

LAKELAND CITY COMMISSION

Regular Session August 19, 2024

The Lakeland City Commission met for the Regular Session in the City Commission Chambers. Mayor Bill Mutz and Commissioners Chad McLeod, Bill Read, Stephanie Madden, Sara Roberts McCarley, and Guy LaLonde were present. Commissioner Mike Musick was absent. 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

Risk Management - Employee Wellness Program (Joyce Dias, Risk Management and Purchasing Director) Wear Pink Wednesday during October.

PROCLAMATIONS

Florida Lineworker Appreciation Day

COMMITTEE REPORTS AND RELATED ITEMS

Real Estate & Transportation Committee 08/16/24

1. Purchase Agreement for 914 and 918 N. Kentucky Ave.
2. First Amendment to Vacant Land Sale Agreement with Industrial Brush Corporation

Commissioner Chad McLeod presented this report to the Commission.

Motion: Commissioner Sara Roberts McCarley moved to approve the agreements. Commissioner Guy LaLonde seconded.

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

Commissioner Chad McLeod appreciated Valerie Vaught reminding the Commission that the CRA Advisory Board would be discussing the area plan at their retreat.

Action: Mayor Bill Mutz called for the vote and the motion carried 5-0. Commissioner Bill Read was absent at that time.

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 Chad McLeod 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 – 8/5/2024

Action: The Commission approved this item as part of the Consent Agenda.

REQUESTS TO APPEAR FROM THE GENERAL PUBLIC - None

EQUALIZATION HEARINGS - None

PUBLIC HEARINGS

Ordinances (Second Reading)

Ordinance 6045; Proposed 24-026; Vacation of Public Right-of-Way Located at 1321 N. Grace Street (1st Rdg. 08-05-24)

AN ORDINANCE RELATING TO PUBLIC RIGHT-OF-WAY; MAKING FINDINGS; VACATING PUBLIC RIGHT-OF-WAY ON PROPERTY LOCATED AT 1321 N. GRACE STREET; 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 Sara Roberts McCarley 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, Sara Roberts McCarley, Stephanie Madden, Chad McLeod, and Mayor Bill Mutz voted aye. Ayes-five. Nays-zero. The motion carried 5-0. Commissioners Bill Read was absent at this time.

Ordinance 6046; Proposed 24-027; Small Scale Amendment #LUS23-003 to the Future Land Use Map to Change Future Land Use from Residential Medium (RM) to Public Buildings, Grounds and Institutional Uses (PI) on Approximately 2.36 Acres Located West of N. Florida Avenue, South of W. 5th Street, East of N. New York Avenue and North of W. 4th Street (1st Rdg. 08-05-24)

AN ORDINANCE RELATING TO LOCAL GOVERNMENT COMPREHENSIVE PLANNING; MAKING FINDINGS; PROVIDING FOR SMALL SCALE AMENDMENT #LUS23- 003 TO A CERTAIN PORTION OF THE FUTURE LAND USE MAP OF THE LAKE LAND COMPREHENSIVE PLAN: OUR COMMUNITY 2030, CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL MEDIUM (RM) TO PUBLIC BUILDINGS, GROUNDS AND INSTITUTIONAL USES (PI) ON APPROXIMATELY 2.36 ACRES LOCATED WEST OF N. FLORIDA AVENUE, SOUTH OF W. 5TH STREET, EAST OF N. NEW YORK AVENUE AND NORTH OF W. 4TH STREET; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

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

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

The Commission discussed the reason for the 4-story floor plan. The 4th floor reflects additional consolidation of services at this site.

Action: Upon roll call vote Commissioners Chad McLeod, Stephanie Madden, Sara Roberts McCarley, Guy LaLonde, and Mayor Bill Mutz voted aye. Ayes – five. Nays – zero. The motion carried 5-0. Commissioner Bill Read was absent at that time.

Ordinance 6047; Proposed 24-028; Change in Zoning from RA-4 (Single-Family Residential) to PUD (Planned Unit Development) to Allow for the Development of a Four-Story Community Health Clinic/Medical-Office Use on Approximately 2.36 Acres Located West of N. Florida Avenue, South of W. 5th Street, East of N. New York Avenue and North of W. 4th Street (1st Rdg. 08-05-24)

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; PROVIDING FOR A CHANGE IN ZONING FROM RA-4 (SINGLEFAMILY RESIDENTIAL) TO

PUD (PLANNED UNIT DEVELOPMENT) ZONING TO ALLOW FOR THE DEVELOPMENT OF A FOUR-STORY COMMUNITY HEALTH CLINIC/MEDICAL OFFICE USE ON APPROXIMATELY 2.36 ACRES LOCATED WEST OF N. FLORIDA AVENUE, SOUTH OF W. 5TH STREET, EAST OF N. NEW YORK AVENUE AND NORTH OF W. 4TH STREET; REPEALING ORDINANCES 4053, 5230 AND 5327; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Motion: Commissioner Chad McLeod moved to approve the ordinance. Commissioner Sara Roberts McCarley 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, Sara Roberts McCarley, Stephanie Madden, Bill Read, Chad McLeod, and Mayor Bill Mutz voted aye. Ayes-six. Nays-zero. The motion carried unanimously.

Ordinances (First Reading)

Proposed 24-029; Amending Ordinance 5895 to Add the Remaining 198-Acre Portion of the Hawthorne Mill Planned Unit Development to the Hawthorne Mill North Community Development District

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA RELATING TO COMMUNITY DEVELOPMENT DISTRICTS; AMENDING ORDINANCE 5895 TO EXPAND THE BOUNDARIES OF THE HAWTHORNE MILL NORTH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; ADOPTING FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title. This ordinance required two public hearings. This was the first reading and required public comment. The second reading was scheduled for September 3, 2024.

Chuck Barmby gave a brief presentation. Council for the applicant was present for questions.

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

Resolutions

Resolution 5923; Proposed 24-048; Adoption of FY 2025 Lot Clearing and Demolition Non-Ad Valorem Assessment Roll for Collection Utilizing Uniform Method of Collection

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA RELATING TO NON-AD VALOREM ASSESSMENTS; ADOPTING FINDINGS OF FACT; ADOPTING A NON-AD VALOREM ASSESSMENT ROLL FOR UNPAID LOT CLEANING AND CLEARING AND DEMOLITION NON-AD VALOREM ASSESSMENTS; ELECTING TO UTILIZE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS, AS AUTHORIZED UNDER SECTION 197.3632, FLORIDA STATUTES, FOR COLLECTING SAID ASSESSMENTS; AUTHORIZING THE CITY ATTORNEY OR DESIGNEE TO CERTIFY THE ASSESSMENT ROLL TO THE TAX COLLECTOR; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Sara Roberts McCarley moved to approve the resolution. Commissioner Chad McLeod 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, Stephanie Madden, Sara Roberts McCarley, Guy LaLonde, and Mayor Bill Mutz voted aye. Ayes – five. Nays – zero. The motion carried 5-0. Commissioner Bill Read was absent at that time.

Resolution 5924; Proposed 24-049; Adoption of FY 2025 Orangewood Community Subdivision Non-Ad Valorem Assessment Roll for Collection Utilizing Uniform Method of Collection

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA RELATING TO NON-AD VALOREM ASSESSMENTS; ADOPTING FINDINGS OF FACT; ADOPTING A NON-AD VALOREM ASSESSMENT ROLL FOR THE ORANGEWOOD COMMUNITY SUBDIVISION; ELECTING TO UTILIZE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS, AS AUTHORIZED UNDER SECTION 197.3632, FLORIDA STATUTES, FOR COLLECTING THE ASSESSMENT; AUTHORIZING THE CITY ATTORNEY OR DESIGNEE TO CERTIFY THE ASSESSMENT ROLL TO THE TAX COLLECTOR; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title. He explained that one resident came in from 1673 Walk Circle West. He will pay directly rather than have the assessment go on his taxes. The City has made that exception for other property owners in Heatherpoint.

Motion: Commissioner Stephanie Madden moved to approve the resolution as amended. Commissioner Guy LaLonde 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, Sara Roberts McCarley, Stephanie Madden, Bill Read, Chad McLeod, and Mayor Bill Mutz voted aye. Ayes-six. Nays-zero. The motion carried unanimously.

Resolution 5925; Proposed 24-050; Adoption of FY 2025 Heatherpoint Drive Non-Ad Valorem Assessment Roll for Collection Utilizing Uniform Method of Collection

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA RELATING TO NON-AD VALOREM ASSESSMENTS; ADOPTING FINDINGS OF FACT; ADOPTING A NON-AD VALOREM ASSESSMENT ROLL FOR CERTAIN LOTS ABUTTING THAT PORTION OF HEATHERPOINT DRIVE LOCATED NORTH OF AUDUBON OAKS CIRCLE, IN THE CITY OF LAKE LAND; ELECTING TO UTILIZE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS, AS AUTHORIZED UNDER SECTION 197.3632, FLORIDA STATUTES, FOR COLLECTING SAID ASSESSMENTS; AUTHORIZING THE CITY ATTORNEY OR DESIGNEE TO CERTIFY THE ASSESSMENT ROLL TO THE TAX COLLECTOR; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Sara Roberts McCarley moved to approve the resolution. Commissioner Chad McLeod 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, Guy LaLonde, and Mayor Bill Mutz voted aye. Ayes – six. Nays – zero. The motion carried unanimously.

Resolution 5926; Proposed 24-051; Establishing Various Cemetery Fees for FY 2025

A RESOLUTION RELATING TO CEMETERY FEES; ADOPTING A SCHEDULE OF FEES FOR THE SALE OF INTERMENT RIGHTS TO CEMETERY SPACES AND FOR VARIOUS OTHER SERVICES; REPEALING RESOLUTION 5836 AND OTHER RESOLUTIONS IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Sara Roberts McCarley moved to approve the resolution. Commissioner Stephanie Madden 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, Sara Roberts McCarley, Stephanie Madden, Bill Read, Chad McLeod, and Mayor Bill Mutz voted aye. Ayes-six. Nays-zero. The motion carried unanimously.

Resolution 5927; Proposed 24-052; Establishing Fees, Charges and Rental Rates for Parks, Recreation and Cultural Arts Facilities and Programs for FY 2025

A RESOLUTION RELATING TO PARKS, RECREATION AND CULTURAL ARTS; ESTABLISHING FEES, CHARGES AND DEPOSITS FOR FACILITY RENTALS, PROGRAMS AND SERVICES; REPEALING RESOLUTION 5837 AND ALL OTHER RESOLUTIONS IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Chad McLeod moved to approve the resolution. Commissioner Bill Read 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, Guy LaLonde, and Mayor Bill Mutz voted aye. Ayes – six. Nays – zero. The motion carried unanimously.

Resolution 5928; Proposed 24-053; Vacating an Existing Public Utility Easement Located at 6825 Kitty Fox Lane

A RESOLUTION RELATING TO PUBLIC UTILITY EASEMENTS; MAKING FINDINGS; VACATING AN EXISTING PUBLIC UTILITY EASEMENT LOCATED AT 6825 KITTY FOX LANE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Sara Roberts McCarley moved to approve the resolution. Commissioner Chad McLeod 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, Sara Roberts McCarley, Stephanie Madden, Bill Read, Chad McLeod, and Mayor Bill Mutz voted aye. Ayes-six. Nays-zero. The motion carried unanimously.

Resolution 5929; Proposed 24-054; Authorizing the Execution of a Grant Agreement with the Federal Aviation Administration to Provide Funding for the Taxiway A Shoulders & Run-Up Apron Project 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 FEDERAL AVIATION ADMINISTRATION TO PROVIDE FUNDING FOR THE TAXIWAY A SHOULDERS AND RUN-UP APRON PROJECT AT LAKE LAND LINDER INTERNATIONAL AIRPORT; ADOPTING FINDINGS; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Sara Roberts McCarley moved to approve the resolution. Commissioner Stephanie Madden 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, Guy LaLonde, and Mayor Bill Mutz voted aye. Ayes – six. Nays – zero. The motion carried unanimously.

COMMUNITY REDEVELOPMENT AGENCY – None

CITY MANAGER

City Manager Shawn Sherrouse offered the following Verbal Reports:

1. Florida Commerce Grant - Chuck Barmby, Kevin Lovelace and Melissa Solar applied. They awarded \$1.5 Million to five cities and Lakeland received \$75,000 to create a strategic plan for parcels along Memorial Boulevard.
2. 2024 Florida Airport Council Award for Excellence in Airport Operations presented to Shawn Burkett

*** Approval of Sole Source Purchase Order with Ferguson Waterworks for Bold & Gold Bioactivated Filtration Media for Crystal Lake Stormwater Best Management Practices (BMP) Retrofit Project**

The Florida Department of Environmental Protection (FDEP) identified Crystal Lake as an “impaired surface water body” due to high nutrient levels exceeding surface water quality criteria. In 2018, FDEP approved the Crystal Lake Nutrient Reduction Plan, which requires reducing nutrients in stormwater discharging into Crystal Lake.

WSP (formerly Amec Foster Wheeler/Wood) assessed stormwater inputs into Crystal Lake and recommended retrofitting a stormwater dry detention pond located on City owned property at the end of Crystalview Trail. The retrofit of this existing dry detention pond is considered a best management practice (BMP) to reduce the amount of stormwater volume and associated nutrient pollutant loads discharged into Crystal Lake. The project scope includes removal of accumulated organic sediment and debris from the bottom of the pond and placement of biosorption activated filtration media (BAM) on the pond bottom and sides for nutrient removal. Biosorption is a process by which biological materials absorb contaminants from water. Biosorption activated filtration media is a type of water treatment technology that combines biosorption and filtration processes using carbon or other filtration media.

Permits for the project have been approved and construction activities will be completed in-house by the Public Works Construction & Maintenance Division. This purchase order request is for the acquisition of 240 tons of Bold & Gold ECT3 BAM in the amount of \$71,094.00. Bold & Gold BAM filtration media is a proprietary blended product patented by the University of Central Florida (UCF). Ferguson Waterworks is the exclusive licensee of UCF to manufacture and distribute Bold & Gold BAM (see attached Sole Source Provider Letter from Ferguson Waterworks).

Funding for this purchase in the not-to-exceed amount of \$71,094.00 is provided in the FY 2024 Stormwater Capital Improvement Plan budget.

Staff recommended the City Commission authorize the appropriate City officials to execute the Sole Source Purchase Order for Bold & Gold BAM product in the not-to-exceed amount of \$71,094.00.

The Commission approved this item as part of the Consent Agenda.

Agreement for Wetland Restoration & Protection Grant WRP07 with the Florida Department of Environmental Protection for Lake Parker Shoreline Restoration Project

The City of Lakeland has been awarded a Wetland Restoration & Protection Grant (WRP07) from the Florida Department of Environmental Protection (FDEP) for a shoreline restoration project benefitting Lake Parker. Lake Parker is a verified impaired surface water body due to elevated levels of nutrients. The FDEP has approved a Nutrient Reduction Plan for Lake Parker which allows the City of Lakeland to implement water quality enhancement projects to improve surface water quality.

The overall intent of the project is to improve surface water quality through enhanced wetland function, shoreline restoration, and reintroduction of native beneficial aquatic plants. The project includes the enhancement of approximately 6,300 linear feet of shoreline on the north side of Lake Parker at Lake Crago Park. Former mining activities along the shoreline resulted in steeply sloped banks and loss of the ecologically and structurally important littoral zone. The littoral zone is necessary for establishment of beneficial aquatic vegetation that provide stabilization and habitat for fish and wildlife. Additionally, the project includes modification of an existing flood compensation pond to incorporate a water quality flow-through system to increase nutrient removal through wetland plantings. The project location within Lake Crago Park will offer park visitors access to the lakeshore through walking paths and a proposed platform for fishing.

The Funding Agreement (WRP07) between FDEP and the City for the Lake Parker Shoreline Restoration Project outlines the obligations of both parties, deliverables, project schedule, and budget.

The City may claim allowable project expenditures made on August 1, 2021, or after for the purposes of meeting its match requirement. A total of \$124,483 has been previously expended on preconstruction activities (site assessment, project engineered design & permitting) and will be deducted from the City's total cost share amount. Funding for the remaining matching funds in the amount of \$251,384 is provided in the Fiscal Year 2024 Stormwater Fund. The parties anticipate the total cost of the project will be \$751,734. Through the Agreement, FDEP agrees to reimburse the City for 50% of all allowable costs up to \$375,867, and the City is responsible for providing \$375,867 through funding and/or in-kind services towards the work funded under this Agreement.

PROJECT BUDGET

Task No.	Task Title	Grant Amount	Match Amount	Task Start Date	Task End Date
1	Preconstruction Activities	\$0	\$124,483*	8/01/2021	3/31/2025
2	Bidding & Contractor Selection	\$10,000	\$10,000	7/01/2024	7/31/2025
3	Construction	\$305,867	\$181,384^	7/01/2024	7/31/2027
4	Project Management	\$60,000	\$60,000	7/01/2024	7/31/2027
Total		\$375,867	\$375,867		
Percentage Match		50%	50%		

* City of Lakeland previous expenditure

^ City of Lakeland will utilize in-kind work to the extent possible to meet this match amount

Staff recommended that the City Commission authorize the appropriate City officials to execute the Wetland Restoration & Protection Grant WRP07 Agreement between

the Florida Department of Environmental Protection and the City of Lakeland for the Lake Parker Shoreline Restoration Project.

Staff also recommended that the City Commission authorize an appropriation and increase in estimated revenue in the Stormwater Fund in the amount of \$375,867.

Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Chad McLeod moved to approve the recommendation. Commissioner Guy LaLonde seconded.

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

Lakes and Stormwater Manager, Laurie Smith, gave an update on the project. They will be removing invasive plants and providing habit for fish life. This was a multi-year project.

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

Approval of Short-Listed Firms Responsive to Request for Qualifications No. 2024-RFQ-257 and Authorization to Negotiate Architectural and Engineering Services for the New City Fire Station

Public Works is requesting approval of the shortlisted firms so that negotiations can begin for Architectural and Engineering Services for the design of a new City Fire Station (Fire Station 8). The new fire station will be located on the corner of Mall Hill Drive and Sleepy Hill Road, adjacent to Lakeland Square Mall, Hampton Hills, and Terra Largo subdivisions.

On May 23, 2024, the City's Purchasing Division, in accordance with the Consultant's Competitive Negotiation Act (CCNA), issued Request for Qualification (RFQ) #2024-RFQ-257, requesting qualifications from qualified firms to provide Architectural and Engineering Services for the new City Fire Station Project. A total of three firms responded to the City's RFQ and all three were subsequently interviewed.

After evaluating and scoring the different firms, a Selection Committee recommends that the City begin contract negotiations with the firms, as ranked below, upon City Commission approval.

Firm	Location
CPZ Architects, Inc.	Maitland, FL
CMHM Architects	Lakeland, FL
The Lunz Group, Inc.	Lakeland, FL

Pursuant to the Agreement, the top ranked architectural firm services will include the following:

- Program Development
- Schematic Design
- Design Development Documents
- Construction Documents
- Bidding/Negotiations
- Construction Administration
- Site Design

Purchasing issued a Notification of Intent to Award on August 2, 2024. No bid protests have been filed.

Staff recommended the City Commission approve the shortlisted firms and authorize negotiations of an Architectural and Engineering Services contract with the top ranked firm for the new City Fire Station.

Motion: Commissioner Sara Roberts McCarley 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 from the audience.

The Commission discussed the RFQ process. Shawn Sherrouse explained that after the RFQ there are interviews and the selection committee ranks the firms.

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

Task Authorization with CMHM Architects, Inc. for Architectural and Engineering Design Services for the Lakeland Police Department Training Facility SWAT Training Tower Replacement and Situational Training Space Project

The City solicited a proposal from CMHM Architects, one of the City's Professional Continuing Contract firms, for design services for the Police Department SWAT Training Tower Replacement and Situational Training Space project.

This proposal will provide full scope architectural design services to include associated civil, structural, mechanical, plumbing, and electrical engineering services. Proposed services include Design Development, Construction Documents, and Construction Administration services for a new +/- 2,100 square foot building to house a situational training space, two single-user restrooms, a janitor's closet, and an equipment/debriefing room, along with an attached 50-foot-high rappelling tower located at the Lakeland Police Department Training Facility. This item is budgeted for in the Public Improvement Fund Capital Improvement Plan.

Staff recommended the City Commission authorize the appropriate City officials to execute the Task Authorization with CMHM Architects, Inc. for Architectural and Engineering Design Services for the Police Training Tower Replacement and Situational Training Space Project at the Lakeland Police Department Training Facility in an amount not-to-exceed of \$112,795.60.

Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Chad McLeod 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.

Award of RFP No. 2024-RFP-255 to Humana for Group Vision Insurance Plans & Benefits

EyeMed Vision is the City's current Group Vision Insurance Plan & Benefits provider, with the current contract due for renewal on January 1, 2025. The Group Vision Insurance Plans & Benefits are entirely employee-paid and elected individually at enrollment based on each employee's preference.

On May 8, 2024, Risk Management solicited the market for Group Vision Insurance Plans & Benefits, with 1,014 prospective vendors receiving notification. Five proposals were received at the RFP opening on June 7, 2024; none were from local vendors. The firms that responded to the RFP were EyeMed Vision, Humana, United Health Care, AFLAC and Avesis, LLC. However, the submittals from AFLAC, and Avesis, LLC were disqualified due to incomplete responses. The remaining three vendors, at the recommendation of our Benefits Broker, Gehring Group, were scheduled for presentation on July 9, 2024.

A seven-member selection committee met after the presentation/interviews were completed, to discuss and score each firm. The Selection Committee agreed to move forward with the recommendation to award RFP #255 to Humana, the firm that received the highest score. Humana submitted premium rates that are 5% lower than the current rates, and a five-year rate guarantee, with improvements in allowance for frames and contact lenses benefits.

Firm Name	Final Score
Humana	772
United Health Care	723
EyeMed Vision	721

Staff recommended the City Commission authorize the appropriate City Officials to negotiate a contract that will remain in effect for three years, through January 1, 2028, with two additional one-year renewal options, for the approximate annual premium for benefits of \$175,121 with Humana for Group Vision Insurance Plans & Benefits effective January 1, 2025.

Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Stephanie Madden moved to approve the recommendation. Commissioner Guy LaLonde 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

Award of RFP No. 2024-RFP-254 to Humana for Group Dental Insurance Plans & Benefits

Humana is the City's current Group Dental Insurance Plans & Benefits provider, with the current contract due for renewal on January 1, 2025. Group Dental Insurance Plans & Benefits are entirely employee paid and elected individually at enrollment based on each employees' preference.

On May 8, 2024, Risk Management solicited the market for Group Dental Insurance Plans & Benefits, with 1,256 prospective vendors receiving notification. Three proposals were received at the RFP opening on June 6, 2024; none were from local vendors. The three firms that responded to the RFP were Cigna, Humana and United Health Care. At the recommendation of our Benefits Broker, Gehring Group, the top two submitters were shortlisted and scheduled for presentations on July 9, 2024.

A seven-member selection committee met after the presentation/interviews were completed to discuss and score each firm. The Selection Committee agreed to move forward with recommendation to award RFP #254 to Humana, the firm that received the highest score. Humana submitted a 3-year rate guarantee, various benefit improvements and with the addition of the vision coverage through Humana premium rates that are 4% lower than the current rates. Additionally, selecting Humana for both dental and vision provides for a 4% reduction in dental premiums.

Staff recommended the City Commission authorize the appropriate City Officials to negotiate a contract that will remain in effect for three years, through January 1, 2028, with two additional one-year renewal options, for the approximate annual premium for benefits of \$940,138, with Humana to provide Group Dental Insurance Plans & Benefits effective January 1, 2025.

Shawn Sherrouse presented this item to the Commission.

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.

Award of RFP No. 2024-RFP-260 to United Health Care for Group Voluntary Benefits - Accident Insurance, Critical Illness w/Cancer Coverage & Hospital Indemnity

MetLife New York Life Inc. is the City's current Group Voluntary Benefits for Accident Insurance, Critical Illness w/Cancer Coverage & Hospital Indemnity provider, with the current contract due for renewal on January 1, 2025. Voluntary Benefits are entirely employee paid and elected individually at enrollment for each employee's preference.

On May 17, 2024, Risk Management solicited the market for Group Voluntary Benefits - Accident Insurance, Critical Illness with Cancer Coverage & Hospital Indemnity, with 1,265 prospective vendors receiving notification.

Six proposals were received at the RFP opening on June 17, 2024; none were from local vendors. The firms that responded to the RFP were Cigna, Colonial Life, United Health Care, MetLife, Blackhawk Financial LLC, and GBGM Consulting, LLC. However, the submittals from Blackhawk Financial LLC and GBGM Consulting, LLC were disqualified due to incomplete responses. At the recommendation of our Benefits Broker, Gehring Group, the top two submitters were shortlisted and scheduled for presentations on July 8, 2024.

A seven-member selection committee met after the presentation/interviews were completed, to discuss and score each firm. The Selection Committee agreed to move forward with recommendation to award RFP #260 to United Healthcare (UHC), the firm that received the highest score. UHC submitted premium rates that are an overall average of 13.8% lower than the current rates, with increases in a variety of benefits. Additionally, UHC has committed to adding \$25,000 to the City's discretionary funds provided through our health plan.

Firm Name	Final Score
United Health Care	647
MetLife	560

Staff recommended the City Commission authorize the appropriate City Officials to negotiate a contract that will remain in effect for three years, through January 1, 2028, with two additional one-year renewal options, for the approximate annual premium of over \$200,000 with United Health Care to provide Group Voluntary Benefits - Accident Insurance, Critical Illness w/Cancer Coverage & Hospital Indemnity effective January 1, 2025.

Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Sara Roberts McCarley 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.

Award of RFP No. 2024-RFP-256 to Voya for Group Long-Term Disability Coverage

Voya is the City's current carrier for Long-Term Disability Coverage. We are at the end of a three-year rate guarantee with Voya with the current contract due to for renewal on January 1, 2025. Long-term disability insurance protects an employee's family income in the event they are unable to work after a 6-month waiting period, related to a disability. The Long-Term Disability insurance benefit covers all full and part-time regular employees, who may be injured or have a serious illness. Long-term disability coverage is a City paid benefit.

On May 10, 2024, Risk Management solicited the market for Group Long-Term Disability insurance, with 414 prospective vendors receiving notification. Two proposals were received at the RFP opening on June 10, 2024. Both proposals encompassed the same benefit structure and the rate of \$0.20 Per Employee Per Month (PEPM), for every \$100 of Payroll, which is the current rate. The only difference between the two proposals being Voya's proposal outlined there will be a claims specialist assigned to each case. While UHC's proposal outlined a team will be assigned to the City. The recommendation of the City's Benefit Broker, Gehring Group, is to continue coverage with Voya.

Summary of pricing options for Long-Term Disability Coverage:

Carrier	\$ PEPM per \$100 Payrol	Annual Cost	Rate Guarantee	Percent Change
Voya	\$0.200	\$272,962	3 Year	0.00%
United Health Care	\$0.200	\$272,962	3 Year	0.00%

Staff recommended the City Commission authorize the appropriate City Officials to negotiate a contract, with a 3-year rate guarantee at \$0.20 PEPM per \$100 of covered payroll for an approximate total expense of \$272,962 with Voya for Group Long-Term Disability effective January 1, 2025.

Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Sara Roberts McCarley 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.

Approval of Purchase Order to Mythics, LLC for 3-Year Renewal of Oracle Product Support

The City of Lakeland received a three-year term renewal proposal from Mythics, LLC for Oracle Product Support. The Oracle product suite consists of multiple enterprise solutions utilized by all City departments including PeopleSoft, E-Business Suite, iSupplier and Hyperion. This is the support of all on-premises Oracle application components as well as patches/fixes and product enhancements.

A three-year term is desired to secure a locked-in price increase of 4% per the existing contract cooperative through OMNIA Partners Public Sector. The City will pay out the terms of the purchase order over the three years rather than an upfront lump sum. Funding is proposed in the FY2025 DoIT operating budget.

Staff recommended approval of the proposal with Mythics, LLC using OMNIA Partners contract pricing. The City's Purchasing Division has approved Mythics, LLC pursuant to OMNIA Partners Contract #R190801. OMNIA Partners Public Sector serves as a municipal contracting agency that enable cities and other governmental agencies to cooperatively procure equipment, products, and services to receive volume pricing.

Motion: Commissioner Sara Roberts McCarley 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 from the audience.

Mayor Bill Mutz recognized staff for the yeoman's amount of work on the health benefits for employees. He thanked staff for their hard work.

Commissioner Sara Roberts McCarley: We are moving quickly but we had good discussion on Friday at Agenda Study. Ms. Dias answered some good questions on Friday.

Shawn Sherrouse also thanked Deputy City Manager Emily Colon for standing in for him on Friday and handling Commission questions.

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

Approval of Funding for Emergency Interconnect Water Station for Interlocal Agreement with Polk County and City of Bartow

Polk County, the City of Bartow, and City of Lakeland entered a Interlocal Agreement in 2018 for the purposes of designing, constructing, and operating an emergency

interconnect water station located near the NW corner of the intersection of Bartow Highway and County Rd 540A. In 2020, Polk County and the City of Lakeland purchased the property for the interconnect site, with Bartow paying their portion in early 2024. Lakeland took the lead for the conceptual design and Polk County has been the lead project manager for final design, bidding, and construction. In 2022, the three Parties retained Tetra Tech to provide for the design of the interconnect station. The design was finished in late 2023 and in March of 2024 the construction of the interconnect site was released for bids through Polk County's Purchasing Department (Bid Number 24-270). The bids were received and tabulated below:

Company	Evaluated Cost
CenState Contractors	\$2,089,300
Killebrew, Inc.	\$2,178,415
Cathcart Construction Company	\$2,198,000
MidSouth, Inc	\$2,274,350
Vogel Bros Building Co.	\$2,736,914
Douglas N Higgins, Inc.	\$2,761,010

Note* There's a 5% Allowance in addition to Base Scope of Work Bid

In accordance with Polk County selection criteria, Censtate Contractors was selected, and Lakeland staff agree with this selection. Under the Terms (Section 2.3.3) of the 2018 Interlocal Agreement, each Party is responsible for 1/3 of all expenses associated with the design, permitting, construction and operation of the interconnect facility. Therefore, each Party would be responsible for \$731,255 for its part of construction of the Interconnect Site. Polk County advised that it is contributing \$1,500,000 of ARPA funds to its portion of the construction costs. This lowers the City's cost to \$346,882.50. This work is included in the City's FY24 CIP.

Staff recommended the City Commission approve the \$346,882.50 payment and authorize the appropriate City officials to process reimbursement for the construction of the interconnect referenced in the Polk County/Bartow/Lakeland Interlocal Agreement.

Motion: Commissioner Bill Read 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 from the audience.

Commissioner Stephanie Madden thanked Communications for broadcasting Agenda Study which allowed her to catch up after missing the meeting on Friday. She asked if the City had other connections and what constituted an emergency.

Water Utilities Engineering Manager Robbie Kniss explained the biggest reason for this station was for future interconnect for the PRWC. Aside from that the City had approximately 6 interconnects to help with coverage for emergencies and for line maintenance.

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

CITY ATTORNEY - None

FINANCE DIRECTOR

Appropriation and Increase in Estimated Revenues - Water Utilities State Revolving Loan Fund

Lakeland Water Utilities executed a FDEP State Revolving Loan agreement with the City Commission approval on December 3, 2023 through Resolution 5868. This loan is for engineering and planning related to service lines that may be lead. There are desktop-based and physical location-based analyses to determine material type, along with public outreach and reporting requirements.

The loan agreement has been fully executed and will allow the City to be eligible to access funding up to \$10,248,700. This loan agreement does not commit the City to borrow the full amount of \$10,248,700. At the end of the project 49% of the amount borrowed will be forgiven and the loan is 0% interest. Water Utilities does not anticipate using the entire amount of the loan because the expectation that we do not have any lead services lines. Currently the scope of work for the initial phase is estimated at \$750,000. Staff will reassess the needs as the project progresses, which could be three or more years.

Staff recommended that the City Commission authorize an appropriation and an increase in estimated revenues in the amount of \$1,000,000 within the Water Utilities State Revolving Loan Fund for the Lead Service Lines project.

Motion: Commissioner Sara Roberts McCarley moved to approve the recommendation. Commissioner Bill Read seconded.

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

- The time frame, 3-4 years.
- The amount to replace. Water Utilities had tenured employees (35-40 years) and they have never encountered lead in the service lines. They are not expecting to find anything. There is some lead that has not triggered the regulation threshold yet. He imagined regulations would eventually change to require that remediation.
- Water Utilities did not know exactly what the lines were made of. They will know by the end of the project.
- The 49% forgiveness was beneficial.
- There are lead goosenecks in connections. Water Utilities uses a different material now.

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

UTILITY

Ordinances – None

Resolutions – None

Miscellaneous

Agreement with Siemens Energy, Inc. for McIntosh Unit 5 Spring 2025 Outage

This proposed Agreement with Siemens Energy, Inc. (Siemens) was for McIntosh Unit 5's Spring 2025 Outage. In May 2010, the City entered into a Long-Term Maintenance Agreement (LTMA) with Siemens for Unit 5. Pursuant to the LTMA, Unit 5 requires an upcoming Combustion Turbine (CT) Hot Gas Path outage and Steam Turbine (ST) Major Inspection. Additionally, the CT generator requires a rotor-out inspection, while the ST generator requires a rotor-in inspection.

The proposed scope of work is necessary based on Unit 5's age (22 years), operating hours, and Siemens outage recommendations from its product and service bulletins. Since Unit 5 cannot operate as a simple cycle unit, the Steam Turbine scope of work is particularly critical due to its 143,000 hours of operation, necessitating the scheduled service. The last CT Hot Gas Path outage occurred in 2019 and last major ST outage was completed in 2017. These services for Unit 5 are crucial to ensure the continued, reliable operation of the Unit, which serves as Lakeland Electric's baseload unit capable of generating up to 405 MW as a combined cycle unit and is included in Lakeland Electric's 10-year Site Plan.

The City's Purchasing Department has approved Siemens, the original equipment manufacturer of Unit 5, as a sole source vendor for this work. Upon approval by the City Commission, the City will issue a Purchase Order for the work scheduled to take place during Unit 5's Spring 2025 Outage from February 22, 2025, through May 5, 2025. The work will be governed by the City's Long-Term Maintenance Agreement with Siemens dated May 5, 2010, as well as Siemens' proposals 24-0002 and 24-0003 dated August 6, 2024.

The proposed cost of the work is \$6,529,786.00. In addition, City staff is requesting a not-to-exceed contingency in the amount of \$1,140,000.00 which will cover unforeseen issues that require immediate attention once the CT and ST are opened for inspection in order to maintain the critical path duration and avoid costly delays. As such, the total estimated cost for the work, as well as the contingency, is \$7,669,786.00, which is included in Lakeland Electric's FY24 and FY25 capital budgets.

Staff recommended that the City Commission approve the Agreement with Siemens for McIntosh Unit 5's Spring Outage Work and authorize the appropriate City officials to execute all corresponding documents related to the work.

Deputy City Attorney, Ramona Sirianni, presented this item to the Commission.

Motion: Commissioner Bill Read 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 from the audience. The Commission discussed:

- Contingency; Miles Dentler explained the amount goes back to the capital budget.
- RICE Engines; Those engines go live the end of the calendar year. If LE were not ready on time, they would use the power pool.
- Pictures; Commissioner Bill Read requested a picture so he could understand what LE was purchasing.

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

Agreement with Pennsylvania Transformer Technology, LLC to Procure Medium Voltage Substation Power Transformers

This proposed Agreement with Pennsylvania Transformer Technology, LLC (PTT) was to procure five (5) medium voltage substation power transformers. Lakeland Electric anticipates the need for one (1) new medium voltage substation power transformer per year for the next five (5) years starting in 2026 to upgrade and/or expand Lakeland Electric's existing substation capabilities to address increased power load demand. Due to the long lead time of over two (2) years to procure these transformers, the flexibility to contract for future transformers now is necessary to address increased demand and meet the future needs of the utility.

On March 8, 2024, the City's Purchasing Department issued Invitation to Bid No. 2024-ITB-216 seeking qualified vendors to deliver one (1) medium voltage substation power transformer per year over a five (5) year period to meet future substation needs in accordance with the City's Bid Specifications. The City received responses from the four (4) companies listed below.

Vendor	Location	Unit Bid Price
Pennsylvania Transformer Technology, LLC	Canonsburg, PA	\$1,965,993.00
Lekson Associates	Raleigh, NC	\$1,990,700.00
SPP	New Smyrna Beach, FL	\$2,138,380.00
NexGen Utility Sales, LLC	Forest, VA	\$2,234,858.00

Upon evaluation by City staff, PTT was selected as the most responsive, responsible bidder capable of meeting the City's Bid Specifications. The above quotes from PTT and from SPP included a one (1) year warranty with an option to upgrade to a five (5)

year warranty. The quotes from Lekson Associates and from NextGen Utility Sales, LLC both included a five (5) year warranty in the bid price. While Lekson Associates' bid price with the five (5) year warranty was lower than PTT's bid with the five (5) year warranty, Lekson Associates' bid failed to meet the City's Bid Specifications. Accordingly, PTT was determined to be the lowest price respondent that best met the City's Bid Specifications.

Upon approval by the City Commission, the City will issue a Purchase Order for the first medium voltage substation power transformer, which is expected to be delivered in November 2026. In accordance with the City's Bid, PTT will provide the City with one (1) medium voltage substation power transformer per year through September 30, 2029, for a total of five (5). The City reserves the right to terminate the Agreement for any reason during the initial term of the Agreement upon prior written notice to PTT. The Agreement with PTT also includes four (4) additional one (1) year renewal options upon mutual written consent of the parties.

Price escalation for the medium voltage substation power transformer orders starting in 2025 will be determined in accordance with the pricing formula in the Agreement that addresses annual cost changes in raw materials, labor and freight each year. PTT will perform all services pursuant to the terms and conditions set forth in the City Bid Specifications, PTT's proposal dated May 3, 2024, and corresponding Amendment #1 to its proposal dated June 22, 2024.

The total cost of the first medium voltage substation power transformer for 2024 is \$2,064,292.65, including the cost of the five (5) year warranty, and is included in Lakeland Electric's FY24 budget. The total estimated cost for the initial five (5) year term of the Agreement, is \$11,400,000.00, which will be subject to budget approval by the City Commission in subsequent budget years. Any renewals exercised by Lakeland Electric will similarly be subject to budget approval by the City Commission in subsequent budget years.

Staff recommended that the City Commission approve this Agreement with PTT to procure five (5) medium voltage substation power transformers during the term of the Agreement, as well as corresponding renewals subject to budget approval in subsequent years and authorize the appropriate City officials to issue a Purchase Order, as well as execute all corresponding documents on behalf of the City.

Ramona Sirianni presented this item to the Commission.

Motion: Commissioner Bill Read 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 from the audience. The Commission discussed:

- Transformers: They are the 15-foot-high boxes located at the substations.

- LE was buying five. They are competing with other utilities which explains the long-time fulfillment.
- All utilities were waiting on an EPA ruling which is what delayed production. In addition to the pause in the production, the unprecedented growth in Florida has also delayed delivery.
- LE is paying for the material costs upfront. This was a 5-year contract which was the length of the EPA approval.
- The changing regulations takes away predictability.

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

*** Change Order to Task Authorization with Geosyntec Consultants, Inc. for Additional Construction Quality Assurance Services for Byproduct Storage Area Final Closure at McIntosh Power Plant**

This proposed Change Order to Task Authorization GEO-24-07(e) with Geosyntec Consultants Inc. (Geosyntec) was for additional construction quality assurance services for final closure of the Byproduct Storage Area (BSA) at the McIntosh Power Plant. On January 16, 2024, the City Commission approved Task Authorization GEO-24-07(e) with Geosyntec for engineering design and related construction quality assurance services for the construction oversight of the closure of the Byproduct Storage Area. These engineering services were to support a final deliverable of a construction quality assurance certification Report prepared by Geosyntec for submittal to the Florida Department of Environmental Protection in accordance with state law requirements.

This Change Order to the Task Authorization will provide 500 additional hours of services related to the construction oversight of the Byproduct Storage Area closure. Since Thalle Construction Company, Inc., the construction contractor selected by the City to perform the installation of the cover system, mobilized more personnel than anticipated in the original proposal, it is now necessary to mobilize additional field service staff from Geosyntec to provide construction quality assurance services. In addition, the current project schedule for substantial completion of the final closure of the Byproduct Storage Area is estimated to be two (2) weeks longer than what was included in Geosyntec's original proposal.

Upon approval by the City Commission of this Change Order, Geosyntec will provide additional hours for construction quality assurance services to complete the closure of the Byproduct Storage Area, which is currently anticipated to occur by August 31, 2024. All services pursuant to this Change Order to the Task Authorization will be performed in accordance with the terms and conditions contained in the City's Continuing Contract for Environmental Consulting Services with Geosyntec dated September 5, 2019, and Geosyntec's proposals dated December 7, 2023, and July 22, 2024. All reimbursable expenses shall be paid in accordance with the City's Consultant Expense Reimbursement Policy. The total not-to-exceed cost of this Change Order is \$74,900, which is included in Lakeland Electric's FY2024 budget.

Staff recommended that the City Commission approve this Change Order to the Task Authorization with Geosyntec to provide additional construction quality assurance services for final closure of the Byproduct Storage Area at the McIntosh Power Plant and authorize the appropriate City Officials to execute all corresponding documents on behalf of the City.

Action: The Commission approved this item as part of the Consent Agenda.

*** Agreement with Centurion CARES, Inc. for Maintenance of Call Center Software and Interactive Voice Response System**

This proposed Agreement with Centurion CARES, Inc. (CARES), was for the maintenance and support of Lakeland Electric's Call Center Software (CCS) and Interactive Voice Response (IVR) system. Lakeland Electric's Customer Service Division Call Center receives approximately 419,412 customer service calls per year, averaging just under 26,000 calls per month, with a call handle time of approximately 4.1 minutes per call.

In November 2019, the City Commission approved an Agreement with CDW Government, LLC as a reseller for CARES, a manufacturer of automated call distribution and interactive voice response technology systems. Lakeland Electric's upgrade improved customer self-service as the IVR system "speaks" appropriate account information and allows callers to authenticate themselves while in queue. The callers' account information is then automatically presented to Lakeland Electric customer service representatives, effectively reducing the call handle time. The current contract for maintenance and support of the CCS and IVR systems will expire on August 17, 2024.

Accordingly, on March 15, 2024, the City's Purchasing Department issued Request for Proposal 2024-RFP-220 (RFP) seeking qualified vendors to provide an IVR system for use in our Customer Service Division. The City received responses from the eight (8) firms listed below.

- Centurion CARES, Inc. Oldsmar, FL
- Aum Tech, Inc. Piscataway, NJ
- Hiscall Inc. Dickson, TN
- ConvergeOne Bloomington, MN
- Optivor Technologies Orlando, FL
- SmartAction Ft. Worth, TX
- ASA Holliston, MA
- Replicant Solutions San Francisco, CA

Upon evaluation of the proposals by City staff, CARES was selected as the most responsive, responsible firm with the lowest price capable of best meeting the requirements set forth in the City's RFP. Lakeland Electric's current CCS and IVR system has been utilized since 2020. Accordingly, since CARES was the manufacturer

of these systems, this Agreement with CARES will cover annual maintenance, as well as any future upgrades the City may seek to implement.

The initial term of the Agreement will be for a one (1) year period with a retroactive effective date of August 18, 2024, subject to City Commission approval. The Agreement also contains four (4) additional one (1) year renewal options upon mutual written agreement of the parties. The Agreement may be terminated for any reason by either party upon sixty (60) days prior written notice. All services will be performed pursuant to the terms and conditions set forth in the City's RFP and the Agreement. The cost for the first year of annual maintenance is \$44,327.85, which is included in Lakeland Electric's FY25 budget. Subsequent renewal options, if exercised, are subject to an annual not-to-exceed increase of 3%. The total cost of exercising the four (4) renewal options is estimated to be \$191,000 and would be subject to budget approval by the City Commission in subsequent budget years.

Staff recommended that the City Commission approve this Agreement with CARES and authorize the appropriate City officials to execute all corresponding documents on behalf of the City.

Ramona Sirianni presented this item to the Commission.

Action: The Commission approved this item as part of the Consent Agenda.

AUDIENCE

Dr. Sally Stone, founder/owner of The Well came forward. She was addressing the Lakeland CRA board. She received a notice of not to renew lease. She was bringing the matter to the CRA and asked that they rescind the action. She requested an equitable opportunity to proceed with purchasing the property. A proposed purchase agreement was submitted. She asked the CRA to renew the lease.

Mayor Bill Mutz clarified that the notice given on August 5, 2024 was that the existing lease was not renewed. They were just meeting the notice requirement, that did not mean they were not renewing. The Well can consider the purchase of the property but the sale must be done through the public process. There were many opportunities still in play, the CRA just had to follow the requirements in the lease.

Dr. Stone thanked the Mayor for his clarity. She thought the lease would automatically renew and there would be discussions about amendments.

Commissioner Stephanie Madden: It was her understanding that this was protocol to ensure the original zoning was still correct. When she served on the CRA Advisory Board, Dr. Stone has overwhelming community support. She hoped Dr. Stone would hear the kudos for serving as the bridge they hoped she would be. We must go through the legal process.

Commissioner Guy LaLonde commended the Mayor and Commissioner Stephanie Madden for their eloquence. He had the occasion to use The Well. He hoped Dr. Stone would have the opportunity to purchase the property. It is a challenge as a small business owner.

Dr. Stone explained the original conception was a P3. The Well tried to engage and embrace in as many ways possible.

Mayor Bill Mutz explained it is really a notice that the CRA had to have the discussion about what to do next.

Dr. Stone thanked her support group for coming to the meeting with her.

Mario Stone: The most concerning part was the letter that said they will not renew the lease.

Reverend Boss: As a community leader he encouraged the CRA to support The Well so she can continue to serve her community. He wanted to ensure that Dr. Stone could remain and expand her services at The Well.

John Ruffin: The CRA is known as a visionary board and a board with a heart. Lakeland is seen as a model city. He was president of Concerned Citizens of Polk County and Concerned Citizens of Florida. People are concerned about this situation. He was thankful that City Manager Shawn Sherrouse was always available to meet and hear their concerns.

Cora Rankins of the Reverend Dr. Martin L. King Committee of Lakeland. She was here to support The Well. She thanked the Mayor for clarifying the intent of the letter. She encouraged mutual beneficial terms.

Ilea Green is long-term resident of Lakeland. She was in support of The Well. She was concerned about the wording of the lease. The letter and delivery of the information was harsh. The City needs to be aware of how they are talking to people. It was concerning the way the information was delivered. The tone was problematic. The City should look at how they can do better. She hoped the City would extend the looking glass to the employees, so they are less harsh.

Mayor Bill Mutz was in that meeting and sees how the misunderstanding occurred. The 120 days was really meant to be future facing.

Darrell Starling was the CRA Consultant for The Well. He was previously the CRA coordinator for the City of Lake Wales. He thanked the CRA and understood how hard their role was. He worked to try and eliminate blight. He hoped to help revitalize historically black and low-income neighborhoods. Owning property is a direct link to generational wealth. He works through Restore. He spoke in support of The Well. He put together a purchase agreement where the City could hold the mortgage.

Pastor Walter Jenkins came forward in support of The Well. He felt the perception was that they were locking The Well out from using the parking across the street.

Charles Taylor spoke in support of The Well.

Rene Taylor spoke in support of The Well. She had an office at The Well. She has become an entrepreneur because of her time at The Well.

Sophia Harris came forward in support of The Well. She utilizes space in The Well. There have been many situations where groups have received help. She did not see where Catapult has helped with Family Stability. She was part of the Family Resource Center and Heartland for Children. She asked the CRA to home in on what they are doing in the Community.

James Denmin came forward about his code enforcement case. He was not able to pay the fine and wanted a payment plan. Mayor Bill Mutz referred him to Brian Rewis.

MAYOR AND MEMBERS OF THE CITY COMMISSION

Commissioner Chad McLeod: Thanked the supporters of The Well. They were passionate about The Well and the City. He asked Shawn Sherrouse if he had any comments.

Shawn Sherrouse thought a lot of clarity was provided by the Commission. There is a meeting later this week. He encouraged Dr. Stone to work with staff on these discussions. The letter was just a legal matter.

Mayor Bill Mutz: The vulnerability of acquisition is a real vulnerability but the City does not hold mortgages.

Commissioner Bill Read:

- Raised a concern about traffic backing up in his neighborhood because of the car line at a nearby school.
- Reminded everyone to go and vote tomorrow. The election will impact how we live.

Commissioner Stephanie Madden:

- Attended the Florida League of Cities Conference. She gave an update on the conference. She thanked the Commission for letting her attend as a delegate.
- She appreciated the formal letter and the way it made The Well feel about the situation. We are here not because staff does not do a good job but we represent the citizens who receive the notice. We are here to help citizens feel we are not in a fight. The Well is one of those 3rd places. Catapult is highly subsidized. She hoped there was a way to get to Yes.

Mayor Bill Mutz: There is no question The Well has become an identity space for the minority community. There is vulnerability in making a purchase. He thought the news was presented well but understands that disappointing news can feel brash. The intent is to work through the 120 days.

Commissioner Sara Roberts McCarley:

- Thanked Commissioner Stephanie Madden for attending the FLC conference.
- The Well shout out to the team. The commission has continued to have skin in the game and a desire to build a minority eco system.
- Welcomed Dr. Jeremy Martin to Florida Southern College. The school moved in this weekend.
- Kudos to City of Lakeland for good management including the utility.
- Welcomed Mr. Alain Douge, the new principal of Lakeland Senior High School.

Mayor Bill Mutz: Kudos to Chief Sammy Taylor for his management of the police department.

Commissioner Guy LaLonde:

- Reminded the public about elections tomorrow.
- Kudos to the CRA. They had a \$1.5 Million investment in that building. He hoped Dr. Stone will be able to get financing for the purchase. The city has gone over and above to ensure the success of that successful incubator.

Shawn Sherrouse reminded the Commission they had a 1 p.m. meeting at Lakeland Electric.

CALL FOR ADJOURNMENT – 11:35 a.m.

Kelly S. Koos, City Clerk