

**Citizen Charter Review Committee
January 8, 2026
11:30 a.m. – 1:30 p.m.
Leon County Main Library
Programming Room**

The Leon County 2025-2026 Citizen Charter Review Committee (CCRC) met on January 8, 2026, at 11:30 a.m. in the Leon County Main Library with Committee members Mary Ann Lindley, Chauncy Haynes, Darryl Jones, Henry Lewis, III, Bruce Strouble, Jr., Howard Kessler, Ryan Ray, Anita Favors, Barry Wilcox, Katrina Tuggerson, Temple Robinson, Max Herrle, Shamarial Roberson, Heidi Otway, and Jarrett Terry in attendance. Also present were County Administrator Vincent Long, Assistant County Administrator Shington Lamy, County Attorney Chasity O'Steen, Assistant to the County Administrator for Legislative and Strategic Initiatives Nicki Hatch, Director of the Office of Human Services and Community Partnerships Abby Thomas, Management Analyst Cameron Williams, and Clerks to the Board, Beryl Wood and Daniel J. Antonaccio.

Absent Members: Joey Davis, Linda Bond Edwards, Liz Ellis, Slaton Murray, Sean Pittman and William Smith.

Call to Order and Opening Mary Ann Lindley, Chair

Chair Lindley called the meeting to order at 11:30 a.m.

Consent:

Ryan Ray moved, seconded by Bruce Strouble, Jr., to approve the consent agenda as presented.

The motion carried 15 – 0 with Committee Members Joey Davis, Linda Bond Edwards, Liz Ellis, Slaton Murray, Sean Pittman and William Smith not present.

Approval of December 18, 2025 Meeting Minutes

Receipt & File of Written Public Comments

Public Comment:

- Melanie Andrade Williams, 3349 Argonaut Drive, addressed the Committee to advocate for a medical debt relief initiative. She proposed a one-time \$500,000 investment to eliminate approximately \$50 million in medical debt for county residents, citing a similar program in Orange County. Additionally, she urged the Committee to require the continued existence of an Affordable Housing Trust Fund, prioritizing affordable rental housing.
- Stanley Sims, 1420 Avondale Way, asked that the Committee discuss possibilities for recalling elected officials.

General Business:

**Committee Discussion on Proposed Charter Amendments
(Final Opportunity for Introduction of New Proposals)**

Nicki Hatch shared that this would be the final opportunity for the introduction of new proposals for charter amendments. She provided a recap of the two-step process to introduce charter amendment proposals. Members first presented broad concepts to be added to the list of proposals. Once listed, proposing members had the opportunity to briefly explain their proposal

and answer any questions before the committee vote on whether to have staff bring back additional analysis on the proposal. She also noted that if a member has more than one idea, then the order in which all of the ideas are considered will be handled as it has been previously with each member explaining one idea at a time in a round-robin fashion.

Chair Lindley welcomed members to offer additional charter amendment proposals to be added to the list for consideration by the Committee.

The list of proposals previously raised during the CCRC's 2025 meetings include:

1. Establishment of an Office of Inspector General, Proposed by Howard Kessler.
 - a. *Advanced for analysis at the November 20, 2025 meeting.*
2. Voting Threshold to Select or Terminate the County Administrator, Proposed by Max Herrle.
 - a. *Not advanced for analysis at the November 20, 2025 meeting.*
3. County Commission Compensation, Proposed by Max Herrle.
 - a. *Not advanced for analysis at the December 4, 2025 meeting.*
4. Funding Mechanism for Affordable Housing, Proposed by Max Herrle.
 - a. *Advanced for analysis at the December 4, 2025 meeting.*
 - b. *Advanced to Decision Agenda meeting (to consider ballot language) at January 8, 2026 meeting.*
5. Funding Mechanism for Fire Services, Proposed by Max Herrle.
 - a. *Not advanced for analysis at the December 4, 2025 meeting.*
6. Leon County Bill of Rights, Proposed by Max Herrle.
 - a. *Advanced for analysis at the December 4, 2025 meeting.*
7. Prioritization of Food Security, Proposed by Bruce Strouble, Jr.
 - a. *Advanced for analysis at the December 4, 2025 meeting.*
 - b. *Advanced to Decision Agenda meeting (to consider ballot language) at December 18, 2025 meeting.*
8. Community Restoration for Historic Harm, Proposed by Bruce Strouble, Jr.
 - a. *Advanced for analysis at the December 4, 2025 meeting.*
9. County/City Consolidation, Proposed by Henry Lewis, III.
 - a. *Advanced for analysis at the December 4, 2025 meeting.*
 - b. *Not advanced further at December 18, 2025 meeting.*
10. Funding Mechanism to Expand Primary Healthcare Access to Low-Income Residents, Proposed by Temple Robinson.
 - a. *Advanced for analysis at the December 4, 2025 meeting.*
 - b. *Advanced to Decision Agenda meeting (to consider ballot language) at January 8, 2026 meeting.*

The following proposals were added to the list for CCRC consideration during the meeting:

11. Joint City-County Land Development Code, Proposed by Barry Wilcox.
12. Recognizing Community Values of Diversity, Equity and Inclusion, and Local Business Preference, Proposed by Darryl Jones.

The following proposals were explained for CCRC consideration:

11.) Joint City-County Land Development Code

Barry Wilcox proposed exploring a joint planning approach between the City and County to avoid jurisdiction shopping, including the feasibility of a unified land development code. He explained that such an approach could reduce duplication, allow the use of a single consultant, and serve as a form of functional consolidation rather than full governmental consolidation. Mr. Wilcox clarified that while a joint code could provide uniform rules countywide, it would still allow for different standards in urban and rural areas within the same framework. He further noted that building departments could remain autonomous while sharing a common guiding document. Mr. Wilcox requested an analysis to determine whether this concept would be appropriate for Charter consideration or better addressed through intergovernmental action.

Katrina Tuggerson questioned the necessity for the proposal and emphasized the importance of ensuring equity considerations within land development codes, noting concerns that certain developers could receive preferential treatment under existing plans.

Ryan Ray commented that residents currently choose to live in either the City or County with the understanding that each jurisdiction has different rules and cautioned against complicating that distinction.

Max Herrle provided contextual clarification, distinguishing between comprehensive plans as broad policy documents and land development codes as more detailed regulatory tools. He also inquired whether changes to a joint land development code would require ratification at joint City-County public meetings and questioned whether the issue rose to the level of a Charter amendment.

Henry Lewis raised concerns that the proposal could impose a higher burden on certain groups and later asked for clarification regarding the potential impact on impact fees.

County Administrator Long provided context, explaining the existing hierarchy of land-use regulation, including state requirements, the joint comprehensive plan, and separate land development codes. He noted that City and County codes are becoming more closely aligned but explained that full alignment would require extensive review of jurisdiction-specific details such as setbacks, lighting, and statutory timeframes imposed by the State Legislature. He also indicated that such an approach could require consideration of a joint Development Review Committee.

Anita Favors asked whether the intent was to create a single comprehensive document governing all land development matters.

Barry Wilcox clarified that impact fees could remain separate for the City and County and noted that Leon County's fees are relatively low compared to other Florida jurisdictions. He also clarified governance issues related to comprehensive plan amendments and explained that both governments already must approve certain text changes.

Barry Wilcox moved, seconded by Howard Kessler, to request an item to be brought back with analysis to determine whether a joint City-County land development code would be appropriate for Charter consideration.

The motion failed 7 – 8 with Vice Chairman Chauncy Haynes, Anita Favors, Max Herrle, Darryl Jones, Henry Lewis, III, Ryan Ray, Shamarial Roberson and Temple Robinson in opposition. Committee Members Joey Davis, Linda Bond Edwards, Liz Ellis, Slaton Murray, Sean Pittman and William Smith were not present.

12.) Recognizing Community Values of Diversity, Equity and Inclusion, and Local Business Preference

Darryl Jones proposed developing Charter language recognizing community values such as diversity, equity, inclusion, and local business preference. He referenced practices in other communities and emphasized that such values remain important to Leon County despite shifting political environments. Mr. Jones clarified that the request was for staff analysis of potential language reflecting community values, not a directive that would conflict with state law.

Temple Robinson inquired about potential ramifications related to state and federal funding.

County Attorney O'Steen advised that the proposal, as described, would focus on values-based language rather than enforceable mandates and therefore would not necessarily create state law preemption issues.

Darryl Jones moved, seconded by Ryan Ray, to direct staff to bring back an analysis of potential charter language recognizing diversity, equity, and inclusion and local preference as community values for the Committee's consideration.

The motion carried 13 – 2 with Committee Members Heidi Otway and Shamarial Roberson in opposition. Committee Members Joey Davis, Linda Bond Edwards, Liz Ellis, Slaton Murray, Sean Pittman and William Smith were not present.

Item #1: Funding Mechanisms for Affordable Housing

Assistant County Administrator Shington Lamy delivered a presentation outlining funding mechanisms for affordable housing. The presentation detailed a wide variety of potential funding sources and discussed options to increase County investment in affordable housing, including the use and expansion of the existing Housing Trust Fund.

Henry Lewis III thanked the Board for its ongoing efforts related to affordable housing. He provided additional context regarding affordable housing needs, discussed the relationship between market-rate and affordable housing, and encouraged continued County investment in this area.

Henry Lewis, III, moved, seconded by Vice Chairman Chauncy Haynes, for Option #2: Direct staff to include a recommendation encouraging Leon County to continue its long-standing commitment to increasing and preserving the stock of affordable housing in the community as part of the Citizen Charter Review Committee report.

The motion was not voted on.

Bruce Strouble, Jr., asked how many of the proposed units would be considered affordable for very low-income residents and whether that data is tracked.

Shington Lamy responded that all 1,200 units referenced would be designated for low-income households, noting that the units would fall into different affordability categories. He further explained that annual funding contributions would continue to build capacity for affordable housing over time.

Max Herrle distributed a handout outlining potential dedicated revenue sources and permissible uses for an affordable housing trust fund, including examples of similar measures in Alachua, Brevard, Broward and Orange Counties.

County Administrator Long reminded the Committee that the County has already established a Housing Trust Fund.

Max Herrle made a substitute motion, seconded by Bruce Strouble, Jr., to direct staff to review the distributed handout and committee feedback and bring back options for Committee consideration, including potential charter amendment language and other related recommendations to support affordable housing.

The motion carried 12 – 3 with Chair Mary Ann Lindley, Darryl Jones and Henry Lewis, III, in opposition. Committee Members Joey Davis, Linda Bond Edwards, Liz Ellis, Slaton Murray, Sean Pittman and William Smith were not present.

Item #2: Funding Mechanisms for Healthcare Access for Low-Income Residents

Assistant County Administrator Shington Lamy provided a presentation on funding mechanisms for healthcare access for low income residents. He highlighted the healthcare responsibility of the federal and state governments, and the County's dedication to ensuring access to high quality healthcare for more than two decades. He also noted the County's annual investments and leveraging of funds.

Temple Robinson addressed the Committee regarding the importance of access to local healthcare, noting that global health organizations consistently recognize its role in improving workforce participation and productivity while reducing overall healthcare costs. She noted that access to healthcare remains a challenge for many residents and emphasized that her request was not focused on specific funding levels or implementation methods, but on ensuring healthcare access is recognized and upheld as an ongoing policy priority.

Shamarial Roberson highlighted additional concerns regarding the burden placed on Federally Qualified Health Centers (FQHCs), noted challenges faced by rural residents currently served by the Bond Community Health Center, and emphasized the importance of considering ongoing changes within the insurance landscape.

Temple Robinson moved, seconded by Darryl Jones, to direct staff to draft a proposed charter amendment affirming Leon County values access to primary care as a leading determinant of economic vitality and community well-being.

The motion carried 15 – 0 with Committee Members Joey Davis, Linda Bond Edwards, Liz Ellis, Slaton Murray, Sean Pittman and William Smith not present.

Max Herrle asked what occurs when a vacancy arises on the Board of County Commissioners and requested information on the costs and benefits of holding a special election, noting that election costs could range from approximately \$150,000 to \$200,000.

County Attorney O'Steen responded that statutory requirements govern vacancy procedures and timelines and indicated that the issue is largely preempted by state law.

Ryan Ray raised concerns that existing districts, originally drawn to defend minority representation, have more recently resulted in limited representation of minorities among certain districts. He suggested consideration of electing all commissioners at-large.

Henry Lewis III responded that district-based elections have provided consistent representation for historically underrepresented communities and that maintaining both district and countywide perspectives has value.

Ryan Ray decided not to make a motion on this topic.

Chair Lindley noted that at-large elections typically involve higher campaign costs, which could deter potential candidates.

County Administrator Long advised that changes to the election structure would constitute a typical Charter issue for the Committee to consider.

Max Herrle referenced a Florida Statutes provision allowing counties to opt into supporting a property tax exemption for economic development projects, subject to renewal by the Board of County Commissioners every ten years.

Max Herrle moved for an agenda item to be brought back on information related to Florida Statutes providing counties a local option property tax exemption to support economic development projects, subject to renewal by the Board of County Commissioners every ten years.

The motion failed for lack of a second.

Darryl Jones asked if ensuring safe access to schools for children is a County priority or required by Florida Statutes.

County Administrator Long clarified that both are the case as the County secures state funding specifically to construct sidewalks in close proximity to public schools.

Chair Lindley thanked staff and reminded the Committee that there were three meetings remaining.

Nicki Hatch shared that the Inspector General agenda item would be provided during the February 5, 2026 CCRC meeting so that the proposer of the charter amendment, Dr. Howard Kessler, could be present.

Motion to adjourn:

Max Herrle moved, seconded by Ryan Ray, to adjourn the meeting.


The motion carried 15 – 0 with Committee Members Joey Davis, Linda Bond Edwards, Liz Ellis, Slaton Murray, Sean Pittman and William Smith not present.

Chair Lindley adjourned the meeting at 1:04 p.m.

ATTEST:



Mary Ann Lindley, Chair
Leon County Citizen Charter Review Committee



Beryl Wood, Clerk to the Board for
Gwen Marshall Knight, Clerk of Court