

LAKELAND CITY COMMISSION**Regular Session
September 8, 2026**

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

CALL TO ORDER - 9:00 A.M.**PRESENTATIONS**

Mayor's Council on the Arts Update (Kerry Fallwell, Chair)

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.

Action: Commissioner Terry Coney moved to approve the Consent Agenda. Commissioner Mike Musick seconded and the motion carried unanimously.

APPROVAL OF MINUTES (with any amendments)

*City Commission Minutes Aug. 14-17, 2026

Action: The Commission approved this item 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 Mike Musick moved to approve the Assessment Roll. Commissioner Ashley Troutman seconded.

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

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

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

PUBLIC HEARINGS

Ordinances (Second Reading)

Ordinance 6153; Proposed 26-023; Amending Division 2 of Article IV of Chapter 2 of the Lakeland City Code to Amend Code Enforcement Board's Jurisdiction (1st Reading. 08/17/26)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA RELATING TO CODE ENFORCEMENT; AMENDING DIVISION 2 OF ARTICLE IV OF CHAPTER 2 OF THE CODE OF THE CITY OF LAKE LAND, FLORIDA TO AMEND THE JURISDICTION OF THE CODE ENFORCEMENT BOARD; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

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

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

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

Ordinance 6154; Proposed 26-024; Amending Chapter 26 of the Lakeland City Code (Civil Emergencies) Relating to Firearm Regulations (1st Reading. 08/17/26)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA AMENDING CHAPTER 26 OF THE CODE OF THE CITY OF LAKE LAND RELATING TO CIVIL EMERGENCIES; MAKING FINDINGS; AMENDING SECTION 26-8, ENTITLED "POLICE EMERGENCIES," IN ORDER TO REMOVE RESTRICTIONS RELATING TO FIREARMS AND OTHER WEAPONS DURING A LOCAL STATE OF EMERGENCY THAT CONFLICT WITH STATE LAW; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

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

Mayor Sara Roberts McCarley asked for comments from the Commission and the audience. There were none.

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

Ordinance 6155; Proposed 26-025; Amending Chapter 14 of the Lakeland City Code (Aviation) Relating to Firearm Regulations (1st Reading. 08/17/26)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO THE AIRPORT; MAKING FINDINGS; AMENDING SECTION 14-20 OF THE CODE OF THE CITY OF LAKELAND, FLORIDA, ENTITLED "FIREARMS AND WEAPONS," IN ORDER TO ENSURE CONSISTENCY WITH STATE AND FEDERAL LAW; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Mike Musick moved to approve the ordinance. Commissioner Guy LaLonde seconded.

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

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

Ordinance 6156; Proposed 26-026; Amending Article II of Chapter 38 of the Lakeland City Code (Drought Control) Providing for Enforcement and Appeal Procedures (1st Reading. 08/17/26)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO DROUGHT CONTROL; AMENDING ARTICLE II OF CHAPTER 38 OF THE CODE OF THE CITY OF LAKELAND, FLORIDA; PROVIDING FOR ENFORCEMENT AND APPEAL PROCEDURES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

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

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

The Commission discussed:

- Fine Amounts: The fines will be in line with Polk County \$50 for the first violation, \$200 for the second and \$500 for the third (and above) in a rolling 12 months.
- Fines will be received through the utility bill. Communications is using every method available to reach out to the public. It has been covered in the newspaper as well.
- The information is also available on the website.
- Violations will be mailed in a letter and fines will be collected through the utility bill.
- SWFWMD (Southwest Florida Water Management District) will determine when we move to Phase II of the drought. We are currently in Phase III of the drought, which requires fines.
- SWFWMD meets monthly and they will determine when we move down in phases and are no longer in a drought. This Phase III will last until October 1 at a minimum.
- SWFWMD is 11.4 inches behind in rain.
- Even before Phase III, the area was under water restrictions as to frequency and time of day.
- During a drought, the soil is compact and hard and has difficulty absorbing the rainwater which results in a lot of storm runoff.

Resolutions

Resolution 6080; Proposed 26-044; 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 Mike Musick moved to approve the resolution. Commissioner Ashley Troutman seconded.

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

Savlia Fennell came forward however, her property was not listed on the assessment role.

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

Resolution 6081; Proposed 26-045; Authorizing the Sale of Certain City Property Located on Gilmore Avenue north of E. Bella Vista Street to Peace River Center for Personal Development, Inc.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA AUTHORIZING THE SALE OF CERTAIN CITY PROPERTY LOCATED ON GILMORE AVENUE NORTH OF E. BELLA VISTA STREET TO PEACE RIVER CENTER FOR PERSONAL DEVELOPMENT, INC.; AUTHORIZING THE MAYOR AND OTHER APPROPRIATE CITY OFFICIALS TO EXECUTE ALL CLOSING AND OTHER

DOCUMENTS NECESSARY TO FINALIZE THE SALE OF THE SUBJECT PROPERTY; MAKING FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Guy LaLonde 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 Chad McLeod, Terry Coney, Stephanie Madden, Mike Musick, Ashley Troutman, Guy LaLonde and Mayor Sara Roberts McCarley voted aye. Ayes-seven. Nays-zero. The motion carried unanimously.

COMMUNITY REDEVELOPMENT AGENCY – None

CITY MANAGER

Renewal of Insurance for Property and Boiler Machinery; Excess Workers' Compensation; Inland Marine/Electronic Data Processing; Inland Marine Contractor's Equipment; Crime, Surety Bond for City Treasurer; Excess Liability Coverage; and Cyber Liability

The City is finalizing its annual insurance renewal process for Fiscal Year 2027 (FY27) with its current Broker of Record, Arthur J. Gallagher Risk Management Services ("Gallagher"). The proposed renewals cover the period of October 1, 2026, through September 30, 2027. The proposed FY27 coverages and premiums changes are:

1. Property and Boiler and Machinery - Coverage protects City property and covered equipment against specified property losses and equipment breakdowns. The City's coverage is provided through two programs:

- Municipal Program
 - Insurer: Florida Municipal Insurance Trust (FMIT)
 - Total insured value: \$659,001,217
 - Rate change: 20.1% decrease
 - Premium change: \$353,797 (20.2%) decrease
- Utility Program
 - Six Insurers: AIG, Lloyds of London, Munich Re, Aegis, Swiss Re, Allianz
 - Total insured value: \$1,297,606,909
 - Overall rate change: 8.2% decrease
 - Overall premium change: \$267,360 (7.3%) decrease

The proposed utility renewal premium is presented as a "not to exceed" amount while Gallagher continues to negotiate with underwriters to obtain the lowest premiums available. The final premium may change because of these negotiations.

2. Excess Workers' Compensation - The City self-insures its Workers' Compensation program with a \$350,000 retention limit. FMIT (the current carrier) has offered a renewal with a 1.46% rate increase. Based on the proposed renewal terms, the FY27 annual premium is \$621,043, an increase of \$1,574, or 1.46% compared with FY26.

3. Inland Marine – Hartford's renewal combines the City's current two inland marine policies into a single policy. The coverage includes leased or owned golf carts, mowers, electronic data processing equipment, street sweepers, Gradalls, a vacuum truck, and a wheel loader. The proposed FY27 premium is \$97,844, a decrease of \$15,989, or 14% compared to FY26.

4. Crime/Surety Bond for City Treasurer - FMIT is renewing this coverage under the same terms. The premium for this coverage is included in the City's property insurance premium.

5. Excess Liability - The City self-insures for Auto, General Liability, Law Enforcement Liability, Public Officials and Employment Practices Liability. The excess liability program provides a \$5 million per-occurrence limit for each coverage, subject to a \$500,000 self-insured retention. Munich Re has quoted an FY27 annual premium of \$479,679, a decrease of \$19,434, or approximately 4%, compared with FY26.

6. Cyber Liability - AIG has provided a renewal quotation for Cyber Liability coverage, including network security and privacy liability, data breach fraud, and internet media liability. The proposed renewal maintains the City's \$1 million coverage limit and \$100,000 self-insured retention. The FY27 premium is \$31,650, an increase of \$268, or approximately 1%, compared with FY26.

7. Accidental Death & Dismemberment (AD&D) – Chubb has provided a two-year policy renewal. The FY27 and FY28 annual installment premium is \$19,856, an increase of \$1,313, or approximately 7%, compared with FY26.

8. Firefighter Cancer Benefit Coverage – Senate Bill 984 (2026) expanded the City's obligation to provide statutory Firefighter Cancer Benefits to include former employees for up to 12 months following separation from employment. While the City currently self-insures these benefits, the expanded coverage required by SB984 increases the City's financial exposure. Chubb has offered coverage at an annual premium of \$35,802, allowing the City to transfer this additional risk to an insurance carrier.

Gallagher's annual brokerage service fee, excluding commissions, is \$125,000 and covers all lines of insurance handled by Gallagher.

Proposed FY27 premiums and comparisons to FY26 are shown below:

Coverage Type	FY26 Premium	FY27 Premium	Change	% Change
Municipal Property	\$1,751,364	\$1,397,567	-\$353,797	-20.2%
<u>Utility Property:</u>	<u>\$3,662,222</u>	<u>\$3,394,862</u>	<u>-\$267,360</u>	<u>-7.3%</u>
(30%) AIG	\$1,200,000	\$1,111,781	-\$88,219	-7.35%
(21%) Lloyds of London	\$794,794	\$736,364	-\$58,430	-7.35%
(20%) Munich RE	\$620,718	\$575,085	-\$45,633	-7.35%
(10%) Aegis	\$319,263	\$295,790	-\$23,473	-7.35%
(10%) Swiss Re	\$397,548	\$368,322	-\$29,226	-7.35%
(9%) Allianz	\$283,500	\$262,658	-\$20,842	-7.35%
Engineering Fee & Surcharges	\$46,399	\$44,862	-\$ 1,537	-3.31%
Excess Workers' Compensation	\$619,469	\$621,043	\$1,574	1.46%
Inland Marine	\$113,833	\$97,844	-\$15,989	-14.05%
Cyber	\$31,382	\$31,650	\$268	<1%
Excess Liability	\$499,113	\$479,679	- \$19,434	-3.89%
AD&D	\$18,543	\$19,856	\$1,313	7.08%
Firefighter Cancer Benefits	\$0	\$35,802	\$35,802	100%
Broker Fee	\$125,000	\$125,000	\$0	0%
TOTAL	\$6,820,926	\$6,203,303	-\$617,623	-9%

Staff recommended the City Commission approve renewing the Utility Property, Boiler and Machinery coverage utilizing AIG, Lloyd's of London, Munich Re, Aegis, Swiss Re, and Allianz, ; the Municipal Property, Excess Workers' Compensation, Crime Policy and Surety Bond for the City Treasurer through the Florida Municipal Insurance Trust; Inland Marine coverage through Hartford; Cyber Liability through AIG; Excess Liability through Munich Re; and AD&D and Firefighter Cancer Benefit Coverage through Chubb, effective October 1, 2026.

Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Ashley Troutman moved to approve the recommendation. Commissioner Chad McLeod seconded.

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

The Commission discussed the premium decrease since Friday's Agenda Study Session Michael Gillen with Gallagher explained that the numbers presented in the agenda item were a not to exceed numbers. They were still in negotiations and the numbers came in lower.

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

Grant Agreement with Florida Division of Emergency Management for Hazard Mitigation Planning Grant Program for a Stormwater Management Plan and an Appropriation and Increase in Revenues in the Stormwater Utility Fund

The Florida Division of Emergency Management (FDEM) has awarded the City of Lakeland a Hazard Mitigation Planning Grant Program (HMGP) Grant (H1466) for a Stormwater Management Plan (SWMP). This grant is sponsored by the Federal Emergency Management Agency (FEMA) and administered through the Florida Department of Emergency Management (FDEM). The City applied for the grant with support from Polk County's Emergency Management Local Mitigation Strategy (LMS) chair, and the SWMP will be incorporated into the next County LMS update.

The City has an existing Comprehensive Stormwater Management Plan supported by established regulations and policies. However, through the FDEM grant, the City will conduct a comprehensive review and update of the plan and recommend revisions where appropriate. The updated plan will refine the City's existing framework and ensure it remains accurate, current, and responsive to the City's stormwater management needs.

The FDEM Grant Agreement will include the following elements:

- Inventory of ground characteristics (soil types, wetlands, and impervious surfaces)
- Inventory of existing drainage systems and water bodies that receive stormwater discharges
- Locations of critical facilities to protect during major flooding events, cultural/historical and otherwise vulnerable places, and existing land uses
- Review and summary of existing policies and regulations for new development and redevelopment that reduce flood risks
- Best management procedures for stormwater pollution prevention and stormwater control
- Stormwater system and outfall inventory through review of existing GIS inventory and field confirmation
- Hydrologic and hydraulic modeling of 10-, 25-, and 100-year storm events, floodplain delineation, and analysis of known problematic and flood prone areas
- Draft report submittal for review and comment by FDEM
- Final Stormwater Master Plan
- Grant Management

The total project cost is estimated at \$400,000. Under the HMGP grant terms, FDEM will reimburse 75% of eligible costs, up to \$300,000, and the City will provide the remaining 25%, up to \$100,000. The \$300,000 reimbursable portion must be appropriated from the Stormwater Fund's unappropriated surplus, while the City's required match is included in the FY 2026 Stormwater Fund budget.

Staff recommended the City Commission execute the HMGP Agreement H1466 with the Florida Division of Emergency Management for a Stormwater Management Plan, authorize appropriation and an increase in revenues from the Stormwater Fund in the amount of \$300,000, and authorize the appropriate City officials to execute all necessary documents.

Shawn Sherrouse presented this item to the Commission.

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. There were no comments.

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

Task Authorization with Geosyntec Consultants for Lake Parker Water Quality Improvement Alternatives Assessment - Phase III - Pump Test

The Florida Department of Environmental Protection (FDEP) Verified Impaired Waters List (2013) identified Lake Parker as exceeding nutrient levels established under the State's Numeric Nutrient Criteria (NNC). In March 2021, FDEP approved a Nutrient Reduction Plan (NRP) requiring the City to implement water quality restoration projects over a five-year period.

To meet these requirements, the Lakes and Stormwater Division engaged Geosyntec Consultants, a professional lake and watershed management firm under continuing contract with the City, to conduct a Water Quality Improvement Alternatives Study on vacant City-owned property east of East Lake Parker Drive. The purpose of this study was to identify innovative and effective strategies to reduce nutrient concentrations and improve surface water quality in Lake Parker.

The first phase of the study (Phase I) focused on reviewing physical site conditions, evaluating previously collected data, and conducting a desktop constraints analysis to support the identification and evaluation of potential water quality improvement projects utilizing former phosphate mining pit ponds and adjacent wetland areas.

The second phase of the study (Phase II) included a shallow groundwater assessment, as well as hydraulic, hydrologic, and water quality modeling, to more accurately characterize site conditions and evaluate potential water quality improvement alternatives.

The efforts completed in Phase I and Phase II resulted in a concept for a continuous treatment system designed to pump water from Lake Parker to a location where chemical additions are introduced and mixed with lake water to promote phosphorus reduction. The treated water then flows through the former phosphate mining pits before discharging into a constructed treatment wetland for nitrogen reduction, after which the improved water is returned to Lake Parker.

The third phase of the study (Phase III) requires a pump test to confirm that the continuous treatment system can operate as intended and to evaluate the storage capacity of Lake D, as shown on the map. To accomplish this work, the Task Authorization with Geosyntec Consultants includes the following major elements of the pump test:

- Water Use Permit
 - Project Coordination and Pre-Application Meetings with Southwest Florida Water Management District (SWFWMD)
 - Permit Preparation and Water Use Permit Submittal
 - Data Collection, As Necessary:
 - Active surface and groundwater monitoring to establish seasonal low and high-water levels

- Update of the SWFWMD District Wide Regulation Model to project anticipated pumping effects on groundwater levels
- Preparation of a Groundwater Monitoring Plan to ensure that pumping activities do not cause undue fluctuations outside the established seasonal low and high levels
- Lake D Hydraulic Infiltration Feasibility Pumping Test to evaluate the volume of water needed to maintain a consistent stage in the lake and calculate water loss into the underlying aquifer
- Preparation of Draft and Final Technical Memorandums
- Project Management and Meetings

The amount for the Lake Parker Water Quality Improvement Alternatives Assessment, Phase III Pump Test is a not-to-exceed total of \$278,134. Funding is provided in the Fiscal Year 2026 Stormwater Utility Capital Improvement Plan.

Staff recommended the City Commission approve this Task Authorization with Geosyntec Consultants for the Lake Parker Water Quality Improvement Alternatives Assessment, Phase III Pump Test in the not-to-exceed amount of \$278,134 and authorize the appropriate City officials to execute all necessary documents on behalf of the City.

Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Terry Coney 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.

Task Authorization with General Control Services, a Purchase Order with Xylem Water Solutions, and a Purchase Order with Mersino Dewatering for Mall Hill Rd Wastewater Lift Station Upgrades, and an Appropriation from within the Wastewater Impact Fee Fund

Water Utilities is proposing upgrades to the Mall Hill Road Wastewater Lift Station to provide additional capacity for new development in the area. The project includes replacing two existing 20-horsepower pumps with higher-capacity, 70-horsepower pumps and upgrading the electrical service from 240 volts to 480 volts. To support the larger capacity pumps and higher voltage, a new electrical control panel will be installed, and the existing emergency generator will be replaced with a standby diesel pump as required by FDEP for a lift station of this size.

Water Utilities obtained proposals for the two higher-capacity pumps, new electrical control panel, and standby diesel pump. Together, the upgrades total \$562,726. Vendor and cost details are provided below.

- General Control Systems will furnish and install the electric control panel for an amount not to exceed \$311,348 and will perform this work utilizing the City's Continuing Contract for Professional Engineering Services.

- Xylem will provide two submersible lift station pumps for \$151,134 through sole source procurement. Xylem has been approved as a sole-source provider by the Purchasing Division. Their pumps are the only models that meet the lift station's specific hydraulic conditions and performance requirements.
- Mersino Dewatering will provide the standby diesel pump for \$100,244 through a cooperative procurement under Florida Sheriff's Association (FSA) contract EQU21.1. Purchasing has approved the use of this contract.

To fund the project, Water Utilities is requesting an appropriation from the unappropriated surplus within the Wastewater Impact Fee Fund. The lift station upgrades are expected to be completed by the end of March 2027.

Staff recommended the City Commission approve the Task Authorization with General Control Systems, a Purchase Order with Xylem Water Solutions, and a Purchase Order with Mersino Dewatering for the Mall Hill Road Wastewater Lift Station upgrades, authorize an appropriation in the amount of \$562,727 within the Wastewater Impact Fee Fund, and authorize the appropriate City Officials to execute all necessary 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.

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

Purchase Order with Control Southern for Water Treatment Plant

Water Utilities relies on Emerson's DeltaV distributed control system at the Williams and Combee Water Treatment Plants to monitor and control critical treatment processes and support continuous, reliable operations. DeltaV provides real-time operating data, alarms, and operator controls that help ensure consistent plant performance.

The hardware and software supporting the DeltaV environment systems at both facilities are aging and nearing end of their service life. Continuing to operate outdated, aging equipment increases the risk of unplanned downtime and complicates system recovery in the event of a failure. Upgrading the DeltaV infrastructure will reduce operational risk, improve system resiliency, and ensure long-term supportability for both plants.

The project will upgrade both plants from DeltaV Version 15 to Version 16 Long-Term Support, including replacement of eight rack-mounted servers, 19 operator and engineering workstations, associated accessories, and necessary software licenses. Work also includes full system backups; migration of databases, graphics and configurations; firmware updates; current patches and hotfixes; system testing; and onsite startup and commissioning. These upgrades will improve reliability, reduce downtime risk, and extend the control systems' service life.

Control Southern submitted Proposal No. 926011-8, dated August 27, 2026, to complete the upgrades at both water treatment plants in the amount of \$799,428. Funding is included in the

Water Utilities Fiscal Year 2026 Budget. Staff anticipates the work will be completed approximately 16 weeks after issuance of the Purchase Order.

Control Southern, Inc. is the authorized regional provider for DeltaV equipment and services through its exclusive Impact Partner relationship with Emerson. The City's Purchasing Division has approved Control Southern, Inc. as a sole source provider.

Staff recommended the City Commission approve a Purchase Order to Control Southern, Inc. in the amount of \$799,428 and authorize the appropriate City officials to execute all necessary 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.

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

Task Authorization with GCS for New Electrical Control Panels at the Tenth Street, Great Oak, American Cyanamid, Socrum Loop, and Eastside Village Wastewater Pump Stations

New electrical control panels are needed at five City wastewater pump stations: Tenth Street, Great Oak, American Cyanamid, Socrum Loop, and Eastside Village. The existing electrical panels are 32 to 35 years old, well beyond their useful life of 10 to 15 years, and they have deteriorated from both age and prolonged use.

The proposed project will replace the existing panels with new equipment that meets current electrical standards and regulatory requirements. Replacing the panels will reduce the risk of equipment failure and service disruptions while supporting the safe, reliable, and long-term operation of the City's wastewater collection system.

General Control Systems, Inc. (GCS) was selected to provide engineering, construction, and installation services. The project includes updating the PLC and SCADA programming used to monitor and control station operations, as well as completing the necessary wiring and electrical connections to support the generators, automatic transfer switches, antenna towers, and site lighting. Following installation, GCS will test and commission the new system to verify proper operation. A one-year warranty will cover all completed work.

The project is \$694,702, with funding in the FY 2026 Water Utilities budget. A breakdown of the five pump stations and the cost of improvements at each location is provided below.

SITE	Panel	Installation	Total
L7210 – Eastside Village Pump Station	\$51,298	\$61,765	\$113,063
L3310 – Tenth Street Pump Station	\$58,525	\$58,285	\$116,810
L4510 – Great Oak Pump Station	\$51,220	\$57,535	\$108,755
L7020 – Socrum Loop Pump Station	\$110,955	\$62,500	\$173,455
L6840 – American Cyanamid Pump Station	\$110,955	\$71,664	\$182,619
Total			\$694,702

GCS submitted a proposal on July 30, 2026. The City requested proposals for this project utilizing the City's Continuing Contract for Professional Engineering Services.

Staff recommended the City Commission approve this Task Authorization with General Control Systems (GCS) for New Electrical Control Panels at Tenth Street, Great Oak, American Cyanamid, Socrum Loop, and Eastside Village Wastewater Pump Stations in the amount of \$694,702 and authorize the appropriate City officials to execute all necessary documents on behalf of the City.

Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Chad McLeod 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.

Change Order No. 2 with Tetra Tech for Phase 2 Construction Engineering and Inspection Services for the Lynncrest Road and Sylvester Road Wastewater Improvement Project, and an Appropriation and Increase in Estimated Revenues in the Wastewater Renewal and Replacement Fund

The Lynncrest Road and Sylvester Road Wastewater Improvement Project will replace aging infrastructure and increase the capacity of the existing utility system. The project includes installing 1,278 linear feet of 12-inch force main parallel to the existing gravity line along Lynncrest Road and replacing 1,301 linear feet of existing 12-inch gravity sewer line with a new 24-inch line along Sylvester Road. Additional improvements include the replacement of 1,280 linear feet of 6-inch asbestos-cement potable water main, several shorter sections of smaller-diameter wastewater mains, and manholes within the construction limits.

Tetra Tech was awarded Phase I of the project for engineering design and permitting. Phase I work is now complete. Phase II was scheduled to begin in FY 2027 but since Phase I is finished, the City can now move forward with Phase II.

Tetra Tech has submitted a proposal to provide Phase II construction engineering and inspection services. The continued involvement of Tetra Tech will maintain continuity between design and construction, support coordination with the CMAR, and minimize conflicts during installation. Work to be performed by Tetra Tech includes monitoring construction, verifying compliance with

the approved design, and overseeing utility testing and clearance. Construction is expected to take approximately ten months.

The original purchase order issued to Tetra Tech was \$126,550. Change Order No. 1 increased the purchase order by \$14,950, and the proposed Change Order No. 2 would add an amount not to exceed \$195,970, bringing the total purchase order amount to \$337,470, as shown in the table below.

Item	Item Value	Description
Original PO	\$126,550	Engineering & Permitting Services
Change Order #1	\$14,950	Project Change to CMAR
Sub Total	\$141,500	
Change Order #2 (Proposed)	\$195,970 (Not-to-Exceed)	Engineering & Inspection Services
Revised TA & PO	\$337,470	

Water Utilities is requesting an appropriation of \$195,970 from the unappropriated surplus of the Wastewater Renewal and Replacement Fund to fund this project.

Staff recommended that the City Commission approve Change Order No. 2 with Tetra Tech in an amount not to exceed \$195,970 for Phase 2 construction engineering and inspection services for the Lynncrest Road and Sylvester Road Wastewater Improvement Project, authorize an appropriation within the Wastewater Renewal and Replacement Fund, and authorize the appropriate City officials to execute all necessary 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.

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

Amendment No. 2 to Contract with AtkinsRealis for Professional Engineering Services for the Taxiway A Shoulders and Holding Bays Project at Lakeland Linder International Airport

Amendment No. 2 provides professional engineering services for the next phase of the Taxiway A Shoulders and Holding Bays project. This project phase includes extending the shoulders along Taxiway A between Taxiway G and Taxiway H and constructing two holding bays designed to accommodate two aircraft simultaneously while allowing other aircraft to bypass the holding area and proceed toward the runway. The holding bays will provide the separation and maneuvering space necessary for aircraft to turn, queue at designated holding positions, and operate independently within the holding area. The amendment also includes bidding and construction-phase services. Construction will be substantially completed within 105 calendar

days after the notice to proceed, followed by an additional 45 calendar days for final completion, acceptance, and closeout.

The Professional Engineering Services for this phase of the Taxiway A Shoulders and Holding Bays project is \$377,745. Amendment No. 2 for this amount is being funded through FAA Airport Improvement Program monies in the amount of \$358,858, an FDOT Aviation Work Program Grant in the amount of \$9,444, and Airport Surplus Funds in the amount of \$9,443. The FAA has already signed an Agreement guaranteeing the funds through a reimbursable grant. All funds from FDOT were received at the beginning of the project. At the City Commission meeting on August 17, 2026, the City Commission approved Airport Surplus funds for the City's match.

The contract was awarded to AtkinsRéalis through Request for Qualifications (RFQ) No. 2024-RFQ-221 on December 2, 2024, for a not-to-exceed amount of \$1,009,140. Amendment No. 1, approved on December 15, 2025, increased the contract amount to \$1,467,793. Amendment No. 2, in the amount of \$377,745, will bring the total contract amount to \$1,845,538.

Staff recommended the City Commission approve Amendment No. 2 to the Contract with AtkinsRealis in the amount of \$377,745 for Professional Engineering Services for the Taxiway A Shoulders and Holding Bays Project at Lakeland Linder International Airport and authorize the appropriate City Officials to execute all necessary documents.

Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Terry Coney 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 from the audience.

Commissioner Mike Musick stated that the Airport Advisory Committee discussed this at their last meeting. This is a nice addition to the airport.

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

CITY ATTORNEY

Ordinances (First Reading)

Proposed 26-027; Approving a Conditional Use to Allow for a Research and Development Facility of an Industrial Nature on Property Located at 4020 Kidron Road, Units A12, A13 and A14; Repealing Ordinance 6083

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; APPROVING A CONDITIONAL USE TO ALLOW FOR A RESEARCH AND DEVELOPMENT FACILITY OF AN INDUSTRIAL NATURE ON PROPERTY LOCATED AT 4020 KIDRON ROAD, UNITS A12, A13 AND A14; REPEALING ORDINANCE 6083; 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 September 21, 2026.

Proposed 26-028; Amending Ordinance 3618; Major Modification of PUD (Planned Unit Development) Zoning to Allow Certain I-1 Light Industrial and Wholesale Trade Uses, in Addition to Existing Office and Commercial Entitlements, on Property Located at 1200 Bartow Road

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 3618 TO PROVIDE FOR A MAJOR MODIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) ZONING TO ALLOW CERTAIN I-1 LIGHT INDUSTRIAL AND WHOLESALE TRADE USES, IN ADDITION TO EXISTING OFFICE AND COMMERCIAL ENTITLEMENTS, ON PROPERTY LOCATED AT 1200 BARTOW 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 on September 21, 2026.

Proposed 26-029; Amending Ordinance 5965; Major Modification of PUD (Planned Unit Development) Zoning to Allow Wholesale Trade Uses, Level 1, and Industrial-Type Service Establishments, Level I, not Including Automobile Towing Services, in Addition to the Previously Approved Office Uses, on Property Located at 4155 Pipkin Creek Road

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 5965, TO PROVIDE FOR A MAJOR MODIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) ZONING TO ALLOW WHOLESALE TRADE USES, LEVEL 1, AND INDUSTRIAL-TYPE SERVICE ESTABLISHMENTS, LEVEL 1, NOT INCLUDING AUTOMOBILE TOWING SERVICES, IN ADDITION TO THE PREVIOUSLY APPROVED OFFICE USES ON PROPERTY LOCATED AT 4155 PIPKIN CREEK 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 on September 21, 2026.

Miscellaneous

Lease Agreement with Globe Aero, LLC

This was a proposed Lease Agreement with Globe Aero, LLC, for 1,526 square feet of office space and 6,000 square feet of hangar space at "Airside Center", which is located on the south side of Lakeland Linder International Airport (Airport). Globe Aero, LLC has been a tenant at the Airport since 2012 and has occupied this same space under a Lease Agreement that expired on April 30, 2026, with no remaining options to extend. Globe Aero, LLC is now requesting a new Lease Agreement to continue leasing the same premises.

The initial term of the Lease will be for a period of 10 years, with a retroactive effective date of August 1, 2026, subject to City Commission approval. The Lease also includes 2 additional 2 year renewal options upon mutual written agreement of the parties. Commencing August 1,

2026, and continuing through July 31, 2028, the monthly base rent for the premises will be \$4,477.56 or \$53,730.72 per year, which represents a blended rate for the office and hangar space (approximately \$14.49 per square foot for office space and \$5.27 per square foot for hangar space). Commencing August 1, 2028, and continuing through July 31, 2029, the monthly base rent for the premises will increase to \$4,940.81 or \$59,289.67 per year. Thereafter, base rent will be subject to an annual increase of 2.5% for the remaining initial term of the Lease and any subsequent options of renewal that are exercised by the parties, which is consistent with other similar leases in this area of the Airport. In addition to base rent, Globe Aero, LLC will be responsible for any applicable taxes.

The Airport will be responsible for paying all utilities for the leased premises, including electric, water, wastewater, stormwater, refuse collection, and heating/air conditioning. However, the Airport reserves the right to negotiate an increase in base rent annually at the commencement of each 2 year renewal period should utility costs exceed the currently allotted \$2.00 per square foot.

Staff recommended that the City Commission approve this Lease Agreement with Globe Aero, LLC and authorize the appropriate City officials to finalize and execute all corresponding documents consistent with the above-specified terms.

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

Motion: Commissioner Chad McLeod 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.

Operating Agreement with Rasier, LLC

This was a proposed Operating Agreement with Rasier, LLC for the operation of a transportation network service at Lakeland Linder International Airport (Airport). In response to increasing demand for rideshare services, the Airport has negotiated an agreement with Rasier, LLC, a wholly owned subsidiary of Uber Technologies, Inc., to allow its drivers to provide pre-arranged transportation services at the Airport, while ensuring its operations comply with all applicable City regulations and maintain the integrity of Airport ground transportation services. The Operating Agreement is non-exclusive, which enables the City to contract with other rideshare and/or transportation providers for similar services.

The Operating Agreement, subject to City Commission approval, is for an initial term of 3 years, effective September 8, 2026. Either party may terminate the Agreement for any reason upon 30 days written notice. The Agreement also contains 4 additional 1 year automatic renewal provisions, unless either party sends written notice of its intent to terminate the Agreement at least 30 days prior to the end of the then current term.

Pursuant to the Operating Agreement, Rasier, LLC is required to implement a Geo-Fence, which is a virtual perimeter around the Airport, to manage its operations and notify affiliated drivers of Airport-specific procedures. All drivers for Rasier, LLC are required to undergo criminal

background checks every 3 years, maintain proper insurance and provide digital records verifying their credentials, including their identity, vehicle details and waybill information. Rasier, LLC is also required to indemnify and hold harmless the City from any liabilities and damages caused by its negligence, recklessness or intentionally wrongful conduct.

Rasier, LLC will pay the City a monthly "Per Trip Fee" of \$1.75 when a driver picks up or drops off a passenger at the Airport. The Per Trip Fee is payable to the City within 30 days after the close of each calendar month. Rasier, LLC is also responsible for submitting an operations report documenting the number of recorded trips for each month. The City has the right to audit Rasier, LLC's records to ensure compliance with the terms and conditions set forth in the Operating Agreement.

Staff recommended that the City Commission approve the Operating Agreement with Rasier, LLC and authorize the appropriate City officials to finalize and execute all corresponding documents consistent with the above-specified terms.

Ramona Sirianni presented this item to the Commission.

Motion: Commissioner Chad McLeod moved to approve the recommendation. Commissioner Terry Coney seconded.

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

The Commission discussed:

- The increased demand for rideshare. They were up to 3,000 rides per month for drop off and pick up.
- The rental business is exceeding forecasts. LLIA is looking to bring in a second provider. Rental cars are in high demand for travelers.

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

Loan Agreement for Construction of a Single-Family Home Located at 644 W. 8th Street Through the Homestead Infill Line of Credit Incentive Program

This is a request to authorize a loan agreement between Lakenya Lott and the City of Lakeland to provide construction financing for a new single-family home through the Homestead Infill Line of Credit Incentive Program. The program is funded through both the Community Redevelopment Agency (CRA) and the State Housing Initiatives Partnership (SHIP) Program. The Florida Housing Finance Corporation encourages SHIP entitlement communities to support the development of affordable housing for very low-, low-, and moderate-income individuals and households.

On February 12, 2020, the City issued a Request for Proposals for a pilot infill line of credit program designed to stimulate the development of affordable single-family housing. The program was initially established as a revolving line of credit to provide low interest or no-interest construction financing to builders that were unable to obtain conventional financing for affordable housing projects. Over the years, the program has evolved to respond to changing market conditions and housing needs.

The Homestead Infill Line of Credit was subsequently established to assist individuals who own residential property and wish to construct a home but are unable to obtain construction financing. The program provides up to \$200,000 in construction funding for the development of a homestead property. Construction funds are paid directly to the builder by the City pursuant to an agreed upon draw schedule. The construction funding is repaid upon completion of the home and the closing of the permanent, or end, financing. As part of the program buyers will receive downpayment assistance backed by a ten-year affordable housing lien requiring them to live in the home as their homestead during the affordability period.

On July 1, 2026, the Affordable Housing Review Committee approved the first two participants in the Homestead Infill Line of Credit Program. The Committee approved up to \$200,000 in construction financing for Shari Lynn Strong for the construction of a new home at 649 W. 9th Street and up to \$200,000 for Lakenya Lott for the construction of a new home at 644 W. 8th Street.

The program requires participating property owners to obtain pre-approval for permanent financing and enter into a construction agreement with a Certified Affordable Housing Developer (CAHD) for the construction of the home. Lakenya Lot has received pre-approval for permanent financing through Absolute Home Mortgage Corp and has entered a contract with CAHD Eagle Building Contractors for construction of the home.

Staff recommended that the City Commission authorize the appropriate City officials to enter into a Loan Agreement with Lakenya Lott to provide construction financing for her new single-family home through the City's Homestead Infill Line of Credit Incentive Program.

Palmer Davis presented this item to the Commission.

Motion: Commissioner Ashley Troutman 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 the land bank program. They will have additional lots available in the program soon. Citizens can apply on the City's website through the homeowner portal. Developers also have a portal to apply to participate. Applications are always open. Funding comes from General Fund, State, Federal, and CRA funding. Depending on funding there may be different restrictions. The City also offered developer grants to help developers with utility expenses. The goal is to keep the house affordable. The grants are for unexpected expenses.

Harlem Turner asked how much property the City owned. There was no compiled list.

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

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This is a request to authorize a loan agreement between Shari Lynn Strong and the City of Lakeland to provide construction financing for a new single-family home through the Homestead Infill Line of Credit Incentive Program. The program is funded through both the Community Redevelopment Agency (CRA) and the State Housing Initiatives Partnership (SHIP) Program.

The Florida Housing Finance Corporation encourages SHIP entitlement communities to support the development of affordable housing for very low-, low-, and moderate-income individuals and households.

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The Homestead Infill Line of Credit was subsequently established to assist individuals who own residential property and wish to construct a home but are unable to obtain construction financing. The program provides up to \$200,000 in construction funding for the development of a homestead property. Construction funds are paid directly to the builder by the City pursuant to an agreed upon draw schedule. The construction funding is repaid upon completion of the home and the closing of the permanent, or end, financing. As part of the program buyers will receive downpayment assistance backed by a ten-year affordable housing lien requiring them to live in the home as their homestead during the affordability period.

On July 1, 2026, the Affordable Housing Review Committee approved the first two participants in the Homestead Infill Line of Credit Program. The Committee approved up to \$200,000 in construction financing for Shari Lynn Strong for the construction of a new home at 649 W. 9th Street and up to \$200,000 for Lakenya Lott for the construction of a new home at 644 W. 8th Street.

The program requires participating property owners to obtain pre-approval for permanent financing and enter into a construction agreement with a Certified Affordable Housing Developer (CAHD) for the construction of the home. Shari Lynn Strong has received pre-approval for permanent financing through Newrez and has entered a contract with CAHD Rodman Development for construction of the home.

Staff recommended that the City Commission authorize the appropriate City officials to enter into a Loan Agreement with Shari Lynn Strong to provide construction financing for her new single-family home through the City's Homestead Infill Line of Credit Incentive Program.

Palmer Davis 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.

Purchase of Core Waste Detections Software with Samsara, Inc.

This is a request for approval to purchase Core Waste Detections Software for Solid Waste Operations with Samsara, Inc. Pursuant to this purchase, Samsara, Inc. will provide the City with

Core Waste Detections, a software platform designed to verify all solid waste services provided by the City's residential and commercial garbage and recycling trucks utilizing Samsara's GPS and camera systems, which were previously installed on solid waste trucks in FY23. This software takes the place of the older RFID reader system previously used to verify service that was sunset at the end of FY24 and which costs approximately \$65,000 annually for residential garbage trucks only.

The City's Purchasing Division has approved Samsara as the vendor to provide this software pursuant to Sourcewell Contract #102924-SAM. By procuring the services through the Sourcewell contract, a municipal contracting agency, governmental agencies such as the City can cooperatively procure equipment, products, and services and receive volume purchasing price discounts.

The term of this Agreement, effective upon approval by the City Commission, will be for a 2 year, 2 month period that ends and aligns with the City's current contract with Samsara for all GPS services City-wide. The yearly cost of the Core Waste Detections Software for 37 vehicles is \$99,926.64. Accordingly, the total cost for the software subscription is \$216,507.72. This purchase will be governed by the terms/conditions set forth in Samsara's Quote Number Q-2746013 dated August 26, 2026, the Samsara License Agreement, and Sourcewell Contract #102924-SAM. The first year of associated costs for the Agreement is currently funded in Solid Waste's FY27 budget. Funding for the remaining term will be subject to budget approval by the City Commission in subsequent budget years.

Staff recommended that the City Commission approve the purchase of Core Waste Detections Software with Samsara, Inc. and authorize the appropriate City officials to execute the Agreement and all corresponding documents related to the purchase.

Ramona Sirianni presented this item to the Commission.

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

Guaranteed Maximum Price Amendment for Construction Manager at Risk Services with Kimmins Contracting Corp. for the Lynncrest Road and Sylvester Road Wastewater Pipeline Upgrade

This was a proposed Guaranteed Maximum Price (GMP) Amendment to an Agreement for Construction Manager at Risk (CMAR) services with Kimmins Contracting Corp. ("Kimmins") for the Lynncrest Road and Sylvester Road Water and Wastewater Improvements Project. The Water Utilities Department has a multi-year capital improvement project identified in its Wastewater Master Plan to install a new force main along Lynncrest Road and upsize a gravity sewer line along Sylvester Road. This project will increase wastewater capacity in the area and replace aging infrastructure.

Under the current agreement, approved on March 7, 2025, Kimmins worked with the City's consulting engineer, TetraTech, to assess constructability, engage in value engineering, and develop a final GMP for the construction of the project.

The engineered design is complete, and the project is ready to move into Phase 2 for construction. Kimmins will construct 1,278 linear feet of 12" force main, and 1,301 linear feet of 24" gravity main. They will also remove and replace a section (1,280 linear feet) of asbestos cement water main along with several shorter sections of smaller diameter mains and manholes within the construction limits. Kimmins will be responsible for project oversight and site restoration. Work is anticipated to start immediately and is expected to be completed within 10 months.

The GMP submitted by Kimmins for this scope of work is \$5,908,219. The pricing proposal assigns \$328,270.74 to the water main work, which is funded in the FY26 Water Utilities budget. Water Utilities advises that \$1.12 million is available in FY26 for the remaining project costs. Based on the contractual guaranteed maximum price and the stated available funding, an additional appropriation of \$4,459,948 is required from the unappropriated surplus of the Wastewater Renewal and Replacement Fund.

Staff recommended that the City Commission authorize an appropriation of \$4,459,948 from the unappropriated surplus of the Wastewater Renewal and Replacement Fund, approve the GMP Amendment with Kimmins in the amount of \$5,908,219, and authorize the appropriate City officials to execute all necessary documents.

Assistant City Attorney Alex Landback 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.

Amendment No. 1 to Agreement for Southwest Wastewater Expansion Project with Wright-Pierce, Inc. for Phase II Engineering Design Services

This was proposed Amendment No. 1 to the City's April 15, 2025 Agreement with Wright-Pierce, Inc. for Phase II of the Southwest Wastewater Expansion Project. The City Commission approved the Agreement on April 7, 2025, which authorized Phase I preliminary design and route analysis services.

The overall project addresses capacity needs in the Southwest wastewater service area. It includes approximately 1.5 miles of new 20-inch force main connecting the English Oaks Lift Station to the Airside Center Lift Station, together with capacity, electrical, backup power, and control system improvements at the English Oaks Lift Station.

Amendment No. 1 authorizes Phase II final design, permitting, and bidding services. Wright-Pierce will perform field investigations, surveying, subsurface utility work, geotechnical and

environmental evaluations, and permitting. Once the design is complete, Wright-Pierce will also support the utility during the bidding process for construction services.

The Phase II services will begin upon execution of the Amendment and issuance of a notice to proceed and are estimated to take approximately 16 months. The total not-to-exceed cost is \$896,586, including a \$25,000 contingency that may be used only with written approval from the City's Project Manager. Funding is included in the Water Utilities FY2026 budget.

Staff recommended that the City Commission approve Amendment No. 1 with Wright-Pierce, Inc. in the amount of \$896,586 and authorize the appropriate City officials to execute all corresponding documents related to this Amendment.

Alex Landback 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 audience.

The Commission discussed:

- Completion date.
- Individual project timelines.
- The Project will serve southwest Lakeland.
- This keeps the City ahead of coming development.

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

FINANCE DIRECTOR

Appropriation - Wastewater Renewal & Replacement Fund

Water Utilities has emergency work that is necessary on the County Line Pump Station. This work will be performed with emergency authorization. This is a duplex station (2-pumps) that operates in alternating fashion, while also providing redundant pump ability. Currently, we have had to shut off one pump due to a discharge pipe starting to leak, that cannot be patched. The other discharge pipe is in similar condition. To fix the station a line stop / bypass needs to be set up.

Water Utilities was expecting to perform a rehab project in FY27 to replace this piping, along with bringing all piping above ground and installing a flow meter to meet current Water Utility standards. Additionally, an aging pump will be replaced. The project was budgeted for \$250,000 in FY27, but the scope has increased. The FY27 project will be de-appropriated.

Staff recommended that the City Commission authorize an appropriation in the amount of \$350,000 from the unappropriated surplus of the Wastewater Renewal & Replacement Fund.

Mike Brossart 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.

UTILITY

Ordinances – None

Resolutions

Resolution 6082; Proposed 26-046; Establishing Fuel Charge Effective October 1, 2026

A RESOLUTION RELATING TO THE ELECTRIC UTILITY; MAKING FINDINGS; ESTABLISHING THE FUEL CHARGE FOR ALL CUSTOMER CLASSES FOR METERS READ ON OR AFTER OCTOBER 1, 2026; AMENDING TIME OF DAY FUEL CHARGE FOR APPLICABLE RATE CLASSES; REPEALING RESOLUTION 6061; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

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

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

Commissioner Stephanie Madden reminded the public that the fuel charge is a pass through. We review the fuel charge quarterly to lower it as soon as possible.

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

Miscellaneous

Agreement with USA Eagle Carports, Inc. for Covered Parking Structures at the McIntosh Power Plant

This is a request for approval of a proposed Agreement with USA Eagle Carports, Inc. to design, fabricate and install covered parking structures at the McIntosh Power Plant. Covered parking previously existed at the Plant but was removed during the demolition of McIntosh Units 1, 2, and 3 and the associated administration buildings. As a result, employee and City vehicles are now parked in exposed areas of an active industrial generation facility.

Unlike a typical office parking lot, the McIntosh Plant site is subject to operating conditions that may include cooling-tower drift, steam releases, relief-valve discharges, exhaust emissions,

stack precipitation, airborne particulates, and potential chemical mist. Restoring covered parking will help reduce direct exposure to these conditions, protect City assets from accelerated wear and corrosion, and reduce the potential for vehicle damage and related claims. The structures will also reduce extreme vehicle-interior temperatures for employees returning to their vehicles after a shift. The project will provide 92 covered parking spaces for the Unit 5 Control Center and new Administration Offices, MREP, and the Resource Center. This work supports employee safety, protection of City vehicles, hurricane resilience, and ensures reliable Plant operations.

On June 15, 2026, the City's Purchasing Division issued Request for Proposal 2026-RFP-062 (RFP), seeking qualified contractors to design, fabricate and install covered parking structures at the McIntosh Power Plant. The City received 3 proposals. On August 6, 2026, the Selection Committee evaluated the proposals and selected USA Eagle Carports, Inc. as the most responsive and economical proposal that best met the requirements set forth in the City's RFP. Based on the results of the evaluation, the Selection Committee ranked the firms in the order in which they were ranked as listed below:

1. USA Eagle Carports, Inc. – Haltom City, TX
2. Tadeos Engineering, LLC. – Miami Lakes, FL
3. Flores Construction Co. – Tampa, FL

USA Eagle Carports, Inc. will provide covered parking comprised of single-post flat-style structures designed to reduce vehicle contact with structural supports. The structures will include galvanized materials for corrosion protection, concrete piers, steel framing, standard white roof sheets/ trim, and tie-down points that will withstand Category 3 hurricane conditions. USA Eagle Carports, Inc. will furnish and install the covered parking structures pursuant to the terms and conditions set forth in the City's RFP, as well as USA Eagle Carports, Inc.'s proposal Estimate No. 8796, dated September 7, 2026. The pricing for the specified areas and design services is set forth in the chart below.

Project Area / Item	Spaces	Amount
MREP Parking Area	6	\$22,935.00
Resource Center Parking Area	30	\$114,675.00
Unit 5 Parking Areas	56	\$214,060.00
Engineering and Drawings	-	\$7,500.00
TOTAL	92	\$359,170.00

While the project cost is \$359,170.00, pricing may be subject to change due to fluctuations in the steel market. In addition, the project cost excludes electrical work, gutters, and permits, and any additional required services or unexpected materials that may be required due to final engineered drawings, which will need to be addressed separately. As such, Lakeland Electric staff is requesting a 5% contingency for the project for a total not-to-exceed cost of \$377,128.50, which is included in Lakeland Electric's FY26 budget.

Staff recommended that the City Commission approve the Agreement with USA Eagle Carports, Inc. for the design, fabrication and installation of covered parking structures at the McIntosh Power Plant and authorize the appropriate City staff to execute all corresponding documents.

Ramona Sirianni presented this item to the Commission.

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

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

The Commission discussed existing covered parking. At one time there was covered parking but it was removed when Unit 3 was demolished.

Action: Mayor Sara Roberts McCarley called for the vote and the motion carried 6-1 with Commissioner Guy LaLonde voting no.

Purchase and Installation of a Charge Modification Charge Elimination Lightning Suppression System with Encore Land and Sea, Inc.

This is a request to approve the purchase and installation of a Charge Modification Charge Elimination (CMCE) Lightning Suppression System for the McIntosh, Larsen, MREP and Winston Power Plants with Encore Land and Sea, Inc. (Encore). Lakeland Electric generating facilities have experienced several lightning-related trips over the past several years. These events can result in lost generation revenue and subject critical generating equipment to mechanical and electrical stresses associated with unplanned trips. While Lakeland Electric currently utilizes conventional lightning protection systems designed to intercept and safely dissipate lightning strikes, Encore is the sole provider of the patented, UL-certified CMCE Lightning Suppression System, which is designed to reduce the atmospheric electrical charge conditions that contribute to lightning formation that can reduce the likelihood of a direct lightning strike within the protected area. Accordingly, the City's Purchasing Division approved Encore as the sole source provider of the CMCE Lightning Suppression System.

On August 12, 2026, Encore submitted Quote No. 1969 for the purchase and installation of a CMCE Lightning Suppression System for the McIntosh, Larsen, MREP, and Winston Power Plants. Pursuant to the Agreement, Encore's scope of services includes the purchase of CMCE lightning suppressors, grounding and mounting materials, installation equipment, project management, grounding/installation, and installation labor, as well as all related shipping and handling. The CMCE Lightning Suppression System also includes a 10 year manufacturer's warranty.

The CMCE Lightning Suppression Systems will be connected to the existing Plant grounding grids and positioned to provide protection for designated critical assets. The purchase and installation services for the CMCE Lightning Suppression System will be governed by the negotiated terms and conditions set forth in Encore's Quote No. 1969 dated August 12, 2026. Upon approval by the City Commission, the City will issue a Purchase Order for the CMCE Lightning Suppression System. Installation will be coordinated with Lakeland Electric to minimize any operational impact and is anticipated to require approximately 2 weeks to complete.

The total proposed project cost is \$273,468.00, consisting of \$130,489.00 for the McIntosh Power Plant, \$49,280.00 for the Larsen Power Plant, \$66,309.00 for MREP, and \$27,140.00 for Winston Power Plant. Lakeland Electric is also requesting a \$20,000.00 contingency to address unforeseen conditions that may arise during installation, including existing mounting locations or grounding materials that are inadequate and may require additional labor, materials, or modifications. As such, the total authorization requested, including contingency, is a not-to-

exceed amount of \$293,218.00. Funding for the project will be provided in Lakeland Electric's FY26 and FY27 budgets.

Staff recommended that the City Commission approve the purchase and installation of the CMCE Lightning Suppression System for Lakeland Electric's generating facilities with Encore and authorize the appropriate City officials to execute all corresponding documents related to the Agreement.

Ramona Sirianni presented this item to the Commission.

Motion: Commissioner Terry Coney 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.

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

Agreement with Turbine Diagnostic Services, Inc. for Control System Upgrades to MGT1 and Emergency Diesel Generators

This is a request for approval of a proposed Agreement with Turbine Diagnostic Services, Inc. (TDS) for the upgrade of control-system input/output hardware for McIntosh Gas Turbine 1 (MGT1) and emergency diesel generators MD1 and MD2. The existing DASH1 input/output modules and supporting 32-bit hardware and software, installed in 2008, are obsolete and approaching the end of available support. This equipment requires replacement to maintain reliable monitoring and control of the 3 generating units and improve access to replacement components and technical support when Lakeland Electric dispatches these units during peak loads in the summer and winter as needed.

The existing TurboNet DASH1 systems and the proposed purchase of the new DASH2 systems are proprietary products manufactured and supported by TDS. Accordingly, the City's Purchasing Division has approved TDS as the sole authorized provider of these upgrades. TDS' Proposal No. 5496 includes the MGT1 upgrade and Proposal No. 5497 covers the MD1 and MD2 diesel generator upgrades. The proposed costs, including contingency amounts, are set forth in the chart below.

Upgrade	Proposal No.	Base Cost	Contingency	Total NTE
MGT1	5496	\$230,199.00	\$19,801.00	\$250,000.00
MD1 & MD2	5497	\$194,296.00	\$30,704.00	\$225,000.00
TOTAL		\$424,495.00	\$50,505.00	\$475,000.00

Pursuant to the Agreement, TDS will provide the new DASH2 control-system input/output hardware and related components necessary to replace the existing DASH1 systems for MGT1, MD1, and MD2. TDS will also provide the associated factory testing, shipment, installation, testing, and commissioning services required to complete the control system upgrades. Payment for the equipment/services will require a 15% initial payment, followed by a 35% progress payment when cabinet materials are received. The remaining payments will occur as factory testing, shipment, installation, and commissioning are completed. Based on the anticipated schedule provided by TDS, approximately \$212,247.50 of the \$424,495.00 cost is included in

Lakeland Electric's FY26 budget. The remaining \$212,247.50 will be paid in FY27 and is subject to budget approval by the City Commission in subsequent budget years. The requested \$50,505.00 contingency is for necessary work outside TDS' quoted scope of services that may arise from concealed or presently unverifiable field conditions. Accordingly, the total not-to-exceed cost, including the contingency amount, is \$475,000.00.

The upgrades will interface with aging existing wiring, terminations, and related components, the condition and compatibility of which cannot be fully confirmed until the legacy equipment is removed, and field installation begins. Any additional work required will be performed only as authorized and documented by Lakeland Electric. TDS estimates delivery to occur within 22 to 33 weeks upon receipt of order, depending on system complexity and factory backlog. Installation, testing, and commissioning are targeted for April 2027, subject to final manufacturing and Lakeland Electric's outage schedules.

Staff recommended that the City Commission approve the Agreement with TDS for control system upgrades to MGT1, and emergency diesel generators MD1, and MD2 from Turbine Diagnostic Services, Inc. for a total not-to-exceed amount of \$475,000.00 and authorize the appropriate City staff to execute all corresponding documents.

Ramona Sirianni 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.

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

AUDIENCE

Jeffery Saenz came forward concerning the City's pay study. He retired 8/27/26. He objected to the 2023 pay study results. He raised the issue that several employees reporting directly to the city manager have left the organization. That should warrant questions from the Commission. It was important that LE maintain competitive pay rates.

Michael Joseph complained about the bushes on Memorial Blvd. They need to be trimmed back. He was critical about Dixieland and the road diet. The Traffic lights on Kathleen Rd. are terrible. It is not safe for kids crossing the street. Lincoln Ave needs a turn signal at Memorial Blvd. He told Coney and Troutman to speak their minds.

Olivia Bienaime asked about the items Chuck Barmby presented at agenda study. Why were they not discussed? They were first reading. She spoke about the moratorium. She thought the public should know if the City was considering allowing data centers in the community.

Harlem Turner asked that the City Commission remove Stacy Campbell-Domineck, Annie Gibson, David Samples, and Charlie Welch from the Lakeland Housing Authority (LHA) board.

Lashondra Elliott came concerning a public record request from LHA. They are being charged \$10,000 for a public record request. She was a former employee and had questions about her dismissal from the Housing Authority. She requested a forensic audit of the LHA.

Brittany Singletary offered comments on one of the ordinances for first reading. She was concerned about traffic at the dark store. The railroad crossing was failing at that location. There is no sidewalk to accommodate pedestrians.

MAYOR AND MEMBERS OF THE CITY COMMISSION

Commissioner Terry Coney:

- Raised concerns about duck hunting season
- Rehabilitation of the Heart - He has been talking with them since June. He will get more information to the Commissioners.
- Providence Rd. Project has lost funding. He advocated at the TPO (Transportation Planning Organization) meeting for that funding. Can the City provide additional funding? The project has been in the works since 2001.

Urban Planning & Transportation Manager Chuck Barmby explained the project goes back to 2010. As the city was preparing to enter the construction funding, they learned that funding had been delayed by one year. FDOT had concerns about the City providing funding in 2027 and getting reimbursement from FDOT in 2028. The City is prepared to put up \$9 Million. The project is from Kathleen Rd to Griffin Rd. It is a full reconstruction of the roadway with sidewalks, landscaping and a turn light.

Commissioner Terry Coney asked if there was a way for the city to front the funding to complete the project.

Chuck Barmby thought it would be key to get an advance reimbursement agreement with FDOT first. The Memorial Blvd. project was a separate item.

Commissioner Terry Coney Continued:

- Stated the commission needed to decide if they were going to do anything about the LHA (Lakeland Housing Authority).
- 9/11 - This Friday is the 25th Anniversary.

Commissioner Stephanie Madden gave an update on the Youth Council. Applications are still open. Members will be sworn in on September 21, 2026. The retreat is the Saturday before. This is a good opportunity for 8th grade students to learn about local government.

Commissioner Ashley Troutman:

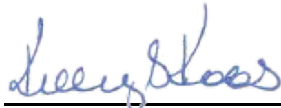
- Announced there are opportunities for Polk County residents to be involved in decisions through surveys. Polk TPO and Vision Zero Polk.
- He met with the subcommittee of Age Friendly Lakeland.
- He attended the sendoff for the Imabari Students on August 18th.
- Sister Cities was engaging with citizens who may be interested in an event with our sister city in Jamaca.
- LHA - every board member should be evaluated. Removing a board member is not a one-time event. It is ongoing and evolving. If there is just cause and due process. He saw no reason to remove Ms. Campbell-Domineck at this time.

Commissioner Guy LaLonde:

- Tomorrow is his Father-in-law's birthday. He wanted to wish him a Happy Birthday.
- 9/11 25th Anniversary.
- LHA - He commended the Mayor for getting agendas and meeting notes made available. The LHA Board never voted on the forensic audit request. He read his statement concerning his recommendation to remove Stacy Campbell-Domineck from the LHA Board. He asked Mayor Sara Roberts McCarley to begin the removal process of Stacy Campbell-Domineck from the LHA board. He asked the City Attorney to provide legal direction. He also requested a forensic audit of the LHA.

The Commission discussed the possible removal of Stacy Cambell-Domineck. They agreed that the Mayor would reach out to her. The Commission will discuss the issue again at the next agenda study session or in one-on-ones.

CALL FOR ADJOURNMENT – 12:16 P.M.



Kelly S. Koos, MMC
City Clerk

