LAKELAND CITY COMMISSION

Regular Session
July 19, 2021

The Lakeland City Commission met in Regular Session in the City Commission Chambers. Mayor Bill Mutz and Commissioners Bill Read, Chad McLeod, Stephanie Madden, Sara McCarley, Mike Musick, and Phillip Walker were present. Deputy City Manager Nicole Travis, City Attorney Palmer Davis, Finance Director Mike Brossart, and City Clerk Kelly Koos were present.

CALL TO ORDER - 9:00 A.M.

PRESENTATIONS

Security in Retirement 2021 (Cherie Watson, Retirement Services Director)

PROCLAMATIONS

31st Anniversary of The Americans with Disabilities Act
Park and Recreation Month

COMMITTEE REPORTS AND RELATED ITEMS

Municipal Boards & Committees 07/16/21

Commissioner Stephanie Madden presented this report to the Commission.

Motion: Commissioner Phillip Walker moved to approve the appointment. 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.

APPROVAL OF CONSENT AGENDA

All items listed with an asterisk (*) were considered routine by the City Commission and were enacted by one motion following an opportunity for public comment. There was no separate discussion of these items unless a City Commissioner or Citizen so requested, in which event the item was removed from the consent agenda and considered in its normal sequence.

Motion: Commissioner Phillip Walker moved to approve the Consent Agenda. Commissioner Sara 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)

* Commission Minutes July 2-6, 2021
* Utility Committee Minutes July 2, 2021

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

REQUEST TO APPEAR FROM THE GENERAL PUBLIC – None

EQUALIZATION HEARINGS

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

Demolition of Buildings
Palmer Davis explained the City Commission just recessed in their legislative capacity as the City Commission and convened- as the Equalization Board. The City on occasion had to clean and clear lots or demolish buildings on private property. The City imposed a lien for that work. The Equalization Board decided if the liens imposed were appropriate and fair. Anyone present concerning these liens would be given an opportunity to speak in just a moment. He then presented the assessments to the Equalization Board.

Motion: Commissioner Chad McLeod moved to approve the assessments. Commissioner Phillip Walker 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.

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

PUBLIC HEARINGS

Ordinances (Second Reading)

Ordinance 5884; Proposed 21-010; Change in Zoning from RA-3 (Single-Family Residential) to Planned Unit Development (PUD) to Allow a Maximum of 32 Single-

Family Attached Dwelling Units on Approximately 4.09 Acres Located South of Druid Street and East of Gilmore Avenue (1st Rdg. 03-15-21)

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; PROVIDING FOR A CHANGE IN ZONING CLASSIFICATION TO PUD (PLANNED UNIT DEVELOPMENT) ZONING TO ALLOW A MAXIMUM OF 32 SINGLE-FAMILY ATTACHED DWELLING UNITS ON APPROXIMATELY 4.09 ACRES LOCATED SOUTH OF DRUID STREET AND EAST OF GILMORE AVENUE; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the short title.

Motion: Commissioner Bill Read moved to approve the ordinance. Commissioner Phillip Walker seconded.

Teresa Maio gave a brief presentation, a copy of which is on file in the Agenda Packet.

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

Mark Hill of Kimley-Horne gave brief presentation.

Commissioner Bill Read appreciated the developer coming back. This satisfied a lot of his original concerns. He would like to see a condition imposed that did not allow connection through the property to Druid Street. **He did not want to permit further development to the south with only access to Druid Street.** His biggest concern was adding traffic to Druid Street. This development was workforce housing and the city desperately needed workforce housing. The development would allow workers to walk to work at the Hospital.

Chuck Barmby explained a condition could be written to say that development to the south must access to Park View Place.

Commissioner Sara McCarley clarified that Commissioner Bill Read did not want to force additional traffic on Druid Street. Correct.

Mayor Bill Mutz asked for comments from the public.

John Lalonde came forward. He spoke against the development in May. He admitted that Kimley Horne had done a good job changing the development. He appreciated the work they have done. He did not like the development but did not object. He thanked the Commission for listening. He thanked Phillip Scarce of Planning & Zoning for his help.

Mayor Bill Mutz asked him what enhancements he would like to see. Lalonde suggested a little higher wall along Druid Street. Lalonde also said the residents will be welcoming when the new residents arrived.

Ray Walbridge: The developer was protecting the condo's wall. He was concerned that they were a 55+ community and did not want children jumping the wall. He was also concerned about the traffic. He has concerns about trash collection along Druid St.

Barry Sears lived on Druid St. It was a nice neighborhood in the 1950s. He did not welcome the extra traffic. The street was narrow and it is going to be tight. Yard maintenance people park trailers partially in the street which will make the problem worse. He was still concerned about the retention pond and run off. His property would be negatively affected by runoff.

A woman read an email from Richard Polk stating he did not receive notice from the city. He received it from a neighbor. He was concerned about notice, and stormwater runoff. She asked if the boundary between the two properties would be something more solid than the wire fence that existed today.

Teresa Maio there will be a landscape buffer and a 6-foot high solid wall dividing the two properties.

Mike Boyle 712 Druid St. This zoning change will change Druid Street forever. This will triple the amount of homes on Druid in one shot. He was concerned about the traffic on Druid

Mayor Bill Mutz asked Chuck Barmby to comment on road utilization

Mr. Barmby: based on project scale they expected 18 pm peak hour trips. That was a relatively small number. The City had a condition to widen Druid to 20 ft. That was important to meet the City's standards. Also they will add a sidewalk back to Channing. Those 2 things will mitigate the traffic issues. CRA is also funding a sidewalk on Gilmore that will also help with traffic.

Commissioner Sara McCarley asked about trash pickup. How will that work. Mr. Barmby: The intent is for the project to be served internally. The solid waste vehicles will pick up internally not on Druid.

Commissioner Phillip Walker asked about sidewalks. Mr. Barmby: this will build a sidewalk on Druid to the sidewalk on Channing which will connect to the trail down to the lake.

Mayor Bill Mutz asked about the retention pond. Would it slow down litter going to Lake Parker? Mr. Barmby: there was a street reconstruction project planned for Lake Hills. They will communicate with FDOT to see if something can be done to help with litter.

Commissioner Chad McLeod: how does this impact resurfacing maintenance. Mr. Barmby: it will not materially impact the maintenance on this roadway. They will confirm during development review. They were not anticipating trucks. Public Works will make sure Druid can handle the traffic.

Mark Wilson acknowledged the trash in runoff going to the lake. He anticipated that they will help resolve some of that with their stormwater retention. Their project did not have enough units to require another connection point. They had 32 and the requirement was 200.

Commissioner Mike Musick asked about parking. The units have garage parking.

Commissioner Stephanie Madden asked about the flooding. The developers were installing a sizeable stormwater pond onsite. They will meet the 100-year standard. They will be treating their runoff in the stormwater pond.

Commissioner Bill Read supported the project. This was a PUD and would have a homeowners' association. He thought that would address a lot of those concerns. Those residents will want adequate parking, trash pickup and accessible roads.

Mayor Bill Mutz had great empathy for growing up in an area and watching the changes come through.

Palmer Davis clarified the modification. The development of property to the south will not have sole access through Druid Street. The consensus agreed with the change.

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

Ordinance 5885; Proposed 21-016; Text Amendment CPA20-003 Adopting the Lakeland Comprehensive Plan: Our Community 2030

> AN ORDINANCE RELATING TO LOCAL GOVERNMENT COMPREHENSIVE PLANNING; PROVIDING FOR THE ADOPTION OF THE LAKELAND COMPREHENSIVE PLAN: OUR COMMUNITY 2030 AS TEXT AND MAP AMENDMENTS (CPA 20-003); REPEALING ORDINANCE 5188, AS AMENDED, AND ALL OTHER AMENDMENTS SUBSEQUENT THERETO AS SET FORTH HEREIN; MAKING FINDINGS; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the short title.

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

Teresa Maio gave a brief presentation, a copy of which is on file in the agenda packet. She reviewed the recommended changes from the DEO. They were minimal. After Commission adoption, the State will issue final findings. This was a public hearing.

Mayor Bill Mutz asked for comments from the Commission.

Commissioner Sara McCarley explained why this was important. The Comp Plan took all regulations into consideration and filtered them into this plan. There were 3 opportunities for public input into the plan. A survey, Look Forward Lakeland, and Lakeland Vision. This is a huge document, but they have done a good job of putting it together for the public to review.

Commissioner Phillip Walker: Lakeland was one of the few communities that is certified and can make some changes without State approval.

Teresa Maio: Lakeland participates in the Certified Community Program which means certain plan amendments do not require DEO review.

Commissioner Chad McLeod: a lot of work goes into the comprehensive planning process. He asked Pat Steed if she had any comments.

Pat Steed, Executive Director of the Central Florida Regional Planning Commission (CFRPC): It is a great opportunity to work with local governments. It was a great opportunity to work with Lakeland on this project. Lakeland has been on the forefront of looking at serious urban policies. Lakeland is a good example of good planning.

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

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

COMMUNITY REDEVELOPMENT AGENCY

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

Tax Increment Financing Agreement with 725 E. Orange LLC for Improvements to 721 and 725 E. Orange Street and 0 Lake Avenue

This was a Tax Increment Financing (TIF) Agreement with 725 E. Orange LLC for properties the entity owns at 721 & 725 East Orange Street and 0 Lake Avenue. The site consists 40,510.8 SF (0.93 acres) of land.

The developer of the properties is proposing to construct five 3-story buildings, consisting of thirty-two (32) apartment units and on-site surface parking. Hard costs for the project are estimated to be $3,760,300, with an additional $442,554 in soft costs and $891,825 in land acquisition costs, bringing total development costs to approximately $5,094,679. Renderings and proposed plans are included with the Agreement for reference, and plans will be submitted to the Building Division for permitting.

The Tax Increment Financing program allows qualified developers to receive a reimbursement of tax increment funds collected by the Lakeland Community Redevelopment Agency (CRA). The reimbursement is based on incremental revenue collected due to increases in the property's taxable value resulting from the investment made in the real estate. The standard term of reimbursement under the TIF program is five (5) years, beginning in the year following the project's receipt of a Certificate of Occupancy, with the developer receiving a reimbursement of 50% of the tax increment generated in the first year and reimbursement of that same dollar amount each of the next four years, for a total of five years, conditioned upon proof of payment of property taxes.

725 E. Orange LLC requested consideration of a modified 5-year TIF Agreement, with 100% reimbursement of tax increment for years 1 through 3, and 80% for years 4 and 5. Based upon estimated project costs, TIF payments under this modified TIF Agreement are projected to total $201,248.31 over the five years, while TIF payments under the standard TIF Agreement would be an estimated $109,374.08 over the five years.

The CRA Advisory Board reviewed the request and recommends approval of a hybrid TIF Agreement, under which the Developer will receive 100% reimbursement for years 1 and 2, and 50% for year 3. Total TIF payments under the Advisory Board's hybrid approach are projected to total $109,374.08, the same total estimated under the standard TIF agreement, but more front-loaded.

Staff agrees with the Advisory Board's recommendation and recommends that the City Commission, acting as the City's Community Redevelopment Agency, approve the Tax Increment Financing Agreement with 725 E. Orange LLC, providing for 100% reimbursement for years 1 and 2, and 50% for year 3, and authorize the appropriate CRA officials to execute the Agreement.

Palmer Davis presented this item to the Community Redevelopment Agency.

Alis Drumgo gave a brief presentation. He showed photos of the proposed projects.

Commissioner Mike Musick asked if there was an advantage to front load the TIF.

Commissioner Chad McLeod explained the discussion on the CRA Advisory Board was that it would help the developer, but it would cost the City the same. The developer supported the recommendation from the advisory board. He understood it was a significant request.

Mayor Bill Mutz: the Commission commented Friday on the beautiful concept and design.

Commissioner Phillip Walker agreed the development was lovely and accommodating of the Garden District. He asked if it was all market rate housing.

Mr Drumgo: Yes, that is correct. There has been no discussion about affordable housing.

Commissioner Bill Read commented on the advantages of TIF financing.

Mayor Bill Mutz asked for comments from the audience. There were none.

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

Tax Increment Financing Agreement with 923 E. Lemon LLC for Improvements to 915 and 923 E. Lemon Street

This was a Tax Increment Financing (TIF) Agreement with 923 E. Lemon LLC for properties the entity owns at 915 and 923 East Lemon Street. The site consists of 43,560 SF (1.0 acre) of vacant land.

923 E. Lemon LLC is proposing to construct five 2-story buildings, consisting of twenty-two (22) apartment units with on-site surface parking. The developer's hard costs for the development are projected to be $2,384,930, with an additional $347,713 in soft costs and $152,500.00 in land acquisition costs, bringing the total development costs to approximately $2,885,143.

The Tax Increment Financing program allows qualified developers to receive a reimbursement of tax increment funds collected by the Lakeland Community Redevelopment Agency (CRA). The reimbursement is based on incremental revenue collected due to increases in the property's taxable value resulting from the investment made in the real estate. The standard term of reimbursement is five (5) years, beginning in the year following the project's receipt of a Certificate of Occupancy, with the developer receiving a 50% reimbursement of tax increment in years one through five.

Based upon estimated project costs, TIF payments for this project under the standard TIF Agreement are projected to total $58,737 over the five-year duration of the Agreement. The CRA Advisory Board has reviewed the developer's request and recommends approval of the CRA's standard TIF Agreement. The developer will receive 50% reimbursement of tax increment for years 1 through 5.

Staff recommended that the City Commission, acting as the City's Community Redevelopment Agency, approve the Tax Increment Agreement with 923 E. Lemon LLC and authorize the appropriate CRA officials to execute the Agreement.

Palmer Davis presented this item to the Community Redevelopment Agency.

Motion: Commissioner Phillip Walker moved to approve the agreement. Commissioner Bill Read seconded.

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

Commissioner Bill Read clarified these figures were just estimates on the taxes.

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

Adjourn/Reconvene: The Community Redevelopment Agency adjourned, and the City Commission reconvened in Regular Session.

CITY MANAGER - None

CITY ATTORNEY

Ordinances (First Reading)

Proposed 21-033; Amending the City of Lakeland's Affordable Housing Incentive Plan

> AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO THE CITY OF LAKELAND AFFORDABLE HOUSING INCENTIVE PLAN; MAKING FINDINGS; AMENDING INCENTIVE TARGET AREAS UNDER THE PLAN; PROVIDING FOR ADMINISTRATIVE REVIEW OF INCENTIVE APPLICATIONS; REPEALING PREVIOUS ORDINANCES; 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 August 2, 2021.

Resolutions

Resolution 5696; Proposed 21-044; Demolition of Buildings

> A RESOLUTION PROVIDING FOR THE ASSESSMENT OF A LIEN AGAINST PROPERTIES FOR EXPENSES INCURRED IN THE REMOVAL OF DILAPIDATED AND HAZARDOUS BUILDINGS; MAKING FINDINGS; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the short title.

Motion: Commissioner Sara McCarley moved to approve the resolution. Commissioner Phillip Walker seconded.

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

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

Miscellaneous Reports

Memo re: Joint Project Agreement with Polk County for Water and Wastewater Utilities Relocation for the West Pipkin Road Widening Project

The City Commission previously authorized a Design Joint Project Agreement (JPA) with Polk County for engineering services to prepare plans for the relocation and upgrade of water and wastewater utilities in conflict with Polk County's planned widening of West Pipkin Road from approximately Medulla Road to S. Florida Avenue/SR 37. This was the Construction JPA between Polk County and the City of Lakeland for the relocation/ construction of the City's water and wastewater utilities along West Pipkin Road pursuant to the completed plans and specifications. This construction work will include the installation of 16,800 feet of 16-inch waterline, 2,400 feet of 8-inch waterline and 2,500 feet of 8-inch force main.

Polk County received bids on June 16, 2021 for their road project that included relocation/construction of the City's water and wastewater utilities. Polk County selected Hubbard Construction as the contractor for the project. City Water Utilities staff reviewed and agreed to that portion of the bid related to the water and wastewater work. This Construction JPA also includes Construction Engineering and Inspection (CEI) services. CivilSurv Design Group, Inc. was the engineer for the Design JPA and will now be retained for construction services to ensure compliance with the design and obtain clearances to place the new utility lines into service.

In accordance with the Construction JPA, the City will transfer funds to Polk County for the project as follows: $6,013,302.72 for utility construction, $50,000 for utility contingency, and $357,760 for CEI services, totaling $6,421,062.72. The Wastewater Capital Fund has $98,833 budgeted for this project and the Wastewater Impact Fee Fund has $50,000 budgeted. The Wastewater Capital Fund requires an appropriation of $93,999. The Water Capital Fund has $2,651,302 budgeted for the project and the Water Impact Fee Fund has $1,200,000 budgeted. The Water Capital Fund requires an appropriation of $2,476,929.

Staff recommended that the City Commission: (1) approve the Joint Project Agreement between Polk County and the City of Lakeland for the West Pipkin Road Widening Project and authorize the appropriate City officials to execute the Agreement, (2) approve an appropriation in the amount of $2,476,929 from the Water Capital Fund operating surplus, authorize an increase in estimated revenues in the amount of $2,476,929 in the Water Capital Fund and an appropriation of $2,476,929 in the Water Capital Fund, and (3) approve an appropriation in the amount of $94,000 from the Wastewater Capital Fund operating surplus, authorize an increase in estimated revenues in the amount of $94,000 in the Wastewater Capital Fund and an appropriation of $94,000 in the Wastewater Capital Fund.

Palmer Davis presented this item to the Commission.

Motion: Commissioner Chad McLeod moved to approve the recommendations. Commissioner Phillip Walker 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.

Memo re: Task Authorization with Metzger + Willard, Inc. for Engineering Services for the Water Utilities Septic-to-Sewer Study

This was a proposed Task Authorization with Metzger + Willard, Inc (MWI) for professional services to assist the Water Utilities Department with preliminary design work associated with conversion of six neighborhoods from septic tanks to the City's wastewater system.

The City of Lakeland's Water Utilities Department and Community Redevelopment Agency have both recognized a need to assist in development of underserved areas that are currently on septic systems by providing infrastructure to facilitate connection to the City's wastewater system. The proposed septic-to-sewer study includes the following:

- Review of six (6) selected areas that are near: (1) Alameda Drive, (2) Kendrick Lane,(3) Mayflower Drive, (4) W. Robson Road, (5) Crescent Heights, and (6) Hillside Manor neighborhoods.
- Data collection and hydraulic evaluation.
- Preliminary engineering design report that includes hydraulic analysis and estimated costs of alternatives.

All services pursuant to this Task Authorization will be performed in accordance with the terms and conditions set forth in the Continuing Agreement for Municipal Engineering Services between the City and MWI previously approved by the City Commission in October 2016. The total not-to-exceed cost associated with this Task Authorization is $97,800. This project has been approved and budgeted jointly in the Community & Economic Development Department's Planning and Housing Division and Midtown Community Redevelopment Area FY 2021 budgets.

Staff recommended that the City Commission approve the Task Authorization with Metzger + Willard.

Palmer Davis presented this item to the Commission.

Motion: Commissioner Bill Read moved to approve the task authorization. Commissioner Phillip Walker seconded.

Commissioner Phillip Walker referenced a request from a few years ago about moving from septic to sewer. When they found out the cost they backed off.

Teresa Maio showed a slide depicting the various neighborhoods. The study will determine what will be needed to bring the services to the areas, determine the costs, and then find possible funding sources for the property owners. The study itself will not require anyone to connect to the system.

Commissioner Phillip Walker was happy to the see the study come about.

Commissioner Stephanie Madden wanted to make sure they were taking a comprehensive approach so if development was being considered, sewer could be included or considered. She did not want lots to be developed one way and then forced to move later. She wanted to make sure we were not just thinking of existing homes but also to give developers certainty in planning their developments.

Teresa Maio explained extending sewer services may make the area more attractive to developers for higher density. This would also help those in the area who need to repair existing septic systems. Staff was working more with a carrot than a stick. If properties are developed with septic, they will stay septic until the property owner chooses differently.

Commissioner Stephanie Madden clarified there have not been a lot of requests to develop in the area. If a developer wanted to come in, they would be notified a study was taking place and the sewer was being contemplated? Would they know they can have a greater number of units with sewer?

Teresa Maio: at this initial stage there will not be a lot of public outreach. If the decision is made to extend sewer, property owners would be notified. The health department set the rules for septic permits.

Commissioner Bill Read asked how staff selected the areas. Teresa Maio explained this covers all areas inside the city that do not have sewer connections. They were focused on residential.

Commissioner Bill Read stated there were commercial units along Florida without sewer.

Commissioner Mike Musick when is the expected completion?

Robbie Kniss: the schedule is listed at 6-months. That is to do the conceptual study. This is a high-level study. At the end we would have a report and estimated costs for each area and potential funding sources. At that point, we will decide if we should apply for funding to begin that design.

Commissioner Sara McCarley: this is a great example of interdepartmental working together. That happens a lot but we do not always see it.

Mayor Bill Mutz asked for comments from the audience. There were none.

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

FINANCE DIRECTOR – None

UTILITY

Miscellaneous

Memo re: Change Order #2 with Siemens Energy, Inc. for McIntosh Unit 5 Hot Gas Path Outage Work

This proposed Change Order #2 with Siemens Energy, Inc. (Siemens) was for McIntosh Unit 5's Hot Gas Path Outage Work performed in the Fall of 2020 for parts and repairs determined to be necessary after the start of the Fall 2020 Outage which occurred between October 3rd to November 13th 2020.

On August 3, 2020, the City Commission approved an agreement with Siemens for McIntosh Unit 5's Hot Gas Path work scheduled to occur during Unit 5's scheduled Fall 2020 Outage totaling $867,778. The City Commission then approved an initial Change Order to this work on October 5, 2020, that included additional inspections and the repair of the combustion turbine exhaust cylinder totaling $544,390.

During the scheduled Fall Outage, other necessary repairs were identified that comprise Change Order #2 and are in addition to the work previously approved by the City Commission. The City's Purchasing Department has approved Siemens, the Original Equipment Manufacturer of Unit 5, as the sole source supplier for this work. Below is a summary of the additional work, along with the associated costs.

1 Steam Turbine Parts and Repairs	$946,726.88
2 Combustion Turbine Parts and Repairs	$782,996.26
TOTAL	$1,729,723.14

Upon approval by the City Commission, a purchase order will be issued for work that was completed during Unit 5's Fall 2020 Outage. The work will be governed by City's Long-Term Maintenance Agreement with Siemens dated May 5, 2010, as well as

Siemens' original proposal dated May 18, 2020. The total cost of the work is $1,729,723.14.

Staff recommended that the City Commission approve Change Order #2 with Siemens for McIntosh Unit 5's Hot Gas Path Outage Work and authorize the appropriate City officials to issue a purchase order and execute all corresponding documents with Siemens for the work.

Ramona Sirianni presented this item to the Commission.

Motion: Commissioner Sara 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.

Memo re: Agreement with Siemens Energy, Inc. for MGT2 Hot Gas Path Outage Work

This proposed Agreement with Siemens Energy, Inc. (Siemens) was for McIntosh Gas Turbine #2's (MGT2's) Hot Gas Path Outage Work scheduled to occur in the Fall of 2021. Lakeland Electric installed MGT2, a used Siemens 501D5A gas turbine, in June 2020. Based on the number of starts and hours of operation of the Unit, and in accordance with Original Equipment Manufacturer (OEM) guidelines, the replacement of hot gas path parts are needed for MGT2. Borescope inspections of the machine have also confirmed existing damage to parts that necessitate replacement, which include several rows of turbine blading that are cracked or worn beyond repair.

The City's Purchasing Department has approved Siemens, the original equipment manufacturer (OEM) of MGT2, as the sole source supplier for this work. The Hot Gas Path Inspection will entail disassembly of various components of MGT2, inspection, installation of replacement parts and start up services. Below is a summary of the necessary work and associated costs.

Hot Gas Path Inspection and Parts	$5,349,661
Row 2, 3, and 4 Turbine Blade Lock Plate Securing Screw Replacement	$26,859
Inspection of Gas Turbine Rotor Cooling Air Piping	$8,049
Inspection of Trash Screens	$4,112
Torque Converter Swap (Labor only)	$69,072
TOTAL	**$5,457,753**

Upon approval by the City Commission, Siemens will be scheduled to complete the work during MGT2's Fall 2021 outage scheduled for November 19th to December 18th,2021. The purchase will be governed by Siemens Standard Terms and Conditions for the sale of equipment and services dated July 14, 2021, as well as Siemens' proposal 21-0036 dated July 13, 2021 and proposal 21-0009 Rev 4 dated June 25, 2021. The total cost of the work is $5,457,753.

Staff recommended that the City Commission approve this Agreement with Siemens for MGT2's Hot Gas Path Outage Work and authorize the appropriate City officials to execute all corresponding documents to Siemens for the work.

Ramona Sirianni presented this item to the Commission. She reminded the Commission this would be funded through bond proceeds.

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

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

Commissioner Mike Musick complimented staff for their purchase of the unit.

Commissioner Bill Read asked Joel Ivy about security of the electric grid. Is our single source natural gas?

Joel Ivy there were 3 major pipelines in the State. LE had two sources for natural gas. LE can switch between the two. LE did frequently switch to accommodate capacity. We are looking to not be entirely dependent on natural gas. They were 30% eligible to burn something else should natural gas not be available. Florida is probably 65-75% natural gas. If there is an inability to get natural gas, we will all be in it together. There will be outages. As a state, we are prepping for conditions like Texas saw. The risk of that is extremely low in Florida. Our biggest nemesis is hurricanes. We can usually recover within 2 weeks. We are in as good of shape as possible, but we do not let our guards down. We still are at risk for hackers and we are working to make sure we address these issues. We can control our utility, but we cannot control the natural gas line company.

Commissioner Sara McCarley commended the LE team handling emergency management.

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

AUDIENCE

Mayor Bill Mutz recognized the guests present for the ADA Proclamation. He thanked them for staying for the entire meeting. He requested any comments from the audience.

Paul Arms came forward. There were important religious issues in the Country today. The first amendment created a vacuum as God has been phased out. There is no accountability in government and in the medical community. He was speaking specifically against abortion. He spoke in defense of the vulnerable re abortion and euthanasia. He also spoke against the COVID vaccine.

MAYOR AND MEMBERS OF THE CITY COMMISSION

Commissioner Chad McLeod reported a great meeting Friday at FLC Transportation Intergovernmental Policy Committee. Two things stood out to him:

1. Commissioner Phillip Walker is a celebrity in the FLC crowd and
2. There was a lot of discussion about transportation funding. Everyone is grappling with the need for funding.

Voting Delegate for 2021 Florida League of Cities Conference

Action: Commissioner Sara McCarley moved to appoint Commissioner Stephanie Madden as the voting delegate. Commissioner Chad McLeod seconded and the motion carried unanimously. There were no comments from the public.

Commissioner Stephanie Madden: It was exciting to see all the PAL kids doing their carwash over the weekend. She enjoyed Fred's Chicken Dinner. Loved seeing Lashunda Luster working out there. Also, good to see Officer Wesley. He was a symbol of leadership, love and strength. Those young kids see his servant leadership. It was encouraging to see this mission work going on right here in Lakeland.

Commissioner Phillip Walker commented on Commissioner Stephanie Madden's appointment. It was important to see more than 2 people involved in FLC. He was happy to see others getting involved. He hoped they will continue to serve on those committees. He thanked Commissioner Stephanie Madden for serving as the voting delegate.

Commissioner Sara McCarley:
Reported on her attendance at the Juneteenth meeting and the Engage RoundTable
Kudos on Lakeland Christian School (LCS) Traffic meeting they held last week.
Thanked the American Sign Language team who was here working for us today.
Attended Bueno Market on Saturday night downtown. Good job to staff on making that happen.

Commissioner Mike Musick: Thanked Julie Townsend and her team for the Farmers Market, First Friday, and Bueno Market. There are a lot of exciting things happening and a lot of people working hard in the community.

Commissioner Phillip Walker:

ARP-grateful for looking at supporting small business. They are the heartbeat of America. He has received many calls from people saying thank you and nonprofits too. PAL: started in a small room in Simpson Park. He reminded the community PAL now offers other programs beside football and cheerleading. They are in need of more space.

Mayor Bill Mutz announced Charter Amendment Workshop at 1 p.m.

CALL FOR ADJOURNMENT - 11:30 a.m.

H. William Mutz, Mayor

CITY OF LAKELAND, FLORIDA
INCORPORATED
JAN. 1, 1885

Kelly S. Koos, City Clerk