LAKELAND CITY COMMISSION

Regular Session
April 20, 2026

The Lakeland City Commission met in Regular Session in the City Commission Chambers. Mayor Sara Roberts McCarley and Commissioners Chad McLeod, Terry Coney, Stephanie Madden, Mike Musick, Ashley Troutman, 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 - None

REQUESTS TO APPEAR FROM THE GENERAL PUBLIC – None

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 Terry Coney seconded.

Mayor Sara Roberts McCarley asked for comments from the Commission and the audience. There were no comments.

Action: Mayor Sara Roberts McCarley called for the vote and the motion carried unanimously.

APPROVAL OF MINUTES (with any amendments)

*City Commission Minutes April 3-6, 2026
*Utility Committee Minutes April 3, 2026

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

REPORTS AND RELATED ITEMS - None

EQUALIZATION HEARINGS – None

PUBLIC HEARINGS

Ordinances (Second Reading)

Ordinance 6138; Proposed 26-007; Vacation of Public Right-of-Way Located at 1303 E. Gary Road (1st Reading 04-06-2026)

AN ORDINANCE RELATING TO PUBLIC RIGHT-OF-WAY; MAKING FINDINGS; VACATING PUBLIC RIGHT-OF-WAY ON PROPERTY LOCATED AT 1303 E. GARY ROAD, SUBJECT TO THE GRANTING OF A REPLACEMENT 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 Sara Roberts McCarley asked for comments from the Commission and the audience. There were no comments.

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

Ordinance 6139; Proposed 26-008; Approving a Conditional Use to Convert a Nonconforming Two-Family Dwelling to a Single-Family Dwelling and Allow for the Construction of a Detached Garage and Addition to an Existing Single-Family Home on Property Located at 708, 712 and 714 Frank Lloyd Wright Way (1st Rdg. 04-06-2026)

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; APPROVING A CONDITIONAL USE TO CONVERT A NONCONFORMING TWO-FAMILY DWELLING TO A SINGLEFAMILY DWELLING AND ALLOW FOR THE CONSTRUCTION OF A DETACHED GARAGE AND ADDITION TO AN EXISTING SINGLE-FAMILY HOME ON PROPERTY LOCATED AT 708, 712 AND 714 FRANK LLOYD WRIGHT WAY; 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 Stephanie Madden seconded.

Mayor Sara Roberts McCarley asked for comments from the Commission and the audience. There were no comments.

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

Resolutions

Resolution 6057; Proposed 26-021; Vacating a Portion of an Existing Public Utility Easement Located at 3890 Mall Hill Drive

> A RESOLUTION RELATING TO PUBLIC UTILITY EASEMENTS; MAKING FINDINGS; VACATING A PORTION OF AN EXISTING PUBLIC UTILITY EASEMENT LOCATED AT 3890 MALL HILL DRIVE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

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

Mayor Sara Roberts McCarley asked for comments from the Commission and the audience. There were no comments from the audience.

Palmer Davis further explained to the Commission that this is an existing public utility easement with no facilities currently located within it. The easement runs through the property that will serve as the site of the new Fire Station 8. The action is intended to clear the property title and remove any encumbrances that could interfere with construction.

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

Resolution 6058; Proposed 26-022; Authorizing the Execution of a Florida Shared-Use Nonmotorized Trail Network Program Agreement with the Florida Department of Transportation (FDOT) for the Tenoroc Trail Segment 1 Project

> A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA AUTHORIZING EXECUTION OF A FLORIDA SHARED-USE NONMOTORIZED TRAIL NETWORK PROGRAM AGREEMENT WITH THE

FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE TENOROC TRAIL SEGMENT 1 PROJECT FROM LAKE CRAGO DRIVE TO STATE ROAD 33 AT OLD COMBEE ROAD; AUTHORIZING AN APPROPRIATION AND INCREASE IN ESTIMATED REVENUE IN THE CITY'S TRANSPORTATION FUND AS PROVIDED HEREIN; MAKING FINDINGS; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Mike Musick moved to approve the resolution. Commissioner Ashley Troutman seconded.

Mayor Sara Roberts McCarley asked for comments from the Commission and the audience. There were no comments from the audience.

The item had previously been discussed during the Friday Agenda Study session, and it was noted that the City is working to facilitate a trail network in the area. Discussion focused on pedestrian safety concerns at the intersection of Lake Crago Drive and the apartment complex located across the street.

Urban Planning and Transportation Planner Chuck Barmby acknowledged the need for safety improvements and stated that the City is coordinating with the Florida Department of Transportation to channelize the median to limit turning movements and improve safety conditions.

It was further explained that the City has submitted a funding request through the Metropolitan Planning Organization to install a traffic signal at the intersection of Lakeland Hills Boulevard and Lake Crago Drive. If approved, the project is currently projected for funding in 2031. Efforts are underway to identify opportunities to incorporate the signal installation into another project to accelerate the timeline.

Staff reiterated that the primary challenge at this time is funding, and because Lakeland Hills Boulevard is a state road, approval from FDOT would be required before a signal could be installed at the intersection.

Additional discussion highlighted the need for improved pedestrian access to the train and adjacent park area.

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

Miscellaneous - None

COMMUNITY REDEVELOPMENT AGENCY – None

CITY MANAGER

Change Order to Purchase Order No. 303355 with SSI Petroleum for Fuel Delivery Services in the Fleet Management Fund

Each year, the City's Fleet Management Division spends $700,000 or more, depending on conditions, for onsite fuel deliveries. In September 2025, Purchase Order No. 303355 was issued to SSI Petroleum for a total of $700,700 for diesel and unleaded fuels. The $400,000 allocated to diesel is nearly spent due to world conditions driving fuel costs, as well as an uptick in trucks using our fuel station versus their fuel cards. To meet operational needs throughout the remainder of the fiscal year, a Change Order is required authorizing the City's Fleet Management Division to spend an additional $500,000 on diesel fuel. Additionally, Fleet is requesting an increase of $100,000 to the original unleaded fuel allocation of $300,000 for a total change order of $600,000.

Funding for this request is provided in the Fiscal Year 2026 Fleet Management Budget, so no appropriation is required. All services pursuant to this Change Order will be performed in accordance with the terms and conditions set forth in the City of Lakeland ITB 2269 with SSI Petroleum.

Staff recommended the City Commission authorize the appropriate City officials to execute the Change Order to Purchase Order No. 303355 with SSI Petroleum in the amount of $600,000.

City Manager Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Ashley Troutman moved to approve the change order. Commissioner Mike Musick seconded.

Mayor Sara Roberts McCarley asked for comments from the Commission and the audience. There were no comments.

Action: Mayor Sara Roberts McCarley called for the vote and the motion carried unanimously.

Task Authorization with DRMP, Inc. to provide Construction Engineering and Inspection Services for the Chase Street Trail Project

The Chase Street Trail project (Financial Project No. 446318-1-58-01) consists of constructing a 10-foot-wide shared-use path within City-owned right-of-way extending from Strain Boulevard to west of Veterans Avenue. The project will enhance bicycle and pedestrian connectivity, expand the City's trail network, and provide improved access to Bonnet Springs Park.

The Public Works Department has recommended the Commission approve a construction agreement for the Chase Street Trail project through a separate agenda item. Construction will be funded through FDOT and is anticipated to begin in spring 2026 with an estimated construction duration of 205 days.

Construction Engineering and Inspection (CEI) services will be required during construction of the project. The City's Public Works Department solicited a proposal from DRMP, Inc. through the City's Municipal Engineering Continuing Services Contracts. Under the proposed Task Authorization, DRMP, Inc. will provide CEI services in an amount not-to-exceed $186,800.00. The scope of services for this agreement includes but are not limited to:

- Construction Inspection Services
- Daily and Weekly Inspection Reports
- Safety Compliance and Monitoring
- Scheduling and Progress Tracking
- Site Inspections
- Quality Control and Quality Assurance
- Project Certifications and Closeout Documentation
- Resident Compliance Services

Funding for CEI services is currently budgeted within the Transportation Fund.

Staff recommended the City Commission authorize the appropriate City officials to execute the Task Authorization with DRMP, Inc. for Construction Engineering and Inspection services for the Chase Street Trail project in an amount not-to-exceed $186,800.00.

City Manager Shawn Sherrouse presented this item to the Commission.

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

Mayor Sara Roberts McCarley asked for comments from the Commission and the audience. There were no comments from the audience.

Civil Engineering Manager Ryan Lazenby explained the project map. The green lines represent roadway-separated trails that have already been constructed and are part of the City's trail system. The red lines indicate trails currently under development, while the blue lines represent shared-use facilities.

Also discussed was the definition of a roadway-separated trail, which refers to facilities where pedestrians and bicyclists are physically separated from roadway traffic by features such as a grass buffer or similar area. Staff noted that, whenever possible, the City aims to provide separation between pedestrians, bicyclists, and vehicular traffic as projects move forward.

Action: Mayor Sara Roberts McCarley called for the vote and the motion carried unanimously.

Project Award of Bid No. 2026-ITB-103 to Central Concrete Products, Inc. for Construction of the Chase Street Trail Project

The Chase Street Trail project consists of constructing a 10-foot-wide shared-use path within City-owned right-of-way, extending from Strain Boulevard to west of Veterans Avenue. The project will enhance bicycle and pedestrian connectivity and expand the City's overall trail network by approximately 4,600 feet, providing improved access to Bonnet Springs Park and surrounding neighborhoods.

The City's Purchasing Division advertised the project on January 20, 2026, for a 30-day period. The solicitation was transmitted to over 900 registered vendors throughout the State of Florida. On February 20, 2026, the City's Purchasing Division received the following four bids:

1. Central Concrete Products, Inc. Bartow, FL $1,226,479.88
2. DM Civil Construction, LLC St. Petersburg, FL $1,269,675.64
3. Cathcart Construction Company, LLC Winter Springs, FL $1,487,429.10
4. Ajax Paving Industries of Florida, LLC Tampa, FL $1,500,688.83

Central Concrete Products, Inc. emerged as the lowest, most responsive bidder in the amount of $1,226,479.88. A comprehensive review of the proposal was conducted by the City's Public Works staff in accordance with FDOT requirements. Central Concrete Products was found to be the most qualified bidder. They have the qualifications to perform the work. The bid they provided is fully responsive to the needs of the City and complied with all bid requirements. It was found to be reasonable and provided the best overall value.

The Chase Street Trail project is being funded through a Local Agency Program (LAP) Agreement with the Florida Department of Transportation (FDOT) with a maximum reimbursement amount of $1,385,000. The City Commission originally approved and executed the Local Agency Program (LAP) Agreement in October 2025.

The revenue resulting from the executed LAP agreement is identified within the City's Transportation Fund Capital Improvement Program. Staff recommended that the City Commission authorize the award of Bid No. 2026-ITB-103 to Central Concrete Products, Inc. for the Chase Street Trail project and authorize the appropriate City officials to execute the construction agreement in the amount of $1,226,479.88

City Manager Shawn Sherrouse presented this item to the Commission.
Motion: Commissioner Mike Musick moved to approve the project award. Commissioner Ashley Troutman seconded.

Mayor Sara Roberts McCarley asked for comments from the Commission and the audience. There were no comments from the audience.

The Commission discussed the concept of the “most responsive bidder,” noting that the best-qualified vendor is not always the lowest bidder.

Ryan Lazenby explained that the project is being constructed using federal funding and that the City must receive concurrence from the Florida Department of Transportation before the item can be brought before the Commission for approval.

In response to questions regarding next steps, Mr. Lazenby stated that future plans include expanding the project westward to connect to the Wabash area, which serves a significant residential population. He also noted that approximately 500 to 600 feet of additional trail would be needed to connect to the Lake Bonnet Trail.

Action: Mayor Sara Roberts McCarley called for the vote and the motion carried unanimously.

Grant Agreement with Florida Department of Environmental Protection for the Nutrient Extraction and Re-use Strategy for Florida for Agricultural Waste Management to Prevent Harmful Algal Blooms, Approval to Negotiate a Contract with Blue Cycle Technologies, LLC, and an Appropriation and Increase in Revenues in the Stormwater Utility Fund

The City of Lakeland has been awarded $2,275,300 in grant funding from the Florida Department of Environmental Protection (FDEP) for the Nutrient Extraction and Re-use Strategy (NEXUS-FL) for Florida under the Innovative Technology Grant Program. The grant will fund innovative technology that can help mitigate harmful algal blooms.

Blue Cycle Technologies, LLC (Blue Cycle) has developed a field-scale demonstration of an integrated waste-to-resource approach designed to reduce nutrient loading to surface waters while producing renewable energy. The project couples a Hydrothermal Liquefaction (HTL) process of municipal wastewater biosolids and livestock manure to generate biocrude oil and uses Electrochemical Membrane (ECM) technology to recover plant-available nutrients (e.g., ammonia) for agricultural reuse.

The HTL system will process municipal biosolids generated on-site at the City’s Glendale Wastewater Reclamation Facilities and livestock manure transported from a Florida agricultural partner. Recovered nutrients will be evaluated for beneficial reuse through controlled fertilizer experiments conducted at the University of Florida Institute of Food and Agricultural Sciences Plant Science Research and Education Unit in Citra, Marion County, Florida.
The project will generate field-scale performance data on waste conversion, nutrient recovery, and fertilizer reuse, supporting evaluation of NEXUS-FL as a scalable alternative to land application of biosolids and manure.

The estimated cost of the project is $2,275,300. FDEP agrees to reimburse the City for this entire amount upon completion of the project. City staff seeks Commission approval to negotiate a contract with Blue Cycle in an amount not to exceed this cost. Blue Cycle is the only company that can provide specialized equipment and technology to meet project requirements since it has developed NEXUS-FL technology. The City's Purchasing Division has approved Blue Cycle as a sole source provider.

The project timeline begins upon execution of the Grant Agreement with an anticipated January 2029 completion date.

Staff recommended that the City Commission authorize the appropriate City officials to execute the Grant Agreement with FDEP for the Nutrient Extraction and Re-use Strategy (NEXUS-FL) for Florida: A Transformational Solution for Municipal and Agricultural Waste Management to Prevent Harmful Algal Blooms, approve staff to negotiate a contract with Blue Cycle Technologies, LLC, and authorize an appropriation and increase in revenues in the Stormwater Utility Fund in the amount of $2,275,300.

City Manager Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Mike Musick moved to approve the grant agreement. Commissioner Terry Coney seconded.

Mayor Sara Roberts McCarley asked for comments from the Commission and the audience. There were no comments from the audience.

Laurie Smith provided an overview of the project, the initiative, and its potential applications. The Commission asked whether the project represented a demonstration initiative or tested technology. Ms. Smith explained that it is both a demonstration project and an example of emerging technology.

Discussion also highlighted the City's role as a resource for the broader community through innovative thinking and the pursuit of creative solutions. Ms. Smith explained that BlueCycle is a spin-off of AECOM and that the individuals involved with BlueCycle are the creators of the technology. She noted that her existing relationship with the company and interest in identifying new tools and solutions helped bring the project forward.

Ms. Smith further explained that grant opportunities are available to help test and evaluate new technologies. Additional discussion included recommendations for involving interns studying public policy to research case studies related to the initiative.

The Commission also discussed opportunities for seniors and high school students to participate in capstone and research projects connected to the effort, with Ms. Smith noting that she already works with high school students on similar research initiatives.

Action: Mayor Sara Roberts McCarley called for the vote and the motion carried unanimously.

CITY ATTORNEY

Ordinances (First Reading)

Proposed 26-009; Amending the Stormwater Utility Fee Schedule

> AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO THE CITY'S STORMWATER UTILITY; MAKING FINDINGS; PROVIDING FOR AN AMENDED FEE SCHEDULE; AMENDING THE UNIT OF MEASUREMENT USED TO DETERMINE AN EQUIVALENT RESIDENTIAL UNIT (ERU); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

The foregoing is the title of an ordinance read for the first time by short title only. The Commission will hold the second reading and public hearing on May 4, 2026.

Commissioner Madden expressed appreciation for the discussion held on Friday regarding the leadership of the City Manager and thanked him for his efforts to communicate with the City's largest customers.

Shawn Sherrouse also recognized Mike Brossart, Palmer Davis, and Laurie Smith for their work on the project, along with Steve Scruggs and the Lakeland Economic Development Council (LEDC).

Miscellaneous - None

FINANCE DIRECTOR

Acceptance of Annual Audit and Annual Comprehensive Financial Statements for Fiscal Year 2025

The Audit Committee comprised of the Mayor, Internal Auditor and Finance Director met with the City's external audit firm Forvis Mazars on March 18, 2026, as a part of the required auditor communications process with City management.

During this meeting, Jeff Wolf, a partner with Forvis Mazars, provided the committee with his firm's responsibilities, discussed the City's accounting policies, and noted that there were no difficulties in the audit, no unusual accounting conventions, no disagreements with management, no audit adjustments and no findings or issues.

This resulted in a clean or Unmodified Opinion from Forvis Mazars.

Staff recommended that the City Commission accept the Annual Audit report and Annual Comprehensive Financial Statements for Fiscal Year 2025 from Forvis Mazars.

Jeff Wolfe, representing the City's external auditor Forvis Mazars, appeared before the Commission to present the annual audit and comprehensive financial statements for Fiscal Year 2025 (a copy is on file in the agenda packet).

Mr. Wolfe reported that the City received an unmodified opinion, which he explained is the highest level of assurance an auditor can provide. He further stated that there were no findings related to internal controls. Auditors also tested three federal programs and one state project and reported no findings. Additionally, there were no findings or recommendations included in the management letter and no compliance findings identified in the independent accountants' report.

Mr. Wolfe thanked the Commission and noted that the audit process was successful and that the City remains in a strong financial position.

The Commission discussed the importance for both constituents and City employees to hear the positive audit results, referring to the audit as the City's "report card," and thanked Mr. Wolfe for returning to present the information.

Finance Director Mike Brossart was asked to discuss the City's pension status because the City has not always been in such a strong position historically. Mr. Brossart explained that he and staff researched the issuance of pension obligation bonds as a strategy to address the City's unfunded pension liability. By lowering the unfunded liability, the City was able to reduce the interest rate required to maintain the pension system in good standing.

Mr. Brossart further explained that favorable market performance in the following year allowed the City to reduce the required rate of return. He noted that the pension system has remained stable in part because the City has not added new benefits.

Motion: Commissioner Ashley Troutman moved to accept the audit results. Commissioner Mike Musick seconded.

Mayor Sara Roberts McCarley asked for comments from the Commission and the audience. There were no comments.

Action: Mayor Sara Roberts McCarley called for the vote and the motion carried unanimously.

Shawn Sherrouse commented that the positive audit results reflect the creativity and forward-thinking approach of the Finance Department, noting that not all finance directors actively pursue those types of financial opportunities and strategies.

UTILITY

Ordinance – None

Resolutions – None

Miscellaneous

Task Authorization with Furr, Wegman & Banks Architects, P.A. for C.D. McIntosh Administration Building Design Services

This is a proposed Task Authorization with Furr, Wegman & Banks Architects, P.A. (FWB) for professional architectural and engineering services associated with the design of a new Administration Building located at the C.D. McIntosh Power Plant (Plant). Lakeland Electric is seeking to procure architectural design services for a new two-story Administration Building located adjacent to the Unit 5 Control Room building. The new Administration Building will encompass approximately 11,100 square feet of office, conference, and administrative support space and be located on the south side of the existing Unit 5 Control Room building and will be connected to the second floor to provide shared access between the facilities.

A significant portion of Plant staff are currently housed in temporary office trailers that were utilized as an interim solution following the demolition of Unit 3 and its associated facilities. While these office trailers have provided short-term functionality, they are now overcrowded and no longer adequately support ongoing operations due to personnel that are distributed across multiple locations, which creates inefficiencies in communication, coordination, and overall workflow.

Additionally, the continued reliance on the temporary office trailers presents an elevated operational risk, particularly during severe weather events. These structures are inherently more vulnerable to hurricane damage and potential loss of functionality, which could significantly impact Plant operations and the ability of staff to coordinate critical generation and maintenance activities. The proposed building addition will provide a permanent, hardened facility designed to withstand hurricane conditions, ensuring continuity of operations and improved safety for personnel.

The City previously engaged FWB for services related to the preliminary conceptual design and layout for a new Administration Building. As such, utilizing FWB’s architectural services to finalize a design for the new Administration Building will ensure continuity of design, eliminate duplication of effort, and maintain project schedule efficiency. Additionally, FWB’s familiarity with the existing facility and project requirements further supports a more streamlined and coordinated design process.

Upon approval by the City Commission, FWB will begin architectural design services, which are anticipated to be completed in December 2026. All services pursuant to this Task Authorization will be performed in accordance with the terms and conditions set forth in the City’s Continuing Contract for Planning, Design or Development Services dated October 18, 2021, and FWB’s Proposal dated March 27, 2026. The scope of services will include all phases necessary to complete the design and support construction of the project, including existing conditions verification/schematic design,

design development, development of construction document scope and services, bid/permit phase services, construction administration services, and interior design services.

The total not-to-exceed cost for the architectural design phase services provided by FWB pursuant to this Task Authorization is $417,170.00, which is included in Lakeland Electric's Fiscal Year 2026 budget. All reimbursable expenses shall be paid in accordance with the City's Consultant Expense Reimbursement Policy.

Staff recommended that the City Commission approve this Task Authorization with FWB for professional architectural and engineering services associated with the C.D. McIntosh Administration Building project and authorize the appropriate City officials to execute all corresponding documents.

Deputy City Attorney Ramona Sirianni presented this item.

Motion: Commissioner Mike Musick moved to accept the task authorization. Commissioner Ashley Troutman seconded.

Mayor Sara Roberts McCarley asked for comments from the Commission and the audience. There were no comments.

Action: Mayor Sara Roberts McCarley called for the vote and the motion carried unanimously.

PrimeServ Assist Service Agreement with Everllence USA Inc. for Monitoring and Support Services for MREP's Generators

Lakeland Electric requested approval of a proposed PrimeServ Assist Service Agreement, (Agreement) with Everllence USA Inc. (Everllence) for monitoring and support services for MREP's Reciprocating Internal Combustion Engine (RICE) generators. On September 7, 2021, the City Commission approved an agreement with MAN Energy Solutions USA Inc. for the purchase of 6 RICE generators for the McIntosh Power Plant. In 2025, MAN Energy Solutions USA Inc. (MAN) became Everllence USA Inc. as the result of a corporate rebranding effort. Everllence (formerly known as MAN), is the original equipment manufacturer of the RICE generators. As such, the City's Purchasing Department has approved Everllence as the sole source provider to provide specified remote monitoring and support services related to the engines' operation, control and maintenance to assist Lakeland Electric staff in ensuring proper maintenance and support of the engines and control equipment.

The term of the Agreement, effective April 20, 2026, subject to City Commission approval, shall remain in effect for a period of 10 years and thereafter may be renewed for 1-year periods upon mutual written agreement of the parties. In addition to the City's right to terminate the Agreement due to Everllence's default of its contractual obligations, the City reserves the right to terminate the Agreement for any reason upon 3 months prior written notice to Everllence. In the event of such termination, the City would be required to pay MAN for work performed up to the date of termination.

Pursuant to the Agreement, Everllence will provide remote monitoring to verify proper operation of the engines, maintain the ability to check engine diagnostics, as well as provide controls support for operation, troubleshooting and control of the engine and balance of MREP's computer control systems. The capability to interface was installed during the construction portion of MREP and is configured with hard wired key activated disconnects. Additionally, the interface capability has been properly vetted and firewalled to access Lakeland Electric's control systems, while ensuring compliance with all NERC (North American Electric Reliability Corporation) and FERC (Federal Energy Regulatory Commission) requirements.

The Agreement includes a liquidated damages provision for any delays caused by Everllence's negligence as it relates to its failure to meet specific time requirements. The liquidated damages are capped at 10% of the total service fees payable by the City in a 1-year period. In addition, Everllence is required to maintain comprehensive general liability insurance of $5,000,000 and will indemnify and hold the City harmless for any property damage or bodily injury arising out of or in connection to Everllence's or any of its contractors'/subcontractors' negligence or willful misconduct.

In accordance with the Agreement, the City will pay Everllence a monthly fee for remote monitoring and support services. The monthly fee is $649.60 (560 euros) per engine, which will be calculated over the 10-year contract period as specifically set forth below. Everllence has provided the City with a 100% discount of the monthly service fees for the first year of the Agreement, excluding applicable taxes and/or tariffs. If any tariff materially increases the cost of the goods/services provided, Everllence will be required to document any such increase and then the parties may negotiate an equitable price adjustment. However, if the parties are unable to agree on such price adjustment, the City reserves the right to terminate the Agreement. The monthly service fee is subject to an annual increase, that is the lesser of the percentage increase in the Consumer Price Index or 3%.

The price for equipment, parts and related services for the initial 10-year term (excluding the first year for which the City receives a 100% discount) is $420,940.80, (362,880 euros) based on current pricing and the currency exchange rate as of April 1, 2026 (1 euro = 1.16 U.S. dollar). Lakeland Electric staff is also requesting a contingency amount of $80,000.00 to account for any annual price increases over the initial term of the Agreement of up to 3% for a total price of $500,940.80. Since services provided during the first year of the Agreement are at no cost, no budgeted funds are required for Fiscal Year 2026. Funds for the remaining initial 10-year term of the Agreement will be contingent on budget approval by the City Commission in subsequent budget years.

Staff recommended that the City Commission approve this Agreement with Everllence for monitoring and support services for MREP's RICE generators and authorize the appropriate City officials to execute all corresponding documents related to the Agreement.

Deputy City Attorney Ramona Sirianni presented.

Motion: Commissioner Mike Musick moved to accept the agreement. Commissioner Ashley Troutman seconded.

Mayor Sara Roberts McCarley asked for comments from the Commission and the audience. There were no comments from the audience.

The Commission expressed interest in learning more about operational fluids and the future capability of the engines to burn hydrogen. Questions were also raised regarding oil usage and the recent rebranding of Everllence.

Power Plant Construction Manager Dave Holdener explained that Everllence is not leaving the industry and that the company rebranded to avoid ongoing payments associated with the MAN name. He noted that the company continues to maintain machines worldwide.

Mr. Holdener reported that he is working to build relationships with other plants throughout the United States that operate the same engines and confirmed that the company maintains a presence in the United States.

Discussion also included the engine that previously fell off the rail during transport. Staff indicated that the engine remains on site and is expected to be dismantled and removed. It is not being utilized for training purposes because the designated training facility is in Fort Lauderdale.

Lakeland Electric staff noted that an Everllence representative has been stationed on site in Lakeland for nearly a year at no cost to the utility. Through this arrangement, staff learned that Everllence operates through different divisions responsible for construction, engine building, and maintenance services.

Mr. Holdener stated that he was uncertain whether any MAN engines are currently operating on hydrogen but confirmed that the engines retain the capability for future hydrogen use.

Action: Mayor Sara Roberts McCarley called for the vote and the motion carried unanimously.

Purchase of Automatic Voltage Regulator Spare Parts for McIntosh Unit 5 and Larsen Unit 8 with Basler Services, LLC

Lakeland Electric requested approval of Automatic Voltage Regulator (AVR) spare parts for McIntosh Unit 5 and Larsen Unit 8 with Basler Services, LLC (Basler). These systems are critical to generator operation, which regulate voltage, control reactive power, maintain power factor, and ensure unit stability during load fluctuations and grid disturbances. Failure of an AVR system results in an immediate loss of excitation control, which can lead to a forced unit shutdown and can negatively impact system reliability.

Basler is the original equipment manufacturer of the Digital Excitation Control System (DECS) platforms currently installed on both units. Due to the proprietary nature of the systems, no third-party components are compatible with the existing equipment. As such, the City's Purchasing Department approved Basler as a sole source provider of these specialized AVR spare parts.

Pursuant to this purchase, Basler will provide a comprehensive set of excitation system components, control modules, protective relays, and associated accessories required to support the continued operation and maintenance of the AVR systems for McIntosh Unit 5 and Larsen Unit 8. Purchase of the AVR spare parts includes an 18-month warranty. The cost of the spare parts is $297,929.78. A contingency amount of $14,896.49 (5%) is being requested to account for shipping costs and potential price variability, for a total not-to-exceed amount of $312,826.27. This purchase is included in Lakeland Electric's FY26. Upon approval by the City Commission, the City will issue a Purchase Order to Basler for the AVR spare parts, which are anticipated to be delivered by July 30, 2026.

Staff recommended that the City Commission approve the procurement of AVR spare parts for McIntosh Unit 5 and Larsen Unit 8 and authorize the appropriate City officials to issue a Purchase Order to Basler and execute all corresponding documents necessary for the purchase.

Motion: Commissioner Terry Coney moved to approve the purchase. Commissioner Mike Musick seconded.

Mayor Sara Roberts McCarley asked for comments from the Commission and the audience. There were no comments.

Action: Mayor Sara Roberts McCarley called for the vote and the motion carried unanimously.

AUDIENCE

Harlem Turner came forward to speak and expressed pride in the Lakeland Police Department, noting that he has observed positive changes in leadership. He also discussed the Police Athletic League (PAL) program and encouraged the City to continue investing in opportunities and resources for local youth.

Mr. Turner further commented on issues related to the Lakeland Housing Authority (LHA), stating that he believed only one commissioner was actively working to address the concerns. He expressed disappointment with the NAACP and stated that more action was needed to address ongoing issues affecting residents. He emphasized that leadership should prioritize the well-being of all members of the community.

Michael Joseph came forward in support of Mr. Turner’s comments regarding the Lakeland Housing Authority. He stated that another meeting with the LHA was scheduled for later that afternoon. Mr. Joseph specifically addressed concerns regarding St. Luke’s Apartments, where he previously served as an event coordinator. He reported that the building’s elevator was not functioning, requiring residents to use the stairs to access upper floors, including the fourth floor. He stated that concerns regarding conditions at the property had been raised multiple times without response.

Elaine Hurst came forward to speak on the de novo hearing process. She stated that she was unaware that the de novo hearing had been removed from consideration.

MAYOR AND MEMBERS OF THE CITY COMMISSION

Mayor Sara Roberts McCarley:

- The City has engaged in contingency planning and has carefully maintained reserves to ensure the ability to respond during emergencies.
- The annual SUN 'n FUN Aerospace Expo recorded the highest attendance numbers in the event’s history. Proceeds from the event support the Aerospace Center for Excellence, the high school located on the campus. Approximately 3,000 volunteers participated in the event, including many local high school students representing several schools. The Federal Aviation Administration Director and numerous retired NASA employees were also in attendance.
- Reminder of the upcoming Strategic Planning Retreat on Thursday at 8:00 a.m. at the RP Funding Center. Consultant materials had been distributed the previous week for review.

Commissioner Guy LaLonde:

- Commended staff and volunteers for the successful execution of the SUN ’n FUN event.
- Expressed anticipation for the upcoming Strategic Planning Retreat.

Commissioner Ashley Troutman:

- Looking forward to attending the upcoming Sister Cities Scholarship Banquet.
- Attended SUN ’n FUN with his children and remarked on the growing opportunities associated with the airport and aviation-related development.
- Disappointed that the community did not have the opportunity to continue working through the issues presented by the Talbot House application and noted the importance of remaining engaged in discussions surrounding homelessness and redevelopment.
- Acknowledged that nearby residents had expressed valid concerns and stated confidence that the Commission would have worked to address those concerns through the public process.

- Emphasized the importance of continuing community conversations related to homelessness solutions and revitalization efforts.

Commissioner Stephanie Madden:

- Commended the Mayor's leadership during the previous Commission meeting involving the Talbot House appeal, noting that the meeting had been well organized and effectively managed.
- Expressed hope that Talbot House would take community feedback into consideration and continue making improvements. She also commented that organizations serving the community establish track records that residents consider when evaluating future proposals.
- Discussed the importance of trails, walkability, bikeability, and transit connectivity throughout the community.
- Shared experiences from a recent overseas trip, biking around a large lake with connected trail systems and emphasized the importance of continuing to improve local transportation and pedestrian infrastructure.

Commissioner Terry Coney:

- Praised the success of SUN 'n FUN, noting that he watched the United States Air Force Thunderbirds performances from Lakeside Village.
- Highlighted the unique nature of the event, including the many small aircraft that fly in and pilots who camp alongside their planes.
- The Citrus Connection SUN 'n FUN Express service provided valuable transportation opportunities for residents and visitors.
- Recognition was given to Lorenzo Robinson for coordinating a successful "Save Our Children" event.
- Highlighted the success of the Pedal Palooza event held at TigerTown.
- Attended several neighborhood meetings alongside Neighborhood Liaison Suzie Aviles and visited local food pantries. They noted the continued need for food pantry services throughout the city.
- Recognized the swearing-in ceremony for nine new police officers and congratulated the officers and their families.
- Happy birthday to his wife.

Commissioner Chad McLeod shared appreciation to City staff for their work supporting the success of SUN 'n FUN.

CALL FOR ADJOURNMENT – 11:02 a.m.

Kelly S. Koos,
City Clerk

CITY OF LAKELAND FLORIDA
INCORPORATED JAN. 1 1885