

DRAFT

1

Regular Session
LAKELAND CITY COMMISSION

April 21, 2025

Regular Session

April 21, 2025

The Lakeland City Commission met in Regular Session in the City Commission Chambers. Mayor Bill Mutz and Commissioners Chad McLeod, Bill Read, Stephanie Madden, Sara Roberts McCarley, Mike Musick, and Guy LaLonde were present. City Manager Shawn Sherrouse, City Attorney Palmer Davis, Finance Director Mike Brossart, and City Clerk Kelly Koos were present.

CALL TO ORDER - 9:00 A.M.

PRESENTATIONS

CRA Annual Report (Valerie Vaught, CRA Manager)

City of Lakeland Youth Council

Check Presentation to Common Ground Park from Lakeland Rotary Clubs

Painting Presentation by Carlos de León Campos

REQUESTS TO APPEAR FROM THE GENERAL PUBLIC

Webster Park

Terry Coney, NAACP President, spoke on behalf of the South Webster Avenue Neighborhood Association, northwest Lakeland, and the NAACP. They would like to rename Webster Park after Miss Madalynne Brooks. She was an activist for Liberty and Justice for All. She advocated for civil rights, the youth in the community, and helped to develop the Washington Park and Rochelle Alumni Association. She was worthy of the honor. The name recommendation was Miss Nellie Madalynne Brooks.

Sylvester Little, retired educator was one of her students. He was part of the integration process. He went to Lakeland Junior and Lakeland High School. Ms. Madalynne Brooks made sure we understood the task at hand. She encouraged me to have courage.

Kenneth Glover, past president of NAACP, spoke of Ms. Brooks' activism in her church and the community. She worked on voter registration. She was the first African American woman to be hired by the Polk County Sheriff's Office. She opened the doors for women of color to be hired by the Sheriff's Department. She was our Rosa Parks of the community.

DRAFT

2

Regular Session

April 21, 2025

Lonnie Brown asked the Commission to rename Webster Park for Madalynne Brooks. Beverly Boatwright was the daughter of Madalynne Brooks. Ms. Brooks was a daughter of a preacher. As a young girl she witnessed the effects of a parishioner hanging from a tree. She sought justice and that was the beginning of her activism. She was a cosmetologist, a milliner, and the first black jail matron. Our family was engaged constantly in the Civil Rights Movement. Lawton Childs, Louie Mims, Commissioner Howard Wiggs, Tax Collector Joe Tedder, Representative Tom Mims, Anne Kaylor and Ernie Jones all sought her support in rallying the black vote. She committed her entire life in serving her church and her community.

Palmer Davis explained how, legally, the Commission could rename the park. It could be as simple as direction to staff.

Motion: Commissioner Stephanie Madden moved to direct staff to bring a resolution for the renaming of Webster Park to Nellie Madalynne Brooks Park. Commissioner Sara Roberts McCarley seconded.

Commissioner Bill Read wanted to see a plaque, something extra for the name change.

Commissioner Chad McLeod stated that one of the benefits of serving as Commissioner is the opportunity to learn more about Lakeland's history.

Bob Donahay spoke to the story of Ms. Brooks relationship to the Tigers ball players. The African American players referred to her as Mama Brooks because she fed the black players of the 1968 Detroit Tigers. They were not permitted to eat in restaurants with whites.

Commissioner Mike Musick echoed what Commissioner Bill Read said. We need more than just a name change. We need a moniker to give passersby a taste of what she meant to the community.

Commissioner Sara Roberts McCarley loved that the speakers all spoke to a different part of her character. She suggested a historic marker through the Polk County History Association.

Amended Motion: Commissioner Stephanie Madden amend the motion to include a plaque. Commissioner Sara Roberts McCarley seconded.

Action on Amendment: Mayor Bill Mutz called for vote on the amendment. The amendment passed unanimously.

Action on the Amended Motion: Mayor Bill Mutz called for vote on the amended motion and the motion carried unanimously.

DRAFT

3

Regular Session

April 21, 2025

Commissioner Stephanie Madden suggested QR codes to direct people to the Coleman-Bush building where they could hear more about Ms. Nellie Madalynne Brooks.

APPROVAL OF CONSENT AGENDA

All items listed with an asterisk (*) are considered routine by the City Commission and will be enacted by one motion following an opportunity for public comment. There will be no separate discussion of these items unless a City Commissioner or Citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence. For items listed with an asterisk (*) under the Community Redevelopment Agency portion of the agenda, the City Commission shall be deemed to be acting in its capacity as the Community Redevelopment Agency of the City of Lakeland when approving the consent agenda.

Motion: Commissioner Mike Musick moved to approve the Consent Agenda. Commissioner Sara Roberts McCarley seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments.

Action: Mayor Bill Mutz called for the vote and the motion carried unanimously.

APPROVAL OF MINUTES (with any amendments)

*City Commission Minutes, April 4-7, 2025

*Utility Committee Minutes April 4, 2025

Action: The Commission approved these minutes as part of the Consent Agenda.

REPORTS AND RELATED ITEMS

Municipal Board & Committee 04-18-25

Commissioner Guy LaLonde gave this report.

Motion: Commissioner Sara Roberts McCarley moved to approve the appointments. Commissioner Stephanie Madden seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments.

Action: Mayor Bill Mutz called for the vote and the motion carried unanimously.

DRAFT

4

Regular Session

April 21, 2025

City Clerk Kelly Koos corrected the minutes to add that Mr. Konen was eligible to serve and additional 4-year term.

EQUALIZATION HEARINGS – None

PUBLIC HEARINGS

Ordinances (Second Reading)

Ordinance 6086; Proposed 25-006; Vacation of Public Right-of-Way Located at 1002 Josephine Street (1st Rdg. 04-07-25)

AN ORDINANCE RELATING TO PUBLIC RIGHT-OF-WAY; MAKING FINDINGS; VACATING PUBLIC RIGHT-OF-WAY ON PROPERTY LOCATED AT 1002 JOSEPHINE STREET, SUBJECT TO THE RESERVATION OF A PUBLIC UTILITY EASEMENT; AUTHORIZING THE RECORDING OF A CERTIFIED COPY OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Chad McLeod moved to approve the ordinance. Commissioner Mike Musick seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments.

Action: Upon roll call vote Commissioners Guy LaLonde, Mike Musick, Sara Roberts McCarley, Stephanie Madden, Bill Read, Chad McLeod, and Mayor Bill Mutz voted aye. Ayes-seven. Nays-zero. The motion carried unanimously.

Ordinance 6087; Proposed 25-007; Approving a Conditional Use to Allow a Medical Office on Property Located at 110 E. Pine Street (1st Rdg. 04-07-25)

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; APPROVING A CONDITIONAL USE TO ALLOW A MEDICAL OFFICE ON PROPERTY LOCATED AT 110 E. PINE STREET; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Mike Musick moved to approve the ordinance. Commissioner Sara Roberts McCarley seconded.

DRAFT

5

Regular Session

April 21, 2025

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments.

Action: Upon roll call vote Commissioners Chad McLeod, Bill Read, Stephanie Madden, Sara Roberts McCarley, Mike Musick, Guy LaLonde, and Mayor Bill Mutz voted aye. Ayes – seven. Nays – zero. The motion carried unanimously.

Ordinance 6088; Proposed 25-008; Approving a Conditional Use to Allow for the Development of an Early Childhood Education Center on Property Located at 2128 S. Crystal Lake Drive (1st Rdg. 04-07-25)

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; APPROVING A CONDITIONAL USE TO ALLOW FOR THE DEVELOPMENT OF AN EARLY CHILDHOOD EDUCATION CENTER ON PROPERTY LOCATED AT 2128 S. CRYSTAL LAKE DRIVE; REPEALING ORDINANCE 4981; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the short title.

Motion: Commissioner Stephanie Madden moved to approve the ordinance. Commissioner Sara Roberts McCarley seconded

Commissioners Chad McLeod and Mike Musick declared a conflict.

Urban Planner and Transportation Manager Chuck Barmby gave a presentation to the Commission. The applicant is here to answer questions.

The Commission discussed:

- Traffic. A traffic study would come at the time of site plan approval.
- Operating hours would be 7:00 a.m. to 5:00 p.m.
- Surrounding neighbors were concerned about traffic.
- There was no hard start/stop time for pick ups or drop offs. That would be determined by the parents' work schedule.
- The need for this type of course work and the need for childcare in the community.
- Polk County approval was needed for the Right-of-Way work along South Crystal Lake Drive and the pedestrian connection across Crystal Drive.

Matt Lukens came forward to answer questions. Traffic is their number one priority. They understand that will be an issue operationally. They are also working with the Church of the Nazarene for a parking agreement. The school will be both. It is collegiate education for Southeastern University (SEU) students. The 3 and below will be more of a daycare. Childcare will be open to public enrollment not just families of SEU.

DRAFT

The Commission discussed:

- The traffic there is tough already. It is key to keep those cars off that road for drop off and pick up. The parking agreement will allow them to park staff off site and use the adjacent places for drop off.
- The possibility of the project being denied. The ordinance required 4 to pass. The Commission was down to five voting.

Action: Upon roll call vote Commissioners Sara Roberts McCarley, Stephanie Madden, and Mayor Bill Mutz voted aye. Commissioners Guy LaLonde and Bill Read voted nay. Ayes-three. Nays-two. The motion failed.

Palmer Davis suggested they come up with a motion that will carry.

The Commission continued to debate:

- There were many positive elements.
- The school also provided two classes for the college students who will walk over from the campus. The University of South Florida (USF) almost eliminated their education program which would have been devastating for the teaching profession. Such projects provide more education for the teaching profession.
- It is not just safe childcare but also an opportunity to grow teachers.
- The daycare component means that not everyone will be queuing at the same time.
- SEU is still discussing solutions. It would be an easier yes if those agreements were in place.

Glenn Barnard, project manager for construction, explained he has negotiated with the property board with the Nazarene Church. The attorneys are writing up the agreement now.

Theodore Church, project lead, will teach some of the courses. Their goal is to mitigate the drop off queuing time. They open as early as 7:00 a.m. and will offer a queuing line for the older children. They are willing to be flexible to be sure queuing is not a problem.

The Commission debated:

- Maximum student count. The maximum number of students was 154.
- Planning & Zoning approved 190 students. The Commission can make tweaks without sending it back to Planning & Zoning. That would be up to the City Attorney.
- Condition G3 states that the site plan cannot be approved without the parking agreement being recorded.
- The school would have flexible arrival and departure times so queuing was more flexible than queuing at other locations.

DRAFT

7

Regular Session

April 21, 2025

- Reducing the maximum enrollment would not require the issue to go back to Planning & Zoning.
- Condition G3 covered the possible queuing problem.

Motion: Commissioner Sara Roberts McCarley moved to approve the ordinance as presented by staff. Commissioner Stephanie Madden seconded.

Action: Upon roll call vote Commissioners Stephanie Madden, Sara Roberts McCarley, Guy LaLonde, and Mayor Bill Mutz voted aye. Commissioner Bill Read voted nay. Ayes – four. Nays – one. The motion carried.

Ordinance 6089; Proposed 25-009; Amending Ordinance 6061; Establishing an Initial Set Up Administrative Fee for the "Pay As You Go" Program (1st Rdg. 04-07-25)

AN ORDINANCE RELATING TO THE ELECTRIC UTILITY PROVIDING RATES FOR MISCELLANEOUS FEES AND CHARGES; AMENDING ORDINANCE NO. 6061 RELATING TO MISCELLANEOUS FEES AND CHARGES; ESTABLISHING AN INITIAL SET UP ADMINISTRATIVE FEE FOR THE "PAY AS YOU GO" PROGRAM; PROVIDING DEFINITIONS; MAKING FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Chad McLeod moved to approve the ordinance. Commissioner Mike Musick seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments.

Action: Upon roll call vote Commissioners Guy LaLonde, Mike Musick, Sara Roberts McCarley, Stephanie Madden, Bill Read, Chad McLeod, and Mayor Bill Mutz voted aye. Ayes-seven. Nays-zero. The motion carried unanimously.

Resolutions

Resolution 5986; Proposed 25-025; Authorizing the Execution of a Grant Agreement with the Florida Department of Transportation for Financial Project No. 456527-1-94-01 to Provide Funding for Continuous Friction Measuring Equipment at Lakeland Linder International Airport

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA AUTHORIZING EXECUTION OF A GRANT AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION TO PROVIDE FUNDING FOR CONTINUOUS FRICTION MEASURING EQUIPMENT AT LAKE LAND LINDER

DRAFT

8

Regular Session

April 21, 2025

INTERNATIONAL AIRPORT; ADOPTING FINDINGS; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Sara Roberts McCarley moved to approve the resolution. Commissioner Mike Musick seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments.

Action: Upon roll call vote Commissioners Chad McLeod, Bill Read, Stephanie Madden, Sara Roberts McCarley, Mike Musick, Guy LaLonde, and Mayor Bill Mutz voted aye. Ayes – seven. Nays – zero. The motion carried unanimously.

City Attorney Palmer Davis explained that the next two resolutions were related to bond funding. He circulated a sunshine declaration for all the Commission to sign. He then read the required notice into the record. After he reads the title, the Commission will need to open the public hearing.

Resolution 5987; Proposed 25-026; Authorizing Capital Improvement Revenue and Revenue Refunding Bonds in an Amount Not to Exceed \$130,000,000 for the Purpose of Financing Certain Capital Projects and Refunding Certain Outstanding Debt

A RESOLUTION OF THE CITY OF LAKELAND, FLORIDA, AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$130,000,000 CITY OF LAKELAND, FLORIDA CAPITAL IMPROVEMENT REVENUE AND REVENUE REFUNDING BONDS, SERIES 2025A (NON-AMT), CAPITAL IMPROVEMENT REVENUE AND REVENUE REFUNDING BONDS, SERIES 2025B (AMT) AND CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025C (FEDERALLY TAXABLE), FOR THE PURPOSE OF FINANCING CERTAIN CAPITAL PROJECTS, REFUNDING CERTAIN OUTSTANDING DEBT OF THE CITY AND PAYING COSTS OF ISSUANCE THERETO; PROVIDING FOR THE PAYMENT OF SUCH BONDS FROM LEGALLY AVAILABLE NON-AD VALOREM REVENUES OF THE CITY WHICH ARE BUDGETED AND APPROPRIATED BY THE CITY ON AN ANNUAL BASIS AND DEPOSITED INTO A DEBT SERVICE FUND FOR SUCH BONDS AND, TO THE EXTENT LEGALLY AVAILABLE TO PAY DEBT SERVICE ON SUCH BONDS, CERTAIN OTHER AMOUNTS AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR THE RIGHTS AND REMEDIES OF THE HOLDERS THEREOF, AND MAKING CERTAIN COVENANTS AND AGREEMENTS IN CONNECTION THEREWITH; PROVIDING CERTAIN OTHER DETAILS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

DRAFT

9

Regular Session

April 21, 2025

**Motion: Commissioner Bill Read moved to approve the resolution.
Commissioner Mike Musick seconded.**

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments.

Action: Upon roll call vote Commissioners Chad McLeod, Bill Read, Stephanie Madden, Sara Roberts McCarley, Mike Musick, Guy LaLonde, and Mayor Bill Mutz voted aye. Ayes – seven. Nays – zero. The motion carried unanimously.

Resolution 5988; Proposed 25-027; Authorizing the Sale of Capital Improvement Revenue and Revenue Refunding Bonds to Wells Fargo Bank National Association and Truist Securities, Inc. in an Amount Not to Exceed \$130,000,000 for the Purpose of Financing Certain Capital Projects and Refunding Certain Outstanding Debt

A RESOLUTION OF THE CITY OF LAKELAND, FLORIDA, SUPPLEMENTING A RESOLUTION OF THE CITY ADOPTED ON THE DATE HEREOF AND PROVIDING FOR AND AUTHORIZING THE ISSUANCE OF THE CITY'S CAPITAL IMPROVEMENT REVENUE AND REVENUE REFUNDING BONDS, SERIES 2025A (NON-AMT), CAPITAL IMPROVEMENT REVENUE AND REVENUE REFUNDING BONDS, SERIES 2025B (AMT) AND CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2025C (FEDERALLY TAXABLE) IN AN ORIGINAL AGGREGATE PRINCIPAL AMOUNT NOT EXCEEDING \$130,000,000 FOR THE PURPOSE OF FINANCING THE COSTS OF CERTAIN CAPITAL PROJECTS, REFUNDING CERTAIN INDEBTEDNESS OF THE CITY AND PAYING COSTS OF ISSUANCE INCIDENTAL THERETO; AUTHORIZING THE MAYOR, MAYOR PRO TEM, CITY MANAGER OR FINANCE DIRECTOR TO AWARD THE SALE OF SUCH BONDS TO WELLS FARGO BANK, NATIONAL ASSOCIATION AND TRUIST SECURITIES, INC., IN ACCORDANCE WITH CERTAIN PARAMETERS SET FORTH HEREIN; APPROVING THE FORM AND AUTHORIZING THE EXECUTION AND DELIVERY OF A BOND PURCHASE AGREEMENT; APPOINTING THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A., AS PAYING AGENT, REGISTRAR AND ESCROW AGENT WITH RESPECT TO SUCH BONDS; APPROVING THE FORM AND AUTHORIZING THE CIRCULATION OF A PRELIMINARY OFFICIAL STATEMENT AND AUTHORIZING THE EXECUTION AND DELIVERY OF A FINAL OFFICIAL STATEMENT; AUTHORIZING THE MAYOR, MAYOR PRO TEM, CITY MANAGER OR FINANCE DIRECTOR TO DEEM FINAL THE PRELIMINARY OFFICIAL STATEMENT; APPROVING THE FORM AND AUTHORIZING THE EXECUTION OF A CONTINUING DISCLOSURE CERTIFICATE; APPROVING THE FORM AND AUTHORIZING THE EXECUTION OF A PAYING AGENT AGREEMENT; APPROVING THE FORM AND AUTHORIZING THE EXECUTION OF AN ESCROW DEPOSIT AGREEMENT; AUTHORIZING CERTAIN OFFICIALS OF THE CITY TO EXECUTE ANY DOCUMENTS AND TAKE ANY ACTIONS REQUIRED IN CONNECTION WITH THE ISSUANCE OF SAID BONDS; PROVIDING CERTAIN OTHER DETAILS WITH

DRAFT

10

Regular Session

April 21, 2025

RESPECT THERETO; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Bill Read moved to approve the resolution. Commissioner Mike Musick seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience.

Dennis Apgar came forward. He was concerned about putting the City and taxpayers in debt. Could the City seek a grant instead? Mayor Bill Mutz explained we pursue grants first so everything else would be post grants.

Mike Brossart shared the same concerns. The new projects all had funding sources that were not including property taxes.

Action: Upon roll call vote Commissioners Guy LaLonde, Mike Musick, Sara Roberts McCarley, Stephanie Madden, Bill Read, Chad McLeod, and Mayor Bill Mutz voted aye. Ayes-seven. Nays-zero. The motion carried unanimously.

COMMUNITY REDEVELOPMENT AGENCY – None

CITY MANAGER

Approval of Shortlist for 2025-RFQ-006 Resident Project Representative Services for the Western Trunk Sewer Upgrades

The Western Trunk Wastewater Line conveys a significant portion of wastewater flows from the west side of the City's wastewater service area to the Glendale Wastewater Reclamation Facility (WRF). This line is at capacity and requires a significant upgrade to support continued growth in the area. The Water Utilities Department has retained Garney Construction through a progressive design-build contract to install 9,000 feet of 42-inch gravity sewer main, 21 manholes, 3,500 feet of 24-inch pressurized force main, and a new 3.5 million gallons per day (MGD) lift station.

The City's Purchasing Division recently issued Request for Qualifications (RFQ) 2025-RFQ-006 following the Consultant's Competitive Negotiation Act (CCNA) to select an engineering firm to provide construction engineering and inspection (CEI) services. These services will include review of submittals, monitoring of construction progress and conformance to the final engineered design, pay application audits, and verification of the contractor's compliance with American Rescue Plan Act (ARPA) and State Revolving Fund (SRF) funding requirements, among other necessary tasks.

DRAFT

11

Regular Session

April 21, 2025

A selection committee, comprised of five Water Utilities employees, evaluated the four responding firms. The evaluation criteria included:

- Quality of the Proposal
- Experience of consultant's personnel
- Past performance on recent similar projects
- Willingness to meet the City's time and budget requirements
- Office location from where work will be performed

The selection committee met in the City's Purchasing Bid Room on March 25, 2025, after independently reviewing and scoring the proposals. The top two firms received an equal score during the first review of submittals. The selection committee then invited the top two firms to give oral presentations on April 7, 2025. The presentations were independently scored and publicly discussed thereafter. The four firms listed below, in the order of their final ranking, have been shortlisted.

- Wright-Pierce, Inc. of Lakeland
- CHA Consulting, Inc. of Winter Haven
- CivilSurv of Lakeland
- V&A Consulting Engineers, Inc. of Tampa

Staff recommended the City Commission approve the shortlist and final ranking and authorize staff to proceed with the next phase of the selection process whereby a contract will be brought back to the City Commission for approval.

Shawn Sherrouse presented this item.

Motion: Commissioner Chad McLeod moved to approve the recommendation. Commissioner Sara Roberts McCarley seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments.

Action: Mayor Bill Mutz called for the vote and the motion carried unanimously.

Purchase Order to Mid Florida Diesel for the Purchase of Five New Generators

Staff received five proposals from Mid Florida Diesel for new emergency power generators for the Wastewater Collection Division. These generators will be added to existing pump stations to supply emergency power. The selected sites for these generators have been identified by the City and approved by the Florida Department of Environmental Protection (FDEP) under an In-Kind Penalty agreement under Consent Order OGC File No. 24-1935, related to the County Line Road force main spill. In lieu of paying \$202,535 in civil penalties to FDEP, the City has elected to complete this as an In-Kind project with a value of at least \$303,802.50 as a required offset. The Water

DRAFT

12

Regular Session

April 21, 2025

Utilities Department has several other smaller items planned to reach this total offset value.

Staff recommended approval of the purchase order with Mid Florida Diesel, Inc. for the purchase of five new generators, including fuel tanks, automatic transfer switches and accessories. These proposals include factory and on-site startup testing. The City's Purchasing Division has approved Mid Florida Diesel, Inc. pursuant to the Florida Sheriff's Association Bid FSA23-EQU21.0, Item #181. The Florida Sheriff's Association serves as a cooperative purchasing entity that enables public agencies to procure equipment, products and services and receive volume pricing discounts. Additionally, Mid Florida Diesel, Inc. is the City's current Auxiliary Generator Maintenance and Repair Services provider. Mid Florida Diesel will install four of the five generators. The fifth will be installed by City crews due to characteristics unique to that specific site.

The total cost of the purchase order is \$292,195 and is included in Water Utilities FY 2025 budget. Staff estimates project completion before January 31, 2026.

Staff recommended the City Commission approve the purchase order in the amount of \$292,195 with Mid Florida Diesel, Inc. for five new generators and authorize the appropriate City officials to execute all corresponding documents.

Shawn Sherrouse presented this item.

Motion: Commissioner Stephanie Madden moved to approve the recommendation. Commissioner Mike Musick seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments.

Action: Mayor Bill Mutz called for the vote and the motion carried unanimously.

Change Order with Geosyntec Consultants, Inc. for Solid Waste Transfer Station Design and Permitting; Task Authorization to Kimley-Horn and Associates, Inc. for Turn Lane Engineering; and Corresponding Appropriation and Increase in Estimated Revenues from the 2025 Capital Bond Funds to the Solid Waste Fund

In September 2023, the City Commission authorized staff to proceed with design of a new solid waste transfer station on a 16.5-acre site on N. Combee Road. For additional operational efficiencies and reduce long-term costs, the project scope was revised to allow for the eventual consolidation of all Solid Waste operations at this location. The revised scope includes:

- Fleet maintenance facility for solid waste vehicles (16,980 square feet)
- Administrative offices (5,940 square feet)
- Container maintenance and storage area (future phase)
- Parking for the solid waste fleet

This agenda item consists of three parts: a Change Order with Geosyntec, Task Authorization to Kimley-Horn and appropriation from 2025 capital bond funds.

Change Order - Change Order #3 with Geosyntec Consultants, Inc. (Geosyntec), is for design and permitting services for additional facilities at the proposed Solid Waste Transfer Station Site.

On September 4, 2023, the City Commission approved an agreement with Geosyntec for the design and permitting of the Solid Waste Transfer Station to be located at North Combee Road. This change order incorporates a fleet maintenance facility for Solid Waste vehicles, administrative offices, and associated civil design changes into the site plan. The change order authorizes Geosyntec to:

- Complete all required design documents
- Update the existing conditions survey
- Conduct updated hydrogeological and geotechnical investigations
- Provide detailed design for the fleet maintenance and administrative office buildings
- Finalize the site's civil design including grading, access roads, stormwater management, and utilities.

The total cost of this change order is \$374,474 and will be funded by the Solid Waste Fund through the Solid Waste Transfer Station project.

Task Authorization – A Task Authorization with Kimley-Horn and Associates, Inc. (Kimley-Horn) for engineering design and permit services needed for turn lanes, north and southbound, on Combee Road to provide access to the proposed Solid Waste Transfer Station.

Under this Task Authorization, Kimley-Horn will:

- Prepare civil design and permitting documents for right-of-way improvements
- Conduct drainage analysis and prepare supporting documentation
- Provide site work permitting
- Complete geotechnical exploration and evaluation
- Provide subsurface utility locating

Kimley-Horn will perform all services according to the terms and conditions contained in its Continuing Contract for Professional Municipal Engineering Services with the City dated September 7, 2021, and its April 9, 2025, proposal. The City's Consultant Expense Reimbursement Policy will apply to all reimbursable expenses. The lump sum cost for these services is \$120,000 to be funded by the Solid Waste Fund through the Solid Waste Transfer Station project.

Funding – An appropriation and increase in estimated revenues from the 2025 Capital Bond Funds to the Solid Waste Fund is requested to fund the project.

DRAFT

14

Regular Session

April 21, 2025

Geosyntec updated its cost-benefit analysis to incorporate the revised project scope. The revised analysis estimates a positive return on the additional investment within six to seven years, reflecting the operational efficiencies of centralizing operations at this site. The total estimated project cost is \$21,077,512, which will be funded through the proposed 2025 Capital Bond issuance that is part of this agenda item.

Staff recommended the City Commission: (1) Authorize Change Order #3 with Geosyntec Consultants, Inc. in the amount of \$374,474 for design and permitting services related to additional facilities at the proposed solid waste transfer station and authorize the appropriate City officials to execute all corresponding documents on behalf of the City; and (2) Approve a Task Authorization with Kimley-Horn and Associates, Inc. in the amount of \$120,000 for design and permitting documents required for the construction of turn lanes on Combee Road for the proposed solid waste transfer station, and authorize the appropriate City officials to execute all corresponding documents on behalf of the City; and (3) Approve the Solid Waste Transfer Station Project using the referenced bond funds and authorize an appropriation and increase in estimated revenues from the 2025 Capital Bond issuance to the Solid Waste Fund in the amount of \$21,077,512.

Shawn Sherrouse presented this item.

Motion: Commissioner Mike Musick moved to approve the recommendation. Commissioner Stephanie Madden seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments.

Action: Mayor Bill Mutz called for the vote and the motion carried unanimously.

Verbal Report - Great job by Community Redevelopment Agency (CRA) staff and other departments for the wildlife mural located at the RP Funding Center.

CITY ATTORNEY

Ordinances (First Reading) – None

Miscellaneous – None

FINANCE DIRECTOR None

UTILITY

Ordinances – None

Resolutions – None

Miscellaneous**Purchase of Transition Piece Assemblies for Larsen Unit 8 from GE Verona International, LLC**

This is a proposed purchase of ten (10) transition piece assemblies for Larsen Unit 8 from GE Verona International, LLC (GE). These assemblies are critical components that channel hot gas from the combustion chamber to the turbine in Unit 8's combustion turbine. The existing assemblies, which were installed in 2019, need replacement during the next available shutdown because of the degradation of the thermal barrier caused by heat exposure. The existing assemblies are being replaced earlier than anticipated due to the increased usage of Unit 8 because of Unit 3's shutdown.

The City's Purchasing Department has approved GE, the original equipment manufacturer, as the sole source supplier for these assemblies. Upon approval by the City Commission, the City will issue a Purchase Order, and the assemblies will be delivered in early 2027 (92-week lead time) for installation by GE under a separate contract for the planned outage scheduled to begin March 1, 2027. The purchase will be governed by the negotiated terms and conditions in an existing Agreement with GE dated December 2018, as well as GE's quote number 6126219 dated March 3, 2025. The total cost of the purchase is \$398,643.00, which is included in Lakeland Electric's FY25 budget.

Staff recommended that the City Commission approve the purchase of these transition piece assemblies for Larsen Unit 8 from GE and authorize the appropriate City officials to execute all corresponding documents for the purchase.

Deputy City Attorney Ramona Sirianni presented this item.

Motion: Commissioner Sara Roberts McCarley moved to approve the recommendation. Commissioner Chad McLeod seconded.

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments.

Action: Mayor Bill Mutz called for the vote and the motion carried unanimously.

Purchase of Steam Turbine Blades for McIntosh Unit 5 from Siemens Energy, Inc.

This was a proposed purchase of a set of titanium steam turbine blades for McIntosh Unit 5 from Siemens Energy, Inc. (Siemens). The last set of these blades were replaced in the Fall of 2021 when erosion tunneling was discovered during an annual inspection. Prior to 2021, Unit 5 Steam turbine blades were replaced in 2010. While

DRAFT

16

Regular Session

April 21, 2025

the life expectancy of these titanium blades is largely dependent upon operating conditions, the life expectancy of these blades is approximately ten (10) years.

There are few facilities around the world that manufacture titanium turbine blades, which results in limited quantities and long lead times for these turbine blades. A set, which consists of 58 of these turbine blades, will not be available until 2029 and purchasing them is based on a first come, first serve basis. Unit 5 will likely require a set of replacement turbine blades sometime between 2029 to 2031 based on operating conditions and life expectancy of the blades. If the replacement blades were unavailable at that time, then the Unit could be forced into a derated condition for an extended period, which means Unit 5 would lose about 15 MW of its base capacity. Due to the costly impact of a derated condition of the Unit and the limited availability of a set of turbine blades, Lakeland Electric staff is recommending the immediate issuance of a Purchase Order to secure the next available set of these blades.

The City's Purchasing Department has approved Siemens, the original equipment manufacturer of Unit 5, as a sole source vendor for this purchase. This set of turbine blades are manufactured by Siemens in North Carolina for Unit 5's specific model turbine. Upon approval by the City Commission, the City will issue a Purchase Order for the turbine blades scheduled to be delivered in 2029. The purchase includes the turbine blades and related installation hardware. The installation of the turbine blades will be performed under a separate contract during a future scheduled outage when needed.

The procurement of the turbine blades will be governed by the City's Long-Term Maintenance Agreement with Siemens dated May 5, 2010, the 2013 Siemens Policy 1270 for Instrumentation & Electrical negotiated between the parties, as well as Siemens' proposal 25-007 Rev 1 dated April 2, 2025. The proposed cost of the blades is \$4,500,000.00 with 20% of the purchase cost due on October 1, 2025, with the remaining cost invoiced upon shipment. Delivery and price may be subject to reasonable adjustments in delivery and price due to potential escalating tariffs imposed on goods/materials imported into the United States that are used to manufacture the turbine blades. The 20% cost totaling \$900,000.00 is included in Lakeland Electric's FY26 budget. The remaining cost will be subject to budget approval by the City Commission in subsequent budget years.

Staff recommended that the City Commission approve this purchase of titanium steam turbine blades for McIntosh Unit 5 from Siemens and authorize the appropriate City officials to issue a Purchase Order and execute all corresponding documents related to the purchase.

Ramona Sirianni presented this item.

Motion: Commissioner Mike Musick moved to approve the recommendation. Commissioner Bill Read seconded.

DRAFT

17

Regular Session

April 21, 2025

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments from the audience. The Commission discussed:

- Timing of the agenda item. Staff will update the Utility Committee. Siemens making the blades available to first come/first served prohibited the City from waiting until the next Utility Committee meeting.
- Mayor Bill Mutz reminded everyone that the goal is to always run things through the Utility Committee first whenever possible.
- LE will keep the blades that are not damaged.

Action: Mayor Bill Mutz called for the vote and the motion carried unanimously.

Agreement with GE Verona International, LLC for Larsen Unit 8 Steam Turbine Overhaul

This is a proposed Agreement with GE Verona International, LLC (GE) for a Steam Turbine overhaul at Larsen Unit 8. Unit 8's Steam Turbine was last overhauled in 2007 and is due for a major inspection to ensure continued reliable operation of the Unit. The scope of work will include a full steam turbine inspection, installation of new blades for the rotor, refurbishment of the stationary vanes and overhauling the steam valves.

The City's Purchasing Department has approved GE, the original equipment manufacturer, as the sole source vendor to perform the services and provide the parts. Upon approval by the City Commission, the City will issue a purchase order for the work which is scheduled to be performed during Lakeland Electric's 2026 Spring outage. Lakeland Electric staff is seeking early approval of the Agreement to begin stationary component refurbishment at the shop, as well as procure parts for the 60-day outage that have a long lead time. Procurement of the services and all necessary parts will be governed by the terms and conditions contained in GE's Proposal 1575091 Rev. 3 dated April 14, 2025. The cost of the services and parts is \$5,948,930. An amount of \$2,686,794 shall be due upon approval of the City's purchase order and is included in Lakeland Electric's FY25 budget, with the remaining portion contained in Lakeland Electric's proposed FY26 budget. In addition, Lakeland Electric staff is requesting a contingency amount of \$850,000 to cover any additional required work discovered during the outage, bringing the total estimated cost to \$6,798,930.

Staff recommended that the City Commission approve the proposed Agreement with GE for Larsen Unit 8's Steam Turbine overhaul and authorize the appropriate City officials to issue a purchase order and execute all corresponding documents for the work and parts.

Ramona Sirianni presented this item.

Motion: Commissioner Chad McLeod moved to approve the recommendation. Commissioner Mike Musick seconded.

DRAFT

18

Regular Session

April 21, 2025

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments.

Action: Mayor Bill Mutz called for the vote and the motion carried unanimously.

AUDIENCE

Dennis Michael Apgar was concerned about a school zone on Wabash Avenue. They have increased the speed limit from 15 to 20 MPH. He was concerned for the safety of the kids. He would like that restored to 15 MPH.

Palmer Davis explained there is an ordinance being drafted for school zone speed safety cameras in Lakeland.

Tess Swartz explained the school on Wabash is in the County's jurisdiction. The school zone cameras will be placed inside the city limits.

Commissioner Mike Musick appreciated Mr. Apgar's concerns over the speeding. The Commission is also concerned about speeding.

MAYOR AND MEMBERS OF THE CITY COMMISSION

Commissioner Chad McLeod thanked Commissioner Stephanie Madden for leading the Youth Council this past year. It will be interesting to see if we see them again in an elected capacity.

Mayor Bill Mutz requested his colleagues raise their hands before speaking for ease of chairing the meeting.

Commissioner Sara Roberts McCarley clarified that 3 Youth Council members won the Silver Garland Award.

CALL FOR ADJOURNMENT – 11:45 a.m.

DRAFT

1

Budget Workshop

April 22, 2025

LAKELAND CITY COMMISSION

Budget Workshop

April 22, 2025

The Lakeland City Commission met for the Fiscal Year 2025 Budget Workshop in the City Commission Conference Room to begin discussing the details behind the operating amounts approved by the City Commission for the current fiscal year. Mayor Bill Mutz and Commissioners Stephanie Madden, Chad McLeod, Sara Roberts McCarley, Mike Musick, and Guy LaLonde were present. Commissioner Bill Read was absent. City Manager Shawn Sherrouse, Deputy City Manager Rob Hernandez, Assistant Finance Director Deidra Joseph, Finance Director Mike Brossart, City Attorney Palmer Davis, City Clerk Kelly Koos and staff were present.

Mayor Bill Mutz called the meeting to order at 1:37 p.m.

Shawn Sherrouse explained the intent of these work sessions. This was not the Fiscal Year 2026 budget development. This is laying the groundwork explaining what is included in expenses in the Fiscal Year 2025 Operating Budget. The timing is hard to predict. We will get through as much as possible each meeting hoping to accomplish everything by August. They would begin by covering expenses.

Mike Brossart is going to cover non controllable expenses, and the controllable expenses in the General Fund. Police and Fire will review the controllable expenses for those departments.

Mike Brossart distributed two handouts. The first handout is the Controllable Costs by Fund and Department. The second handout is the General Fund. Copies of all handouts and the presentation are on file in the agenda packet.

Mike Brossart began by reviewing the Fiscal Year 2025 Total Adopted Budget of \$731,319,859.

Uncontrollable Costs:

- Fuel and Purchased Power: The City was not able to affect this by much.
- Debt Service is not controllable.
- Departments do Program Modification Form (PMFs) if they want to add or subtract from the Table of Organization (TO). They cannot ask for raises. That is done through a pay study. The raises (ATB and Merit) are set by the City Commission annually.

Staff will accept questions as they move through the material.

Internal Services charges were Facilities, Fleet, Purchasing, and the Department of Information Technology (DoIT). These operate like enterprise funds and bill other departments for all their expenses.

DRAFT

All the general fund departments allocate their costs to the other departments based upon services provided to other funds, except for Police and Fire as they do not provide services to other funds within the City.

Bonus for retirees is uncontrollable because of the policy adopted by the Commission.

The General Fund has \$6,500,000 in overtime. Much of that for Police is reimbursed. For Fire, it is part of their regular pay as part of the Fair Labor Standards Act (FLSA). Police had \$2,800,000 and Fire had \$2,600,000 in overtime. Fire generates revenue through inspection fees.

The City contributes \$3,500,000 to Police Pension, \$2,500,000 to Fire Pension, and \$17,000,000 to the General Employee Pension Plan. The City pays more for group hospital insurance than for all the pensions. That insurance is secured through the broker.

The only way to materially affect the personnel services expenses is in body count. Material changes could affect services without automation.

Fleet Rent:

Mike Brossart explained rent. The City calculates annual replacement costs. The City earns interest on that savings. That way when it is time to replace, there is not a big jump in the budget.

The City compares lease vs buy on any equipment departments want to purchase. Very few things are leased. The Vac trucks are leased because of special maintenance requirements.

Gas/Maintenance

If staff overestimates budgets, that money rolls into the General Fund at the end of the year. These are budgeted based on history. They are only charged on actual costs. If a vehicle is in an accident it will depend on the age of the vehicle, the fault of the accident and if the Fleet Manager says it should be replaced.

Purchasing Stores - allocated costs to the warehouse based on departmental use. Electric is the largest user. Water is second.

General Fund services are the same. Costs are allocated back to the departments. An example is Communications allocating work they do for the Airport.

Assistant Finance Director Deidra Joseph explained that typically if a department does work for another department, they are reimbursed. This is specifically for budgeting purposes where the General Fund allocates costs to the enterprise departments.

DRAFT

The City always considers if we could do it cheaper by outsourcing.

The City has used this manner of budgeting as long as anyone can remember. When comparing to other cities, this budget method is the way cities budget.

General Fund Services are charged out through the other departments.

Interdepartmental Charges are DoIT charging departments for services landlines, radios,

Facilities and Janitorial – Deidra Joseph explained this cost identifies the total square footage of all buildings and allocates the total cost of Richard Baker's costs. Same thing for janitorial services. These figures are updated every year based on department uses. They do not provide both services in all buildings.

DoIT Charges - equipment replacement is included in these charges. This allows for replacement of computers, switches etc.

Finance Customer Billing allocates their costs \$2,289,000 to water, wastewater and solid waste. These costs are automatically billed to the department monthly.

There are some departments located within the Lakeland Electric (LE) building. They pay rent to cover LE's costs for maintenance and janitorial of that space.

Streetlights and Christmas is the cost out of the General Fund for 17,800 streetlights, \$20 per month per light. That is how our Christmas lights are displayed.

DoIT is renting space on 2 floors. in the Lakeland Electric building. The figure includes the janitorial and maintenance pass through. Their costs are \$457,368 is the annual costs.

They will hear about insurances from Joyce Dias later.

Deidra Joseph explained each city facility gets an actual bill from water, wastewater, and electric. For City Hall those bills are allocated to the various departments in the building.

Miscellaneous Uncontrollable Costs:

General Fund Transfers Out:

- City share of matching grants for the Lakeland Police Department (LPD)/ Department of Justice (DOJ) Grant Fund \$100,000
- Hollis Gardens Maintenance Trust \$30,000
- Transportation Fund \$1,000,000
- Pension Obligation Bonds \$3,500,000 to pay debt service

DRAFT

4

Budget Workshop

April 22, 2025

- Debt service on the radios \$545,000
- Mayor's Council on the Arts \$375,000
- Cemetery perpetual care fund
- Annual audit for the city is \$200,000
- Banking Services
- Visa Mastercard Charges
- Leases: the biggest share for General Fund is the body cameras from Axon
- Grants and Aids Page 367 of the budget book lists those payments.
- Red Light Camera (RLC) Revenue falls into the General Fund
- Arts & Cultural this includes Mayor's Council on the Arts and the contribution to the . Ashley Gibson Barnett (AGB) Museum of Art. This was the last year for AGB.
- Lakeland Economic Development Council (LEDC) - The City contributes \$100,000. \$75,000 from LE and \$25,000 from General Fund. That is twice as much as any other entity that contributes to LEDC. Shawn Sherrouse is considering shifting that \$25,000 to another enterprise fund.

Shawn Sherrouse explained the Airport does not pay a payment in lieu of taxes (PILOT). Because the property was originally received by the City from the Federal government, the City is prohibited from taking a PILOT. They do pay all their costs. The City is not subsidizing the airport.

The City could offer parking as revenue on adjacent land. The cost for acreage in that area is high so staff must determine return on investment.

FY2025 Budget - Controllable Costs

Mike Brossart reviewed controllable costs for non-departmental. They planned to address any expense that was 1% of controllable costs or \$20,000 or more. Those are highlighted in green on the spreadsheet.

Non-Departmental General Fund

- Contractual Services - \$240,100
- Professional Services - \$67,500
- Contingency - \$200,000
- Contingency is for things that come up that are not budgeted and are below the City Manager's signature authority.

POLICE DEPARTMENT - Controllable Costs

Chief Sammy Taylor presented.

Legal Fees - \$178,400

This is David Carmichael, part-time counsel. He is on site 3 days a week. The Police Department has eliminated the full-time attorney position. The department is not considering making this position full-time.

DRAFT

5

Budget Workshop

April 22, 2025

Contractual Services
Professional Services
Office Supplies – Many supplies are purchased online for the best price.
Equipment Noncapital
All Other Materials and Supplies
Uniforms
Training Ammunition
Rentals
Repair of Equipment
Subscription and Membership
Telephone Communications
Travel
Laundry & Dry Cleaning – This extends the life of uniforms.
Training
Software License and Maintenance

Space is at a premium for the Police Department. Space constrained across the organization.

Police repairs their weapons in house. They have 3 trained armorers.

Fire Department - Controllable Costs

Assistant Chief Matt Brown presented.

Administration/All Other Materials & Supplies
Operations/Equipment Noncapital
Operations/All Other Materials & Supplies
Operations/Uniforms
Operations/Fire Fighting Accessories
Operations/Telephone, Communications
Operations/Training
Operations/Repair of Motor Equipment Training/Training

Commissioner Chad McLeod left the meeting at 3:30 p.m.

Maintenance/Auto/Heavy Equipment Fuel
Maintenance/Repair of Equipment
Maintenance/Repair of Motor Equipment

The Fire Department's training is all handled in house. This saves on overtime.

The Commission discussed controllable costs. What is controllable? Need vs. want.

Deidra Joseph explained the DoIT rent charge. DoIT occupies 9,432 square feet of the building and they cover their portion of the maintenance cost.

DRAFT

6

Budget Workshop

April 22, 2025

May 12, 2025 is the next budget workshop.

The Commission adjourned 3:42 p.m.