LAKELAND CITY COMMISSION

Regular Session
June 1, 2026

The Lakeland City Commission met in Regular Session in the City Commission Chambers. Mayor Sara Roberts McCarley and Commissioners Terry Coney, Stephanie Madden, Mike Musick, Ashley Troutman, and Guy LaLonde were present. Commissioner Chad McLeod 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

City of Lakeland Youth Council

Commissioner Stephanie Madden had the Youth Council members introduce themselves. She explained that the Youth Council is an opportunity for young people to learn about local government. Beginning the next school year, terms will be for 1-year, and members will be eighth grade students who live inside the city limits. Some graduates will stay as ambassadors if their college schedule permits.

Photos with the Youth Council and Mayor Sara Roberts McCarley.

Mayor Roberts McCarley explained to the audience how to find the agenda on their phones and how to use the hyperlinks to see the agenda items. She explained the speaker cards. Each person should provide a card before speaking. Each speaker will have only 5 minutes.

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 Ashley Troutman 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 May 15-18, 2026

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

REPORTS AND RELATED ITEMS – None

EQUALIZATION HEARINGS

Recess/Convene: The Commission recessed the Regular Session and convened as the Equalization Board.

Palmer Davis explained that the City Charter requires that prior to recording a lien against private property, the City Commission convene as the Equalization Board and grant those property owners the opportunity to object to the recording of the lien or ask any questions they might have. If someone present received a notice to appear before the City Commission regarding a lot cleaning/clearing or demolition assessment, this is the time to address the Commission.

Lot Cleaning and Clearing

Motion: Commissioner Ashley Troutman moved to approve the assessments. Commissioner Guy LaLonde 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.

Adjourn/Reconvene: The Equalization Board adjourned and the City Commission reconvened in Regular Session.

PUBLIC HEARINGS

Ordinances (Second Reading) – None

Ordinances (First Reading)

Proposed 26-012; Voluntary Annexation of Approximately 12.64 Acres Located North of State Road 33, South of Old Polk City Road, West of Epicenter Boulevard, and East of Tomkow Road

> 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.

Palmer Davis read the title.

Urban Planning and Transportation Manager Chuck Barmby gave a brief presentation.

The Commission discussed:
- Traffic studies – that will come with site plan and development agreement approval.
- Public comments – none have been received to date.
- State review – The State is evaluating the City and County's Land Development Codes (LDC). This area is an important water source for 10 million Central Florida residents. They are focusing on protecting environmental resources, stormwater runoff, and wetlands, with wetland modification generally prohibited.
- Maps – a map showing the relationship to the NE district will be provided at second reading.

The applicant's representative, Sam Medina of Sloan Engineering, explained that the property is in the county with rights for 34 single-family homes. The property is within the City's utility service area, lies adjacent to city limits, and will maintain wetlands and avoid habitat fragmentation. The project will return to Planning & Zoning for approval.

PUBLIC SPEAKERS
- Sam Romain – Opposed continued development simply because development already exists.
- Magdalene DuPree – Expressed concerns about wildlife and overdevelopment.

Proposed 26-013; Large Scale Amendment #LUL26-001 to the Future Land Use Map to Apply Business Park (BP) Land Use on Approximately 12.64 Acres Located North of State Road 33, South of Old Polk City Road, West of Epicenter Boulevard and East of Tomkow Road

Chuck Barmby explained today's action was the first hearing on annexation and the transmittal hearing of the land use. There will also be a first reading of the zoning ordinance 26-014. This is not approval of the development.

The Commission discussed:

- The Commission's ability to impose conditions on the development to address wildlife. I-2 zoning does not allow specific conditions to be required by the Planning & Zoning Board.
- The State and County are working to set land apart for wildlife and to provide wildlife crossings.

Palmer Davis read the title.

Motion: Commissioner Ashley Troutman moved to transmit the ordinance to the Department of Commerce. Commissioner Mike Musick seconded.

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

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

Resolutions

Resolution 6064; Proposed 26-028; Lots Cleaning and Clearing

> A RESOLUTION RELATING TO ASSESSMENTS; DETERMINING THE NECESSITY FOR HAVING CLEANED AND CLEARED CERTAIN PROPERTIES WITHIN THE CITY OF LAKELAND; PROVIDING FOR THE ASSESSMENT OF LIENS AGAINST SUCH PROPERTY FOR EXPENSES INCURRED IN THE CLEANING AND CLEARING THEREOF; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Terry Coney 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.

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

Resolution 6065; Proposed 26-029; Authorizing the Execution of an Agreement with the Florida Department of Transportation for the Monitoring and Implementation of Traffic Signal Timing Changes Along State Roadway Corridors within the City of Lakeland

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA AUTHORIZING EXECUTION OF AN AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE MONITORING AND IMPLEMENTATION OF TRAFFIC SIGNAL TIMING CHANGES ALONG STATE ROADWAY CORRIDORS WITHIN THE CITY OF LAKELAND; ADOPTING FINDINGS; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Mike Musick moved to approve the resolution. Commissioner Terry Coney 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, and Mayor Sara Roberts McCarley voted aye. Ayes-six. Nays-zero. The motion carried unanimously.

Resolution 6066; Proposed 26-030; Intent to Vacate Public Right-of-Way Located South of Walnut Street, West of S. Webster Avenue, North of Herschell Street and East of Cornelia Avenue; Repealing Resolutions 4967 and 6062

A RESOLUTION RELATING TO PUBLIC RIGHT-OF-WAY; MAKING FINDINGS; DECLARING THE CITY COMMISSION'S INTENTION TO ADOPT AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY LOCATED SOUTH OF WALNUT STREET, WEST OF S. WEBSTER AVENUE, NORTH OF HERSCHELL STREET AND EAST OF CORNELIA AVENUE; REPEALING RESOLUTIONS 4967 AND 6062; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Terry Coney moved to approve the resolution. 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 Terry Coney, Stephanie Madden, Mike Musick, Ashley Troutman, Guy LaLonde and Mayor Sara Roberts McCarley voted aye. Ayes-six. Nays-zero. The motion carried unanimously.

COMMUNITY REDEVELOPMENT AGENCY

Recess/Convene: The Commission recessed the Regular Session and convened as the Community Redevelopment Agency Board.

Purchase Agreement for 838 N Tennessee Avenue

This was a Purchase Agreement between the Lakeland Community Redevelopment Agency (CRA) and 838 N Ave Trust LLC for the purchase of 838 N. Tennessee Avenue between Plum Street and East Parker Street within the Midtown CRA district.

The CRA continues to assemble properties in the Mass Market area in furtherance of the Midtown Redevelopment Plan. The Mass Market Area Plan visualizes the area with infill redevelopment, enhanced streetscapes and pedestrian connectivity. Capitalizing opportunities to acquire additional parcels will boost the Mass Market Plan and provide the CRA leverage with respect to proposed redevelopment prospects.

Under the Agreement, the CRA would purchase the property for a purchase price of $250,000. This price is consistent with an opinion of value and a commercial appraisal report prepared for the CRA which values the subject property as part of a larger accumulation of parcels for redevelopment. The CRA will provide a deposit of $5,000 and have a 120-day due diligence period to assess the suitability of the property. The CRA may terminate the agreement in its sole discretion at any time prior to the expiration of the due diligence period and receive a full refund of its deposit. Closing will occur within 30 days of the expiration of the due diligence period, or approximately August 28, 2026, provided the CRA does not exercise its right to terminate.

The proposed purchase of the subject property was considered by the CRA Advisory Board at its May 7, 2026, meeting and was recommended for approval.

Staff recommended that the City Commission, acting as the Lakeland Community Redevelopment Agency, approve the purchase of 838 N. Tennessee Avenue in accordance with the above-described terms and conditions and authorize the appropriate CRA officials to execute all documents necessary to finalize the transaction.

Palmer Davis presented this item.

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

Mayor Sara Roberts McCarley asked for comments from the Commission and the audience.

The Commission discussed a map of the surrounding CRA owned properties. The intent was to further the Mass Market Area Plan. Staff were working on an update to that plan. These acquisitions were to encourage redevelopment.

Public Speakers:

- Magdeline DuPree encouraged the City to pay attention to the trees in this area and work to retain the tree canopy.

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

Adjourned/Reconvened: The Community Redevelopment Agency Board adjourned and the City Commission reconvened in Regular Session.

CITY MANAGER

Acquisition of FY 2027 Replacement Vehicles and Appropriation and Increase in Estimated Revenues - Fleet Management Vehicle Replacement Fund

Fleet Management is requesting an appropriation for funding and authorization to execute early purchase of the Fiscal Year 2027 replacement vehicles using Purchasing-approved piggyback contracts specified on this appropriation request. Affected departments include Community and Economic Development, Information Technology, Lakeland Electric, Police, Parks and Recreation, Public Works, Risk Management, Purchasing, and the Water Utilities. Purchasing early allows the City to take advantage of current year pricing versus waiting for price increases. Ordering near the end of the fiscal year also enables quicker delivery of replacement vehicles due to lower demand from contracted vehicle vendors from other agencies.

The City's Purchasing Division has approved the following piggyback contracts for use in purchasing subject equipment.

Florida Sheriffs Association contracts:

- FSA-HCS-AVP1.0, Assorted Vehicle Procurement, Various
- FSA23-EQU21.0, Equipment, Various
- FSA25-VEH23.0, Heavy Trucks and Buses, Various

Sourcewell contracts:

- 032824-NAF, Class 4-8 chassis with related equipment, Alan Jay Fleet Sales
- 091125-ALT, Public Utility Equipment, With Related Accessories and Supplies, Altec Industries, Inc.
- 091521-NAF, Cars, Trucks, Vans, SUVs, Cab Chassis, and Other Vehicles, Alan Jay Fleet Sales
- 112624-THE, Grounds Maintenance Equipment and Related Attachments, Hustler

The following costs associated with replacement of the vehicles on the FY2027 list are as follows (not to exceed):

Lakeland Electric	$2,184,632
General Fund – Parks	$783,321
General Fund – Police	$2,801,085

General Fund – Other	$680,876
Fleet Management	$86,520
Solid Waste	$821,940
Stormwater	$54,075
Water	$688,916
Wastewater	$227,115
TOTAL	**$8,328,480**

Staff requested that the City Commission authorize an appropriation and increase in estimated revenue from the Unappropriated Surplus of the Fleet Management Vehicle Replacement Fund of $8,328,480 to the Fleet Management Vehicle Replacement Fund and authorize early purchase of Fiscal Year 2027 replacement vehicles citywide using Purchasing approved piggyback contracts.

Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Guy LaLonde moved to approve the recommendation. Commissioner Ashley Troutman seconded.

Mayor Sara Roberts McCarley asked for comments from the Commission and the audience.

The Commission discussed:

- Piggyback contracts. The City reviewed existing contracts for the best materials and prices.
- Property Tax Workshop – What would the reduction in revenue be if the property tax reform was adopted by the voters? $14.5 Million.
- Purchasing the vehicles considering the possible budget limitations. Enterprise funds were paying for their vehicles. Less than 1/3 of this request was from the General Fund.

Public Speakers:

- Sam Romain - 80% of all Floridians want reduced property taxes.

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

Purchase Order with KONE Inc. for Elevator Cab Interior Refurbishment at the Lakeland Electric Administration Building

Lakeland Electric requires refurbishment upgrades to the interior cab finishes and components for Elevator #1 and Elevator #2 located at the Lakeland Electric Administration Building. The purpose of this purchase is to improve the appearance, functionality, durability, and overall condition of the elevators while maintaining safe and reliable operation for staff and visitors.

The City's Purchasing Division has approved KONE Inc., pursuant to OMINA Partners Public Sector Contract EV2516. OMNIA Partners, Public Sector, serves as a contracting agency that enables public sector entities to cooperatively procure equipment, products and services to receive volume pricing discounts. The City's existing Agreement with Kone, through this cooperative contract, enables the City to obtain favorable pricing while ensuring compliance with procurement requirements.

Pursuant to this purchase, KONE will furnish and install labor, materials, tools, and supervision necessary to perform refurbishment work on Elevator #1 and Elevator #2. The scope of work includes installation of LED ceilings, laminate wall panels, stainless steel finishings, new cab doors, and new cab operating panels. The total cost for the elevator cab interior refurbishment is $105,805.00, which includes materials, shipping, labor, and installation. A 15% contingency in the amount of $15,870.75 is included to address unforeseen conditions, additional material needs, or minor scope adjustments that may arise during the refurbishment process, bringing the total not-to-exceed purchase amount to $121,675.75. Pricing is valid for 30 days from the proposal date. Funding for this purchase is included in Lakeland Electric's FY26 budget.

Staff recommended the City Commission authorize the issuance of a Purchase Order to KONE Inc. in the amount of $105,805.00 for the elevator cab interior refurbishment project and authorize City staff to execute all corresponding documents necessary for the purchase.

Shawn Sherrouse presented this item to the Commission.

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

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

The Commission discussed:

- The age of the elevators, 30-years old. The City works to extend the life of parts and materials as much as possible.
- 15% contingency - most of the contingency would be in the low voltage electrical panels in the elevator. The electrical issues are the biggest possibility of losses.
- The older equipment does not track the number of trips. The new equipment will track the number of trips. The 3 elevators will move the closest elevator to the call floor.
- There are a small number of elevator companies that can do this work. Kone is an open protocol company and does not use proprietary equipment.

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

Approval of Purchase Order to IBM for Annual Renewal of Maximo Application Subscription and Support

The City of Lakeland received a renewal proposal for IBM's Maximo Application Suite Subscription and Support. This will entitle the City to vendor support for the application as well as a subscription to download fixes, products and enhancements.

IBM MAXIMO is the Enterprise System utilized by City departments such as Lakeland Electric Production and Delivery, Water and Wastewater, and Central Stores to provide asset lifecycle and maintenance management for all asset types on a single platform. It is used to help maximize the value of critical business assets over their lifecycles with workflows by ensuring best practices that yield benefits for all types of assets.

The total cost for the renewal is $620,952. The City's Purchasing Division has approved the renewal as a piggyback to FL State NASPO contract #: 43210000-23-NASPO-ACS. This amount is included in the FY26 DoIT operating budget.

Staff recommended the City Commission authorize the issuance of a Purchase Order to IBM in the amount of $620,952 for the procurement of 12 months of Maximo Application Suite Subscription and Support and authorize the appropriate City officials to execute the appropriate documents.

Shawn Sherrouse presented this item to the Commission.

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

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

The Commission discussed cutting this service. Does the General Fund pay for any of this service? Without this software, staff would go back to handwritten manual orders.

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

CITY ATTORNEY

Ordinances (First Reading)

Proposed 26-014; Application of I-2 (Medium Industrial) Zoning and Suburban Special Purpose (SSP) Context District Designation on Approximately 12.64 Acres Located North of State Road 33, South of Old Polk City Road, West of Epicenter Boulevard and East of Tomkow Road

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; PROVIDING FOR I-2 (MEDIUM INDUSTRIAL) ZONING AND SUBURBAN SPECIAL PURPOSE (SSP) CONTEXT SUBDISTRICT DESIGNATION ON APPROXIMATELY 12.64 ACRES LOCATED NORTH OF STATE ROAD 33, SOUTH OF OLD POLK CITY ROAD, WEST OF EPICENTER BOULEVARD, AND EAST OF TOMKOW ROAD; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; 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 once the State returns their comments on the land use ordinance.

Proposed 26-016; Approving a Conditional Use to Convert a Nonconforming Commercial Lodging Use to a Six-Unit Multi-Family Residential Use on Property Located at 817 South Boulevard

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; APPROVING A CONDITIONAL USE TO CONVERT A NONCONFORMING COMMERCIAL LODGING USE TO A SIXUNIT MULTI-FAMILY RESIDENTIAL USE ON PROPERTY LOCATED AT 817 SOUTH BOULEVARD; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; 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 June 16, 2026.

Proposed 26-017; Vacation of Public Right-of-Way Located South of Walnut Street, West of S. Webster Avenue, North of Herschell Street and East of Cornelia Avenue

AN ORDINANCE RELATING TO PUBLIC RIGHT-OF-WAY; MAKING FINDINGS; VACATING PUBLIC RIGHT-OF-WAY ON PROPERTY LOCATED SOUTH OF WALNUT STREET, WEST OF S. WEBSTER AVENUE, NORTH OF HERSCHELL STREET AND EAST OF CORNELIA AVENUE; AUTHORIZING THE RECORDING OF A CERTIFIED COPY OF THIS ORDINANCE; 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 June 16, 2026.

Miscellaneous

Agreement with Contracting Specialists South East, LLC for Structural, Concrete, and Coatings Restoration Services for Lakeland Electric Iowa Street Garage and Adjacent Bridge

This was a proposed Agreement with Contracting Specialists South East, LLC (Contracting Specialists) for structural, concrete, and coatings restoration services at the Lakeland Electric Iowa Street Garage and adjacent bridge. The Iowa Street Garage was constructed in 1989. As such, this project is necessary to address deterioration of structural and concrete components, prevent further degradation, and ensure the continued safety, functionality, and longevity of the Iowa Street Garage and adjacent bridge. The application of protective coatings and waterproofing systems will mitigate future damage caused by environmental exposure and regular usage. This will be approximately the fourth occurrence of structural and coating repairs of this type being performed on the Iowa Street Garage since its construction. Similar restoration work has historically been completed on a 7 to 10 year maintenance cycle to preserve the integrity of the structure.

Accordingly, the City's Purchasing Department issued Request for Proposal No. 2026-RFP-003 (RFP) on January 27, 2026, seeking qualified contractors to provide structural, concrete, and coatings restoration services for the Lakeland Electric Iowa Street Garage and adjacent bridge. The scope of work includes, but is not limited to, pressure washing of existing concrete structures, miscellaneous structural repairs, sealant replacement, and the application of vehicular and pedestrian-grade waterproofing coating systems to preserve and extend the useful life of the facilities. The City received a total of 10 proposals in response to the RFP. However, several proposals were deemed non-responsive, resulting in the evaluation of the following 8 contractors listed below.

Contractor	Location	Price
Angelus Waterproofing & Restoration, Inc.	Raleigh, NC	$474,137.00
Browning Chapman, LLC	Fort Lauderdale, FL	$561,700.00
Contracting Specialists South East, LLC	Pompano Beach, FL	$593,208.90
Innovative Masonry Restoration	Orlando, FL	$656,323.00
Ketom Construction Co., Inc. d/b/a Southern Preservation Systems	Jacksonville, FL	$384,901.00
Restocon Corporation	Tampa, FL	$419,895.00
Structural Preservation Systems	Pompano Beach, FL	$788,092.93
Structural Systems Repair Group, LLC	Fort Lauderdale, FL	$1,408,860.00

All the proposals were evaluated by a Selection Committee comprised of City staff. Based on the evaluation of the contractors' qualifications, experience, project approach and pricing, Contracting Specialists were determined to be the most responsive and responsible contractor that provided the best overall value to the City. Although Contracting Specialists did not submit the lowest cost proposal, the Selection Committee determined that the firm's experience with complex structural restoration projects, specialized technical capabilities, project methodology, and overall understanding of the project scope best met the City's specifications to ensure successful completion of the project.

The Committee also considered the critical nature of the repairs and the importance of minimizing long-term structural risks and future maintenance concerns when making its recommendation. Contracting Specialists have extensive experience in structural restoration, including concrete repair, waterproofing, coating, and structural stabilization for parking garages, bridges, and similar infrastructure. Additionally, the firm has demonstrated successful performance on comparable projects, including parking garage restorations and bridge-related work, further supporting their selection.

Contracting Specialists will perform all services in accordance with the terms and conditions set forth in the City's RFP and its proposal dated March 9, 2026. Services will commence upon approval by the City Commission, with work anticipated to be completed by August 2026. The cost of the project is $593,208.90. However, City staff is requesting a contingency amount of $88,981.34 (15%) for any unforeseen conditions that may occur and need to be addressed during performance of the services, for a total not-to-exceed amount of $682,190.24. This project is included in Lakeland Electric's FY26 budget.

Staff recommended that the City Commission approve the Agreement with Contracting Specialists for structural, concrete, and coatings restoration services for the Lakeland Electric Iowa Street Garage and adjacent bridge and authorize the appropriate City officials to execute all corresponding documents necessary for the project.

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

Motion: Commissioner Ashley Troutman moved to approve the recommendation. 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.

Agreement with Strickland Construction for Construction of the New SWAT Tower and Situational Training Space at the Lakeland Police Department Training Center

In February 2026, the City of Lakeland issued a request for proposal for the construction of a new SWAT Tower and Situational Training Space at the LPD Training Center located at 3131 Centurion Dr., Lakeland, FL 33801.

The proposals include the provision of all labor, material, equipment, temporary protection, supervision, and administration necessary to complete the work in accordance with the project specifications, construction documents, good construction practices, and overall requirements. The work includes demolishing existing SWAT tower and construction of a new tower and situational training space.

A total of six (6) firms responded to the City's RFP and are listed below in the order in which they were ranked by the Selection Committee based on the evaluation criteria:

1. Strickland Construction, Inc., Lakeland, FL………………..$2,397,594.00
2. Henkelman Construction Inc., Lakeland, FL……………….$2,557,484.00
3. Everett Whitehead & Son Inc., Winter Haven, FL…………$2,229,673.00
4. SEMCO Construction, Inc., Bartow, FL…………………….$2,645,557.00
5. Stellar Development, inc. Sarasota, FL…………………….$2,390,790.49
6. Mejia International Group, Coral Springs, FL……………...$2,879,840.30

In April 2026, the Selection Committee recommended approval of Strickland Construction, Inc. as the most responsive bidder.

To remain within the approved budget for the project, City and LPD staff and design team members worked with Strickland Construction on value-engineered cost reductions, bringing the total construction cost down to $1,913,577.00. The cost is funded from police impact fees in LPD's FY2026 budget.

City staff request a nine-percent contingency amount of $186,423.00 for any unforeseen conditions, for a total project amount of $2,100,000.00.

If approved, construction will begin within 15 calendar days of issuance of the Notice to Procced and substantial completion will occur no later than 11 months from the date of commencement of construction.

Staff recommended that the City Commission authorize the award of RFP No. 2026-RFP-013 to Strickland Construction, Inc. and approve the attached Standard Contract Agreement in the total amount of $1,913,577.00.

Katie Prenoveau presented this item to the Commission.

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

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

The Commission discussed previous funding requests of the State. The project was being funded through impact fees.

Captain Kimball explained what the new tower would provide. The existing tower was over 40 years old and was built by long retired police officers and Lakeland Electric employees.

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

FINANCE DIRECTOR - None

UTILITY

Ordinances - None

Resolutions - None

Miscellaneous

***Agreement with Veolia WTS USA, Inc for Water Treatment Services for McIntosh Unit 5 Cooling Tower**

This was a proposed Agreement with Veolia WTS USA, Inc. (Veolia) for water treatment services for the Unit 5 Cooling Tower at the McIntosh Power Plant. The services are critical to maintaining proper water chemistry within the cooling tower system, which supports the operation and efficiency of the Unit 5 steam turbine condenser.

Accordingly, on February 25, 2026, the City's Purchasing Department issued Request for Proposal No. 2025-RFP-099 (RFP), seeking qualified contractors for Unit 5 Cooling Tower Water Treatment Services. The City received 3 proposals from the contractors listed below.

Contractor	Location	Price per million gallons of treated water
Veolia WTS USA, Inc.	Trevose, PA	$178.00
ChemTreat, Inc.	Glen Allen, VA	$338.00
SWE, Inc.	Slidell, LA	$1,036.97

Unit 5 utilizes reuse water from the City of Lakeland as its primary cooling source. While this represents efficient use of City resources, it introduces complex water chemistry conditions that must be properly managed to prevent scaling, corrosion, and biofouling within the condenser system. Failure to properly treat the cooling water can result in reduced heat transfer efficiency, increased maintenance costs and potential unit downtime.

A Selection Committee comprised of City staff evaluated the proposals in accordance with City procurement procedures and determined that Veolia was the lowest cost, most responsive, responsible contractor that best meets the needs of the City. Veolia will provide all services in accordance with the terms and conditions of the City's Specifications set forth in the RFP and Veolia's proposal dated January 29, 2026. Pursuant to the Agreement, Veolia will provide chemical treatment products, monitoring equipment and technical services necessary to maintain optimal water chemistry for Unit 5's Cooling Tower. The products provided by Veolia include advanced treatment technologies designed to control scaling, corrosion, and biological growth, as well as real-time monitoring and reporting tools to support Plant operations.

The initial term of the Agreement is for 3 years, effective upon approval by the City Commission, with 2 additional 1 year renewal options upon mutual written agreement of the parties. The Agreement includes provisions for annual price adjustments beginning in Year 2 based on established inflation indices as outlined in the Agreement. Funding for these services is included in Lakeland Electric's operating budget, with future expenditures subject to annual budget approval by the City Commission. Services are expected to begin within approximately 30 days following issuance of a Purchase Order and will continue throughout the term of the Agreement. The cost for these services is based on a unit rate of $178.00 per million gallons of cooling tower blowdown treated. The projected annual cost is approximately $50,000.00, with an estimated cost of $20,500.00 for the remainder of 2026 based on anticipated usage. Funding for the remainder of 2026 is included in Lakeland Electric's FY26 operating budget, with future expenditures subject to annual budget approval by the City Commission in subsequent budget years.

Staff recommended that the City Commission approve the Agreement with Veolia for Unit 5 Cooling Tower water treatment services at the McIntosh Power Plant and authorize the appropriate City officials to execute all corresponding documents necessary for the implementation of these services.

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

AUDIENCE

Sam Romain, chair of the Polk County GOP, spoke against the proposed data center. There should be no non-disclosure agreements, and no tax agreements. The developer should pay all costs to the electric system.

Atheena Wilson came to speak against the Project Swan data center. Florida was already facing water insecurity.

Alecia Cravswell spoke against the data center and in support of the Downtown Farmers Market. There has been a social media influencer bothering vendors and shoppers in the market each Saturday. Their harassment should not be tolerated. They were targeted because they fly their love flags all year round. She asked for help and did not receive it.

Kaitlyn Saviano spoke against the data center.

Kris Kittrick spoke against Project Swan Data Center. They are not in the best interest of people or any living creature in the community. She expressed appreciation for Commissioner Stephanie Madden's work with the youth.

Jennifer Hardeman spoke about how the City of Fort Meade approved the data center against the citizens' wishes. She was concerned that the city posted a message that the data center would not be discussed. She encouraged the Commission to remember who they represent.

Jim Cullen spoke about the flight path at the airport. Pilots are not observing the flight patterns. He asked the airport director to address the issue during the chief pilot meeting.

Jaxon Samples spoke against the data center.

Isaiah Havana spoke against the data center.

Jaden "Spike" Poma spoke against the data center. She had handouts which are on file in the agenda packet.

Mike Schmidt of Hitech Solutions Engineering came forward and spoke against the data center. He asked if anyone had submitted plans for a data center of this size? Does the City even have a category for such a facility? What is the permit process? Has that been established yet? The commission will need to answer these and other hard questions before deciding on this development. This is not an office facility. This is an industrial complex. It is the industrial process for cooling those computers and the noise it causes that must be considered.

Chad (Good Citizen Card) spoke against the data center. He also spoke about an article he saw online on the police's actions against a young couple that was sleeping in their car. He asked the Commission to go to YouTube and watch the video. The City should apologize and the police should drop the charges.

Kristie Poma spoke against the data center.

Kendall Donahue spoke about the drought and its impact on the community. She was against the data center. That is only going to hurt the wildlife.

Roxana Rivera pointed out unity amongst those speaking against the data center.

Magdalene DuPree came to speak about housing and homelessness. She spoke about property owners who allow homeless people to live for free on their land. She spoke about the struggles of homeless people looking for work, transportation is difficult especially on the weekend or for night shift.

Paul Cruz, veteran of the U.S. Army, spoke against the data center. He encouraged the Commission to spend more time asking more questions about data centers.

Raul Alfonso, of Ft Meade, came forward. Lakeland was blessed to be able to hear from the Community before the project details were already locked down. He suggested the

Commission consider a moratorium on data centers while they investigate the long-term results of data centers on the community. Florida is already in crisis for water. We do not have the resources for this type of development.

Brendon (no card because he does not trust the government) states he finds it suspicious that most people had not heard of the data center. He announced a closed-door meeting was going to be held on June 3rd. What is being talked about? Who is in that room? Who is being paid off?

Lauren Howell said Lakeland citizens love the outdoor environment. Nothing is more valuable than our outdoor resources. She did not believe the residents of Polk County would stand for a data center. The Lakeland Commission can show everyone the right thing to do for residents and the environment.

Brittany Singletary came forward to speak about the damage at her condo. She distributed a handout which is on file in the agenda packet.

MAYOR AND MEMBERS OF THE CITY COMMISSION

Commissioner Guy LaLonde was looking forward to fire department's groundbreaking of the new station.

Commissioner Ashley Troutman was pleased to see citizens show up and ensure their voices are heard. The process matters and the City is going to follow the process and they will hear the voices of the people through that process. The City's comments that there was not a data center on the agenda was not an attempt to silence voices.

Commissioner Mike Musick:
- There were lots of great comments today. Sometimes issues do rise more quickly than we have the legislative process to handle. We think natural resources are a big deal. He does not typically start with no. He does his research to be accountable for his vote.
- He was excited about the groundbreaking of the new fire station.
- He was excited for the Boards and Committees Dinner tomorrow night for the volunteers.

Commissioner Terry Coney:
- Appreciated everyone coming out to express their opinions about things going on in the City. We do live in a representative republic. Decisions are not made behind closed doors.
- He attended 2 graduations.
- America 250 Monument - This will be a one-of-a-kind monument. He hoped the City will contribute.

Motion: Commissioner Stephanie Madden moved to donate $10,000 to the 250 Fund. Commissioner Terry Coney seconded.

Mayor Sara Roberts McCarley asked for discussion.

Commissioner Ashley Troutman asked Shawn Sherrouse if he had figures. They were still working on gathering figures. The City does have a contingency account or reserves account. We also have a public improvement fund.

Commissioner Ashley Troutman asked Mike Brossart where the money came from for the capital improvement fund. Mike Brossart explained that the capital improvement fund is a 10-year spending plan. The public improvement fund is money that came from the hospital that is now invested. It serves as the ten-year capital fund for the General Fund. Either way the money will come from General Fund uses.

Commissioner Ashley Troutman asked what the purpose of the funds is that we would take the money from? Mike Brossart explained that the contingency fund is for non-budgeted changes or needs that come up. Whatever is not used at the end of the year goes back to the General Fund surplus. The contingency fund is just a small savings account in the General Fund for emergencies.

Commissioner Ashley Troutman stated where we pull these funds from matters because it sends a message to the citizens. We had an opportunity to plan for this monument. He did not think they were sending the right signal but just randomly pulling the $10,000 out of the reserve funds. That is not what those funds are for.

Commissioner Mike Musick agreed with Commissioner Ashley Troutman. If the City was going to give money, then he would not take it from the reserves. It was not initially an ask. He agreed that dipping into reserve pots was not a good idea.

Action: Mayor Sara Roberts McCarley called for the vote and the motion failed 3-3 with Mayor Sara Roberts McCarley and Commissioners Ashley Troutman and Guy LaLonde voting nay.

Commissioner Terry Coney asked who owns the monuments in city parks. Palmer Davis explained that the City owns some and some are donations.

Commissioner Terry Coney stated the City benefits from the different monuments in the parks. We are taking advantage of that work.

Commissioner Stephanie Madden explained there are going to be things that we want to do when there is no budget. It is important to advocate for things that are important to your citizens even when it is not budgeted. Sometimes you win and sometimes you lose. Staff are never going to have a slush fund for the Commission to use. If it is important to us, we must direct staff to find the money.

Commissioner Guy LaLonde is a veteran. He was in favor of doing something. They never came and asked for assistance. It came up at the end of the last commission meeting. He wanted to know what bucket the money would come from. He also liked to have things planned. We still have another meeting. Should we direct staff to come back and specifically say where the funding would come from?

Commissioner Ashley Troutman was not against the project he was against using the public improvement funds.

Mayor Sara Roberts McCarley wanted to have a process. The City Commission does not have a line item. All the money in the budget is accounted for meticulously to ensure public trust. Historically in Lakeland there have not been processes in place. It must happen by people coming forward to make a request. She preferred the issue to come back up during the budget process. She has asked for a report on philanthropic dollars that have gone out into the community and what that looks like. Right now, there is no process codified. We are not the operational board. We hired the City Manager and the City Attorney. The City Manager hires the finance director. We are not against the America 250.

Commissioner Terry Coney: The project's initial budget was $250,000. They have come up with $245,000. They have had a cost overrun that would push them to $268,000. They are continuing to fund raise. The City's help would be appreciated. They did approach the City Manager and Parks, Recreation and Cultural Arts when the project first started. They heard back, "Let’s see how much you can raise first." If we can look at it through the budget process that would be good.

Commissioner Stephanie Madden:

- Thanked everyone for being civilly engaged today. Citizens are concerned about growth. We are in the fastest growing part of the country. People who buy property have the right to develop. It is up to us to ask the right questions. We must do our homework to find out what would be a win or a loss for our citizens.
- FAA (Federal Aviation Administration) - It was interesting to hear comments about flight paths. It sounds like Avelo respects the route and Amazon is not. She is just reiterating that to the City Manager to see if there is anything that can be done.
- Lastly, she wanted to talk about Ms. Singletary. Before we respond, we are trying to gather information. From what she has learned, it would be a civil suit against the roofing company. She asked the City Attorney where she should turn next to find help.

Palmer Davis explained the supreme court has made it clear that a local government is not responsible for shoddy construction work. Her remedy is with the roofing company or the HOA. The company that did the work and the HOA are the responsible parties. There are legal aid societies within the county. United Way may be able to point her in the right direction. We must be careful because this is a citizen coming against another citizen. It is important not to take one side over another.

Mayor Sara Roberts McCarley:

- She appreciated all the civic engagement today. This is a great opportunity for the public to see the Commission in action. We saw the same article on LkldNOW that everyone else saw. Links and attachments are difficult for the Commission to open from a cyber security standpoint. She explained the data center application hit the Community and Economic Development Department but still had to move through the process. It would be some time before the final decision was made by the Commission. The Commission serves at the pleasure of the citizens. This is not their full-time job. They do serve as a magnifying glass on issues on behalf of the citizens.
- Lakeland Christian School won the National Mock trial championship.
- Florida Southern College Moccasins won the National Championship for their women's lacrosse team.

CALL FOR ADJOURNMENT - 12:34 p.m.

Kelly S. Koos,
City Clerk