the remaining areas of the county. LCFD provides fire prevention and basic life support services and does not provide advanced life support services.

*The LCFD and CCFD have a mutual aid agreement to provide more effective service.*

Following separation of the combined City/County Fire Department, the LCFD retained the replacement station rebuilt and located within the city limits, while the CCFD retained the station located near the municipal boundary of the city. As part of the dissolution of the combined City/County Fire Department, to ensure that both city and county residents continue to receive a high standard of fire protection services under the new department structure, the LCFD and CCFD entered into an automatic/mutual aid service agreement. Although the automatic aid agreement was terminated in October of 2013, it was re-established in August 2019. Under this “Automatic Aid Agreement, Structure Fire Response” agreement:

- The LCFD will respond anywhere outside of the incorporated City limits within five (5) driving miles of the LCFD Station 1 with an Engine Company, including three personnel for both residential structure fires, commercial structure fires and commercial fire alarms.
- The CCFD will respond anywhere inside of the incorporated City limits with the closest available unit. CCFD will send an Engine and a Tanker for residential structure fires, commercial structure fires and commercial fire alarms.

As the city continued to grow over time, the need for an additional station increased. In June of 2023, LCFD Station 2 on the west side of the city became operational to better serve the city.

### ***Insurance Services Office (ISO) Rating***

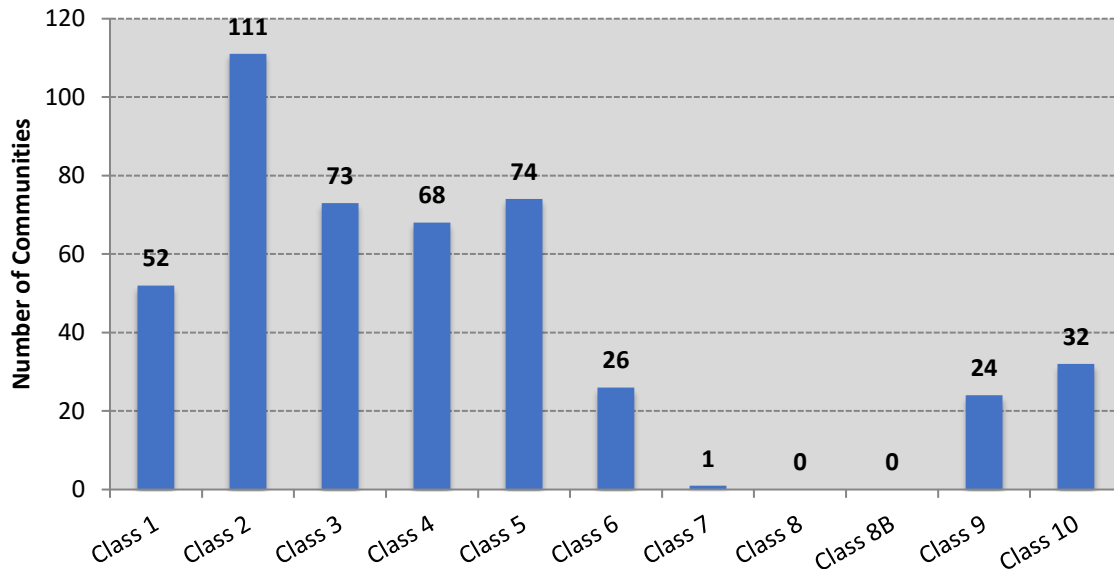
Measurement of a community's fire protection services is provided through the Insurance Services Office (ISO), which collects information on municipal fire protection efforts throughout the United States. Ratings by the ISO are accepted by the insurance industry and by fire departments nationwide as the industry standard for measuring a fire department's capacity and ability to suppress fire incidents. For each community, ISO analyzes relevant data using its Fire Suppression Rating Schedule (FSRS). The three primary areas of data analyzed include 1) fire department fire alarm and communications system, 2) fire department staff and equipment, and 3) water supply system available to the fire department. In turn, the FSRS is used to assign a Public Protection Classification (PPC) from 1 to 10 (commonly referred to as a fire department's "ISO Rating"). An ISO Rating of Class 1 represents excellent public protection, while an ISO Rating of Class 10 indicates that the community's fire-suppression program does not meet ISO's minimum criteria. Participation in the ISO program aims primarily to provide a community with an objective and standard rating system used nationwide that assists fire departments in planning and budgeting for facilities, equipment, and training. In addition, ISO ratings are used by many insurance companies to establish appropriate fire insurance premiums for residential and commercial properties within that community, thus providing a financial incentive for communities that choose to improve their fire protection services. This reduction in insurance premiums for structures and property is a special benefit to property supporting the fire assessments provided in this study.

*The LCFD's  
current ISO rating  
is Class 4/4X.*

Studies conducted on the impact of ISO ratings on insurance premiums documented that an improvement from Class 10 to Class 7 reduced insurance premiums 30 percent to 40 percent for residential properties. An improvement from Class 10 to Class 6 or better resulted in insurance premium reductions of 15 percent to 20 percent for office buildings.

The LCFD's current ISO rating is Class 4/4X. This split rating indicates that properties within five road miles of a fire station and 1,000 feet of a fire hydrant have an ISO rating of Class 4, while properties within five road miles of a fire station but beyond 1,000 feet of a hydrant have a rating of Class 4x. **Figure 1** presents the distribution of ISO Ratings for Florida communities.

**Figure 1**  
**Distribution of ISO Ratings for Florida Communities**



Source: Insurance Services Office; Public Protection Classification

### **Legal Requirements**

There is a substantial body of case law in Florida upholding the authority of local governments to impose special assessments for fire rescue services. See, for example, Fire Dist. No. 1 of Polk County v. Jenkins, 221 So.2d 740 (Fla. 1969); Lake County v. Water Oak Management Corp., 695 So. 2d 667 (Fla. 1997), City of North Lauderdale v. SMM Properties, Inc., 825 So.2d 343 (Fla. 2002), Desiderio Corp. v. City of Boynton Beach, 39 So.3d 487 (4th DCA 2010). The authority of local governments to adopt and impose special assessments for fire rescue services and to develop fair and reasonable assessment apportionment methodologies was recently reaffirmed and unanimously upheld by the Florida Supreme Court in Morris vs. City of Cape Coral, 163 So.3d 1174 (Fla. 2015). This case upheld the City of Cape Coral's fire assessment program that recognized insurance savings, reduction in financial liability, and enhanced property values were among the special benefits to property received from the Fire Department's services.

Under Florida case law, the services or improvements funded by the assessment must have a logical relationship with and provide "special benefit" to property, and the assessment methodology must apportion the costs in a fair and reasonable manner. A local government's legislative determination of special benefit and fair apportionment should be upheld by a court unless the determination is arbitrary and not supported by competent, substantial evidence. Sarasota County v. Sarasota Church of Christ, Inc., 667 So.2d 180, 183 (Fla. 1995) (citing City of

Boca Raton v. State, 595 So.2d 25, 30 (Fla. 1992). In City of North Lauderdale v. SMM Properties, Inc., 825 So.2d 343 (Fla. 2002), the Florida Supreme Court reaffirmed that traditional fire protection services such as fire suppression, fire prevention, fire/building inspections and first response medical services (BLS) provide special benefit to property but held that advance life support (ALS) and medical transport do not have a logical relationship to property. The City of North Lauderdale decision limits a fire assessment to that portion of the fire department budget that relates to traditional fire services, including first responder services. The use of historical demand for fire protection services, by reviewing calls for service, was upheld as a reasonable and fair basis for apportioning fire protection costs to assessed properties in the City of North Lauderdale case. In Desiderio Corporation, et al. v City of Boynton Beach, et al., 39 So.3d 487 (Fla. 4<sup>th</sup> DCA 2010), a method of allocating budget costs between fire rescue costs and ALS costs was approved as a fair and reasonable way to identify and remove ALS costs from the calculation of a fire rescue assessment.

The fire protection assessment methodology contained in this report is consistent with the above Florida Supreme Court ruling, as the LCFD does not provide any emergency medical services above the level of first responder. The analysis contained in this report includes only the budget and incident data associated with fire protection and basic life support services provided by the LCFD.

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### III. Update of the Fire Protection Assessment Program

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There are several components in determining the fire assessment rate schedule:

- Determination of fire funding requirement
- Distribution of fire incidents and resources by property rate category
- Determination of fire protection assessment allocation
- Distribution of units by land use rate category

These components are discussed in further detail below, resulting in the calculated fire assessment rate schedule for Lake City.

#### ***Fire Assessment Funding Requirement***

The first step in calculating the City's fire assessment rates is to calculate the total fire rescue assessable budget. To accomplish this, the LCFD's FY 2026 requested budget was reviewed, including personnel, operating, and capital outlay expenditures. More specifically, the following adjustments were made:

*The LCFD's total assessable budget options for FY 2026 range from \$4.1 million to \$4.6 million.*

- An analysis of the revenue sources indicated that the Fire Department receives revenues from inspection fees, interest earnings, and false alarm fees. These revenues, totaling approximately \$25,000 annually, are subtracted from the total expenditures line item to obtain total net expenditures.
- The miscellaneous assessment expenditure included in this report is the statutory discount, which represents approximately four (4) percent of total net expenditures and is based on actual collections and the City's direction in previous studies. The statutory discount is added to the total net expenditures line item to obtain the total fire assessment funding requirement, which is shown in Table 1.

As presented in **Table 1**, the LCFD's total assessable budget options for FY 2026 range from \$4.1 million to \$4.6 million, which are the basis of the calculated rates in this study. These budgets are approximately 35 percent to 50 percent higher than the assessable budget that was used in the 2023 technical study (\$3.1 million).

**Table 1**  
**LCFD Total Assessed Costs (FY 2026 Budget Scenarios)**

Description	FY 2026 +0 Positions	FY 2026 +3 Positions	FY 2026 +6 Positions
<b>Expenditures <sup>(1)</sup></b>			
Personnel Services	\$2,845,794	\$3,098,878	\$3,345,209
Operating	\$837,463	\$835,463	\$837,463
Capital Outlay	\$49,888	\$49,888	\$49,888
Debt Service Transfer	<u>\$253,969</u>	<u>\$253,969</u>	<u>\$253,969</u>
<b>Total Expenditures</b>	<b>\$3,987,114</b>	<b>\$4,238,198</b>	<b>\$4,486,529</b>
<b>Revenues <sup>(2)</sup></b>			
Inspection Fees	\$3,157	\$3,157	\$3,157
Interest Earnings	\$19,856	\$19,856	\$19,856
False Alarm Fees	<u>\$1,750</u>	<u>\$1,750</u>	<u>\$1,750</u>
<b>Subtotal - Revenues</b>	<b>\$24,763</b>	<b>\$24,763</b>	<b>\$24,763</b>
<b>Total Net Expenditures <sup>(3)</sup></b>	<b>\$3,962,351</b>	<b>\$4,213,435</b>	<b>\$4,461,766</b>
<b>Miscellaneous Assessment Expenditures</b>			
Statutory Discount <sup>(4)</sup>	\$158,494	\$168,537	\$178,471
<b>Subtotal - Misc. Assessment Expenditures</b>	<b>\$158,494</b>	<b>\$168,537</b>	<b>\$178,471</b>
<b>Total Assessable Budget <sup>(5)</sup></b>	<b>\$4,120,845</b>	<b>\$4,381,972</b>	<b>\$4,640,237</b>
2023 Study Assessable Budget	\$3,065,479	\$3,065,479	\$3,065,479
Percent Change	34%	43%	51%

1) Source: City of Lake City

2) Source: City of Lake City

3) Total expenditures (Item 1) less revenues (Item 2)

4) The City has the legal right to add up to 5% for reimbursement, which includes 4% to offset statutory discounts received for early payment pursuant to the Uniform Assessment Collection Act and 1% reserve for delinquencies and under-collection. Based on historical collection trends and the City's direction in the past, this percentage is reduced to 4% for the purposes of assessed cost calculations.

5) Total net expenditures (Item 3) plus miscellaneous assessment expenditures (Item 4)

The following sections will start with developing the fire assessment rate calculations for the “+6 Positions” budget scenario and the calculated rates for the other two budget scenarios will be summarized later in this report.



### ***Incident Data Distribution by Land Use***

The second component in determining the fire assessment rates is the demand for services by land use category. Case law requires that assessment rates should reflect the benefit to the property. This is typically determined based on the use of the Fire Department's services, which can be measured through the historical demand for fire protection services by land use categories.

A review of fire services was completed to quantify the number of incidents and total resources related to each incident by land use. To complete this analysis, the data on all incidents for the past ten years (2015 through 2024), obtained from the National Fire Incident Reporting System (NFIRS) and the Lake City Fire Department, were analyzed. The use of multiple years increases the sample size, resulting in a more stable distribution.

The LCFD responds to a wide variety of incidents, including some that do not require a full response. Consistent with the current adopted methodology, calls that are single alarm, which tend to require response by only one unit of vehicle and generally require little time of effort by personnel, are excluded from the analysis. Calls that require a Multiple Alarm or Special Response are the type of calls considered to be fire and first responder incidents. Multiple Alarm and Special Response calls require response by multiple vehicles fully staffed by fire department personnel and generally require extensive time and effort on scene to provide the fire rescue services expected of the LCFD. These Multiple Alarm and Special Response incidents reflect the need for, and primary cost of, providing for the availability of fire protection services.

As such, it is fair and reasonable to use the incident data related to Multiple Alarm and Special Response incidents to analyze historical demand for fire protection services by each property use or rate category. Incident codes that predominantly consist of Single Alarm responses were identified through the analysis of incident data and were excluded from the historical demand analysis. In addition, there are incidents that cannot be attributed to a specific parcel of property rate category, such as traffic accidents. These non-property specific incidents are excluded from the historical demand analysis. Finally, incidents that occur rarely, but have high impact on the distribution of resources were also excluded. These included two incidents related to chemical spill/leak occurrences in 2017. Given that these are not typical incidents the Fire Department responds to and do not determine the Fire Department's budget, it is fair and reasonable to exclude them.

The City has assessed vacant property since 2008. The response to incidents on vacant property by the LCFD follows the same response protocols as responses to other properties within the City; however, the LCFD is limited in its capability to suppress fires in the interior of vacant parcels due to the type of vehicles used by the department. Fires that the LCFD is unable to suppress within vacant/agricultural parcels generate a response by the County Fire Department as well as the State Division of Forestry. The LCFD will, when possible, suppress fires on vacant property; however, the primary focus of the LCFD is to contain such fires and minimize threats to structures on adjacent parcels. By containing and preventing the spread of such fires, the LCFD benefits adjacent parcels by minimizing or preventing damage. This also benefits the vacant parcel by potentially suppressing fire on the property and also limiting the vacant parcel's exposure to fines and other costs related to fire spreading from the vacant parcel. For these reasons, it is fair and reasonable for vacant property continued to be assessed on a per-parcel basis to offset a portion of the costs allocated to vacant property. It is also fair and reasonable to spread the remaining costs related to vacant properties among the other property rate categories in the city in recognition of the benefit to parcels adjacent to vacant property fire incidents. Consistent with the currently adopted methodology, it is estimated that the benefits from a response to a vacant parcel are approximately 20 percent of the benefits of a response to a residential single family dwelling unit. Therefore, the proposed rate for a vacant parcel is not to exceed 20 percent of the proposed single family residential rate per dwelling unit.

Distributing the fire protection costs based only on the number of incidents does not reflect the full level of resources used by each land use, and therefore the distribution is based on total effort. Total effort takes into consideration the incident duration, vehicle time, and staff time in addition to the frequency. This information is presented in **Table 2**, along with a comparison of the distribution used in the previous study. As shown, the distribution of total resources remained constant in the case of the single family land use and slightly increased for vacant land. Multi-family, industrial/warehouse and agricultural land uses all increased their use of LCFD's resources by more than 10 percent, while the use by institutional/religious/non-profit land uses, commercial and government land uses decreased. The City does not collect fire assessments from properties owned by the government and institutional/religious/non-profit organizations. In addition, agricultural land is exempt from the fire assessment.

**Table 2**  
**Distribution of Fire Protection Incidents by Land Use Type**

Property Rate Category	2015 through 2024 <sup>(1)</sup>			2023 Report Resource Distribution <sup>(3)</sup>	Percent Change
	Total Incidents <sup>(2)</sup>	Frequency Distribution	Resource Distribution		
<b>Residential</b>					
Single Family	817	31.3%	33.6%	33.7%	-0.3%
Multi-Family	388	14.8%	18.5%	16.8%	10.1%
<b>Non-Residential</b>					
Commercial/Hotel/Motel	1,169	44.6%	36.6%	38.2%	-4.2%
Industrial/Warehouse	72	2.7%	2.9%	2.4%	20.8%
Government	70	2.7%	2.4%	3.3%	-27.3%
Institutional/Religious/Non-Profit	21	0.8%	0.5%	0.6%	-16.7%
Vacant Land	51	1.9%	2.7%	2.6%	3.8%
Agricultural Land	32	1.2%	2.8%	2.4%	16.7%
Total	2,620	100.0%	100.0%	100.0%	

1) Source: Appendix A

2) Excludes "Single Alarm" incidents and any incidents missing duration, personnel, or apparatus data

3) Source: *City of Lake City Fire Assessment Update, July 2023*

### **Fire Assessment Cost Allocation**

The third component in determining the fire protection assessment rates is the allocation of the assessed costs to each property rate category, based on the total fire assessment funding requirement and distribution of total resources. **Table 3** presents the fire rescue assessable budget allocation by land use/rate category.

Per State legislation, agricultural land uses are exempt from fire rescue assessments. Florida Statutes Section 170.01 (4) provides that, with limited exceptions, a City may not levy a special assessment for fire protection services on lands classified as agricultural lands under Florida Statutes Section 193.461 unless those lands contain a residential dwelling unit or a qualified non-residential building. Therefore, the portion of the budget associated with agricultural fire rescue incidents cannot be recovered through the City's fire rescue assessment and will be excluded in the remainder of this report. Similarly, the City does not assess government or institutional/religious/non-profit properties and will need to supplement the revenue loss through the General Fund.

**Table 3**  
**Fire Protection and First Response Cost Allocation**

Description/Property Rate Category	Distribution of Resources <sup>(2)</sup>	FY 2026 Assessed Costs <sup>(3)</sup>	FY 2024 Assessed Costs <sup>(4)</sup>	Percent Change from FY 2024 <sup>(5)</sup>
<b>Funding Requirement<sup>(1)</sup></b>		<b>\$4,640,237</b>	<b>\$3,065,479</b>	<b>51.4%</b>
<b>Residential</b>				
Single Family	33.6%	\$1,559,119	\$1,033,067	50.9%
Multi-Family	18.5%	\$858,444	\$515,000	66.7%
<b>Non-Residential</b>				
Commercial/Hotel/Motel	36.6%	\$1,698,327	\$1,171,014	45.0%
Industrial/Warehouse	2.9%	\$134,567	\$73,571	82.9%
Government	2.4%	\$111,366	\$101,161	10.1%
Institutional/Religious/Non-Profit	0.5%	\$23,201	\$18,393	26.1%
Vacant Land	2.7%	\$125,286	\$79,702	57.2%
Agricultural Land	2.8%	\$129,927	\$73,571	76.6%
<b>Total</b>	<b>100.0%</b>	<b>\$4,640,237</b>	<b>\$3,065,479</b>	<b>51.4%</b>

1) Source: Table 1; “+6 Positions” scenario

2) Source: Table 2

3) Fire assessment funding requirement (Item 1) distributed among each land use based on the distribution of resources (Item 2)

4) Source: *City of Lake City Fire Assessment Update, July 2023*

5) Percent change from FY 2024 assessed costs to FY 2026 (Items 4 and 3)

### **Land Use Data**

The fourth component in determining the fire assessment rates is to allocate the assessed costs to property units (e.g., dwelling units, square footage, or parcels) within each land use category. This was accomplished by utilizing the most recent data from the Columbia County Tax Collector’s Office and the Columbia County Property Appraiser. The Columbia County Property Appraiser is statutorily charged with maintaining and developing the annual tax roll; however, the Columbia County Tax Collector maintains additional information related to properties within Lake City and the unincorporated county. Therefore, to be consistent with the most recent Tax Collector data concerning the City’s fire protection assessment, property data from the Tax Collector is used in this analysis.

The Tax Collector database includes both exempt and non-exempt properties and for the purposes of assessment calculations all units were used. Properties that are tax exempt, such as Institutional (religious and other non-taxable properties) and Governmental properties, have historically not been billed the City’s fire protection assessment. Because these properties are

tax-exempt, there is generally limited and inconsistent data maintained by the Property Appraiser and Tax Collector related to building square footage or specific use of these properties. Given this, it is difficult to determine appropriate fire protection assessment rates for these property rate categories. Given that these government and institutional properties provide facilities, uses and services to the community in general, they serve a legitimate public purpose and provide a public benefit. Therefore, it is fair and reasonable not to impose a fire assessment on these properties. The FY 2026 assessed costs allocated to Governmental and Institutional properties will be funded by the City from legally available, non-assessment funds. The City may, as authorized by Section 3.03 of the Fire Protection Assessment Ordinance, Ordinance No. 2002-958, separately bill governmental properties and reduce the general fund contribution.

**Table 4** provides a comparison of current units to the number of units used in the 2023 study, which is the basis for the current adopted rates. Each property within the city on the ad valorem tax roll is assigned to a Department of Revenue (DOR) code, based on assignment by the Columbia County Property Appraiser. Similar to the fire protection incidents, each DOR code has been assigned to a specific property rate category. A list of the rate category assigned to each DOR code is provided in **Appendix B, Table B-2**. It should be noted that not every DOR code included in this table is representative of properties within Lake City; however, each primary DOR code has been classified under a property rate category, thereby accommodating any types of future development not currently in the city that may be approved in the future.

**Table 4**  
**Distribution of Property Units by Rate Category**

Property Rate Category	Unit	Total Number of Units <sup>(1)</sup>	2023 Report Units <sup>(2)</sup>	Percent Change <sup>(3)</sup>
<b>Residential</b>				
Single Family	dwelling unit	<b>3,308</b>	3,319	-0.33%
Multi-Family	dwelling unit	<b>1,768</b>	1,762	0.34%
<b>Non-Residential</b>				
Commercial/Hotel/Motel	square feet	<b>6,248,000</b>	6,087,861	2.63%
Industrial/Warehouse	square feet	<b>1,417,441</b>	1,414,993	0.17%
Vacant Land	parcel	<b>1,314</b>	1,301	1.00%

1) Source: Columbia County Tax Collector Database, June 2025

2) Source: *City of Lake City Fire Assessment Update, July 2023*

3) Percent change between 2023 units (Item 2) and the current units (Item 1)

***Calculated Fire Assessment Schedule***

Once the number of units was determined, allocated cost for each land use was divided by the associated units to determine the base assessment rate.

The calculated rate for vacant land has been adjusted slightly so that it does not exceed 20 percent of the rate for single family dwelling unit. This is consistent with the current adopted rate structure, where the assessment per parcel for vacant land is capped at 20 percent of the single family rate per dwelling unit.

As mentioned previously, the City will not charge agricultural land unless those lands contain a residential dwelling unit or a qualified non-residential building.

**Table 5**  
**Calculated Assessment Rates**

Property Rate Category	Unit	Fire Assessment Allocation <sup>(1)</sup>	Number of Units <sup>(2)</sup>	Calculated Rate per Unit <sup>(3)</sup>
<b><i>Residential</i></b>				
Single Family	dwelling unit	\$1,559,119	3,308	<b>\$471.32</b>
Multi-Family	dwelling unit	\$858,444	1,768	<b>\$485.55</b>
<b><i>Non-Residential</i></b>				
Commercial/Hotel/Motel	square feet	\$1,698,327	6,248,000	<b>\$0.2718</b>
Industrial/Warehouse	square feet	\$134,567	1,417,441	<b>\$0.0949</b>
Vacant Land*	parcel	\$125,286	1,314	<b>\$94.26</b>
Government	square feet	\$111,366	n/a	<b>n/a</b>
Institutional/Religious/Non-Profit	square feet	\$23,201	n/a	<b>n/a</b>

1) Source: Table 3

2) Source: Table 4

3) Fire assessment allocation (Item 1) divided by the number of units (Item 2)

\*Slight adjustment was applied to vacant land rate so that it does not exceed 20% of the single family rate

**Table 6** provides a comparison of the calculated assessment rates and current adopted rates.

Table 6

## Comparison of Calculated FY 2026 Assessment Rates to the Current Adopted Rates

Property Rate Category	Unit	Calculated Rate per Unit <sup>(1)</sup>	Current Adopted Rate <sup>(2)</sup>	Percent Change <sup>(3)</sup>
<b>Residential</b>				
Single Family	dwelling unit	\$471.32	\$311.26	51.4%
Multi-Family	dwelling unit	\$485.55	\$292.28	66.1%
<b>Non-Residential</b>				
Commercial/Hotel/Motel	square feet	\$0.2718	\$0.1924	41.3%
Industrial/Warehouse	square feet	\$0.0949	\$0.0520	82.5%
Vacant Land	parcel	\$94.26	\$61.26	53.9%

1) Source: Table 5

2) Source: City of Lake City

3) Percent change between current adopted rate (Item 2) and the calculated rate per unit (Item 1)

**Additional Budget Scenarios**

As previously shown in Table 1, additional budget scenarios were developed for consideration. The tables below show the calculations for the “+0 positions” and “+3 positions” scenarios.

**Table 7**  
**Fire Protection and First Response Cost Allocation (+0 Positions)**

Description/Property Rate Category	Distribution of Resources <sup>(2)</sup>	FY 2026 Assessed Costs <sup>(3)</sup>	FY 2024 Assessed Costs <sup>(4)</sup>	Percent Change from FY 2024 <sup>(5)</sup>
<b>Funding Requirement<sup>(1)</sup></b>		<b>\$4,120,845</b>	<b>\$3,065,479</b>	<b>34.4%</b>
<b>Residential</b>				
Single Family	33.6%	\$1,384,604	\$1,033,067	34.0%
Multi-Family	18.5%	\$762,356	\$515,000	48.0%
<b>Non-Residential</b>				
Commercial/Hotel/Motel	36.6%	\$1,508,229	\$1,171,014	28.8%
Industrial/Warehouse	2.9%	\$119,505	\$73,571	62.4%
Government	2.4%	\$98,900	\$101,161	-2.2%
Institutional/Religious/Non-Profit	0.5%	\$20,604	\$18,393	12.0%
Vacant Land	2.7%	\$111,263	\$79,702	39.6%
Agricultural Land	2.8%	\$115,384	\$73,571	56.8%
<b>Total</b>	<b>100.0%</b>	<b>\$4,120,845</b>	<b>\$3,065,479</b>	<b>34.4%</b>

1) Source: Table 1; "+0 Positions" scenario

2) Source: Table 2

3) Fire assessment funding requirement (Item 1) distributed among each land use based on the distribution of resources (Item 2)

4) Source: *City of Lake City Fire Assessment Update, July 2023*

5) Percent change from FY 2024 assessed costs to FY 2026 (Items 4 and 3)

**Table 8**  
**Calculated Assessment Rates (+0 Positions)**

Property Rate Category	Unit	Fire Assessment Allocation <sup>(1)</sup>	Number of Units <sup>(2)</sup>	Calculated Rate per Unit <sup>(3)</sup>
<b>Residential</b>				
Single Family	dwelling unit	\$1,384,604	3,308	<b>\$418.56</b>
Multi-Family	dwelling unit	\$762,356	1,768	<b>\$431.20</b>
<b>Non-Residential</b>				
Commercial/Hotel/Motel	square feet	\$1,508,229	6,248,000	<b>\$0.2414</b>
Industrial/Warehouse	square feet	\$119,505	1,417,441	<b>\$0.0843</b>
Vacant Land*	parcel	\$111,263	1,314	<b>\$83.71</b>
Government	square feet	\$98,900	n/a	<b>n/a</b>
Institutional/Religious/Non-Profit	square feet	\$20,604	n/a	<b>n/a</b>

1) Source: Table 7

2) Source: Table 4

3) Fire assessment allocation (Item 1) divided by the number of units (Item 2)

\*Slight adjustment was applied to vacant land rate so that it does not exceed 20% of the single family rate



**Table 9**  
**Comparison of Calculated FY 2026 Assessment Rates to the**  
**Current Adopted Rates (+0 Positions)**

Property Rate Category	Unit	Calculated Rate per Unit <sup>(1)</sup>	Current Adopted Rate <sup>(2)</sup>	Percent Change <sup>(3)</sup>
<b>Residential</b>				
Single Family	dwelling unit	<b>\$418.56</b>	\$311.26	34.5%
Multi-Family	dwelling unit	<b>\$431.20</b>	\$292.28	47.5%
<b>Non-Residential</b>				
Commercial/Hotel/Motel	square feet	<b>\$0.2414</b>	\$0.1924	25.5%
Industrial/Warehouse	square feet	<b>\$0.0843</b>	\$0.0520	62.1%
Vacant Land	parcel	<b>\$83.71</b>	\$61.26	36.6%

1) Source: Table 8

2) Source: City of Lake City

3) Percent change between current adopted rate (Item 2) and the calculated rate per unit (Item 1)

**Table 10**  
**Fire Protection and First Response Cost Allocation (+3 Positions)**

Description/Property Rate Category	Distribution of Resources <sup>(2)</sup>	FY 2026 Assessed Costs <sup>(3)</sup>	FY 2024 Assessed Costs <sup>(4)</sup>	Percent Change from FY 2024 <sup>(5)</sup>
<b>Funding Requirement<sup>(1)</sup></b>		<b>\$4,381,972</b>	<b>\$3,065,479</b>	<b>42.9%</b>
<b>Residential</b>				
Single Family	33.6%	\$1,472,343	\$1,033,067	42.5%
Multi-Family	18.5%	\$810,665	\$515,000	57.4%
<b>Non-Residential</b>				
Commercial/Hotel/Motel	36.6%	\$1,603,802	\$1,171,014	37.0%
Industrial/Warehouse	2.9%	\$127,077	\$73,571	72.7%
Government	2.4%	\$105,167	\$101,161	4.0%
Institutional/Religious/Non-Profit	0.5%	\$21,910	\$18,393	19.1%
Vacant Land	2.7%	\$118,313	\$79,702	48.4%
Agricultural Land	2.8%	\$122,695	\$73,571	66.8%
<b>Total</b>	<b>100.0%</b>	<b>\$4,381,972</b>	<b>\$3,065,479</b>	<b>42.9%</b>

1) Source: Table 1; “+3 Positions” scenario

2) Source: Table 2

3) Fire assessment funding requirement (Item 1) distributed among each land use based on the distribution of resources (Item 2)

4) Source: *City of Lake City Fire Assessment Update, July 2023*

5) Percent change from FY 2024 assessed costs to FY 2026 (Items 4 and 3)

**Table 11**  
**Calculated Assessment Rates (+3 Positions)**

Property Rate Category	Unit	Fire Assessment Allocation <sup>(1)</sup>	Number of Units <sup>(2)</sup>	Calculated Rate per Unit <sup>(3)</sup>
<b>Residential</b>				
Single Family	dwelling unit	\$1,472,343	3,308	<b>\$445.09</b>
Multi-Family	dwelling unit	\$810,665	1,768	<b>\$458.52</b>
<b>Non-Residential</b>				
Commercial/Hotel/Motel	square feet	\$1,603,802	6,248,000	<b>\$0.2567</b>
Industrial/Warehouse	square feet	\$127,077	1,417,441	<b>\$0.0897</b>
Vacant Land*	parcel	\$118,313	1,314	<b>\$89.02</b>
Government	square feet	\$105,167	n/a	<b>n/a</b>
Institutional/Religious/Non-Profit	square feet	\$21,910	n/a	<b>n/a</b>

1) Source: Table 10

2) Source: Table 4

3) Fire assessment allocation (Item 1) divided by the number of units (Item 2)

\*Slight adjustment was applied to vacant land rate so that it does not exceed 20% of the single family rate

**Table 12**  
**Comparison of Calculated FY 2026 Assessment Rates to the**  
**Current Adopted Rates (+3 Positions)**

Property Rate Category	Unit	Calculated Rate per Unit <sup>(1)</sup>	Current Adopted Rate <sup>(2)</sup>	Percent Change <sup>(3)</sup>
<b>Residential</b>				
Single Family	dwelling unit	<b>\$445.09</b>	\$311.26	43.0%
Multi-Family	dwelling unit	<b>\$458.52</b>	\$292.28	56.9%
<b>Non-Residential</b>				
Commercial/Hotel/Motel	square feet	<b>\$0.2567</b>	\$0.1924	33.4%
Industrial/Warehouse	square feet	<b>\$0.0897</b>	\$0.0520	72.5%
Vacant Land	parcel	<b>\$89.02</b>	\$61.26	45.3%

1) Source: Table 11

2) Source: City of Lake City

3) Percent change between current adopted rate (Item 2) and the calculated rate per unit (Item 1)

### **Revenue Estimates**

Based on the rate calculations presented in this report, the fire assessment is projected to generate between \$3.6 and \$4.3 million of revenue for the City. More specifically, the City is estimated to generate the following under each budget options:

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- Scenario 1 (+0 Positions): \$3.6 million to \$3.8 million
- Scenario 2 (+3 Positions): \$3.9 million to \$4.1 million
- Scenario 3 (+6 Positions): \$4.1 million to \$4.3 million

Revenue loss due to exemptions, early payment or delinquencies will need to be funded from the General Fund.

## **Appendix A**

### **Lake City Fire Department Incident Data**

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## Appendix A: Lake City Fire Department Incident Data

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This appendix documents the incident data analysis conducted as part of the technical study. Incidents over the past ten years were analyzed to estimate demand from different land uses for fire rescue services. As discussed previously, single alarm incidents were excluded from the analysis. **Tables A-1 through A-4** present this analysis.

Table A-1  
Distribution of Incidents by Land Use

Incident Type	2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		Average % Distribution (2015-2024)
	Number of Incidents	Percent Distribution	Number of Incidents	Percent Distribution	Number of Incidents	Percent Distribution	Number of Incidents	Percent Distribution	Number of Incidents	Percent Distribution	Number of Incidents	Percent Distribution	Number of Incidents	Percent Distribution	Number of Incidents	Percent Distribution	Number of Incidents	Percent Distribution	Number of Incidents	Percent Distribution	
Single Family	79	27.4%	100	29.8%	88	28.9%	88	30.2%	72	31.3%	85	35.0%	55	40.7%	33	40.7%	125	31.2%	92	29.7%	31.3%
Multi-Family	35	12.2%	61	18.2%	45	14.8%	39	13.4%	39	17.0%	27	11.1%	17	12.6%	6	7.4%	70	17.5%	49	15.8%	14.8%
Commercial	149	51.7%	135	40.2%	148	48.5%	139	47.8%	101	43.9%	111	45.7%	47	34.8%	35	43.2%	160	39.9%	144	46.5%	44.6%
Industrial/Warehouse	7	2.4%	11	3.3%	6	2.0%	8	2.7%	8	3.5%	12	4.9%	5	3.7%	0	0.0%	9	2.2%	6	1.9%	2.7%
Government	15	5.2%	20	6.0%	6	2.0%	5	1.7%	4	1.7%	2	0.8%	3	2.2%	2	2.5%	7	1.7%	6	1.9%	2.7%
Inst./Religious/Non-Profit	1	0.3%	3	0.9%	3	1.0%	2	0.7%	1	0.4%	3	1.2%	0	0.0%	2	2.5%	2	0.5%	4	1.3%	0.8%
Vacant Land	1	0.3%	5	1.5%	3	1.0%	7	2.4%	3	1.3%	3	1.2%	5	3.7%	2	2.5%	19	4.7%	3	1.0%	1.9%
Agricultural	1	0.3%	1	0.3%	6	2.0%	3	1.0%	2	0.9%	0	0.0%	3	2.2%	1	1.2%	9	2.2%	6	1.9%	1.2%
Total	288	100.0%	336	100.0%	305	100.0%	291	100.0%	230	100.0%	243	100.0%	135	100.0%	81	100.0%	401	100.0%	310	100.0%	100.0%
Total NFIRS Incidents: <sup>(1)</sup>	356		389		366		320		257		262		224		150		636		404		336
% w/Land Use Tag <sup>(2)</sup>	80.9%		86.4%		83.3%		90.9%		89.5%		92.7%		60.3%		54.0%		63.1%		76.7%		77.9%

Source: NFIRS Database (2015-2020) and Lake City Fire Department (2021-2024), excluding single alarm incidents and incidents with missing duration, personnel, and/or apparatus data

Table A-2  
Distribution of Staff Time by Land Use

Incident Type	2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		Average % Distribution (2015-2024)
	Staff Time	Percent Distribution	Staff Time	Percent Distribution	Staff Time	Percent Distribution	Staff Time	Percent Distribution	Staff Time	Percent Distribution	Staff Time	Percent Distribution	Staff Time	Percent Distribution	Staff Time	Percent Distribution	Staff Time	Percent Distribution	Staff Time	Percent Distribution	
Single Family	162	31.0%	174	29.7%	213	34.2%	185	32.0%	158	33.7%	191	39.3%	126	41.6%	93	58.1%	263	30.1%	269	33.0%	33.9%
Multi-Family	107	20.5%	128	21.8%	78	12.5%	89	15.4%	84	17.9%	88	18.1%	47	15.5%	10	6.3%	197	22.6%	179	21.9%	18.6%
Commercial	216	41.3%	192	32.8%	256	41.2%	215	37.2%	176	37.5%	183	37.7%	113	37.3%	37	23.1%	296	33.9%	290	35.5%	36.4%
Industrial/Warehouse	10	1.9%	13	2.2%	12	1.9%	8	1.4%	26	5.5%	17	3.5%	7	2.3%	0	0.0%	34	3.9%	32	3.9%	2.9%
Government	25	4.8%	47	8.0%	12	1.9%	5	0.9%	10	2.1%	1	0.2%	2	0.7%	2	1.3%	9	1.0%	9	1.1%	2.3%
Inst./Religious/Non-Profit	1	0.2%	8	1.4%	3	0.5%	3	0.5%	0	0.0%	3	0.6%	0	0.0%	1	0.6%	3	0.3%	7	0.9%	0.5%
Vacant Land	1	0.2%	22	3.8%	6	1.0%	47	8.1%	9	1.9%	3	0.6%	5	1.7%	3	1.9%	40	4.6%	8	1.0%	2.7%
Agricultural	1	0.2%	2	0.3%	42	6.8%	26	4.5%	6	1.3%	0	0.0%	3	1.0%	14	8.8%	31	3.6%	22	2.7%	2.7%
Total	523	100.0%	586	100.0%	622	100.0%	578	100.0%	469	100.0%	486	100.0%	303	100.0%	160	100.0%	873	100.0%	816	100.0%	100.0%

Source: NFIRS Database (2015-2020) and Lake City Fire Department (2021-2024), excluding single alarm incidents and incidents with missing duration, personnel, and/or apparatus data

Note: Staff time by land use is calculated by multiplying the average duration of incidents by the average number of staff at each incident

Table A-3  
Distribution of Vehicle Time by Land Use

Incident Type	2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		Average % Distribution (2015-2024)
	Vehicle Time	Percent Distribution	Vehicle Time	Percent Distribution	Vehicle Time	Percent Distribution	Vehicle Time	Percent Distribution	Vehicle Time	Percent Distribution	Vehicle Time	Percent Distribution	Vehicle Time	Percent Distribution	Vehicle Time	Percent Distribution	Vehicle Time	Percent Distribution	Vehicle Time	Percent Distribution	
Single Family	102	30.9%	98	27.7%	103	32.0%	84	29.2%	72	32.0%	98	39.8%	67	40.1%	51	56.0%	138	29.9%	130	33.1%	32.7%
Multi-Family	68	20.6%	79	22.3%	40	12.4%	41	14.2%	41	18.2%	44	17.9%	29	17.4%	5	5.5%	99	21.5%	85	21.6%	18.5%
Commercial	136	41.2%	116	32.8%	136	42.2%	113	39.2%	85	37.8%	92	37.4%	61	36.5%	22	24.2%	156	33.8%	141	35.9%	36.8%
Industrial/Warehouse	6	1.8%	8	2.3%	6	1.9%	4	1.4%	14	6.2%	8	3.3%	4	2.4%	0	0.0%	18	3.9%	15	3.8%	2.9%
Government	15	4.5%	30	8.5%	6	1.9%	3	1.0%	6	2.7%	1	0.4%	1	0.6%	2	2.2%	5	1.1%	4	1.0%	2.5%
Inst./Religious/Non-Profit	1	0.3%	5	1.4%	1	0.3%	2	0.7%	0	0.0%	1	0.4%	0	0.0%	1	1.1%	2	0.4%	3	0.8%	0.6%
Vacant Land	1	0.3%	16	4.5%	4	1.2%	24	8.3%	5	2.2%	2	0.8%	3	1.8%	2	2.2%	23	5.0%	4	1.0%	2.9%
Agricultural	1	0.3%	2	0.6%	26	8.1%	17	5.9%	2	0.9%	0	0.0%	2	1.2%	8	8.8%	20	4.3%	11	2.8%	3.1%
Total	330	100.0%	354	100.0%	322	100.0%	288	100.0%	225	100.0%	246	100.0%	167	100.0%	91	100.0%	461	100.0%	393	100.0%	100.0%

Source: NFIRS Database (2015-2020) and Lake City Fire Department (2021-2024), excluding single alarm incidents and incidents with missing duration, personnel, and/or apparatus data

Note: Vehicle time by land use is calculated by multiplying the average duration of incidents by the average number of vehicles at each incident

Table A-4  
Distribution of Total Resources by Land Use

Incident Type	2015		2016		2017		2018		2019		2020		2021		2022		2023		2024		Average % Distribution (2015-2024)
	Total Resources	Percent Distribution	Total Resources	Percent Distribution	Total Resources	Percent Distribution	Total Resources	Percent Distribution	Total Resources	Percent Distribution	Total Resources	Percent Distribution	Total Resources	Percent Distribution	Total Resources	Percent Distribution	Total Resources	Percent Distribution	Total Resources	Percent Distribution	
Single Family	264	30.9%	272	28.9%	316	33.5%	269	31.1%	230	33.1%	289	39.5%	193	41.1%	144	57.4%	401	30.1%	399	33.0%	33.6%
Multi-Family	175	20.5%	207	22.0%	118	12.5%	130	15.0%	125	18.0%	132	18.0%	76	16.2%	15	6.0%	296	22.2%	264	21.8%	18.5%
Commercial	352	41.3%	308	32.8%	392	41.5%	328	37.9%	261	37.6%	275	37.6%	174	37.0%	59	23.5%	452	33.9%	431	35.6%	36.6%
Industrial/Warehouse	16	1.9%	21	2.2%	18	1.9%	12	1.4%	40	5.8%	25	3.4%	11	2.3%	0	0.0%	52	3.9%	47	3.9%	2.9%
Government	40	4.7%	77	8.2%	18	1.9%	8	0.9%	16	2.3%	2	0.3%	3	0.6%	4	1.6%	14	1.0%	13	1.1%	2.4%
Inst./Religious/Non-Profit	2	0.2%	13	1.4%	4	0.4%	5	0.6%	0	0.0%	4	0.5%	0	0.0%	2	0.8%	5	0.4%	10	0.8%	0.5%
Vacant Land	2	0.2%	38	4.0%	10	1.1%	71	8.2%	14	2.0%	5	0.7%	8	1.7%	5	2.0%	63	4.7%	12	1.0%	2.7%
Agricultural	2	0.2%	4	0.4%	68	7.2%	43	5.0%	8	1.2%	0	0.0%	5	1.1%	22	8.8%	51	3.8%	33	2.7%	2.8%
Total	853	100.0%	940	100.0%	944	100.0%	866	100.0%	694	100.0%	732	100.0%	470	100.0%	251	100.0%	1,334	100.0%	1,209	100.0%	100.0%

Source: NFIRS Database (2015-2020) and Lake City Fire Department (2021-2024), excluding single alarm incidents and incidents with missing duration, personnel, and/or apparatus data

Note: Total resources are calculated as the sum of total staff time and total vehicle time

## **Appendix B**

### **Rate Category Classification Tables**



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## Appendix B: Rate Category Classification Tables

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This appendix documents the grouping of NFIRS land uses into five categories that are on the City’s assessment schedule, as shown in **Table B-1**. In addition, **Table B-2** presents the Department of Revenue (DOR) codes for primary land use categories based on the classifications used by the Columbia County Tax Collector.

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Table B-1  
NFIRS Fire Incident Property Codes

NFIRS	Main Category	Description	Subgrouping
000	Property Use Other	Other	n/a
00	Other	Other	n/a
0	Vacant	Other	Vacant Land
100	Assembly	Assembly, other	Commercial
110	Assembly	Fixed-use recreation places, other	Commercial
111	Assembly	Bowling establishment	Commercial
112	Assembly	Billiard center, pool hall	Commercial
113	Assembly	Electronic amusement center	Commercial
114	Assembly	Ice rink: indoor, outdoor	Commercial
115	Assembly	Roller rink: indoor or outdoor	Commercial
116	Assembly	Swimming facility	Commercial
120	Assembly	Variable-use amusement, recreation places, other	Commercial
121	Assembly	Ballroom, gymnasium	Commercial
122	Assembly	Convention center, exhibition hall	Commercial
123	Assembly	Stadium, arena	Commercial
124	Assembly	Playground	Government
129	Assembly	Amusement center, indoor/outdoor	Commercial
130	Assembly	Places of worship, funeral parlors, other	Institutional/Religious/Non-Profit
131	Assembly	Church, mosque, synagogue, temple, chapel	Institutional/Religious/Non-Profit
134	Assembly	Funeral parlor	Commercial
140	Assembly	Clubs, other	Commercial
141	Assembly	Athletic/health club	Commercial
142	Assembly	Clubhouse	Commercial
143	Assembly	Yacht club	Commercial
144	Assembly	Casino, gambling clubs	Commercial
150	Assembly	Public or government, other	Government
151	Assembly	Library	Government
152	Assembly	Museum	Commercial
154	Assembly	Memorial structure, including monuments and statues	Vacant Land
155	Assembly	Courthouse	Government
160	Assembly	Eating, drinking places, other	Commercial
161	Assembly	Restaurant or cafeteria	Commercial
162	Assembly	Bar or nightclub	Commercial
171	Assembly	Airport passenger terminal	Commercial
173	Assembly	Bus station	Commercial
174	Assembly	Rapid Transit	Commercial
180	Assembly	Studio/theater, other	Commercial
181	Assembly	Live performance theater	Commercial
182	Assembly	Auditorium, concert hall	Commercial
183	Assembly	Movie theater	Commercial
185	Assembly	Radio TV Studio	Commercial
186	Assembly	Film/movie production studio	Commercial
200	Educational	Educational, other	Commercial
210	Educational	Schools, non-adult, other	Commercial
211	Educational	Preschool	Commercial
213	Educational	Elementary school, including kindergarten	Government
215	Educational	High school/junior high school/middle school	Government
240	Educational	None	n/a
241	Educational	Adult education center, college classroom	Government
250	Educational	Day care, other (conversion only)	Institutional/Religious/Non-Profit
254	Educational	Day care, in commercial property	Commercial
255	Educational	Day care, in residence, licensed	Single Family
256	Educational	Day care, in residence, unlicensed	Single Family
300	Health Care, Detention & Correction	Health care, detention, & correction, other	Government
311	Health Care, Detention & Correction	24-hour care nursing homes, 4 or more persons	Commercial
321	Health Care, Detention & Correction	Mental retardation/development disability facility	Commercial
322	Health Care, Detention & Correction	Alcohol or substance abuse recovery center	Commercial
323	Health Care, Detention & Correction	Asylum, mental institution	Commercial
331	Health Care, Detention & Correction	Hospital - medical or psychiatric	Commercial
332	Health Care, Detention & Correction	Hospices	Commercial
340	Health Care, Detention & Correction	Clinics, doctors offices, hemodialysis ctr, other	Commercial
341	Health Care, Detention & Correction	Clinic, clinic-type infirmary	Commercial
342	Health Care, Detention & Correction	Doctor, dentist or oral surgeon office	Commercial
343	Health Care, Detention & Correction	Hemodialysis unit	Commercial
361	Health Care, Detention & Correction	Jail, prison (not juvenile)	Government
363	Health Care, Detention & Correction	Reformatory, juvenile detention center	Government
365	Health Care, Detention & Correction	Police station	Government
400	Residential	Residential, other	Single Family
419	Residential	1 or 2 family dwelling	Single Family
429	Residential	Multifamily dwelling	Multi-Family
439	Residential	Boarding/rooming house, residential hotels	Commercial
449	Residential	Hotel/motel, commercial	Commercial
459	Residential	Residential board and care	Commercial
460	Residential	Dormitory-type residence, other	Commercial
462	Residential	Sorority & Fraternity House	Commercial
464	Residential	Barracks, dormitory	Commercial
500	Mercantile, Business	Mercantile, business, other	Commercial
509	Mercantile, Business	None	Commercial
511	Mercantile, Business	Convenience store	Commercial
519	Mercantile, Business	Food and beverage sales, grocery store	Commercial
529	Mercantile, Business	Textile, wearing apparel sales	Commercial
539	Mercantile, Business	Household goods, sales, repairs	Commercial
549	Mercantile, Business	Special shop	Commercial
557	Mercantile, Business	Personal service, including barber and beauty shops	Commercial
559	Mercantile, Business	Recreational, hobby, home repair sales, pet store	Commercial
564	Mercantile, Business	Laundry, dry cleaning	Commercial

Table B-1 (continued)  
NFIRS Fire Incident Property Codes

NFIRS	Main Category	Description	Subgrouping
569	Mercantile, Business	Professional supplies, services	Commercial
571	Mercantile, Business	Service station, gas station	Commercial
579	Mercantile, Business	Motor vehicle or boat sales, services, repair	Commercial
580	Mercantile, Business	General retail, other	Commercial
581	Mercantile, Business	Department or discount store	Commercial
592	Mercantile, Business	Bank	Commercial
593	Mercantile, Business	Office: veterinary or research	Commercial
596	Mercantile, Business	Post office or mailing firms	Commercial
599	Mercantile, Business	Business office	Commercial
600	Industrial, Utility, Defense, Ag, Mining	Ind., utility, defence, agriculture, mining, other	Industrial/Warehouse
610	Industrial, Utility, Defense, Ag, Mining	Energy production plant, other	Industrial/Warehouse
614	Industrial, Utility, Defense, Ag, Mining	Steam or heat-generating plant	Industrial/Warehouse
615	Industrial, Utility, Defense, Ag, Mining	Electric-generating plant	Industrial/Warehouse
629	Industrial, Utility, Defense, Ag, Mining	Laboratory or science laboratory	Commercial
631	Industrial, Utility, Defense, Ag, Mining	Defense, military installation	Government
632	Industrial, Utility, Defense, Ag, Mining	None	Industrial/Warehouse
635	Industrial, Utility, Defense, Ag, Mining	Computer center	Commercial
639	Industrial, Utility, Defense, Ag, Mining	Communications center	Commercial
640	Industrial, Utility, Defense, Ag, Mining	Utility or distribution system, other	Industrial/Warehouse
642	Industrial, Utility, Defense, Ag, Mining	Electrical distribution	Industrial/Warehouse
644	Industrial, Utility, Defense, Ag, Mining	Gas distribution, gas pipeline	Industrial/Warehouse
645	Industrial, Utility, Defense, Ag, Mining	Flammable liquid distribution, F.L. Pipeline	Industrial/Warehouse
647	Industrial, Utility, Defense, Ag, Mining	Water utility	Industrial/Warehouse
648	Industrial, Utility, Defense, Ag, Mining	Sanitation utility	Industrial/Warehouse
655	Industrial, Utility, Defense, Ag, Mining	Crops or orchard	Agricultural Land
659	Industrial, Utility, Defense, Ag, Mining	Livestock production	Agricultural Land
669	Industrial, Utility, Defense, Ag, Mining	Forest, timberland, woodland	Agricultural Land
679	Industrial, Utility, Defense, Ag, Mining	Mine, quarry	Industrial/Warehouse
700	Manufacturing, Processing	Manufacturing, processing	Industrial/Warehouse
800	Storage	Storage, other	Industrial/Warehouse
807	Storage	Outside material storage area	Industrial/Warehouse
808	Storage	Outbuilding or shed	Industrial/Warehouse
816	Storage	Grain elevator, silo	Industrial/Warehouse
819	Storage	Livestock, poultry storage	Industrial/Warehouse
839	Storage	Refridgerated storage	Industrial/Warehouse
849	Storage	Outside storage tank	Industrial/Warehouse
880	Storage	Vehicle storage, other	Commercial
881	Storage	Parking garage (Detached residential garage)	Commercial
882	Storage	Parking garage, general vehicle	Commercial
888	Storage	Fire station	Government
891	Storage	Warehouse	Industrial/Warehouse
898	Storage	Dock, marina, pier, wharf	Commercial
899	Storage	Residential or self-storage units	Commercial
900	Outside or Special Property	Outside or special property, other	Industrial/Warehouse
919	Outside or Special Property	Dump, sanitary landfill	Industrial/Warehouse
921	Outside or Special Property	Bridge, trestle	n/a
922	Outside or Special Property	Tunnel	n/a
926	Outside or Special Property	Outbuilding, protective shelter	Industrial/Warehouse
931	Outside or Special Property	Open land or field	Agricultural Land
935	Outside or Special Property	Campsite with utilities	Commercial
936	Outside or Special Property	Vacant lot	Agricultural Land
937	Outside or Special Property	Beach	n/a
938	Outside or Special Property	Graded and cared-for plots of land	Commercial
940	Outside or Special Property	Water area, other	n/a
941	Outside or Special Property	Open ocean, sea or tidal waters	n/a
946	Outside or Special Property	Lake, river, stream	n/a
951	Outside or Special Property	Railroad right-of-way	n/a
952	Outside or Special Property	Railroad yard	Vacant Land
960	Outside or Special Property	Street, other	n/a
961	Outside or Special Property	Highway or divided highway	n/a
962	Outside or Special Property	Residential street, road or residential driveway	n/a
963	Outside or Special Property	Street or road in commercial area	n/a
965	Outside or Special Property	Vehicle parking area	Vacant Land
972	Outside or Special Property	Aircraft runway	Vacant Land
973	Outside or Special Property	Aircraft taxiway	Vacant Land
974	Outside or Special Property	Aircraft loading area	Vacant Land
981	Outside or Special Property	Construction site	Vacant Land
982	Outside or Special Property	Oil or gas field	Vacant Land
983	Outside or Special Property	Pipeline, power line or other utility right-of-way	Vacant Land
984	Outside or Special Property	Industrial plant yard - area	Industrial/Warehouse
1500	Assembly	Public or Government, other	Institutional/Religious/Non-Profit
1501	Assembly	Public or Government, other	Institutional/Religious/Non-Profit
3230	Health Care, Detention & Correction	Asylum, mental institution	Institutional/Religious/Non-Profit
3231	Health Care, Detention & Correction	Asylum, mental institution	Institutional/Religious/Non-Profit
9600	Outside or Special Property	Street, other	n/a
9601	Outside or Special Property	Street, other	n/a
400M	Residential	Residential, other	Single Family
400R	Residential	Residential, other	Single Family
400V	Residential	Residential, other	Single Family
419M	Residential	1 or 2 family dwelling	Single Family
NNN	Outside or Special Property	None	n/a
UUU	Outside or Special Property	Undetermined	n/a

Table B-2  
Department of Revenue Property Codes

DOR Code	Description	Fire Assessment Rate Category
0	Vacant	Vacant
100	Single Family Residential	Single Family
101	Single Family Res/SFR	Single Family
102	Single Family Res/MH	Single Family
107	Single Family Res/ACLF	Single Family
108	Single Family Res/Rent	Single Family
109	Single Family Res/Boarding House	Single Family
110	Single Family Res/Comm	Single Family
111	Single Family Res/Store	Single Family
117	Single Family Res/Office	Single Family
121	Single Family Res/Rest	Single Family
128	Single Family Residential/MH	Single Family
148	Single Family Res/Warehouse	Single Family
172	Single Family Res/Day Care	Single Family
200	Mobile Home	Single Family
201	Modular Home	Single Family
202	Mobile Home/MH	Single Family
217	Mobile Home/Office	Single Family
226	Mobile Home/Shop	Single Family
300	Multi-Family (10+ units)	Multi-Family
400	Townhouse/Condo	Multi-Family
700	Other Residential	Vacant
800	Multi-Family (1-10 units)	Multi-Family
801	Multi-Family/SFR	Multi-Family
802	Multi-Family/MH	Multi-Family
900	Res Common	Vacant
1000	Vacant Commercial	Vacant
1001	Other Commercial	Vacant
1010	Commercial, Acreage	Commercial
1100	Stores, 1	Commercial
1101	Stores/SFR	Commercial
1102	Stores/MH	Commercial
1111	Stores/Flea Market	Commercial
1117	Stores/Office	Commercial
1126	Convenience Store	Commercial
1200	Stores/Office	Commercial
1300	Department Stores	Commercial
1400	Supermarket	Commercial
1500	Regional Shopping	Commercial
1600	Community Store	Commercial
1700	Office Building	Commercial
1703	Office/Multi Family	Commercial
1800	Multi Story Office	Commercial
1900	Profession	Commercial
2000	Transit Terminals	Commercial
2100	Restaurant	Commercial
2200	Drive-In Restaurant	Commercial
2300	Financial	Commercial
2387	Financial Building/State	Commercial
2400	Insurance	Commercial
2500	Repair Service	Commercial
2501	Repair Service/SFR	Commercial
2502	Repair Service/MH	Commercial
2503	Boat Repair	Commercial
2525	Beauty Parlor	Commercial
2600	Service Station	Commercial
2601	Fuel Island	Commercial
2664	Car Wash	Commercial
2700	Vehicle Sales/Repair	Commercial
2702	Vehicle Sales/Repair & MH	Commercial
2710	Farm Machinery Sales/Svc	Commercial
2728	Vehicle Sales/Repair & MH Park	Commercial
2800	Parking Lot	Vacant
2801	Mobile Home Park	Single Family
2802	Mobile Home Park	Single Family
2828	Mobile Home Sales	Commercial
2900	Wholesale	Commercial
3000	Florist	Commercial
3200	Theatre/Auditorium	Commercial
3300	Nightclub	Commercial
3400	Bowling Alley	Commercial
3435	Gym/Fitness	Commercial
3437	Skating Park	Commercial

Table B-2 (continued)  
Department of Revenue Property Codes

DOR Code	Description	Fire Assessment Rate Category
3500	Tourist Attraction	Commercial
3600	RV Park	Commercial
3601	RV Park	Commercial
3611	Campground	Commercial
3700	Race Track	Commercial
3800	Golf Course	Commercial
3900	Hotels/Motel	Commercial
3901	Hotel/Motel/SFR	Commercial
4000	Vacant Industrial	Vacant
4100	Light Manufacturing	Industrial/Warehouse
4200	Heavy Manufacturing	Industrial/Warehouse
4300	Lumber Yard	Industrial/Warehouse
4400	Packing Plant	Industrial/Warehouse
4600	Other Food	Industrial/Warehouse
4700	Mineral Processing	Industrial/Warehouse
4800	Warehouse/Storage	Industrial/Warehouse
4801	Warehouse/Storage	Industrial/Warehouse
4810	Distribution Warehouse	Industrial/Warehouse
4817	Storage	Industrial/Warehouse
4845	Warehouse/Recycle	Industrial/Warehouse
4849	Barn	Industrial/Warehouse
4900	Open Storage	Industrial/Warehouse
5000	Improved Agr	Agricultural
5010	Improved Agr/Commercial	Agricultural
5011	Improved Agr/Store	Agricultural
5017	Improved Agr/Office	Agricultural
5020	Improved Agr/Barn	Agricultural
5028	Improved Agr/MH/Parking	Agricultural
5048	Improved Agr/Warehouse	Agricultural
5200	Cropland	Agricultural
5400	Timberland (90+)	Agricultural
5500	Timberland (80-89)	Agricultural
5600	Timberland (70-79)	Agricultural
5610	Timberland/Commercial	Agricultural
5700	Timberland (60-69)	Agricultural
5800	Timberland (50-69)	Agricultural
5900	Timberland (unclassified)	Agricultural
6000	Pastureland 1	Agricultural
6100	Pastureland 2	Agricultural
6200	Pastureland 3	Agricultural
6600	Groves	Agricultural
6900	Ornamentals, Miscellaneous	Agricultural
7000	Vacant Institutional	Vacant
7100	Churches	Institutional/Religious/Non-Profit
7200	Private School/Daycare	Commercial
7300	Hospital, Private	Commercial
7400	Homes for the Aged	Commercial
7500	Non-Profit	Institutional/Religious/Non-Profit
7600	Mortuary/Cemetery	Commercial
7700	Clubs/Lodges	Commercial
7900	Cultutral Gathering	Commercial
8100	Military	Government
8200	Forest	Government
8300	Public School	Government
8500	Hospitals	Government
8600	County	Government
8700	State	Government
8800	Federal	Government
8900	Municipal	Government
9100	Utilities	Commercial
9300	Sub-Surface	n/a
9400	Rights-of-Way	n/a
9401	Hanger/Single Family Res	Residential
9410	Airstrip/Runway	n/a
9420	ROW (DOT)	n/a
9500	Rivers	n/a
9600	Wasteland/Dumps	Vacant
9601	Retention Area	Vacant
9602	Common Area	Vacant
9700	Recreation & Park Land	Vacant
9900	No Agriculture Acreage	Vacant
9901	AC/XFOB	Vacant





# City of Lake City Fire Assessment

July 21, 2025

# Presentation Overview



**Background/  
Purpose**



**Technical  
Study**



**Next Steps**



# Background/Purpose

- Lake City Fire Assessment

- Implemented in 2002
- Last updated in 2023
- Current ISO = Class 4/4X
- 2 stations within the City
  - Automatic aid agreement with Columbia County
- Benesch retained to conduct update study
  - Review recent incident and property data
  - FY 2025/26 Budget





# Background/Purpose

- Purpose of the Fire Assessment
  - Dedicated revenue source for fire services
  - Used for capital and operating expenses
  - Need to establish:
    - Benefit to property
    - Proportionate share of each land use



# Presentation Overview



**Background/  
Purpose**



**Technical  
Study**



**Next Steps**



# Fire Assessment Calculations

- Findings:

- Shifts in incident/resource distribution
  - No change in resource share for single family
  - Reduction of commercial, government, and institutional resource share
  - Increase of multi-family, industrial/warehouse, vacant land, and agricultural resource share
- Increase in assessable budget
  - +0 Positions = 34% increase
  - +3 Positions = 43% increase
  - +6 Positions = 51% increase
- Relatively stable property units by land use (+/- 3%)

# Fire Assessment Calculations

- 1) Assessable Budget
- 2) Demand by Land Use (Total Resources)
- 3) Budget Allocation by Land Use
- 4) Units by Land Use
- 5) Calculated Assessment Rates



# Fire Assessment Calculations

## ➤ Assessable Budget

- Three Options
  - No positions added
  - 3 positions added
  - 6 positions added

Description	0 Pos. Added	3 Pos. Added	6 Pos. Added
<i>Expenditures</i>			
Personnel Services	\$2,845,794	\$3,098,878	\$3,345,209
Operating	\$837,463	\$835,463	\$837,463
Capital Outlay	\$49,888	\$49,888	\$49,888
Debt Service Transfer	<u>\$253,969</u>	<u>\$253,969</u>	<u>\$253,969</u>
<b>Total Expenditures</b>	<b>\$3,987,114</b>	<b>\$4,238,198</b>	<b>\$4,486,529</b>
<i>Revenues</i>			
Inspection Fees	\$3,157	\$3,157	\$3,157
Interest Earnings	\$19,856	\$19,856	\$19,856
False Alarm Fees	<u>\$1,750</u>	<u>\$1,750</u>	<u>\$1,750</u>
<b>Total Revenues</b>	<b>\$24,763</b>	<b>\$24,763</b>	<b>\$24,763</b>
<b>Total Net Expenditures</b>	<b>\$3,962,351</b>	<b>\$4,213,435</b>	<b>\$4,461,766</b>
<i>Misc. Assessment Expenditures</i>			
Statutory Discount	\$158,494	\$168,537	\$178,471
<b>Total Assessable Budget</b>	<b>\$4,120,845</b>	<b>\$4,381,972</b>	<b>\$4,640,237</b>
2023 Study Budget	\$3,065,479	\$3,065,479	\$3,065,479
Percent Change	+34%	+43%	+51%

# Fire Assessment Calculations

## ➤ Demand by Land Use

- 10 years of incident data (2015-2024)
- Multiple variables: frequency, personnel, vehicles, duration
- Exclusion of single alarm incidents

# Fire Assessment Calculations

## ➤ Distribution of Fire Protection Incidents

Land Use	2023 Report	Resource Distribution (2015-24)	Percent Change
Single Family	33.7%	<b>33.6%</b>	-0.3%
Multi-Family	16.8%	<b>18.5%</b>	+10.1%
Commercial	38.2%	<b>36.6%</b>	-4.2%
Industrial/Warehouse	2.4%	<b>2.9%</b>	+20.8%
Government	3.3%	<b>2.4%</b>	-27.3%
Inst./Religious/Non-Profit	0.6%	<b>0.5%</b>	-16.7%
Vacant Land	2.6%	<b>2.7%</b>	+3.8%
Agricultural	2.4%	<b>2.8%</b>	+16.7%



# Fire Assessment Calculations

## ➤ Budget Allocation by Land Use (6 Positions Added)

Land Use	Distribution of Resources	FY 2026 Assessed Costs	FY 2024 Assessed Costs	Percent Change
Funding Requirement	-	\$4,640,237	\$3,065,479	+51.4%
Single Family	33.6%	\$1,559,119	\$1,033,067	+50.9%
Multi-Family	18.5%	\$858,444	\$515,000	+66.7%
Commercial	36.6%	\$1,698,327	\$1,171,014	+45.0%
Industrial/Warehouse	2.9%	\$134,567	\$73,571	+82.9%
Government	2.4%	\$111,366	\$101,161	+10.1%
Inst./Religious/Non-Profit	0.5%	\$23,201	\$18,393	+26.1%
Vacant	2.7%	\$125,286	\$79,702	+57.2%
Agricultural	<u>2.8%</u>	<u>\$129,927</u>	<u>\$73,571</u>	+76.6%
<b>Total</b>	<b>100.0%</b>	<b>\$4,640,237</b>	<b>\$3,065,479</b>	<b>+51.4%</b>



# Fire Assessment Calculations

## ➤ Units by Land Use

Property Rate Category	Unit	Total Units	2023 Units	%
Single Family	Dwelling unit	3,308	3,319	-0.33%
Multi-Family	Dwelling unit	1,768	1,762	+0.34%
Commercial	Square footage	6,248,000	6,087,861	+2.63%
Industrial/Warehouse	Square footage	1,417,441	1,414,993	+0.17%
Vacant Land	Parcel	1,314	1,301	+1.00%

# Fire Assessment Calculations

## ➤ Calculated Assessment Rates (6 positions added)

Property Rate Category	Unit	Budget Allocation	Total Units	Calculated Rate per Unit
Single Family	Dwelling unit	\$1,559,119	3,308	\$471.32
Multi-Family	Dwelling unit	\$858,444	1,768	\$485.55
Commercial	Square footage	\$1,698,327	6,248,000	\$0.2718
Industrial/Warehouse	Square footage	\$134,567	1,417,441	\$0.0949
Vacant Land*	Parcel	\$125,286	1,314	\$94.26
Government	Square footage	\$111,366	n/a	n/a
Inst./Religious/Non-Profit	Square footage	\$23,201	n/a	n/a

\*Includes adjustment so that Vacant rate does not exceed 20% of the single family rate

# Fire Assessment Calculations

## ➤ Calculated Assessment Rates (6 positions added)

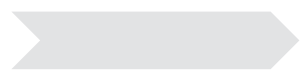
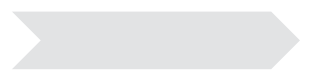
Property Rate Category	Unit	Current	Calculated	%
Single Family	Dwelling unit	\$311.29	<b>\$471.32</b>	+51.4%
Multi-Family	Dwelling unit	\$292.28	<b>\$485.55</b>	+66.1%
Commercial	Square footage	\$0.1924	<b>\$0.2718</b>	+41.3%
Industrial/Warehouse	Square footage	\$0.0520	<b>\$0.0949</b>	+82.5%
Vacant Land	Parcel	\$61.26	<b>\$94.26</b>	+53.9%

# Fire Assessment Calculations

## ➤ Calculated Assessment Rates Comparison

Property Rate Category	Unit	Current	Calculated +0 Pos.	Calculated +3 Pos.	Calculated +6 Pos.
Single Family	Dwelling unit	\$311.29	\$418.56	\$445.09	\$471.32
Multi-Family	Dwelling unit	\$292.28	\$431.20	\$458.52	\$485.55
Commercial	Square footage	\$0.1924	\$0.2414	\$0.2567	\$0.2718
Industrial/Warehouse	Square footage	\$0.0520	\$0.0843	\$0.0897	\$0.0949
Vacant Land	Parcel	\$61.26	\$83.71	\$89.02	\$94.26

# Presentation Overview



**Background/  
Purpose**

**Technical  
Study**

**Next Steps**



# Next Steps

- July 21: Adoption of preliminary resolution
- July 30 – Aug 5: Mailing of first class notices
- September 2: Adoption hearing



# Questions?

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**File Attachments for Item:**

4. City Council Ordinance No. 2025-2324 (first reading) - An ordinance of the City of Lake City, Florida, amending the future land use plan map of the City of Lake City Comprehensive Plan, as amended; relating to an amendment of 50 or less acres of land, pursuant to an application, CPA 25-04, by Carol Chadwick, P.E., as agent for Leslie Earl Peeler and Riverwood Investments of Jacksonville, LLC, the property owners of said acreages, under the amendment procedures established in sections 163.3161 through 163.3248, Florida Statutes, as amended; providing for changing the Future Land Use classification from Residential, Medium Density (Less than or equal to 8 dwelling units per acre) to Industrial of certain lands within the corporate limits of the City of Lake City, Florida; making findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date. This property is located at 1509 and 1563 SW Century Gln.

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

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

**Clerk should take custody of exhibits.**

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

**A. Brief introduction of ordinance by city staff.**

**B. Presentation of application by applicant.**

**C. Presentation of evidence by city staff.**

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

**E. Public comments.**

**F. Cross examination of parties by party participants.**

**G. Questions of parties by City Council.**

**H. Closing comments by parties.**

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

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

Adopt City Council Ordinance No. 2025-2324 on first reading



## ORDINANCE NO. 2025-2324

### CITY OF LAKE CITY, FLORIDA

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN AMENDMENT OF 50 OR LESS ACRES OF LAND, PURSUANT TO AN APPLICATION, CPA 25-04, BY CAROL CHADWICK, P.E., AS AGENT FOR LESLIE EARL PEELER AND RIVERWOOD INVESTMENTS OF JACKSONVILLE LLC, THE PROPERTY OWNERS OF SAID ACREAGES, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM RESIDENTIAL, MEDIUM DENSITY (LESS THAN OR EQUAL TO 8 DWELLING UNITS PER ACRE) TO INDUSTRIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; MAKING FINDINGS OF FACT IN SUPPORT THEREOF; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

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

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

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

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

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

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

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

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

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

1. Pursuant to an application, CPA 25-04, by Carol Chadwick, P.E., as agent for Leslie Earl Peeler and Riverwood Investments of Jacksonville LLC, to amend the Future Land Use Plan Map of the Comprehensive Plan by changing the land use classification of certain lands, the land use classification is hereby changed from RESIDENTIAL, MEDIUM DENSITY (less than or equal to 8 dwelling units per acre) to INDUSTRIAL on property described, as follows:

**A portion of a parcel of land lying in Section 1, Township 4 South, Range 16 East Columbia County, Florida. Being more particularly described as follows: Commence at the Northeast corner of the Southeast 1/4 of said Section 1; thence South 00°20'48" East 208.75 feet to the Point of Beginning; thence continue South 00°20'48" East 326.93 feet; thence North 61°59'33" West 553.92 feet; thence North 31°10'43" East 129.07 feet to a point on a curve concave to the North having a radius of 300.00 feet and an internal angle of 33°21'08"; thence Southeasterly, along the arc of said curve an arc distance of 174.63 feet, said curve being subtended by a chord bearing and distance of South 75°32'02" East, 172.18 feet; thence North 87°41'12" East 43.86 feet; thence South 00°20'48" East 10.14 feet; thence North 87°41'12" East 208.75 feet to the Point of Beginning.**

**Containing 2.22 acres, more or less.**

**AND**

**A parcel of land lying in Section 1, Township 4 South Range 16 East Columbia County, Florida. Being more particularly described as follows: Begin at the Northeast corner of the Southeast 1/4 of said Section 1; thence**

**South 88°57'48" West 208.75 feet, along the North line of the Southeast 1/4 of said Section 1; thence South 00°34'56" West 208.75 feet; thence North 88°57'48" East 208.75 feet to the East line of said Section 1; thence North 00°34'56" East 208.75 feet, along the East line of said Section 1 to the Point of Beginning.**

**Containing 1.00 acre, more or less.**

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

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

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

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

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

**PASSED** upon first reading this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

**PASSED AND DULY ADOPTED**, upon second and final reading, in regular session with a quorum present and voting, by the City Council this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

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BY THE MAYOR OF THE CITY OF LAKE CITY,  
FLORIDA

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Noah E. Walker, Mayor

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

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Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

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Clay Martin, City Attorney

# ORDINANCE 2025-2324 (CPA25-04)

PRESENTED BY  
ROBERT ANGELO



# AGENDA



INTRODUCTION

LOCATION

RECOMENDATION

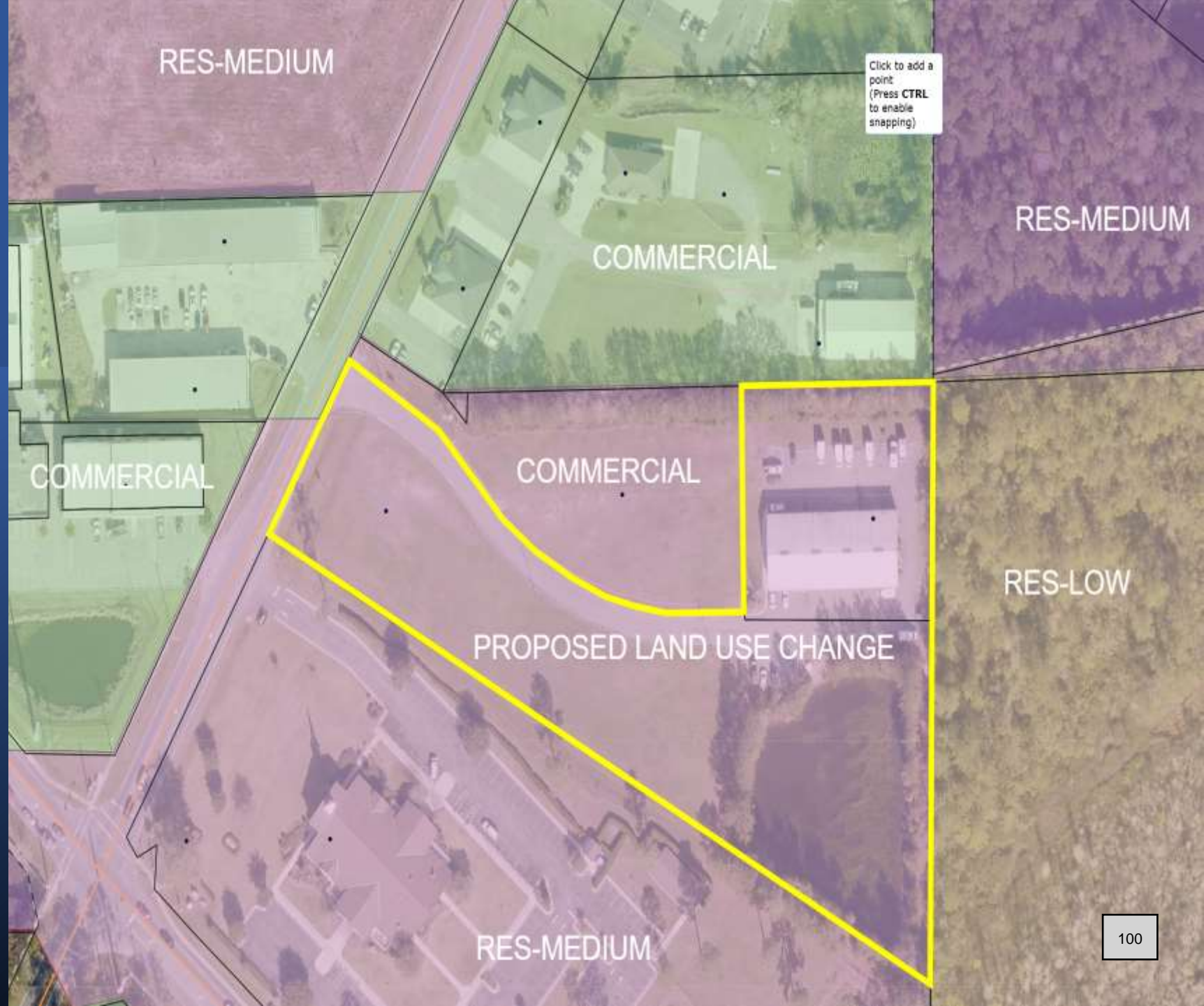
# QUESTIONS



# Introduction

- Parcels 02703-012 and 02703-004 has a current Future Land Use designation of Residential Medium (8 units per acre);
- Petition CPA 25-04 is a request to change the Future Land Use on parcels 02703-012 and 02703-004 from Residential Medium to Industrial;
- The parcel is surrounded on the west and north by property with a Future Land Use designation of Commercial, on the east by Residential Low and south by Residential Medium.

# Location





## 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 Petition CPA 25-04/Ordinance 2025-2324.

QUESTIONS?



# **Business Impact Estimate**

Proposed ordinance's title/reference:

Ordinance 2025-2324- AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE FUTURE LAND USE PLAN MAP OF THE CITY OF LAKE CITY COMPREHENSIVE PLAN, AS AMENDED; RELATING TO AN AMENDMENT OF 50 OR LESS ACRES OF LAND, PURSUANT TO AN APPLICATION, CPA 25-04, BY CAROL CHADWICK, P.E., AS AGENT FOR LESLIE EARL PEELER AND RIVERWOOD INVESTMENTS OF JACKSONVILLE LLC, THE PROPERTY OWNERS OF SAID ACREAGES, UNDER THE AMENDMENT PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3248, FLORIDA STATUTES, AS AMENDED; PROVIDING FOR CHANGING THE FUTURE LAND USE CLASSIFICATION FROM RESIDENTIAL, MEDIUM DENSITY (LESS THAN OR EQUAL TO 8 DWELLING UNITS PER ACRE) TO INDUSTRIAL OF CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF LAKE CITY, FLORIDA; MAKING FINDINGS OF FACT IN SUPPORT THEREOF; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE

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 law<sup>1</sup> 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.

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

**File Attachments for Item:**

5. City Council Ordinance No. 2025-2325 (first reading) - An ordinance of the City of Lake City, Florida, amending the official zoning atlas of the City of Lake City Land Development Regulations, as amended; relating to the rezoning of less than ten contiguous acres of land, pursuant to an application, Z-25-06, by Carol Chadwick, P.E., as agent for Leslie Earl Peeler and Riverwood Investments of Jacksonville LLC, the property owners of said acreages; providing for rezoning from Residential Mobile Home-3 (RMH-3) to Industrial, Light and Warehousing (ILW) of certain lands within the corporate limits of the City of Lake City, Florida; providing severability; repealing all ordinances in conflict; providing an effective date. This property is located at 1509 and 1563 SW Century Gln.

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

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

**Clerk should take custody of exhibits.**

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

**A. Brief introduction of ordinance by city staff.**

**B. Presentation of application by applicant.**

**C. Presentation of evidence by city staff.**

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

**E. Public comments.**

**F. Cross examination of parties by party participants.**

**G. Questions of parties by City Council.**

**H. Closing comments by parties.**

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

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

Adopt City Council Ordinance No. 2025-2325 on first reading

## ORDINANCE NO. 2025-2325

### CITY OF LAKE CITY, FLORIDA

AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO THE REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 25-06, BY CAROL CHADWICK, P.E., AS AGENT FOR LESLIE EARL PEELER AND RIVERWOOD INVESTMENTS OF JACKSONVILLE LLC, THE PROPERTY OWNERS OF SAID ACREAGES; PROVIDING FOR REZONING FROM RESIDENTIAL MOBILE HOME-3 (RMH-3) TO INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) 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

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

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

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

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

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

**WHEREAS**, pursuant to Section 166.041, Florida Statutes, as amended, the City Council held the

required public hearing, with public notice having been provided, on said application for an amendment, as described below, and at said public hearing, the City Council reviewed and considered all comments received during said public hearing, including the recommendation of the Board, serving also as the LPA, and the Concurrency Management Assessment concerning said application for an amendment, as described below; and

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

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

1. Pursuant to an application, Z 25-06, by Carol Chadwick, P.E., as agent for Leslie Earl Peeler and Riverwood Investments of Jacksonville LLC, to amend the Official Zoning Atlas of the Land Development Regulations by changing the zoning district of certain lands, the zoning district is hereby changed from RESIDENTIAL MOBILE HOME-3 (RMH-3) to INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) on property described, as follows:

**A portion of a parcel of land lying in Section 1, Township 4 South, Range 16 East Columbia County, Florida. Being more particularly described as follows: Commence at the Northeast corner of the Southeast 1/4 of said Section 1; thence South 00°20'48" East 208.75 feet to the Point of Beginning; thence continue South 00°20'48" East 326.93 feet; thence North 61°59'33" West 553.92 feet; thence North 31°10'43" East 129.07 feet to a point on a curve concave to the North having a radius of 300.00 feet and an internal angle of 33°21'08"; thence Southeasterly, along the arc of said curve an arc distance of 174.63 feet, said curve being subtended by a chord bearing and distance of South 75°32'02" East, 172.18 feet; thence North 87°41'12" East 43.86 feet; thence South 00°20'48" East 10.14 feet; thence North 87°41'12" East 208.75 feet to the Point of Beginning.**

**Containing 2.22 acres, more or less.**

**AND**

**A parcel of land lying in Section 1, Township 4 South Range 16 East Columbia County, Florida. Being more particularly described as follows: Begin at the Northeast corner of the Southeast 1/4 of said Section 1; thence South 88°57'48" West 208.75 feet, along the North line of the Southeast 1/4 of said Section 1; thence South 00°34'56" West 208.75 feet; thence North 88°57'48" East 208.75 feet to the East line of said Section 1; thence North 00°34'56" East 208.75 feet, along the East line of said Section 1 to the Point of Beginning.**

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- 70                    **Containing 1.00 acre, more or less.**
- 71        2. Severability. If any provision or portion of this ordinance is declared by any court of  
72            competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining  
73            provisions and portions of this ordinance shall remain in full force and effect.
- 74        3. Conflict. All ordinances or portions of ordinances in conflict with this ordinance are hereby  
75            repealed to the extent of such conflict.
- 76        4. Effective Date. Subject to the following, this ordinance shall become effective upon  
77            adoption.
- 78            The effective date of this amendment, Z 25-06, to the Official Zoning Atlas shall be the same  
79            date as the effective date of Future Land Use Plan Map Amendment, CPA 25-04. If Future  
80            Land Use Plan Map Amendment, CPA 25-04, does not become effective, this amendment, Z  
81            25-06, to the Official Zoning Atlas shall not become effective. No development orders,  
82            development permits or land uses dependent on this amendment, Z 25-06, to the Official  
83            Zoning Atlas may be issued or commence before it has become effective.
- 84        5. Authority. This ordinance is adopted pursuant to the authority granted by Section 166.021,  
85            Florida Statutes, as amended, and Sections 163.3161 through 163.3248, Florida Statutes, as  
86            amended.
- 87        **PASSED** upon first reading this \_\_\_\_\_ day of \_\_\_\_\_ 2025.
- 88        **PASSED AND DULY ADOPTED**, upon second and final reading, in regular session with a quorum  
89            present and voting, by the City Council this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

BY THE MAYOR OF THE CITY OF LAKE CITY,  
FLORIDA

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Noah E. Walker, Mayor

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

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Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

90

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Clay Martin, City Attorney



# ORDINANCE 2025-2325 (Z25-06)

PRESENTED BY  
ROBERT ANGELO



# AGENDA



INTRODUCTION

LOCATION

RECOMENDATION

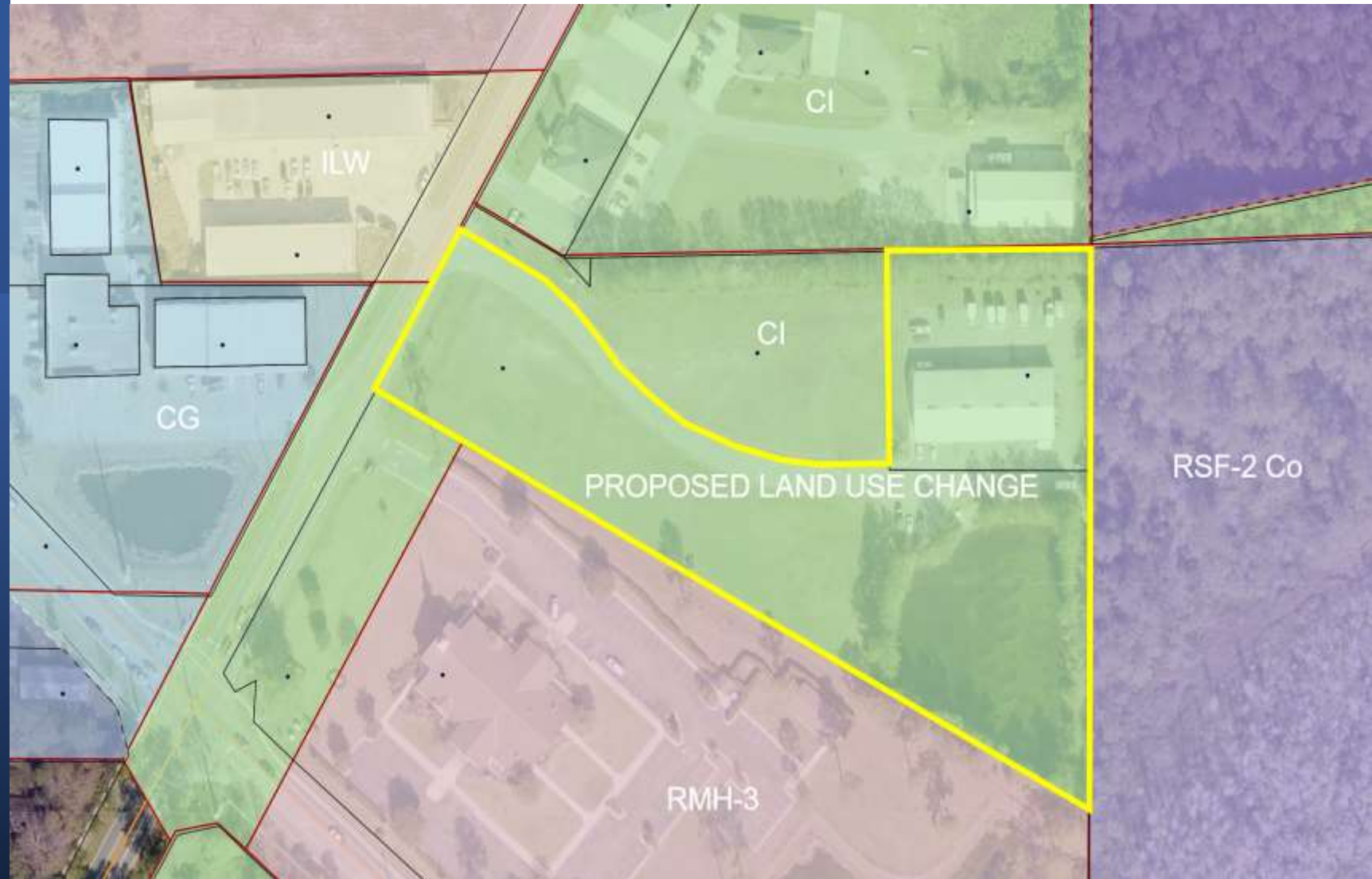
QUESTIONS

# Introduction

- Parcels 02703-012 and 02703-004 is currently zoned Residential Mobile Home-3 (RMH-3);
- Petition Z 25-06 is a request to change the Zoning on parcels 02703-012 and 02703-004 from RMH-3 to Industrial Light Warehouse(ILW);
- The parcels are surrounded on the north by property with a Zoning designation of Commercial Intensive, on the east by RSF-2 Co and south by RMH-3, and on the west by Industrial Light Warehouse (ILW) and Commercial General (CG);



# Location



## 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 Petition Z 25-06/Ordinance 2025-2325.

QUESTIONS?



# **Business Impact Estimate**

Proposed ordinance's title/reference:

Ordinance 2025-2325- AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF LAKE CITY LAND DEVELOPMENT REGULATIONS, AS AMENDED; RELATING TO THE REZONING OF LESS THAN TEN CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 25-06, BY CAROL CHADWICK, P.E., AS AGENT FOR LESLIE EARL PEELER AND RIVERWOOD INVESTMENTS OF JACKSONVILLE LLC, THE PROPERTY OWNERS OF SAID ACREAGES; PROVIDING FOR REZONING FROM RESIDENTIAL MOBILE HOME-3 (RMH-3) TO INDUSTRIAL, LIGHT AND WAREHOUSING (ILW) 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 law<sup>1</sup> 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.

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<sup>1</sup> See Section 166.041(4)(c), Florida Statutes.

**File Attachments for Item:**

6. City Council Ordinance No. 2025-2326 (final reading) - An ordinance of the City Council of the City of Lake City, Florida, amending Section 70-127, Paragraph (b) of the City of Lake City Code of Ordinances to add the Conclusive Cancer Presumption Provisions of Florida Statute, as established by Section 112.1816, FLA. STAT.; providing for inclusion in the Code of Ordinances; providing for severability; providing for conflicts; and providing for an effective date.

Passed on first reading 7/7/2025



CM/rrp  
06/27/2025

## **ORDINANCE NO. 2025-2326**

**CITY OF LAKE CITY, FLORIDA**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKE CITY, FLORIDA; AMENDING SECTION 70-127, PARAGRAPH (b) OF THE CITY OF LAKE CITY CODE OF ORDINANCES TO ADD THE CONCLUSIVE CANCER PRESUMPTION PROVISIONS OF FLORIDA STATUTE, AS ESTABLISHED BY SECTION 112.1816, FLA. STAT.; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, after years of study, the National Institute for Occupational Safety and Health (NIOSH) concluded that firefighters are at a higher risk of developing twenty-one enumerated types of cancer.

WHEREAS, the Florida Legislature, in recognition of this elevated cancer risk, has created a conclusive duty-related cancer presumption.

WHEREAS, Senate Bill 426 (SB 426) amends Chapter 112, Florida Statutes, by creating Section 112.1816, governing disability and death benefits for firefighters.

WHEREAS, SB 426 governs all Firefighter Pension Plans in Florida.

WHEREAS, the Board of Trustees of the Firefighter Pension Plan has prepared this ordinance to implement SB 426, effective July 1, 2019 in accordance with the requirements of the Division of Retirement.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF LAKE CITY, FLORIDA, THAT:

Section 1: Section 70-127, Paragraph (b) of the City of Lake City, Florida Code of Ordinances is hereby amended to read as follows:

**Section 70-127. Disability.**

- (b) A member shall be eligible for a service-incurred disability retirement from the entry date into the plan.

A service-incurred disability retirement shall mean that the disability arose as a result of an act occurring, or presumed by law to have occurred, in the performance of service with the city. **The service incurred presumptions are:**

- (1) *Rebuttable presumptions.* The provisions of F.S. §§ 112.18, 112.181, and 175.231, are hereby codified within the plan and are intended to be incorporated by reference. The board of trustees is authorized to adopt administrative rules for the conduct of hearings relating to these rebuttable presumptions and for the determination of any disqualifying events reflected in Chapters 112 and 175.**
- (2) *Non-rebuttable conclusive cancer presumption.* The provisions of F.S. § 112.1816., are hereby codified within the plan and are intended to be incorporated by reference. The board of trustees is authorized to adopt administrative rules for the conduct of hearings relating to this presumption and for the determination of any disqualifying events as reflected in the statute.**

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**Section 2:** It is the intention of the City Commission, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the City of Lake City, that the sections of the Ordinance may be renumbered or relettered to accomplish such intentions; and that the word "Ordinance" shall be changed to "Section" or other appropriate word.

**Section 3:** If any clause, section, or other part or application of this Ordinance shall be held in any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part or application shall be considered as eliminated and shall not affect the validity of the

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remaining portions or applications which shall remain in full force and effect.

**Section 4:** All ordinances or parts of ordinances, resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**Section 5:** This Ordinance shall become effective immediately upon adoption, unless otherwise provided.

**APPROVED, UPON FIRST READING,** by the City Council of the City of Lake City at a regular meeting, on the \_\_\_\_\_ day of July, 2025.

**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 \_\_\_\_\_ and \_\_\_\_\_ days of July, 2025.

**APPROVED AND ADOPTED UPON SECOND READING,** by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, at a regular meeting this \_\_\_\_ day of August, 2025.

BY THE MAYOR OF THE CITY OF LAKE CITY,  
FLORIDA

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Noah E. Walker, Mayor

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

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Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

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Clay Martin, City Attorney

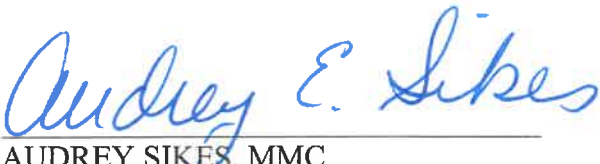
Coding: Words in ~~strikeout~~ type are deletions from existing text.  
Words in underline type are additions.

**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

**File Attachments for Item:**

7. City Council Ordinance No. 2025-2316 (first reading) - An ordinance of the City of Lake City, Florida, declaring for a period of one year a moratorium on the acceptance and consideration of applications for land use actions or permits for buildings to be used as dwellings where such buildings are constructed in accordance with codes other than the Florida Building Code; making findings of fact in support thereof; providing severability; repealing all ordinances in conflict; providing an effective date.

## ORDINANCE NO. 2025-2316

### CITY OF LAKE CITY, FLORIDA

**AN ORDINANCE OF THE CITY OF LAKE CITY, FLORIDA, DECLARING FOR A PERIOD OF ONE YEAR A MORATORIUM ON THE ACCEPTANCE AND CONSIDERATION OF APPLICATIONS FOR LAND USE ACTIONS OR PERMITS FOR BUILDINGS TO BE USED AS DWELLINGS WHERE SUCH BUILDINGS ARE CONSTRUCTED IN ACCORDANCE WITH CODES OTHER THAN THE FLORIDA BUILDING CODE; MAKING FINDINGS OF FACT IN SUPPORT THEREOF; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING AN EFFECTIVE DATE**

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

**WHEREAS**, Sections 163.3161 through 163.3248, Florida Statutes, as amended, the Community Planning Act, empowers and requires the City Council to prepare and adopt regulations concerning the use of land and water to implement the Comprehensive Plan; and

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

**WHEREAS**, the City Council, at a public meeting held on April 21, 2025, adopted City Council Resolution 2025-062 directing the City Attorney to draft a moratorium ordinance, hereinafter known as Ordinance No. 2025-2316, for review and approval by the City Council prohibiting for a period of one year the acceptance and consideration of applications for mobile home and manufactured home land use actions or permits, in order for the City to develop mobile home and manufactured home regulations for the LDRs; and

**WHEREAS**, mobile homes, certain manufactured homes, and residential design manufactured homes are buildings to be used as dwellings which buildings are built in compliance with codes other than the Florida Building Code; and

**WHEREAS**, the Land Development Regulations (the "LDRs") currently permits mobile homes as a permitted principal use and structure within the "A" Agricultural, "RSF/MH" Residential, (Mixed) Single Family/Mobile Home, "RMH" Residential, Mobile Home, "RMH-P" Residential, Mobile Home Park, "CI" Commercial, Intensive" and "ILW" Industrial, Light and Warehousing zoning districts and permits manufactured homes as a special exception within the "RSF-3" Residential, Single Family-3 and the "CHI" Commercial, Highway Interchange zoning districts; and

**WHEREAS**, Ordinance No. 2025-2316 declares for a period of one year a moratorium on the acceptance and consideration of applications for land use actions or permits for buildings to be

used as dwellings where such buildings are constructed in accordance with codes other than the Florida Building Code; and

**WHEREAS**, pursuant to Section 163.3174, Florida Statutes, as amended, and the LDRs, the Board, serving also as the LPA, held the required public hearing, with public notice having been provided, on said Ordinance No. 2025-2316, and at said public hearing, the Board, serving also as the LPA, reviewed and considered all comments received during said public hearing, and recommended to the City Council approval of the adoption of said Ordinance No. 2025-2316; and

**WHEREAS**, two duly noticed City Council public hearings were held for the consideration of the adoption of said Ordinance No. 2025-2316, where public comment was heard, on July 21, 2025 and August 4, 2025, with both public hearings being held after 5:00 p.m.; now, therefore,

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

1. Findings. The City Council finds and declares the following findings:

- a. All statements set forth in the preamble to this ordinance are true and correct;
- b. There exists a need to adopt said Ordinance No. 2025-2316, declaring for a period of one year a moratorium on the acceptance and consideration of applications for land use actions or permits for land use actions or permits for buildings to be used as dwellings where such buildings are constructed in accordance with codes other than the Florida Building Code, as set forth hereinafter in order to fulfill the City's constitutional responsibility and statutory obligation to protect the health, safety, and welfare of the citizens of the City; and
- c. The purpose of said Ordinance No. 2025-2316 is to enable the City Council sufficient time to review and consider amending the LDRs related to mobile homes and manufactured homes.

2. Prohibition. As to any property located in the incorporated area of the City, there is hereby declared for a period of one year a moratorium on the acceptance and consideration of applications for actions or permits for buildings to be used as dwellings where such buildings are constructed in accordance with codes other than the Florida Building Code. No land use action or permit for buildings to be used as dwellings where such buildings are constructed in accordance with codes other than the Florida Building Code shall be accepted or processed, between April 21, 2025 and April 20, 2026.

3. Severability. It is the declared intent of the City Council of the City of Lake City that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent

jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

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

5. Effective Date. This ordinance shall become effective upon adoption.

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

**PASSED** upon first reading this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

**PASSED AND DULY ADOPTED**, upon second and final reading, in regular session with a quorum present and voting, by the City Council this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

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



**File Attachments for Item:**

8. City Council Resolution No. 2025-100 - A resolution of the City of Lake City, Florida adopting the evaluation and tabulation of responses to that certain Invitation to Bid Number 022-2025 for the purchase of pipe and fitting supplies for the Crosswinds Subdivision awarding said bid to Staline Waterworks, Inc., a North Carolina Corporation; approving the agreement with said vendor; making certain findings of fact in support thereof; recognizing the authority of the Mayor to execute and bind the City to said agreement; repealing all prior resolutions in conflict; and providing an effective date.

## **RESOLUTION NO 2025-100**

### **CITY OF LAKE CITY, FLORIDA**

**A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA ADOPTING THE EVALUATION AND TABULATION OF RESPONSES TO THAT CERTAIN INVITATION TO BID NUMBER 022-2025 FOR THE PURCHASE OF PIPE AND FITTING SUPPLIES FOR THE CROSSWINDS SUBDIVISION AWARDDING SAID BID TO STALINE WATERWORKS, INC., A NORTH CAROLINA CORPORATION; APPROVING THE AGREEMENT WITH SAID VENDOR; MAKING CERTAIN FINDINGS OF FACT IN SUPPORT THEREOF; RECOGNIZING THE AUTHORITY OF THE MAYOR TO EXECUTE AND BIND THE CITY TO SAID AGREEMENT; DIRECTING THE MAYOR TO EXECUTE AND BIND THE CITY TO SAID AGREEMENT; REPEALING ALL PRIOR RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Section 2-178(d) of the Code of Ordinances of the City of Lake City (the, "City") requires the procurement of supplies and contractual services based on a competitive bid process; and

**WHEREAS**, in accordance with said provision of the City's Code of Ordinances, the City solicited bids pursuant to Invitation to Bid Number 022-2025 (the "ITB") seeking a vendor-for the purchase of pipe and fitting supplies for the Crosswinds Subdivision (the "Supplies"); and

**WHEREAS**, Staline Waterworks, Inc., a North Carolina corporation (the "Vendor") was the lowest bidder responding to the ITB with a cost not to exceed \$65,525.05; and

**WHEREAS**, the City desires to and does accept the Vendor's bid; and

**WHEREAS**, pursuant to the terms of the ITB and the Vendor's response thereto, the City Manager or the City Manager's designee is authorized to provide notice of bid award to the Vendor and initiate the process of acquiring the Supplies; and

**WHEREAS**, acquiring the Supplies by engaging the Vendor pursuant to the ITB and the Vendor's response thereto 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. Accepting the Vendor's bid pursuant to the evaluation and tabulation results arising from the ITB, and acquiring the Supplies by engaging the Vendor pursuant to the ITB and the Vendor's

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response thereto is in the public or community interest and for public welfare; and

2. In furtherance thereof, the Vendor's bid in response to the ITB is accepted by the City Council of the City of Lake City; and
3. The City Manager is directed to initiate the process of acquiring the Supplies from the Vendor pursuant to the terms of the ITB and the Vendor's response thereto; and
4. All prior resolutions of the City Council of the City of Lake City in conflict with this resolution are hereby repealed to the extent of such conflict; and
5. This resolution shall become effective and enforceable upon final adoption by the City Council of the City of Lake City.

**APPROVED AND ADOPTED**, by an affirmative vote of a majority of a quorum present of the City Council of the City of Lake City, Florida, at a regular meeting, this \_\_\_\_ day of July, 2025.

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:

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Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

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Clay Martin, City Attorney



## EVALUATION TABULATION

ITB No. 022-2025

Purchase of Pipe and Fittings for Crosswinds Subdivision

RESPONSE DEADLINE: July 15, 2025 at 2:00 pm

Report Generated: Tuesday, July 15, 2025

### SELECTED VENDOR TOTALS

Vendor	Total
Staline Waterworks	\$65,525.05
Ferguson Enterprises, LLC dba Ferguson Waterworks	\$66,246.25
Consolidated Pipe & Supply	\$66,305.00
Fortiline, Inc.	\$67,643.25
Blue Group LLC	\$76,898.32

TABLE 1

					Blue Group LLC		Consolidated Pipe & Supply		Ferguson Enterprises, LLC dba Ferguson Waterworks		Fortiline, Inc.		Staline Waterworks	
Selected	Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	1	8" DR18 Fusible Blue Pipe	1035	FT	\$37.29	\$38,595.15	\$30.00	\$31,050.00	\$29.12	\$30,139.20	\$29.77	\$30,811.95	\$29.69	\$30,729.15

EVALUATION TABULATION  
ITB No. 022-2025  
Purchase of Pipe and Fittings for Crosswinds Subdivision

Selected	Line Item	Description	Quantity	Unit of Measure	Blue Group LLC		Consolidated Pipe & Supply		Ferguson Enterprises, LLC dba Ferguson Waterworks		Fortiline, Inc.		Staline Waterworks	
					Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	2	6" DR18 Fusible Green Pipe	1035	FT	\$11.77	\$12,181.95	\$17.00	\$17,595.00	\$16.81	\$17,398.35	\$17.18	\$17,781.30	\$17.14	\$17,739.90
X	3	8" MJ Gate Valve L/ACC	4	EA	\$2,061.29	\$8,245.16	\$1,451.00	\$5,804.00	\$1,347.00	\$5,388.00	\$1,492.00	\$5,968.00	\$1,324.00	\$5,296.00
X	4	6" MJ Plug Valve	1	EA	\$2,259.36	\$2,259.36	\$970.00	\$970.00	\$1,737.00	\$1,737.00	\$1,634.00	\$1,634.00	\$890.00	\$890.00
X	5	5-1/4 Fire Hydrant L/ACC Red A423 4' Bury 6" MJ	2	EA	\$4,637.94	\$9,275.88	\$2,800.00	\$5,600.00	\$2,878.55	\$5,757.10	\$3,020.00	\$6,040.00	\$3,110.00	\$6,220.00
X	6	8" One-Lok MJ Restraint L/ACC	20	EA	\$105.39	\$2,107.80	\$63.00	\$1,260.00	\$89.00	\$1,780.00	\$69.00	\$1,380.00	\$68.00	\$1,360.00
X	7	8X1 Double Strap Service Saddle 402 FIPT	4	EA	\$174.82	\$699.28	\$47.00	\$188.00	\$42.50	\$170.00	\$45.00	\$180.00	\$43.00	\$172.00
X	8	6X1 Double Strap Service Saddle 402 FIPT	2	EA	\$129.07	\$258.14	\$43.00	\$86.00	\$36.70	\$73.40	\$41.00	\$82.00	\$39.00	\$78.00

## EVALUATION TABULATION

ITB No. 022-2025

Purchase of Pipe and Fittings for Crosswinds Subdivision

Selected	Line Item	Description	Quantity	Unit of Measure	Blue Group LLC		Consolidated Pipe & Supply		Ferguson Enterprises, LLC dba Ferguson Waterworks		Fortiline, Inc.		Staline Waterworks	
					Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
X	9	8" MJ Long Sleeve L/ACC MJ IMP	4	EA	\$310.07	\$1,240.28	\$239.00	\$956.00	\$205.30	\$821.20	\$222.00	\$888.00	\$172.00	\$688.00
X	10	6" MJ Long Sleeve L/ACC MJ IMP P401	4	EA	\$214.32	\$857.28	\$530.00	\$2,120.00	\$465.40	\$1,861.60	\$502.00	\$2,008.00	\$374.00	\$1,496.00
X	11	562S 2 Piece Screw Valve Box Comp 24"-36"	4	EA	\$97.31	\$389.24	\$74.00	\$296.00	\$113.35	\$453.40	\$95.00	\$380.00	\$99.00	\$396.00
X	12	6" One-Lok MJ Restraint L/ACC	10	EA	\$78.88	\$788.80	\$38.00	\$380.00	\$66.70	\$667.00	\$49.00	\$490.00	\$46.00	\$460.00
Total						\$76,898.32		\$66,305.00		\$66,246.25		\$67,643.25		\$65,525.05

EVALUATION TABULATION

Invitation to Bid - Purchase of Pipe and Fittings for Crosswinds Subdivision

Page 3

EXHIBIT-NOT FOR EXECUTION



**[STALINE WATERWORKS] RESPONSE DOCUMENT REPORT**

ITB No. 022-2025

Purchase of Pipe and Fittings for Crosswinds Subdivision

RESPONSE DEADLINE: July 15, 2025 at 2:00 pm

Report Generated: Tuesday, July 15, 2025

**Staline Waterworks Response**

**CONTACT INFORMATION**

**Company:**

Staline Waterworks

**Email:**

sean.siebert@staline.com

**Contact:**

Sean Siebert

**Address:**

6113 Causeway Blvd.  
Tampa, FL 33619

**Phone:**

(656) 235-8636

**Website:**

<https://www.staline.com/>

**Submission Date:**

Jul 14, 2025 9:56 AM (Eastern Time)

**EXHIBIT-NOT FOR EXECUTION**

## ADDENDA CONFIRMATION

Addendum #1

*Confirmed Jul 10, 2025 9:47 AM by Sean Siebert*

## QUESTIONNAIRE

### 1. References\*

*Pass*

As per the [Terms and Conditions](#), please provide the company name, address, contact person, telephone number and length of time services, using the following format, of at least three (3) client/customer references.

**\*Note: only list those client/customers in which a similar type of equipment/product of scope of work/service was provided.**

Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

Business Phone #: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Email: \_\_\_\_\_

Length of time services provided: \_\_\_\_\_

Ozello Water Associates Inc

9769 W Ozello Trail, Crystal River, FL



352-795-5331

Gary Bibeau

[gm@ozellowater.com](mailto:gm@ozellowater.com)

2 months

Town of Dundee

PO Box 1000

863-289-0755

Raymond Morales

[rmorales@townofdundee.com](mailto:rmorales@townofdundee.com)

2 months

City of Bartow, FL

450 N Wilson Ave

863-698-1998

Robin Casselman

[rcasselman.pw@cityofbartow.net](mailto:rcasselman.pw@cityofbartow.net)

2 months

## 2. Title and Organization\*

*Pass*

Please provide your title and organization's name.

Outside Sales Representative - STAline Waterworks, Inc.

**3. Local Office\***

*Pass*

Please provide the city and state for your local office. If you do not have a local office, please type "N/A".

505 Johns Road Apopka, FL 32703

**4. Principal Office\***

*Pass*

Please provide the city and state for your Principal Office.

Charlotte, NC

**5. Conflict of Interest Statement\***

*Pass*

- A. The above named entity is submitting a Bid for the City of Lake City 022-2025 described as Purchase of Pipe and Fittings for Crosswinds Subdivision.
- B. The Affiant has made diligent inquiry and provides the information contained in the Affidavit based upon his/her own knowledge.
- C. The Affiant states that only one submittal for the above proposal is being submitted and that the above named entity has no financial interest in other entities submitting proposals for the same project.
- D. Neither the Affiant nor the above named entity has directly or indirectly entered into any agreement, participated in any collusion, or otherwise taken any action in restraints of free competitive pricing in connection with the entity's submittal for the above proposal. This statement restricts the discussion of pricing data until the completion of negotiations if necessary and execution of the Contract for this project.

- E. Neither the entity nor its affiliates, nor anyone associated with them, is presently suspended or otherwise ineligible from participation in contract letting by any local, State, or Federal Agency.
- F. Neither the entity nor its affiliates, nor anyone associated with them have any potential conflict of interest due to any other clients, contracts, or property interests for this project.
- G. I certify that no member of the entity's ownership or management is presently applying for an employee position or actively seeking an elected position with the City of Lake City.
- H. I certify that no member of the entity's ownership or management, or staff has a vested interest in any aspect of the City of lake City.
- I. In the event that a conflict of interest is identified in the provision of services, I, on behalf of the above named entity, will immediately notify the City of Lake City.

Confirmed

**6. Disputes Disclosure Form\***

*Pass*

Please select all that pertain to your organization. To answer yes, click on the options that pertain to your organization.

None

**7. Disputes Disclosure Form - Explanation\***

*Pass*

If you answered yes for any in the previous question, state the nature of the request for equitable adjustment, contract claim, litigation, or protest, and state a brief description of the case, the outcome or status of the suit and the monetary amounts or extended contract time involved. If you selected none, please type "N/A".

N/A

**8. Disputes Disclosure Form - Acknowledgement\***

*Pass*

I hereby certify that all statements made are true and agree and understand that any misstatement or misrepresentation or falsification of facts shall be cause for forfeiture of rights for further consideration of this proposal for the City of Lake City.

Confirmed

**9. Drug Free Workplace Certificate\***

*Pass*

I, the undersigned, in accordance with Florida Statute 287.087, hereby certify that, as an authorized signatory on behalf of our organization, publishes a written statement notifying that the unlawful manufacture, distribution, dispensing, possession or use of a controlled substance is prohibited in the workplace named above, and specifying actions that will be taken against violations of such prohibition.

- Informs employees about the dangers of drug abuse in the work place, the firm's policy of maintaining a drug free working environment, and available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug use violations.
- Gives each employee engaged in providing commodities or contractual services that are under bid or proposal, a copy of the statement specified above.
- Notifies the employees that as a condition of working on the commodities or contractual services that are under bid or proposal, the employee will abide by the terms of the statement and will notify the employer of any conviction of, plea of guilty or nolo contender to, any violation of Chapter 1893, of any controlled substance law of the State of Florida or the United States, for a violation occurring in the work place, no later than five (5) days after such conviction, and requires employees to sign copies of such written (\*) statement to acknowledge their receipt.
- Imposes a sanction on, or requires the satisfactory participation in, a drug abuse assistance or rehabilitation program, if such is available in the employee's community, by any employee who is so convicted.

- Makes a good faith effort to continue to maintain a drug free work place through the implementation of the drug free workplace program.

“As a person authorized to sign this statement, I certify that the above named business, firm or corporation complies fully with the requirements set forth herein”.

Confirmed

#### **10. Non-Collusion Affidavit\***

*Pass*

- A. By submitting a response to this solicitation, the Bidder Acknowledges that he/she is authorized to submit the attached response on behalf of their organization for:  
022-2025, Purchase of Pipe and Fittings for Crosswinds Subdivision;
- B. He/She is fully informed respecting the preparation and contents of the attached proposal and of all pertinent circumstances respecting such proposal;
- C. Such Proposal is genuine and is not a collusive or sham proposal;
- D. Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, connived, or agreed, directly or indirectly, with any other Bidder, firm or person to submit a collusive or sham Proposal in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm, or person to fix the price or prices in the attached proposal or any other Bidder, or to fix any overhead, profit or cost element of the proposal price or the proposal price of any other Bidder, or to secure through any collusion, connivance, or unlawful agreement any advantage against the City of Lake City, Florida or any person interested in the proposed Contract; and;
- E. The price or prices quoted in the attached proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Confirmed

**11. Human Trafficking Affidavit\***

*Pass*

Please download the below documents, complete, and upload.

- [Human Trafficking \(4\).docx](#)

Human\_Trafficking\_-\_Signed.pdf

**12. E-Verify Affirmation Statement\***

*Pass*

022-2025-Purchase of Pipe and Fittings for Crosswinds Subdivision

Contractor/Proposer/Bidder acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of,

(a) all persons employed by Contractor/Proposer/Bidder to perform employment duties within Florida during the term of the Contract, and,

(b) all persons (including subcontractors/vendors) assigned by Contractor/Proposer/Bidder to perform work pursuant to the Contract.

The Contractor/Proposer/Bidder acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the Contract is a condition of the Contract.

Confirmed

**13. Bidder's Checklist\***

*Pass*

By submitting a response to this solicitation, the bidder acknowledges that they have read, understand and agree to all requirements and that they have completed in their entirety all required documents and/or attachments as a part of their bid submission.

Confirmed

**14. Clarifications and Exceptions\***

*Pass*

Please explain in detail any deviation from the specifications. Each deviation must be itemized by number and must specifically refer to the applicable specification. Otherwise it will be considered that items offered are in strict compliance with these specifications and the successful Bidder will be held responsible for meeting the specification. If there will not be any deviation, please type "N/A".

N/A

**15. Federal Identification No. (FEID)\***

*Pass*

Please provide your FEIN number here.

93-2159807

**16. Sworn Statement Under Section 287.133(3)(n), Florida Statutes on Public Entity Crimes Acknowledgments\***

*Pass*

- A. This sworn statement is submitted with 022-2025.
- B. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to, and directly related to, the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy or material misrepresentations.
- C. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.
- D. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes means:

1. A predecessor or successor of a person convicted of a public entity crime; or
  2. an entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term “affiliate” includes those officers, directors, executives, partners, shareholders, employees, members and agents who are active in the management of an affiliate. The Ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm’s length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
- E. I understand that a “person” as defined in Paragraph 287.133(1)(c), Florida Statutes, means any natural person or entity organized under the laws of any state of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term “person” includes those officers, directors, executives, partners, shareholders, employees, members and agents who are active in management of an entity.

Confirmed

**17. Please indicate which statement applies.\***

*Pass*

Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement.

Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members or agents who are active in management of the entity, nor any affiliate of the entity have been charged with or convicted of a public entity crime subsequent to July 1, 1989.

**18. Required Documents**

Please upload your Final Order if you selected Option 3 or Option 4 above.

No response submitted



**19. Describe Action Taken**

Please describe any action taken by, or pending with, the Department of General Services, if you selected Option 5 above.

No response submitted

**PRICE TABLES**

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	8" DR18 Fusible Blue Pipe	1,035	FT	\$29.69	\$30,729.15
2	6" DR18 Fusible Green Pipe	1,035	FT	\$17.14	\$17,739.90
3	8" MJ Gate Valve L/ACC	4	EA	\$1,324.00	\$5,296.00
4	6" MJ Plug Valve	1	EA	\$890.00	\$890.00
5	5-1/4 Fire Hydrant L/ACC Red A423 4' Bury 6" MJ	2	EA	\$3,110.00	\$6,220.00
6	8" One-Lok MJ Restraint L/ACC	20	EA	\$68.00	\$1,360.00
7	8X1 Double Strap Service Saddle 402 FIPT	4	EA	\$43.00	\$172.00
8	6X1 Double Strap Service Saddle 402 FIPT	2	EA	\$39.00	\$78.00
9	8" MJ Long Sleeve L/ACC MJ IMP	4	EA	\$172.00	\$688.00
10	6" MJ Long Sleeve L/ACC MJ IMP P401	4	EA	\$374.00	\$1,496.00
11	562S 2 Piece Screw Valve Box Comp 24"-36"	4	EA	\$99.00	\$396.00
12	6" One-Lok MJ Restraint L/ACC	10	EA	\$46.00	\$460.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
TOTAL					\$65,525.05

## HUMAN TRAFFICKING AFFIDAVIT

1. I am over the age of 18 and I have personal knowledge of the matters set forth except as otherwise set forth herein.
2. I currently serve as CFO (Role) of STAlone Waterworks, Inc. (Company).
3. STAlone Waterworks, Inc. (Company) does not use coercion for labor or services, as those terms are defined in Florida Statute 787.06.
4. This declaration is made pursuant to Florida Statute 92.525. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I Jason Painter, CFO (Signatory Name and Title),  
declare that I have read the foregoing Human Trafficking Affidavit and that the facts stated in it are true.

Further Affiant sayeth naught.

### COMPANY

STAlone Waterworks, Inc.

**NAME OF BUSINESS ENTITY**

  
**SIGNATURE**

Jason Painter, CFO

**TYPE NAME AND TITLE**

**File Attachments for Item:**

9. City Council Resolution No. 2025-103 - A resolution of the City of Lake City, Florida approving that certain agreement between the City and Insituform Technologies, LLC, a Delaware limited liability company, for trenchless rehabilitation and maintenance of pipeline infrastructure 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.

## **RESOLUTION NO 2025 - 103**

### **CITY OF LAKE CITY, FLORIDA**

**A RESOLUTION OF THE CITY OF LAKE CITY, FLORIDA APPROVING THAT CERTAIN AGREEMENT BETWEEN THE CITY AND INSITUFORM TECHNOLOGIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR TRENCHLESS REHABILITATION AND MAINTENANCE OF PIPELINE INFRASTRUCTURE 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.**

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

**WHEREAS**, the City has an ongoing need for certain trenchless rehabilitation and maintenance of pipeline infrastructure services (the “Services”); and

**WHEREAS**; the County of DuPage, Illinois negotiated a contract with Insituform Technologies, LLC., a Delaware limited liability company (the “Vendor”) to provide the Services to the County of DuPage, Illinois pursuant to its RFP NO. 23-065-PW (the “DuPage RFP”); 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 Services by the County of DuPage, Illinois; and

**WHEREAS**, the Vendor desires to enter into a contract with the City to provide to the City the Services on such terms and conditions as the Vendor has contracted with the County of DuPage, Illinois; and

**WHEREAS**, the City similarly desires to enter into such a contract with the Vendor in the form of Exhibit “A” attached hereto (the “Agreement”), contingent upon Vendor also executing the Florida-Specific Rider attached hereto as Exhibit “B” (the “Rider”); and

**WHEREAS**, engaging the Vendor’s services is in the public interest and in the interests of the City; now therefore

---

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

1. Engaging the Vendor to provide the products and services in the Agreement is in the public or community interest and for public welfare; and
2. In furtherance thereof, provided the Vendor agrees to the terms of the Rider and executes same, 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 the Rider; 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, 2025.

BY THE MAYOR OF THE CITY OF LAKE CITY,  
FLORIDA

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Noah E. Walker, Mayor

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

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Audrey E. Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

---

Clay Martin, City Attorney

# Proposal

City of Lake City, FL - Omnia – FY25 CIPP  
Sanitary, Storm and Utilities Bldg. Lining Project

**Prepared for:**

City of Lake City

**Prepared by:**

Dave Raymond



May 30, 2025

**SO- 00198966**

**Brad Tindell**  
**City of Lake City**  
**205 North Marion Ave**  
**Lake City, FL 32055**  
**Tel: 386-466-4674**  
**Email: [tindellb@lcfia.com](mailto:tindellb@lcfia.com)**

**Re: Proposal – City of Lake City - Omnia – FY25 Sanitary, Storm and Utilities Bldg Sanitary Sewer Lining Project**
**Contract Pricing Basis: Omnia – DuPage County-23-065-PW-250498**
**City of Lake City, FL - FORCE ID#: 4002636**

Brad,

**Insituform Technologies, LLC (ITLLC)** herein proposes to furnish the following proposal pricing for the labor, materials, equipment, and services to reconstruct the above referenced project.

ITEM	DESCRIPTION	UNIT OF MEASURE	QTY	BID UNIT PRICE	TOTAL
2	8" x 6.0mm - Sanitary (Includes By-Pass)	LF	6,735	\$38.00	\$255,930.00
3	10" x 6.0mm - Sanitary (Includes By-Pass)	LF	1,397	\$42.00	\$58,674.00
12	36" x 12.0mm - Storm	LF	384	\$245.00	\$94,080.00
23	36" Additional 1.5mm	LF	1,344	\$15.00	\$20,160.00
30	36" or Larger CIPP Setup Charge Per Install Length	LF	384	\$40.00	\$15,360.00
37.1	Service Reinstatement in 6" - 18"	EA	105	\$350.00	\$36,750.00
57	8" Clean & TV – Sanitary	LF	6,735	\$5.00	\$33,675.00
58	10" Clean & TV - Sanitary	LF	1,397	\$5.50	\$7,683.50
67	36" Clean & TV - Storm	LF	384	\$35.00	\$13,440.00
114	Plug Rental >30"	EA	3	\$900.00	\$2,700.00
121	8" – 12" Point Repair Utilizing this line item for: Cast Iron Pipe Descaling & Debris Removal – 2" Pipe Inside Administrative Building	EA	7	\$1,500.00	\$10,500.00
122	8" – 12" Point Repair Utilizing this line item for: Cast Iron Pipe Descaling & Debris Removal – 4" Pipe Inside Administrative Building	EA	1	\$3,000.00	\$3,000.00
123	15" – 18" Point Repair Utilizing this line item for: Epoxy Coating – 2" Pipe (Max 25 feet per pipe) Inside Administrative Building	EA	7	\$7,200.00	\$50,400.00
133	Access Pit Utilizing this line item for: UV CIPP – 4" Pipe (Max 100 feet per pipe)	EA	1	\$21,600.00	\$21,600.00
184	Traffic Control	Day	12	\$900.00	\$10,800.00
185	Traffic Control - FDOT	Day	2	\$2,300.00	\$4,600.00
186	Flagmen	HR	64	\$75.00	\$4,800.00
188	Lighted Arrow Board (Per Arrow Board0	EA	2	\$300.00	\$600.00
507	Travel and Mobilization	EA	1	\$15,000.00	\$15,000.00
				<b>Total</b>	<b>\$659,752.50</b>



#### **ESTIMATED SCHEDULE:**

Based on the information provided, current workload, and current lead-times, please consider the following high-level schedule.

- Mobilization of personnel and equipment for initial operations: 1-3 weeks ARO
  - Demobilization following cleaning, inspection, Lining: 3-5 weeks ARO
- \*ARO (At Receipt of Order/NTP)

#### **QUALIFICATIONS/ASSUMPTIONS:**

1. This pricing is based on the available information at the time of this proposal.
2. Final recommendations may be different dependent on completion of the pre-installation inspection phase of the project. Prices are subject to adjustment if design changes are agreed upon.
3. Quantities identified are estimated based on information available at time of proposal. Customer shall be invoiced at actual quantities at the above unit prices.
4. All Work will occur in dry weather.
5. Standard insurance coverage with the following limits:
  - i. General Liability: \$2,000,000 per occurrence/\$4,000,000 aggregate
  - ii. Auto: \$2,000,000 Combined Single Limit
  - iii. Workers Compensation: Statutory with \$1,000,000 Employer's Liability
  - iv. The above insurance shall not include Primary and Non-Contributory Coverage and ITLLC shall not provide a Waiver of Subrogation endorsement.

**NOTE:** Modifications to the Scope of Work/Responsibilities of ITLLC may result in a change in price and/or duration.

**6 For the City of Lake City administration building 2" and 4" pipeline (stacks) rehabilitation scope of work, please see Exhibit A immediately following this proposal.**

#### **EXCLUSIONS:**

The following items are excluded from ITLLC's Pricing and Scope of Services / Responsibilities as stated.

These items, if necessary, applicable, or otherwise required, shall be furnished by the Customer, at the Customer's direction and at no cost to ITLLC. No agreement shall be executed by ITLLC, unless the following exclusions and responsibilities of ITLLC and their subcontracting partners are accepted, mutually agreed upon in writing between ITLLC and Customer, and incorporated into the contract documents:

1. All Permits, licenses, and construction easements.
2. Manual operation of any pumping and/or metering stations.
3. Environmental/erosion controls (i.e., hay bales, silt fence etc.) that may be required adjacent to access points and/or water supply hose.
4. Access to and use of fire hydrants and/or sufficient water supply (within 300 ft. of the installation site) to complete installation.
5. Any water charges for the access and use of hydrant including meter rental for operations purposes.
6. Removal and disposal of any hazardous or toxic materials encountered during the Project.
7. Any costs associated with the disposal of inversion/cure/cleaning water used in any operations.
8. Major bypass/dewatering pumping, plugging, diversion of flow or coordination with owner in any working area.
9. Special Traffic control - police details, RR flagmen and special traffic control setups.
10. Point repairs of any kind.
11. Repair of pipe damaged during any industry standard high-pressure jet cleaning operations, preparation or lining and any subsequent cleaning necessary to remove debris that has fallen into the pipe as a result of any such collapse or repair.
12. Locations of and access (of ITLLC equipment and/or personnel) to all work areas associated with the project and as required by ITLLC's work plan.
13. Payment and Performance bonds. If payment and performance bonds are required, add 2.0% to the total Project cost.

14. Holiday work, rush delivery or adverse weather work (as defined by ITLLC).
15. State and local sales and/or use taxes.
16. Engineer Stamped Designs (Can be provided at an additional 1% of total)
17. Additional premiums for special insurance coverage(s) specific to this project.
18. RR flagging and/or permits

**GENERAL TERMS AND CONDITIONS:**

1. ITLLC's Proposal is conditioned upon Customer's acceptance of the terms and conditions set forth in the Omnia Contract 23-065-PW-250498.

The information contained in this letter is proprietary to Insituform Technologies, LLC. and shall be retained by the recipient in confidence and shall not be published or otherwise disclosed to third parties without the express written consent of Insituform Technologies, LLC. The foregoing shall not preclude the use of any data which (i) was in its possession without restriction as to use prior to receipt as proprietary of the same or similar data from Insituform Technologies, LLC., (ii) is or becomes available from a public source on or after such receipt from Insituform Technologies, LLC. or (iii) is obtained by the recipient from a third party not under obligation of confidentiality or other restriction with respect to use or (iv) is required to be disclosed by Florida public records laws.

Please let us know if you have any questions upon your review. We truly appreciate the opportunity to provide solutions for your team.

Best Regards,

*Dave Raymond*

Dave Raymond  
Commercial Manager - Florida  
Insituform Technologies, LLC  
6966 Business Park Blvd. Jacksonville, FL 32256  
Cell: 904-465-3267



Accepted By: \_\_\_\_\_  
(signed)  
\_\_\_\_\_  
(print name)

Date: \_\_\_\_\_  
Title: \_\_\_\_\_



**PIPELINER PROS™**

# Pipeline Rehabilitation Proposal

## Government Rehabilitation Project

**Proposal Prepared For**  
Insituform | Lake City, City of  
Dave Raymond  
draymond@azuria.com  
904-465-3267



**Florida Licenses** CGC1534503 CFC1432286 CUC1226097

**Proposal Date:** 04-15-2025

**Proposal Number:** PLP – GOV – 1033

**Prepared By:** Chris Parker

*Proposal Valid for 30 Days from Proposal Date*



## COMPANY BACKGROUND

Pipeliners Pros offers an unwavering commitment to our clients for every project we execute, regardless of size or complexity. With over **100+ years of combined pipeline rehabilitation experience** and **completing more than 5 million feet of pipeline rehabilitation**, Pipeliners Pros maintains the highest levels of integrity, transparency, and accountability to ensure maximum project success.

Whether it is a single-family home, a major medical campus, or a complex network of pipelines inside an industrial facility, all of our clients receive the same commitment to excellence which is backed by our unmatched lifetime transferable warranty.

With a proven track record and extensive experience, Pipeliners Pros is your go-to solution for all your pipe rehabilitation needs while ensuring maximum return on investment because we always offer the right solution for each unique project requirements.

At Pipeliners Pros, we are your trusted partner standing with you every step of the way. From the first call to the final project walk-through, our team is committed to the success of your project.

## WHY PIPELINER PROS?

### EXPERTISE

With unmatched industry experience, our team brings knowledge to every project that ensures success. Having completed over 5 million feet of pipe rehabilitation across every industry sector allows our team to conquer any foreseen challenge we may encounter.

### TECHNOLOGY

As technology evolves, so do our methods. The Pipeliners Pros Team invests in the best available technology and materials, offering cutting-edge rehabilitation solutions that minimize disruption and maximize project efficiency, allowing us to complete your project rapidly.

### NASSCO CERTIFIED ORGANIZATION

Pipeliners Pros is proud to be a **Certified National Association of Sewer Service Companies (NASSCO) Member**. In fact, not only is our company certified, but the majority of our Field Technicians hold individual certifications to comply with various standards surrounding mainline (PACP), lateral (LACP), and manhole (MACP) assessment and rehabilitation. Our leadership team holds ITCP Certifications for pipeline rehabilitation. For our residential sector clients, Pipeliners Pros is the only organization in Florida that performs residential pipelining and has these esteemed certifications.

### TOP-QUALITY SOLUTIONS

We are committed to delivering only the highest quality pipeline rehabilitation solutions that last a lifetime. Our dedication to quality is evident in every aspect of our projects, from meticulous planning to precise execution, ensuring every client receives the maximum return.

### TAILORED APPROACH

Every project is unique and has specific requirements. We understand there is no one-size-fits-all approach to pipeline rehabilitation. Our team takes the time to thoroughly assess your challenges and goals and develop a strategy to address every consideration.



## OUR MISSION

At Pipeliners Pros, our mission is to confidently and expertly support our clients in overcoming their pipeline infrastructure challenges. We provide innovative, tailored solutions that address the most complex pipeline needs, ensuring the reliability and sustainability of your systems. Through advanced technologies and a client-first approach, we work alongside you to protect and enhance your pipeline infrastructure, delivering success on every project, every time.

## OUR VALUES

### QUALITY

We are unwavering in our pursuit of excellence. We strive to deliver the highest quality services, materials, and solutions to our clients.

### CUSTOMER SATISFACTION

Our clients' success and satisfaction are the only measure of our company's success. We believe in building solid relationships, understanding our clients' needs, and delivering tailored solutions to address the specific requirements of each project.

### INNOVATION

We embrace innovation as a driving force to support our clients ever-growing pipeline rehabilitation needs. We constantly explore and educate on new emerging technologies, methodologies, and materials to stay at the forefront of our industry.

### SUSTAINABILITY

We are committed to sustainability practices and environmental responsibility. Through our practices and staff education, we strive to minimize our environmental impacts, reduce waste generation, and promote energy efficiency throughout our operations.

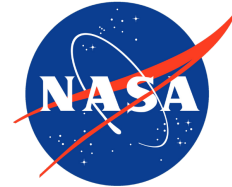
### INTEGRITY

We operate with the utmost integrity in all that we do. Honesty and transparency are paramount throughout our internal and external business operations. We believe in fostering trust and building long-lasting relationships based on mutual respect.

### SAFETY

Every action we take as an organization is centered around the safety of our teams and clients. We prioritize the well-being of those around us by maintaining a culture of safety at the highest standards.

## OUR RECENT CLIENTS



# Pipe Rehabilitation

Our Pipeline Rehabilitation Crews specialize in completing complex, challenging projects with unique access and site considerations. Pipeliners Pros is a specialized pipe rehabilitation company focused on rehabilitation techniques using the most advanced technologies for 2" - 24" diameter pipelines, including Ultra Violet CIPP and Epoxy Coating.

## CREW EXPERTISE

With a team of over 40+ dedicated trenchless technology professionals and a leadership team with over 100+ years of experience across 5 million feet of pipeline rehabilitation, our knowledge base and project understanding are unmatched. Between our expertise and unwavering client commitment, we are confident in maximum project success.

## QUALITY & DEPTH

These two words resonate throughout our organization, engrained into our culture, mission, and vision in everything we do.

### Quality

We seek the highest quality in everything we do, including the materials we source and the technology education we seek before installing or choosing any particular manufacturer or vendor. Our clients demand excellence and longevity in their rehabilitation projects, and we do the same with every material we install.

### Depth

We are passionate about what we do and the clients we serve. With Pipeliners Pros you will experience a depth of commitment to the success of your project that goes beyond that status quo. We are deeply committed to your success.



## CURE ON DEMAND TECHNOLOGY



Our Cure-On-Demand Technology allows us to maintain complete control during the curing process.

What does that mean for you? This ensures maximum project success and installation that is guaranteed to last for the next 50+ years without worry.

Our advanced technology allows for continuous installation monitoring throughout the project to ensure there are no installation or curing failures.

# Pipe Rehabilitation

Choosing the right specialty contractor can be difficult, especially for highly specialized services like pipeline rehabilitation. To help with that decision, we wanted to take a moment and showcase our core differences in terms of the benefits of our technologies and techniques.



## BENEFITS OF PIPELINER PROS TECHNOLOGY

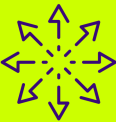
### Cost Effective Solution

Eliminates extensive excavation and restoration expenses while minimizing downtime and operational costs compared to replacement and other antiquated rehabilitation techniques.



### Enhanced Flow Capacity

With a smooth, corrosion-resistant interior surface, UV CIPP improves flow capacity by reducing friction and minimizing the accumulation of sediment and debris, optimizing the hydraulic performance of your pipelines.



### Versatile Application

It is the ideal rehabilitation solution for even the most complex pipeline systems and is suitable for a wide range of pipe diameters and materials. Whether you have access requirements, multiple bends, or diameters, we can make it work.



### Full Structural Rehabilitation

Capable of withstanding internal and external loads, preventing further degradation, and extending the lifespan of the rehabilitated pipeline. We utilize the most robust available materials to ensure a proper structural rehabilitation.



### Full Structural Rehabilitation

Capable of withstanding internal and external loads, preventing further degradation, and extending the lifespan of the rehabilitated pipeline. We utilize the most robust available materials to ensure a proper structural rehabilitation.

## TAILORED CUSTOM SOLUTIONS

Pipeliners Pros can fully customize a pipe rehabilitation solution to fit your unique project parameters. We do not believe in a one-size-fits-all approach for our materials, techniques, or technologies. We work closely with leading manufacturers to ensure chemical resistance, temperature, and any other unique parameters to be met on your project to ensure long-lasting solutions for every client type.

# Project Considerations

## GENERAL PROJECT WORKFLOW

At Pipeliners Pros, we believe constant communication is essential for project success. Below is the general project workflow for most of our Commercial projects, this workflow will be tailored to meet your exact project requirements and the demands of your specific work site, but this guide provides a solid foundation for our general approach.

### Stage 1 – Proposal & Contract Stage

- Proposal Approval
- Receipt of Signed Contract | Purchase Order
- Deposit Received (If Required)
- Contract Acceptance

### Stage 3 – Project Execution

- Pre-Rehabilitation Pipe Inspection
- Pipe Preparation for Rehab | Cleaning & Descaling
- Access Point Creation (If Required)
- Pipeline Rehabilitation & Access Point Restoration

### Stage 2 – Scheduling & Project Preparation Stage

- Site and Project Execution Plan Development
- Resource Planning & Material Ordering
- Shutdown/Disruption Planning (If Required)
- Project Launch Meeting

### Stage 4 – Post Project | QA/QC Review

- Post Rehabilitation Video Review
- Quality Assurance Checklist Completion
- Post-Project Wrap-Up Meeting
- Final Invoicing

## OUR PROPOSAL PROCESS & PRICING MODEL

We firmly believe in a comprehensive, transparent, up-front pricing process that heavily reduces the chances for change orders; because of this approach, our pricing is often elevated when compared to most pipeline rehabilitation providers because we are providing pricing to complete 100% of the project vs. attempting to buy your business with low entry pricing only to demand change orders once actively on the project.

Our pricing includes every variable considered for your specific project after we've conducted a comprehensive site review and collected or reviewed your pipeline condition assessment data. This allows us to quantify your project with extraordinary attention to detail.

We do not provide pricing on any project until we've directly performed a comprehensive condition assessment of your pipeline assets in question for rehabilitation or had the opportunity to review recent, previously collected data by another organization. Any contractor that is reputable and understands the specialized nature of advanced pipeline rehabilitation will not provide pricing without this comprehensive understanding, if they are willing to provide pricing, we would highly advise against usage of that contractor.

Our goal is to get it right the first time with complete understanding to your goals, budget, and site requirements. Our proposal process was designed to ensure maximum return on investment for every client while ensuring every variable is considered. After completing hundreds of projects across every industry sector for highly sensitive areas and clients, we know our proposal process allow for the best project outcome in our industry.

## GENERAL PROJECT TIMELINE

Pipeliners Pros mobilizes to begin most projects within 90 days of contract execution. This varies throughout the year, but in general, project execution typically begins in this range. We can appreciate the need to expedite a project based on degrading site or pipe conditions, and we do accommodate expedited scheduling when reasonable and appropriate.



# Project Scope of Work

## PROJECT SITE ADDRESS

692 SW Saint Margarets Street, Lake City, FL (City of Lake City Utilities Building)

## PIPE REHABILITATION PROJECT NOTES

**Location Within Site Address for Rehabilitation**

Multiple Roof Stacks

**Are New Access Points Required?**

None Expected

**Number of Pipe Segments for Rehabilitation**

8

**Total Estimated Footage for Rehabilitation**

275 Feet - Maximum

**Special Site Access/Security Requirements?**

No Known Special Conditions

**Unique Site Safety Protocols?**

None

## PIPELINER PROS - PREVIOUS CONDITION ASSESSMENT VIDEO LINK

<https://drive.google.com/drive/folders/1e4jiwkZ9GTZkxHAhW0Dy5vuAOeK1YDiF>

## DETAILED SUMMARY OF SCOPE OF WORK TO BE PERFORMED

Condition Assessment was completed by Pipeliner Pros on September 9th, 2024 determining (8) line segments in need of rehabilitation. In total (7) Roof Stacks were inspected, of which (6) were completely blocked requiring significant descaling and cleaning. All (7) Stacks are 2" in diameter and would need to be rehabilitated using a structural epoxy upon descaling and drying of the pipe segments.

In addition to the Roof Stacks, a 4" Cast Iron line from the Men's Restroom to the manhole at the exterior of the building is in need of immediate repair with UV-CIPP being the recommended rehabilitation method. As with the Roof Stacks, this line requires heavy descaling prior to rehabilitation.

Special Note: During rehabilitation, the Men's Restroom and associated line for rehabilitation and any line connecting to the 4" Cast Iron segment will be out of service for the entire day.

## PROJECT EXECUTION: PRE-REHABILITATION PIPE INSPECTION

While a Condition Assessment of your pipeline infrastructure was completed to quantify the pipe diameters, lengths, and access points to facilitate this proposal, as part of any pipeline rehabilitation project, there is a pre-inspection immediately before your pipe rehabilitation to validate installation parameters and a quality control mechanism.

Pipeliner Pros will complete in-pipe visual inspection utilizing CCTV camera systems; a digital copy of your pre-inspection videos will be provided after your project via our cloud platform.

# Project Scope of Work

## PROJECT EXECUTION: HYDRO-MECHANICAL PIPE PREPARATION

Before installation of any pipe rehabilitation products (UV CIPP or Epoxy Coating), Pipeliner Pros will perform a thorough but delicate cleaning of the pipe segments included within this rehabilitation proposal to restore original diameter and remove all possible debris without sacrificing or degrading the remaining structural integrity of each pipe segment. Cleaning methods may include mechanical tuberculation removal, high-pressure water jets, and a variety of milling machines depending on the severity of pipeline condition. Considerations to the likelihood/consequence of failure during the cleaning process will be taken into account to ensure maximum project success.

## PROJECT EXECUTION: PIPE REHABILITATION

Pipeliner Pros works diligently to exceed compliance requirements to ensure an appropriate lifetime rehabilitation solution is being provided to every client. All materials used by Pipeliner Pros meet or exceed the following code and compliance requirements:

- Florida Building Code Section 718.1 – Cured In Place Pipe Rehabilitation
- ASTM F1216 Standard Practice for Rehabilitation of Existing Pipelines
- ASTM F2019 Standard Practice for Rehabilitation of Existing Pipelines – UV Curing
- International Code Council (ICC) Section 718
- IAPMO Uniform Plumbing Code Section 715.3 – Cured In Place Pipe Rehabilitation

For your project, Pipeliner Pros will install the best available material system to meet the unique needs of your building/facility and associated pipe segment based on the usage purpose of your pipe system (sanitary sewer, stormwater, industrial processing, etc.) to meet all requirements. Pipeliner Pros, unless otherwise specified, utilizes the most advanced Ultra-Violet Curing technology that allows for rapid pipe rehabilitation that offers a full structural solution. Our design calculations always assume the existing pipe segment is at a state of full structural failure, meaning we install the strongest available material to ensure the longest available lifecycle of your newly rehabilitated pipe segments

A high-strength resin system designed for UV curing is impregnated into the core fiberglass reinforced material prior to liner installation into the pipeline segment. The liner system is installed into each pipe segment via a controlled air inversion to maintain appropriate pressures that ensure a tight fit to the the host pipe that eliminates gaps, cracks, and deficiencies in the host pipe including leaving minimal to no annular space between the host pipe and newly introduced liner system.

One the liner system is fully inverted, our UV Curing System will be introduced to the pipe allowing for a full under pressure camera inspection to ensure the liner system is properly placed prior to beginning the visually assisted and controlled curing process. Once engaged, our Cure-On-Demand system cures the liner system at a rate of 0.5 feet to 2.0 feet per minute depending on pipe diameter and material specifications. Once cured, the existing pipe segment can be immediately returned to service providing minimal service and operational disruptions to your building/facility.



# CONDITION ASSESSMENT REPORT

**COMPANY NAME** City of Lake City  
**SITE OR BUILDING NAME** 692 SW Saint Margarets St. Lake City FL  
**ASSESSMENT DATE** 9/9/24

**PROJECT TITLE** 692 SW Saint Margarets St. Lake City FL  
**PROJECT MANAGER** BRETT KONCHAK  
**REPORT DATE** 9/9/24

ASSET NUMBER	LOCATION AND/OR ACCESS POINT	SIZE OF PIPE	LENGTH SURVEYED	MATERIAL	PIPELINE SEVERITY SCORE						REHAB REQUIRED		SPECIAL NOTES		NOTES
					1	2	3	4	5	N/A	NO	YES	NO	YES	
1	ROOF	2"	14.00	Cast Iron					x			x		x	Vent Stack Completely Blocked with Rust Plug from Cast Iron Degradation
2	ROOF	2"	14.00	Cast Iron					x			x		x	Vent Stack Completely Blocked with Rust Plug from Cast Iron Degradation
3	ROOF	2"	14.00	Cast Iron					x			x		x	Vent Stack Completely Blocked with Rust Plug from Cast Iron Degradation
4	ROOF	2"	14.00	Cast Iron					x			x		x	Vent Stack Completely Blocked with Rust Plug from Cast Iron Degradation
5	ROOF	2"	14.00	Cast Iron					x			x		x	Vent Stack Completely Blocked with Rust Plug from Cast Iron Degradation
6	ROOF	2"	14.00	Cast Iron					x			x		x	Vent Stack Completely Blocked with Rust Plug from Cast Iron Degradation
7	ROOF	2"	19.00	Cast Iron					x			x		x	Vent Stack Almost Blocked with Rust Plug from Cast Iron Degradation
8	1ST FLOOR	4"	97.00	Cast Iron					x			x		x	Cast Iron requires rehab from Mens room toilet to Manhole.

**Condition Assessment Video & Photo Link:** <https://drive.google.com/drive/folders/1e4jwkZ9G1>

## Confidentiality of Report:

This report is confidential and for the sole and exclusive private use of the Company listed in its header. It may not be copied or disseminated to any party other than the Company for which it was prepared. Use of all information contained in the report is specifically restricted to the transaction for which the Condition Assessment Report was performed. Use of or reliance upon the report by other parties or for other transactions is strictly prohibited. No third party shall have any right arising from this contract or report and may not rely on the report. The Company agrees to indemnify, defend, and hold harmless Innovative Building Systems, LLC d/b/a Pipeliner Pros for all costs, expenses, legal fees, awards, settlements, and judgements in any legal proceeding brought by any third party who claims that representations made in such report and was damaged thereby. The Company's request that Innovative Building Systems, LLC d/b/a Pipeliner Pros release copies of the Condition Assessment RReport to any third party or the Company's release of copies to any third party shall be at the Copany's risk with respect to the contents of this paragraph.



888.804.PROS INFO@PIPELINERPROS.COM 3401 N MIAMI AVENUE, SUITE 230 MIAMI, FLORIDA 33127

End of Report

# EXHIBIT-NOT FOR EXECUTION

## FLORIDA-SPECIFIC COMPLIANCE RIDER

**THIS FLORIDA-SPECIFIC COMPLIANCE RIDER** ("Rider") is made as of this \_\_\_\_ day of July, 2025 ("Effective Date"), by and between the City of Lake City, a Florida municipal corporation (the "City"), and Insituform Technologies, LLC, a Delaware limited liability company (the "Contractor") (individually, each a "Party," and collectively, the "Parties").

### RECITALS

**WHEREAS**, the City has an ongoing need for certain trenchless rehabilitation and maintenance of pipeline infrastructure services (the "Services"); and

**WHEREAS**; the County of DuPage, Illinois negotiated a contract with the Contractor to provide the Services to the County of DuPage, Illinois pursuant to its RFP NO. 23-065-PW (the "DuPage RFP"); and

**WHEREAS**, the City will rely on the competitively solicited contract awarded for the Services by the County of DuPage, Illinois; and

**WHEREAS**, the Contractor and the City mutually desire to "piggyback" on the contract between the Contractor and the County of DuPage, Illinois and adopt its terms for the Contractor to provide to the City the Services on such terms and conditions as the Contractor has contracted with the County of DuPage, Illinois; and

**WHEREAS**, said contract between the Contractor and the County of DuPage, Illinois does not contain certain terms required by Florida Statute of contracts for services between the City and vendors; and

**WHEREAS**, the City and the Contractor desire to comply with Florida Statute and adopt the terms herein as a rider to the agreement of even date herewith between the Parties; now, therefore,

**IN CONSIDERATION** of the above recitals, the mutual covenants, agreements, terms and conditions herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby mutually acknowledged, the Parties agree as follows:

1. **Recitals.** The above-stated recitals are incorporated herein as material representations of the Party making such representations, and any terms set forth in such recitals are material terms of this Rider.
2. **Supplemental Terms and Conflicts.** The provisions of this Rider are supplemental to the agreement of even date herewith between the Parties for the Contractor to provide the Services to the City. To the extent of any conflict between the provisions of such agreement and this Rider, the terms of this Rider shall prevail.
3. **Public Records.** The Contractor shall generally comply with Florida's public records laws, and specifically the Contractor shall:
  - 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 or allow the 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 Rider and following completion of this Rider if the Contractor does not transfer the records to the City.
- d. Upon completion of this Rider, 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 Rider, 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 Rider, 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 the Contractor has questions regarding the application of Chapter 119, Florida Statutes, to the Contractor's duty to provide public records relating to this contract, contact the City's 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, Florida 32055.**

- 4. **E-Verify.** As a condition precedent to entering into this Rider, and in compliance with Section 448.095, Fla. Stat., the Contractor and its subcontractors shall, register with and use the E-Verify system to verify work authorization status of all employees hired after January 1, 2021.
  - a. The Contractor shall require each of its subcontractors to provide the Contractor with an affidavit stating that the subcontractor does not employ, contract with, or

subcontract with an unauthorized alien. The Contractor shall maintain a copy of the subcontractor's affidavit as part of and pursuant to the records retention requirements of this Rider.

- b. The City, the Contractor, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), Fla. Stat. or the provisions of this section shall terminate the contract with the person or entity.
- c. The City, upon good faith belief that a subcontractor knowingly violated the provisions of this section, but the Contractor otherwise complied, shall promptly notify the Contractor and the Contractor shall immediately terminate the contract with the subcontractor.
- d. A contract terminated under the provisions of this section is not a breach of contract and may not be considered such. Any contract termination under the provisions of this section may be challenged pursuant to Section 448.095(2)(d), Fla. Stat. The Contractor acknowledges that upon termination of this Rider by the City for a violation of this section by the Contractor, the Contractor may not be awarded a public contract for at least one (1) year. The Contractor further acknowledges the Contractor is liable for any additional costs incurred by the City as a result of termination of any contract for a violation of this section.
- e. The Contractor or subcontractor shall insert in any subcontracts the clauses set forth in this section, including this subsection, requiring the subcontractors to include these clauses in any lower tier subcontracts. The Contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the clauses set forth in this section.

IN WITNESS WHEREOF, the Parties hereto have executed this Rider the day and year first written.



Insituform Technologies, LLC

By Diane Partridge,  
its Contracting and Attesting Officer

BY THE MAYOR OF THE CITY OF LAKE CITY,  
FLORIDA

\_\_\_\_\_  
Noah Walker, Mayor

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

\_\_\_\_\_  
Audrey Sikes, City Clerk

APPROVED AS TO FORM AND LEGALITY:

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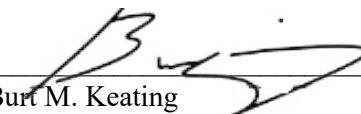
Clay Martin, City Attorney

**INSITUFORM TECHNOLOGIES, LLC**  
**PRESIDENT APPOINTMENT OF**  
**CONTRACTING AND ATTESTING OFFICERS**

The undersigned, being the President of Insituform Technologies, LLC, a Delaware Limited Liability Company (the "Company"), and pursuant to the authority set forth in the Limited Liability Company Operating Agreement of the Company, hereby determines that:

1. Christlanda Adkins, Janet Hass, Diane Partridge, Whittney Schulte, Ursula Youngblood and Patrizia Sordillo are appointed as Contracting and Attesting Officers of the Company, each with the authority, individually and in the absence of the others, subject to the control of the Board of Managers of the Company, to: (i) certify and attest to the signature of any officer of the Company; (ii) enter into and bind the Company to perform pipeline rehabilitation activities of the Company and all matters related thereto, including the maintenance of one or more offices and facilities of the Company; (iii) execute and to deliver documents on behalf of the Company; and (iv) take such other action as is or may be necessary and appropriate to carry out the project, activities and work of the Company.
2. Any person previously appointed or serving as a Contracting and Attesting Officer of the Company prior to the date hereof and who is not named above is hereby removed from any such appointment.

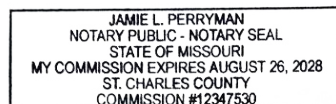
Dated: March 04, 2025


  
\_\_\_\_\_  
Burt M. Keating  
President

STATE OF MISSOURI     )  
                                      )  
COUNTY OF ST. LOUIS    )

On this 4<sup>th</sup> day of March, 2025, before me, the undersigned notary public, personally appeared Burt M. Keating, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



  
\_\_\_\_\_  
Jamie L. Perryman, Notary





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Limited Liability Company  
INSITUFORM TECHNOLOGIES, LLC

### Filing Information

<b>Document Number</b>	M12000000304
<b>FEI/EIN Number</b>	13-3032158
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<b>Status</b>	ACTIVE
<b>Last Event</b>	LC STMNT OF RA/RO CHG
<b>Event Date Filed</b>	02/19/2024
<b>Event Effective Date</b>	NONE

### Principal Address

580 GODDARD AVE.  
CHESTERFIELD, MO 33005

Changed: 02/19/2024

### Mailing Address

580 GODDARD AVE.  
CHESTERFIELD, MO 33005

Changed: 02/19/2024

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

Name Changed: 02/19/2024

Address Changed: 02/19/2024

### Authorized Person(s) Detail

#### **Name & Address**

Title President & Chief Operating Officer

Keating, Burton  
580 Goddard Avenue  
Chesterfield, MO 63005

Title Senior Vice President, Secretary

Schoenekase, Daniel  
580 Goddard Avenue  
Chesterfield, MO 63005

Title VP, Manager, Authorized Representative

Awalt, Joseph  
580 Goddard Avenue  
Chesterfield, MO 63005

Title Contracting and Attesting Officer

Partridge, Diane  
580 Goddard Avenue  
Chesterfield, MO 63005

Title Sr. Vice President & Treasurer

Hake, Donald E  
580 Goddard Avenue  
Chesterfield, MO 63005

Title Sr. Vice President

Heggemann, John L  
580 Goddard Avenue  
Chesterfield, MO 63005

Title Senior Vice President, General Manager

Welsh, Kendall  
580 Goddard Avenue  
Chesterfield, MO 63005

Title Contracting and Attesting Officer

Schulte, Whitney  
580 Goddard Avenue  
Chesterfield, MO 63005

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	02/02/2023
2024	03/07/2024

EXHIBIT-NOT FOR EXECUTION

**Document Images**

<a href="#">03/05/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/07/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/19/2024 -- CORLCRACHG</a>	View image in PDF format
<a href="#">12/04/2023 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/02/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">11/08/2022 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
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<a href="#">01/30/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/18/2012 -- Foreign Limited</a>	View image in PDF format

**File Attachments for Item:**

10. Discussion - Richardson Community Center Budget Proposal (Council Member Chevella Young)

## RICHARDSON COMMUNITY CENTER PF PROGRAMS

Football Leagues-September through November

Basketball Leagues-December through March

Basketball-Goodwill Games-June

Summer Camp-June, July

Cornhole

Pickleball

Volleyball Leagues-New Program

Egaming-5 stations used daily during summer.

Egaming-5 stations League play. Ongoing.

Adult Education

### Partnerships

Back to school program-Northstar

Toys for Tots-December-Northstar

Healthfair-Northstar

Cheerleading-RCC Cheer

Feed the Community-Tommy and Loretta Reed

Richardson Alumni-Reunion

Bingo-Wednesday mornings-open to the community

New Pickleball courts outside.

### Future Programs

Lifeskill programs-Elementary school

Cooking programs

# RICHARDSON COMMUNITY CENTER PROGRAMS-2025-2026

## Summer Camp

50 students

Program Management	\$ 33,875.00
Program and Activity Costs	\$ 8,800.00
Food and Supplies	\$ 3,500.00
Marketing and Admin.	<u>\$ 2,000.00</u>
	\$ 48,175.00

## Football

Program Management	\$ 24,646.25
Insurance	\$ 5,273.16
Supplies	\$ 6,176.09
Draft, Banquet	<u>\$ 6,400.00</u>
	\$ 42,495.50

## Basketball

Reg. Season

Program Management	\$ 8,065.75
T-shirts	\$ 1,506.62
Basketballs	\$ 500.00
Insurance	<u>\$ 800.00</u>
	\$ 10,872.37

Total

**\$ 101,542.37**

## RICHARDSON COMMUNITY CENTER RECREATION 2025-2026

<b><u>Summer Camp</u></b>	50 students	\$48,175.00
Registration-\$350.00 per child		
Program and Activity Costs		Gun violence awareness
Food and Supplies		Arts and crafts
Marketing and Admin.		Sewing/crafts
Bus Driver and Field Trips		STEM Programs
<b>Football</b>		\$ 42,495.00
Registration-\$50.00 per child		
Insurance		Referees
Supplies		Police
Draft, Banquet		Announcer
Coaches-volunteer		Clock/Gate
<b>Basketball</b>		\$10,872.37
Registration-\$40.00 per child		
T-shirts		Referees
Basketballs		Clock/Books
Insurance		
Coaches-volunteer		
<b>Total</b>		\$101,542.37

**File Attachments for Item:**

11. Discussion and Possible Action - Designation of Florida League of Cities Voting Delegate  
(Mayor Noah Walker)

The Florida League of Cities Annual Conference will be held in Orlando, Florida from August 14, 2025 through August 16, 2025. It is important for each municipality to designate one official as "voting delegate" to participate in voting at the Annual Business Meeting which will be held on Saturday, August 16, 2025 at 9:00 AM.





To: Key Official

From: Eryn Russell, Florida League of Cities

Date: June 17, 2025

Subject: 2025 Annual Conference Voting Delegate Information

The Florida League of Cities Annual Conference will be held at the Signia by Hilton Orlando Bonnet Creek in Orlando, Florida, from August 14-16, 2025. This conference will provide valuable educational opportunities to help Florida's municipal officials serve their citizenry more effectively.

We ask that each member municipality sending delegates to the Annual Conference **designate one elected official to serve as its Voting Delegate** and cast the municipality's votes at the Annual Business Meeting which will be held on **Saturday, August 16, 2025**. The Voting Delegate designated by each municipality will vote on all official business matters brought before the League membership and requiring a vote during the Business Meeting. Matters such as the election of League leadership, adoption of resolutions and any other official business matters affecting the League may be voted on during the Business Meeting.

In accordance with the League's by-laws, the number of votes allocated to each municipality is determined based upon population. The League will use the latest Florida Estimates of Population as published by the University of Florida, Bureau of Economic and Business Research.

Annual Conference registration materials were sent to each municipality via the League's e-newsletter and are available online at [flcities.com](http://flcities.com).

If you have any questions about voting delegates, please email [erussell@flcities.com](mailto:erussell@flcities.com).  
**Voting delegate forms must be received by the League no later than July 31, 2025.**

Attachments: Form Designating Voting Delegate



**2025 Annual Conference  
Florida League of Cities, Inc.  
August 14-16, 2025  
Orlando, Florida**

It is important that each member municipality sending delegates to the Annual Conference of the Florida League of Cities designate one of its elected officials to cast the municipality's votes at the Annual Business Meeting. League By-Laws require each municipality to select one person to serve as the municipality's Voting Delegate.

*Municipalities do not need to adopt a resolution to designate a voting delegate.* Instead, please fill out this form and return it to the League office so that your voting delegate may be properly identified. **Voting delegate forms must be received by the League no later than July 31, 2025.**

Designation of Voting Delegate

Name of Voting Delegate: \_\_\_\_\_

Title: \_\_\_\_\_

Delegate Email: \_\_\_\_\_

Municipality of: \_\_\_\_\_

AUTHORIZED BY:

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

*Return this form to:*

Eryn Russell  
Florida League of Cities, Inc.  
Post Office Box 1757  
Tallahassee, FL 32302-1757  
Email: [erussell@flcities.com](mailto:erussell@flcities.com)

**File Attachments for Item:**

12. For Informational Purposes Only: City Projects and Activities Report - July 2025



## **City of Lake City, Florida**

### ***City Projects and Activities Report***

**July 2025**

#### ***Introduction***

This report provides an overview of key city projects and activities currently underway in the City of Lake City. It is intended to inform the Mayor and Council about the status of each initiative, summarize significant milestones, and highlight ongoing efforts across municipal departments.

#### ***City Hall Facade Restoration (FY25 Grant Not Selected)***

The Finance Department submitted an application to the Florida Department of State's Special Category grant program, seeking funding for the restoration of the historic 1911 City Hall. The project includes reinforcing the brick façade, restoring window openings, and correcting flooring discrepancies. Although the grant application scored 89.2/100 and ranked 23rd of 54, legislative approval for \$964,000 in funding is pending. A 25% match (\$250,000) is required.

#### ***Gwen Lake Restoration***

This project addresses ecological restoration and drainage improvements. Four Waters Engineering, Inc. is managing design and permitting. Modeling is nearly complete, with a conceptual design phase set to commence following a review meeting. Coordination with SRWMD is ongoing, with updates presented to the Council in April.

#### ***Enclaves and Annexations***

The City is working with Columbia County to draft an interlocal agreement for resolving enclave boundaries. Legal and growth management teams are currently preparing the document.

### ***Wilson Park Amphitheater (CDBG #22DB-C04)***

This revitalization project supports downtown beautification and the development of entertainment. Total grant and matching funds: \$950,000. Only one proposal was received—substantially over budget. A petition for additional funding is being prepared in consultation with Florida Commerce.

### ***Skate Park / Youngs Park Master Plan***

Public feedback was collected at the February Planning & Zoning meeting. The expanded scope includes all recreational amenities. Citizens recommended removing the RC track and avoiding turf installations.

### ***Sallie Jerry Park Master Plan***

The City is using eminent domain to secure land for parking expansion. A master plan will be presented at an upcoming community workshop.

### ***Woman's Club Building***

Structural issues were discovered during renovations. Council held a workshop on July 7 and expressed willingness to deed the property back to the Women's Club, pending their acceptance.

### ***SR 47 Infrastructure Extensions***

Work began on February 18, 2025. Initially scheduled for 150 days, the project has received a 90-day extension to accommodate unforeseen delays.

### ***Mariah Memorial Sign***

In accordance with Resolution 2023-116, a street sign honoring Mariah Reginae Smith is expected to be delivered by July 10, 2025.

### ***Street Lighting Improvements***

City staff and FPL representatives conducted joint inspections to address lighting deficiencies. Public education on reporting outages is ongoing, and corrections to mapping errors are in progress.

### ***Cleopatra Steele Road Memorialization***

In response to Resolution 2025-010, Public Works completed the installation of commemorative signage for Apostle Steele.

### ***Casey Jones RV Park Septic-to-Sewer Project***

This FDEP-funded project will decommission 18 septic systems and connect the park to the city's wastewater infrastructure. Engineering is complete; proposals are due by July 16, 2025.

### ***Legislative Appropriations***

New City Hall Complex: Request for \$13.4 million with a \$1.6 million City match.

Fire Engine Replacement: Request for \$900,000 to replace a 14-year-old frontline engine.

> Copies of both requests have been forwarded to Sunrise Consulting Group.

### ***Council Chamber Audio Upgrades***

Audio enhancements for virtual meetings have been completed.

### ***NFMIP Potable Water Master Meter (Interlocal Agreement)***

Installation and operation of a master meter are complete. The agreement includes a county commitment to annex adjacent lands into the city of Lake City.

### ***North Hangar and Taxi Lanes***

The FAA and FDOT approved FY2025 AIP funding for the design and construction of hangars and taxi lanes. Gray Construction Services, Inc. has been awarded the contract.

### ***Air Methods***

Air Methods has submitted a Letter of Intent for a five-year lease term (with a five-year renewal option) for establishing a medical air base at Lake City Gateway Airport. This process is complete.

### ***FHP Lease Extension***

The Department of Highway and Motor Vehicle Safety's airport lease is currently on a month-to-month basis. An appraisal is underway to guide extension negotiations.

### ***City Policies***

The administration is actively reviewing and consolidating several policy areas:

- Use of City property by third parties
- Street naming and memorialization procedures
- Code enforcement lien forgiveness
- Ordinance updates under legal review

### ***City Hall Feasibility Study***

Completed in collaboration with Brame Heck Architects. The study supports long-term consolidation of administrative departments into a modern facility.

### ***City Hall 1st Floor Remodel***

Renovations to the City Hall lobby and first floor are complete.

### ***Community Garden Project***

The City is preparing a procurement solicitation to engage a nonprofit to manage a new community teaching garden.

### ***Leisure Lane Water Main Extension***

Task assignment to extend a water main along Leisure Drive and Wren Ct into a residential area from the existing water main in SR247.

### ***Crosswinds Subdivision***

The city is extending the water main and the gravity sewer main into the Crosswinds Subdivision. The project is at 90% completion.

### ***Grant Activity Summary***

#### **Grant Applications Prepared**

SAFER Grant (FEMA):

Prepared and submitted a grant application requesting \$746,590 to support the hiring of three new firefighters over a three-year period.

Water Quality Improvement Grants (FDEP):

Bascom Norris Septic-to-Sewer Project: Application prepared for \$4,450,000.

Bell Road Septic-to-Sewer Project: Application prepared for \$4,770,000.

Turkey Creek Septic-to-Sewer Project: Application prepared for \$3,210,000.

Resilient Florida Grant (FDEP):

Prepared an application for funding a Flood Vulnerability Assessment.

#### **Grant Reimbursements Received**

Florida Department of Financial Services (FDFS):

\$231,909.47 for the Lake City Fire Department HVAC and Generator Project

Florida Department of Transportation (FDOT):

\$33,390.00 for the Airport Industrial Loop Drainage Project

\$6,007.50 for the South Airfield Drainage Project

\$77,731.93 for the Airport Hangar Project

Federal Aviation Administration (FAA):

\$54,067.50 for the South Airfield Drainage Project



**File Attachments for Item:**

13. Discussion and Possible Action - Staff recommendation to approve proposed FY25/26 "Tentative Millage Rate" to the Columbia County Tax Appraiser for Truth in Millage (TRIM) Notice advertisement to property owners for the City's Tentative Budget Hearing (City Manager Don Rosenthal and Finance Director Angie Taylor Moore)



**Agenda Item: Consideration of Proposed Millage Rate for FY 2025–2026**

As part of the Truth in Millage (TRIM) process and in preparation for the upcoming fiscal year, the City must establish a proposed millage rate to be reported to the Property Appraiser. The selected rate will also be used for public noticing and budget development purposes.

**Millage Rate Options:**

The following three millage rate options are presented for consideration. Each reflects a different fiscal approach and revenue outcome based on the City's certified taxable value.

Millage Rate	Description	Estimated Ad Valorem Revenue
4.9000	Current Millage Rate	\$5,491,910
5.5002	Maximum Millage Rate	\$6,164,614
4.6626	Rolled-Back Rate	\$5,225,833

**Comparative Analysis of Millage Rates and Ad Valorem Revenue**

In the Fiscal Year 2025 budget, the City adopted a millage rate of 4.9000 mills, which generated approximately \$5,190,782 in Ad Valorem tax revenue.

For Fiscal Year 2026, three millage rate options are under consideration:

- Maintaining the current rate of 4.9000 mills would result in an estimated revenue of \$5,491,910, reflecting an increase of approximately \$301,128 over the prior year, due to growth in the taxable value base.
- Adopting the maximum rate of 5.5002 mills would generate approximately \$6,164,614, an increase of \$973,832 compared to the current revenue, providing the greatest budgetary flexibility.

- Setting the rate at the rolled-back rate of 4.6626 mills would yield approximately \$5,225,833, a modest increase of \$35,051 over the prior year's revenue, while effectively keeping tax bills at the same level for existing properties.

This comparison illustrates how each proposed rate impacts projected revenue and informs the City's capacity to address service needs, capital priorities, and long-term financial planning.

**Recommendation:**

Staff recommends that Council review the proposed options and select a tentative millage rate to be included in the TRIM notification.

**PLEASE NOTE: This rate can be lowered at future budget hearings, but cannot be increased.**



# CERTIFICATION OF TAXABLE VALUE

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


Year : 2025	County : Columbia
Principal Authority : City of Lake City	Taxing Authority : City of Lake City - Operating

## SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	920,719,373	(1)
2.	Current year taxable value of personal property for operating purposes	\$	257,633,096	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	\$	1,434,928	(3)
4.	Current year gross taxable value for operating purposes <i>(Line 1 plus Line 2 plus Line 3)</i>	\$	1,179,787,397	(4)
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	\$	9,515,421	(5)
6.	Current year adjusted taxable value <i>(Line 4 minus Line 5)</i>	\$	1,170,271,976	(6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	\$	1,113,571,550	(7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Number 3 (8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, <i>Certification of Voted Debt Millage</i> forms attached. If none, enter 0	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Number 0 (9)
SIGN HERE	<b>Property Appraiser Certification</b>		I certify the taxable values above are correct to the best of my knowledge.	
	Signature of Property Appraiser: Electronically Certified by Property Appraiser		Date : 6/25/2025 1:35:22 PM	

## SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.				
10.	Prior year operating millage levy <i>(If prior year millage was adjusted then use adjusted millage from Form DR-422)</i>		4.9000 per \$1,000	(10)
11.	Prior year ad valorem proceeds <i>(Line 7 multiplied by Line 10, divided by 1,000)</i>	\$	5,456,501	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value <i>(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)</i>	\$	-0-	(12)
13.	Adjusted prior year ad valorem proceeds <i>(Line 11 minus Line 12)</i>	\$	5,456,501	(13)
14.	Dedicated increment value, if any <i>(Sum of either Line 6b or Line 7e for all DR-420TIF forms)</i>	\$	-0-	(14)
15.	Adjusted current year taxable value <i>(Line 6 minus Line 14)</i>	\$	1,170,271,976	(15)
16.	Current year rolled-back rate <i>(Line 13 divided by Line 15, multiplied by 1,000)</i>		4.6626 per \$1000	(16)
17.	Current year proposed operating millage rate		4.9000 per \$1000	(17)
18.	Total taxes to be levied at proposed millage rate <i>(Line 17 multiplied by Line 4, divided by 1,000)</i>	\$	5,780,958	(18)

19.	TYPE of principal authority (check one)	<input type="checkbox"/> County	<input type="checkbox"/> Independent Special District	(19)
		<input checked="" type="checkbox"/> Municipality	<input type="checkbox"/> Water Management District	
20.	Applicable taxing authority (check one)	<input checked="" type="checkbox"/> Principal Authority	<input type="checkbox"/> Dependent Special District	(20)
		<input type="checkbox"/> MSTU	<input type="checkbox"/> Water Management District Basin	
21.	Is millage levied in more than one county? (check one)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(21)
<b>DEPENDENT SPECIAL DISTRICTS AND MSTUs</b>			<b>STOP HERE - SIGN AND SUBMIT</b>	
22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. <i>(The sum of Line 13 from all DR-420 forms)</i>		\$ 5,456,501	(22)
23.	Current year aggregate rolled-back rate <i>(Line 22 divided by Line 15, multiplied by 1,000)</i>		4.6626 per \$1,000	(23)
24.	Current year aggregate rolled-back taxes <i>(Line 4 multiplied by Line 23, divided by 1,000)</i>		\$ 5,500,877	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. <i>(The sum of Line 18 from all DR-420 forms)</i>		\$ 5,780,958	(25)
26.	Current year proposed aggregate millage rate <i>(Line 25 divided by Line 4, multiplied by 1,000)</i>		4.9000 per \$1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate <i>(Line 26 divided by Line 23, <b>minus 1</b>, multiplied by 100)</i>		5.09 %	(27)
<b>First public budget hearing</b>		Date :	Time :	Place :
SIGN HERE	<b>Taxing Authority Certification</b>	I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.		
	Signature of Chief Administrative Officer :		Date :	
	Title :		Contact Name and Contact Title :	
	Mailing Address :		Physical Address :	
	City, State, Zip :		Phone Number :	Fax Number :

Current millage rate 4.9000 = \$5,780,958 x 95% = \$5,491,910

Instructions on page 3

# CERTIFICATION OF TAXABLE VALUE INSTRUCTIONS

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

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

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

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

## Section I: Property Appraiser

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

### Line 8

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

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

### Line 9

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

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

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

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

## Section II: Taxing Authority

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

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

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

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

### Lines 12 and 14

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

### Line 24

Include only those levies derived from millage rates.



# CERTIFICATION OF TAXABLE VALUE

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


Year : 2025	County : Columbia
Principal Authority : City of Lake City	Taxing Authority : City of Lake City - Operating

## SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	920,719,373	(1)	
2.	Current year taxable value of personal property for operating purposes	\$	257,633,096	(2)	
3.	Current year taxable value of centrally assessed property for operating purposes	\$	1,434,928	(3)	
4.	Current year gross taxable value for operating purposes <i>(Line 1 plus Line 2 plus Line 3)</i>	\$	1,179,787,397	(4)	
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	\$	9,515,421	(5)	
6.	Current year adjusted taxable value <i>(Line 4 minus Line 5)</i>	\$	1,170,271,976	(6)	
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	\$	1,113,571,550	(7)	
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Number 3	(8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, <i>Certification of Voted Debt Millage</i> forms attached. If none, enter 0	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Number 0	(9)
SIGN HERE	<b>Property Appraiser Certification</b>		I certify the taxable values above are correct to the best of my knowledge.		
	Signature of Property Appraiser: Electronically Certified by Property Appraiser		Date : 6/25/2025 1:35:22 PM		

## SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.				
10.	Prior year operating millage levy <i>(If prior year millage was adjusted then use adjusted millage from Form DR-422)</i>		4.9000 per \$1,000	(10)
11.	Prior year ad valorem proceeds <i>(Line 7 multiplied by Line 10, divided by 1,000)</i>	\$	5,456,501	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value <i>(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)</i>	\$	-0-	(12)
13.	Adjusted prior year ad valorem proceeds <i>(Line 11 minus Line 12)</i>	\$	5,456,501	(13)
14.	Dedicated increment value, if any <i>(Sum of either Line 6b or Line 7e for all DR-420TIF forms)</i>	\$	-0-	(14)
15.	Adjusted current year taxable value <i>(Line 6 minus Line 14)</i>	\$	1,170,271,976	(15)
16.	Current year rolled-back rate <i>(Line 13 divided by Line 15, multiplied by 1,000)</i>		4.6626 per \$1000	(16)
17.	Current year proposed operating millage rate		5.5002 per \$1000	(17)
18.	Total taxes to be levied at proposed millage rate <i>(Line 17 multiplied by Line 4, divided by 1,000)</i>	\$	6,489,067	(18)

19.	TYPE of principal authority (check one)	<input type="checkbox"/> County	<input type="checkbox"/> Independent Special District	(19)
		<input checked="" type="checkbox"/> Municipality	<input type="checkbox"/> Water Management District	
20.	Applicable taxing authority (check one)	<input checked="" type="checkbox"/> Principal Authority	<input type="checkbox"/> Dependent Special District	(20)
		<input type="checkbox"/> MSTU	<input type="checkbox"/> Water Management District Basin	
21.	Is millage levied in more than one county? (check one)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(21)
<b>DEPENDENT SPECIAL DISTRICTS AND MSTUs</b>			<b>STOP HERE - SIGN AND SUBMIT</b>	
22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. <i>(The sum of Line 13 from all DR-420 forms)</i>	\$	5,456,501	(22)
23.	Current year aggregate rolled-back rate <i>(Line 22 divided by Line 15, multiplied by 1,000)</i>		4.6626 per \$1,000	(23)
24.	Current year aggregate rolled-back taxes <i>(Line 4 multiplied by Line 23, divided by 1,000)</i>	\$	5,500,877	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. <i>(The sum of Line 18 from all DR-420 forms)</i>	\$	6,489,067	(25)
26.	Current year proposed aggregate millage rate <i>(Line 25 divided by Line 4, multiplied by 1,000)</i>		5.5002 per \$1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate <i>(Line 26 divided by Line 23, <b>minus 1</b>, multiplied by 100)</i>		17.96 %	(27)
<b>First public budget hearing</b>		Date :	Time :	Place :
SIGN HERE	<b>Taxing Authority Certification</b>		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.	
	Signature of Chief Administrative Officer :			Date :
	Title :		Contact Name and Contact Title :	
	Mailing Address :		Physical Address :	
	City, State, Zip :		Phone Number :	Fax Number :

Maximum Millage Rate 5.5002 = \$6,489,067 x 95% = \$6,164,614

Instructions on page 3



# CERTIFICATION OF TAXABLE VALUE INSTRUCTIONS

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### Line 8

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

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

### Line 9

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

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

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

## Section II: Taxing Authority

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

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- All members of its governing body are appointed by the governing body of a single county or a single municipality.
- During their unexpired terms, members of the special district's governing body are subject to removal at will by the governing body of a single county or a single municipality.
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### Lines 12 and 14

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

### Line 24

Include only those levies derived from millage rates.



# CERTIFICATION OF TAXABLE VALUE

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


Year : 2025	County : Columbia
Principal Authority : City of Lake City	Taxing Authority : City of Lake City - Operating

## SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$	920,719,373	(1)	
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8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	Number 3	(8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, <i>Certification of Voted Debt Millage</i> forms attached. If none, enter 0	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	Number 0	(9)
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	Signature of Property Appraiser: Electronically Certified by Property Appraiser		Date : 6/25/2025 1:35:22 PM		

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13.	Adjusted prior year ad valorem proceeds <i>(Line 11 minus Line 12)</i>	\$	5,456,501	(13)
14.	Dedicated increment value, if any <i>(Sum of either Line 6b or Line 7e for all DR-420TIF forms)</i>	\$	-0-	(14)
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19.	TYPE of principal authority (check one)	<input type="checkbox"/> County	<input type="checkbox"/> Independent Special District	(19)
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20.	Applicable taxing authority (check one)	<input checked="" type="checkbox"/> Principal Authority	<input type="checkbox"/> Dependent Special District	(20)
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21.	Is millage levied in more than one county? (check one)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(21)
<b>DEPENDENT SPECIAL DISTRICTS AND MSTUs</b>			<b>STOP HERE - SIGN AND SUBMIT</b>	
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26.	Current year proposed aggregate millage rate <i>(Line 25 divided by Line 4, multiplied by 1,000)</i>	4.6626 per \$1,000		(26)
27.	Current year proposed rate as a percent change of rolled-back rate <i>(Line 26 divided by Line 23, <b>minus 1</b>, multiplied by 100)</i>	-0- %		(27)
<b>First public budget hearing</b>		Date :	Time :	Place :
SIGN HERE	<b>Taxing Authority Certification</b>		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.	
	Signature of Chief Administrative Officer :			Date :
	Title :		Contact Name and Contact Title :	
	Mailing Address :		Physical Address :	
	City, State, Zip :		Phone Number :	Fax Number :

Rolled-back Rate 4.6626 mils \$5,500,877 x 95% = \$5,225,833

Instructions on page 3

# CERTIFICATION OF TAXABLE VALUE INSTRUCTIONS

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### Line 8

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

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

### Line 9

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

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

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

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- The membership of its governing body is identical to that of the governing body of a single county or a single municipality.
- All members of its governing body are appointed by the governing body of a single county or a single municipality.
- During their unexpired terms, members of the special district's governing body are subject to removal at will by the governing body of a single county or a single municipality.
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“Independent special district” (ss. 200.001(8)(e) and 189.403 (3), F.S.) means a special district that is not a dependent special district as defined above. A district that includes more than one county is an independent special district unless the district lies wholly within the boundaries of a single municipality.

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

### Lines 12 and 14

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

### Line 24

Include only those levies derived from millage rates.

**File Attachments for Item:**

14. Discussion and Possible Action - Staff recommendation to approve the TRIM schedule for FY25/26 (City Manager Don Rosenthal and Finance Director Angie Taylor Moore)



*205 N. Marion Ave.  
Lake City, FL 32055*

## 2025-2026 BUDGET PLANNING CALENDAR

### City of Lake City Workshop and Public Hearings

DATE	TIME	DESCRIPTION	TRIM CALENDAR ITEM
July 21, 2025 - Monday	6:00 PM	Council Meeting	Council Approval of Proposed Millage Rate for TRIM Notice Requirements, Consider/Approve FY 25/26 TRIM Schedule <b>Presentation of Fire Assessment Study</b>
August 7, 2025 - Thursday	6:00 PM	<b>Special Council Meeting</b>	Preliminary Resolution for Non-Ad Valorem Fire Assessment
August 9, 2025 - Saturday			Publish advertisement "Notice of Hearing of Proposed Rates for Fire Protection Special Assessment"
August 11, 2025 – Monday	5:00 PM	Budget Workshop	Workshop – Capital & Community Projects
August 11, 2025 - Monday			Mailing of notices by Benesch
August 13, 2025 - Wednesday			Backup publish date
September 2, 2025 – Tuesday	6:00 PM	Council Meeting	Tentative TRIM/ Budget Hearing/Public Hearing to adopt Annual Resolution Approving Final Assessment Roll for Non-Ad Valorem Fire Assessment
September 11, 2025 - Thursday			Publish Advertisement – Millage and Budget
September 12, 2025 – Friday		NO LATER THAN	Certify Fire Assessment Roll to County Tax Collector
September 15, 2025 - Monday	6:00 PM	Council Meeting	FY 2025-2026 Final Trim/Budget Hearing

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