

LAKELAND CITY COMMISSION**Regular Session
February 17, 2025**

The Lakeland City Commission met in Regular Session in the City Commission Chambers. Mayor Bill Mutz and Commissioners Chad McLeod, Stephanie Madden, Sara Roberts McCarley, Mike Musick, and Guy LaLonde were present. Commissioner Bill Read was absent. City Manager Shawn Sherrouse, City Attorney Palmer Davis, Finance Director Mike Brossart, and City Clerk Kelly Koos were present.

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

Lakeland Area Chamber of Commerce Update (Amy Wiggins, President & CEO)

PROCLAMATIONS

Private First-Class Robert Lee Colter Day

REQUESTS TO APPEAR FROM THE GENERAL PUBLIC – None**APPROVAL OF CONSENT AGENDA**

All items listed with an asterisk (*) are considered routine by the City Commission and will be enacted by one motion following an opportunity for public comment. There will be no separate discussion of these items unless a City Commissioner or Citizen so requests, in which event the item will be removed from the consent agenda and considered in its normal sequence. For items listed with an asterisk (*) under the Community Redevelopment Agency portion of the agenda, the City Commission shall be deemed to be acting in its capacity as the Community Redevelopment Agency of the City of Lakeland when approving the consent agenda.

Motion: Commissioner Mike Musick moved to approve the Consent Agenda. Commissioner Sara Roberts McCarley seconded.

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

Action: Mayor Bill Mutz called for the vote and the motion carried 6-0.

APPROVAL OF MINUTES (with any amendments)

- * Utility Committee Minutes – Jan 31 2025
- * City Commission Minutes – Jan 31-Feb 3 2025

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

REPORTS AND RELATED ITEMS

Municipal Boards and Committees 02/14/25

Commissioner Guy LaLonde presented.

Motion: Commissioner Chad McLeod moved to approve the appointments. Commissioner Mike Musick 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 6-0.

EQUALIZATION HEARINGS – None

PUBLIC HEARINGS

Ordinances (Second Reading) – None

Resolutions

Resolution 5969; Proposed Resolution 25-008; Authorizing the Execution of an Agreement for the Subordination of City Utility Interests Located Upon Parcel 500.3 at the Intersection of E. Memorial Boulevard and N. Lake Parker Avenue

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA AUTHORIZING EXECUTION OF AN AGREEMENT FOR THE SUBORDINATION OF CITY UTILITY INTERESTS LOCATED UPON PARCEL 500.3 AT THE INTERSECTION OF E. MEMORIAL BOULEVARD AND N. LAKE PARKER AVENUE; MAKING FINDINGS; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

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

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

Action: Upon roll call vote Commissioners Guy LaLonde, Mike Musick, Sara Roberts McCarley, Stephanie Madden, Chad McLeod, and Mayor Bill Mutz voted aye. Commissioner Bill Read was absent. Ayes-six. Nays-zero. The motion carried 6-0.

CITY MANAGER**Purchase Order to R2 Unified Technologies for Datacenter and Edge Switch Replacements**

The City of Lakeland received a proposal from R2 Unified Technologies, an authorized reseller of Cisco Systems Inc.'s products, to update the City's current network technology and renew software licenses. The City's data center and peripheral hardware require updating as they have reached the end of their lifecycle. New hardware and software are necessary to ensure continued efficient operation. The updated technology will support our enterprise network infrastructure, facilitating communication across the City network for servers, workstations, and internet connectivity. Key elements of the technology include:

- Datacenter Segmentation
- Hardware and Software
- Software Defined Networking
- Port Level Encryption

Funding is provided in the Fiscal Year 2025 DoIT budget and is part of the lifecycle replacement schedule. The total estimated cost of the proposal is \$1,053,537.84. The City's Purchasing Division has approved R2 Unified Technologies pursuant to the NASPO ValuePoint Data NVP #AR3227 Participating Addendum for FL #43220000-NASPO-19-ACS contract as a piggyback.

Staff recommended that the City Commission authorize the issuance of a Purchase Order to R2 Unified Technologies in the amount of \$1,053,537.84 for the procurement of Datacenter and Edge Switch Replacements and authorize the appropriate City officials to execute the appropriate documents.

Shawn Sherrouse presented this item.

Motion: Commissioner Chad McLeod moved to approve the recommendation. Commissioner Mike Musick 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 6-0.

- * **Recommendation re: Approval of Purchase Order to PSI Technologies, Inc for Multistage Centrifugal Blower**

The West Lakeland Waste Load Reduction facility uses forced air blowers with diffused aeration to introduce oxygen into the wastewater treatment process. The addition of oxygen is how the facility controls beneficial microorganisms and treats the wastewater

entering the process. One of the blowers is past its useful life and is scheduled to be replaced this year. Recently it experienced a failure further necessitating its immediate replacement.

The Water Utilities Department received the proposal from PSI Technologies, Inc., for a new multistage centrifugal blower for the West Lakeland Waste Load Reduction Facility, as it was identified as a sole source purchase by the City's Purchasing Division based on the vendor being the sole distributor restricted by the manufacturer to our territory. The total cost for this purchase is \$132,655.00 (cost is for the blower only, labor is going to be done by City staff) and is included in the Water Utilities Department FY2025 budget.

Staff recommended the City Commission approve and authorize the appropriate City officials to execute a purchase order with PSI Technologies, Inc in the amount of \$132,655.00, and authorize the appropriate City officials to execute the appropriate documents.



Photo of Centrifugal Blower

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

Task Authorization with Springer Voss Construction for the Installation of Wayfinding Signage at Lakeland Linder International Airport

Staff seeks approval of a Task Authorization with Springer Voss Construction (SVC) under the terms and conditions of the City's Continuing Contract for Construction Trade Professionals entered on December 16, 2024, in accordance with Request for Qualifications 2024-RFQ-289.

The proposed Task Authorization is for the design and installation of new wayfinding signage throughout the terminal area. Signs are to be designed consistent with the Airport's brand standards and will utilize high-visibility reflective lettering. Scope of work includes stamped engineered footings, sign design, sign manufacturing, and installation services. This scope does not include demolition of the old wayfinding signage which will be completed by City Staff.

The total cost of this Task Authorization is \$333,779.19. The City will be required to pay a deposit in the amount of 50% of the total costs upon execution of the Task Authorization. Funding for this project is included in the City of Lakeland, Florida Revenue Note, Series 2024 (AMT) that was approved by City Commission on September 3, 2024.

Staff recommended the City Commission approve this Task Authorization with Springer Voss Construction in the amount of \$333,779.19 for the installation of wayfinding signage at Lakeland Linder International Airport and authorize appropriate City officials to execute all corresponding documents on behalf of the City.

Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Sara Roberts McCarley moved to approve the recommendation. Commissioner Stephanie Madden seconded.

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

Action: Mayor Bill Mutz called for the vote and the motion carried 6-0.

Purchase Order to Club Car for Scheduled Replacement of Golf Carts at Cleveland Heights and Funding Appropriation

The existing golf carts at Cleveland Heights Golf Course are due for replacement and have reached the end of their usable life. A proposal was negotiated with Club Car to replace our fleet from lead-acid batteries to lithium-ion batteries with a 5-year warranty. The City's Purchasing Division has approved Parks to piggyback onto the Source Well bid #091024-CCR.

The current carts were leased through PNC Bank and are paid in full. Club Car has agreed to accept our entire fleet of 100 golf carts as a trade in as a part of this transaction for \$293,153. Rather than lease the new 100 carts, we are recommending purchasing the carts via a loan from the Internal Loan Fund, which has a much lower interest rate than a lease for the next 5 years. The debt service payments will be paid via the budgeted lease payments for the carts.

Staff recommended the City Commission approve and authorize a purchase order to Club Car for \$426,038 for the Replacement of Golf Carts at Cleveland Heights.

Staff also recommended the City Commission authorize appropriation and increase in estimated revenues of \$426,038 as an Internal Loan from the Internal Loan Fund be provided to the Golf Course for the golf cart purchase. As noted, the monthly debt service payment for this loan is in the Cleveland Heights Golf Course budget for FY'25.

Shawn Sherrouse presented this item.

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

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

The Commission discussed:

- The great trade in value and choosing an internal loan for a better interest rate.
- There is a lot of golf being played at Cleveland Heights
- Parks, Recreation, and Cultural arts Director Bob Donahay will forward the 2024 rounds play data to the Commission.
- Mr. Donahay meets monthly with Finance Director Mike Brossart to discuss business. They recently postponed construction on the course because other courses will be closed and it was an opportunity to pick up more rounds.

Lorenzo Robinson questioned the money being spent on golf carts when Simpson Park Pool needs to be heated.

Mr. Donahay spoke about the costs of heating a pool. Heating a pool involved a large start up cost and additional expenses in chemicals and staffing.

Action: Mayor Bill Mutz called for the vote and the motion carried 6-0.

City Manager Verbal Report:

United States Police K-9 Association (USPKA) Region I Trials. City Manager Shawn Sherrouse recognized the LPD K-9 Unit. Last week LPD hosted the USPKA Region I Trials. There were fifty teams from around Florida and Alabama. It was an opportunity for officers to renew their certification requirement. They hosted most events at Holloway Park. LPD finished third in the 4-man team. Two officers placed in top 10 of competition. Mr. Sherrouse congratulated Manatee County for taking the Top Dog Award. He thanked several businesses for providing food, Il Forno and Mission BBQ. The City of Lakeland is well represented in the USPKA Region I with many officers serving on the Board. Retired Sergeant Ron Bowling is recognized as the Father of K-9 in Florida.

CITY ATTORNEY

Ordinances (First Reading) – None

Miscellaneous

Joint Project Agreement with Polk County for Adjustment of Wastewater Infrastructure for the Fort Fraser Trail Extension Project

Joint Project Agreement (“JPA”) with Polk County was for wastewater force main adjustments related to the Fort Fraser Trail extension.

Polk County is extending the trail along the south side of the Polk Parkway, west from Winter Lake Road to Lakeland Highlands Road, and then north along the west side of Lakeland Highlands Road to Glendale Street. Utility conflicts were identified and require the City’s 8-inch PVC force main to be lowered at the northern driveway entrance to Lowe’s Home Improvement Store. Since this infrastructure is within County right-of-way, the City is responsible for the necessary adjustments.

Polk County has retained Crisdel Group, Inc. (“Crisdel”) as the general contractor for the Fort Fraser Trail Extension Project. Given the project timeline and specialized work required, City staff has determined that the most practical and cost-effective approach is to incorporate the force main adjustments into Polk County’s existing construction contract with Crisdel through a Joint Project Agreement between the City and County.

The City’s Water Utilities Department will oversee the relocation work performed by Crisdel. Under the terms of the JPA, the City will transfer a total of \$153,899.40 to Polk County (\$139,909.40 for wastewater utility adjustments and \$13,990.00 in contingency funds), the total of which is included in the Water Utilities FY2025 Budget.

Staff recommended that the City Commission approve the Joint Project Agreement with Polk County for the Fort Fraser Trail project and authorize appropriate City Officials to execute the Agreement.

Assistant City Attorney Alex Landback presented.

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

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

Action: Mayor Bill Mutz called for the vote and the motion carried 6-0.

Master Services and Software License and Maintenance Agreement with SSP Innovations, LLC

This proposed Master Services and Software License and Maintenance Agreement (Agreement) was to upgrade the City’s existing mobile Geographic Information System (GIS) product with SSP Innovations, LLC (SSP). SSP is the manufacturer and of the City’s existing software and has been approved as a sole source vendor by the City’s

Purchasing Department. The City's current agreement with SSP, which was approved by the City Commission on March 16, 2010, will expire on March 31, 2025. As such, the City seeks to enter into an Agreement with SSP to effectively renew the term for software, web services, professional services, documentation and maintenance for an additional five (5) year period, as well as update the existing fee schedule.

Mobile GIS software is used for tracking almost all the City's field assets such as roads, electric, fiber and water utilities, as well as supporting the work of Code Enforcement and Building Inspectors. This software and the data managed by this system is currently used by over 200 City field employees and displays virtually all the data available from a deskside PC. The Agreement will also support several of the City's technology projects in upcoming years. As a result, the mobile portion of the GIS for City staff will receive a much-needed technology upgrade and provide continuity of a very effective GIS product for field use. The current version of software has reached the end of its useful life and security and operating systems patches will no longer be supported. In addition, the current version of the software only supports Windows based devices, while the upgraded version will support iPads and iPhones, as well as Windows based devices with the latest security aspects and operating systems.

Pursuant to the Agreement, the term of the Master Agreement will be for a period of five (5) years, effective February 17, 2025, subject to approval by the City Commission. With the approval of Agreement, the City and all its departments, will be granted access to SSP MIMS mobile software without upfront capital purchase costs during the term of the Agreement. In addition, this Agreement will provide the City with a lower cost per unit for licensed software, a substantial reduction in administrative/procurement expenses, maintenance on all SSP MIMS software deployed and flexibility to deploy when and where needed.

The cost for the (5) year term is \$265,000 and the above-specified technology upgrade is an additional cost of \$108,482, for a total overall cost of \$373,428. The first-year cost of the Agreement (\$53,000) and the technology upgrades are included in the Department of Information Technology's FY2025 budget. The cost for the remaining four (4) year term of the Agreement will be subject to budget approval by the City Commission in subsequent budget years.

Staff recommended that the City Commission approve this Master Services and Software License and Maintenance Agreement with SSP and authorize the appropriate City officials to execute all corresponding documents.

Deputy City Attorney Ramona Sirianni presented.

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

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

Action: Mayor Bill Mutz called for the vote and the motion carried 6-0.

*** Agreements for Construction Services and Parking Management with The Car Park, LLC**

These two (2) proposed agreements with The Car Park, LLC were for Construction Services and Parking Management related to the Terminal Parking Facility at Lakeland Linder International Airport (Airport). Pursuant to Federal Aviation Administration Grant Assurance 24, airport sponsors are required to maintain a fee and rental structure for the facilities and services at the airport to ensure that airports are as self-sustaining as possible, considering such factors as the volume of traffic and economy of collection.

With the recent launch of commercial passenger air service, the Airport is now seeking to collect nominal fees from parking operations to cover both operating and capital improvement costs. While costs to Airport customers for parking are yet to be determined, they will remain lower than the regional average. Additionally, Airport parking will be free for the first four (4) hours to accommodate residents and visitors that are picking up passengers, conducting business at the Airport's Administration Office and frequenting the Airport restaurant, Sora Eatery.

Accordingly, on March 13, 2024, the City's Purchasing Department issued Request for Proposal No. 2024-RFP-217 (RFP) for the Design, Construction, Installation, Maintenance, and Operation of a Parking Management System & Equipment at the Airport. On April 19, 2024, the City's Selection Committee met to discuss and score the three (3) proposals that were received. Committee members included the Airport Assistant Director, Airport Maintenance & Property Manager, Airport Operations Manager, Airport Business Manager, and the Community & Economic Development Assistant Director. The firms were ranked as follows:

1. SP Plus Corporation from Cleveland, OH
2. ParsolUSA from Scottsdale, AZ
3. The Car Park, LLC from Boise, ID

During the negotiation process, first ranked firm, SP Plus Corporation, was acquired by Metropolis Technologies, Inc. As a result of this acquisition, the City was informed by Metropolis Technologies, Inc. that it would no longer support the multiple payment options outlined in the City's RFP. The City then reached out to second ranked firm ParsolUSA, but it failed to respond to the City's request to begin negotiations. As such, City staff then began negotiations with The Car Park, LLC, which was determined to have submitted the most responsive responsible proposal that best met the City's needs. The Car Park, LLC provided the City with two (2) agreements: one that will govern the construction/installation of the parking management system; and another agreement that will encompass the management/maintenance of the parking system following installation.

The Agreement for Construction Services includes the installation of two (2) entry (ticket pull stations), two (2) exit (payment stations), and additional supporting equipment. While the equipment will be purchased and owned by the City, it will receive routine preventative maintenance services from The Car Park, LLC. The term of the Agreement shall commence on February 17, 2025, subject to City Commission approval, and continue for a period of six (6) months or until the parking access control/equipment is installed and approved, whichever is earlier. The Car Park, LLC will provide a one (1) year warranty on all parts/labor provided for repairs to the equipment and associated services. The total cost for equipment and installation services is \$111,453.67, which is being funded by the City Revenue Note, Series 2024 (AMT) bond approved by the City Commission on September 3, 2024.

The Parking Management Agreement includes technical support, 24/7/365 customer support, payment processing, and online tools for City staff. The term of the Parking Management Agreement will commence on February 17, 2025, subject to City Commission approval and continue for an initial term of sixty (60) months with one (1) additional sixty (60) month renewal upon mutual written agreement of the parties. Either party may terminate the Parking Management Agreement for any reason upon sixty (60) days prior written notice.

Compensation for the parking management services will be \$0.99 or 5% per paid transaction fee, whichever is greater. This fee will be deducted from gross monthly revenues, less all sales tax and other fees/charges required to be remitted. The City will also pay a fee of \$720.00 per month during the term of the Parking Management Agreement for the cloud-based software (SaaS) the equipment utilizes. That fee will remain firm during the initial term of the Parking Management Agreement. The total cost of the monthly fee during the initial sixty (60) month term for SaaS is \$43,200.00, of which the first year's cost is included in the Airport's FY25 budget. The cost for the remaining initial term will be subject to budget approval by the City Commission in subsequent budget years.

Staff recommended that the City Commission approve the Agreements for Construction Services and Parking Management with The Car Park, LLC and authorize the appropriate City Officials to execute all corresponding documents.

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

Agreement with Robinson Aviation, Inc. for Air Traffic Control Services

This proposed Professional Services Agreement with Robinson Aviation Inc. (RVA) was to provide air traffic control services at Lakeland Linder International Airport (Airport). RVA currently provides services to the Federal Aviation Administration (FAA) under the FAA Contract Tower Program at the Airport from the hours of 0600 to 2400 daily. Pursuant to the Agreement, RVA will provide air traffic control services and operate the Air Traffic Control Tower for the remaining hours of 0000 to 0600 daily so that the Airport will be able to provide air traffic control services twenty-four (24) hours a day. Due to

delays with the FAA issuing the air traffic control contract to RVA for 2025, the City and RVA have been currently executing agreements on a month-to-month basis.

Upon approval by the City Commission, the Agreement shall have an effective date of March 1, 2025, and continue through January 31, 2026. Either party reserves the right to terminate the Agreement for any reason upon forty-five (45) days prior written notice. Upon mutual written agreement of both parties, this Agreement may be extended for six (6) additional, one (1) year periods.

In accordance with the Agreement, the City will pay RVA \$24,383.00 a month for air traffic control services or a total of \$268,213.00 for the initial eleven (11) month term. Additionally, the City will also pay the aviation operations liability insurance premium in an amount yet to be determined upon annual renewal of the City's aviation operations liability insurance premium, which is currently scheduled for renewal effective 10/1/2025. Subsequent annual renewals of the Agreement, if exercised, will be subject to price increases due to either adjustments in employee compensation pursuant to a collective bargaining agreement that covers RVA employees and/or increases to the City's aviation operations liability insurance premium. The total \$268,213.00 cost will be funded in the prorated amount of \$170,681.00 in the Airport's FY25 budget, while the remaining prorated cost of \$97,532.00 is included in the Airport's FY26 budget, which will be subject to budgetary approval by the City Commission. Additionally, any renewals exercised shall be subject to budget approval by the City Commission in subsequent budget years.

Staff recommended that the City Commission approve the Professional Services Agreement with RVA and authorize the appropriate City officials to execute all corresponding documents with RVA.

Ramona Sirianni presented.

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

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

Adam Lunz explained this was a requirement to provide services for Category III Instrument Landing System (ILS).

Action: Mayor Bill Mutz called for the vote and the motion carried 6-0.

COMMUNITY REDEVELOPMENT AGENCY

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

Purchase Agreement - 507 W. Memorial Boulevard

This was a Purchase Agreement between the Lakeland Community Redevelopment Agency (CRA) and In Touch Land, LLC for the purchase of a 0.15-acre parcel (232812-056500-003070) of property located in the northwest quadrant of the intersection of Martin Luther King Jr. Avenue and Memorial Boulevard within the Midtown CRA District. The parcel, 507 W Memorial Blvd., was 6,737 sq. ft. of property with zoning/land use C-1/MCC. Through this strategic acquisition at a major intersection, the CRA can catalyze redevelopment efforts on the Memorial Blvd. and Martin Luther King Jr. Blvd. commercial corridors. The subject property is vacant except for an existing billboard and will be visualized as part of a greater redevelopment strategy.

Under the Agreement, the CRA will purchase the property for a purchase price of \$150,000. This price is consistent with an opinion of value prepared for the CRA and a commercial appraisal report, which values the subject property as part of a larger accumulation of parcels for redevelopment. The CRA will provide a deposit of \$3,000 and have a 120-day due diligence period to assess the suitability of the property. The CRA may terminate the Agreement in its sole discretion at any time prior to the expiration of the due diligence period and receive a full refund of its deposit. Closing will occur within thirty (30) days of the expiration of the due diligence period, or approximately June 29, 2025, provided the CRA does not exercise its right to terminate.

The proposed purchase of the subject property was considered by the CRA Advisory Board at its February 6, 2025 meeting and received a unanimous recommendation of approval. Staff recommended that the City Commission, acting as the Lakeland Community Redevelopment Agency, approve the purchase of the subject property in accordance with the above-described terms and conditions and authorize the appropriate CRA officials to execute all documents necessary to finalize the transaction. Funding for this purchase is available in the Mid-Town CRA FY25 budget.

Palmer Davis presented this item.

Motion: Commissioner Sara Roberts McCarley moved to approve the recommendation. Commissioner Mike Musick 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 6-0.

Purchase Agreement - 515 W. Memorial Boulevard

This was a Purchase Agreement between the Lakeland Community Redevelopment Agency and Leo and Pat Longworth for the purchase of a vacant 0.16-acre parcel (232812-056500-003060) located in the northwest quadrant of the intersection of Martin Luther King Jr. Avenue and Memorial Boulevard within the Midtown CRA District. The

subject parcel located at 515 W Memorial Blvd. had C-1/MCC land use and zoning. It was 6,889 sq. ft. Through this strategic acquisition at a major intersection, the CRA can catalyze redevelopment efforts on the Memorial Blvd. and Martin Luther King Jr. Blvd. commercial corridors. The subject property will be visualized as part of a greater redevelopment strategy.

Under the Agreement, the CRA will purchase the property for a purchase price of \$154,000. This price is consistent with an opinion of value prepared for the CRA and a commercial appraisal report, which values the subject property as part of a larger accumulation of parcels for redevelopment. The CRA will provide a deposit of \$3,000 and have a 120-day due diligence period to assess the suitability of the property. The CRA may terminate the agreement in its sole discretion at any time prior to the expiration of the due diligence period and receive a full refund of its deposit. Closing will occur within thirty (30) days of the expiration of the due diligence period, or approximately June 22, 2025, provided the CRA does not exercise its right to terminate. The proposed purchase was considered by the CRA Advisory Board at its February 6, 2025 meeting and received a unanimous recommendation of approval.

Staff recommended that the City Commission, acting as the Lakeland Community Redevelopment Agency, approve the purchase of 515 W. Memorial Boulevard in accordance with the above-described terms and conditions and authorize the appropriate CRA officials to execute all documents necessary to finalize the transaction. Funding for this purchase is available in the Mid-Town CRA FY25 budget.

Palmer Davis presented this item.

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

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

Action: Mayor Bill Mutz called for the vote and the motion carried 6-0.

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

FINANCE DIRECTOR – None

UTILITY

Ordinances – None

Resolutions – None

Miscellaneous

Termination Agreement and Mutual Release with Block Energy, Inc.

This proposed Termination Agreement and Mutual Release of the Equipment Supply and Support Services Agreement (Termination Agreement) with Block Energy, Inc. (Block) was to terminate the residential microgrid project in Lakeland Electric's service territory.

On November 6, 2023, the City Commission approved an agreement with Block for a residential microgrid pilot project (Project) for the supply, construction and operational training to construct a microgrid to serve a group of interconnected loads (residential homes) and distributed energy resources (solar and batteries) to act as a single controllable entity with respect to the electric grid for the purpose of improving reliability and resiliency to grid disturbances such as severe storms. The Project between Block and the City also included a partnership with Clayton Properties Group, Inc., the parent company of Highland Homes, the developer and builder of the Myrtlebrook Subdivision, which was to be comprised of 77 new construction homes that would be serviced by Block's microgrid "Block Box" system. In late January 2025, Block notified the City that it was seeking to wind down its business operations, including its Project with the City. Block's decision to wind down its business operations was due to several unforeseen political and economic circumstances. Upon notification of Block's decision to terminate its Agreement with the City, City staff immediately began discussions with Block to terminate its existing agreement, while ensuring that all funds paid by the City to Block were reimbursed. To date, the total funds paid by the City pursuant to its agreement with Block totals \$1,270,500.

Accordingly, the parties have negotiated a Termination Agreement with Block pursuant to which Block will reimburse the City in the amount of \$1,270,500, which represents all the City funds paid to Block. In consideration of the payment, both parties have mutually agreed to release each other from any liability or further obligation under the Agreement.

The Termination Agreement also includes a Developer Agreement Termination (Exhibit A to the Termination Agreement) with Clayton Properties Group, Inc. that similarly releases the parties from any further obligation and liability. Upon execution of the Termination Agreement and Developer Agreement Termination, Block will pay the City \$1,270,500 within five (5) business days via a wire transfer. All the parties, including Clayton Properties Group, Inc. have mutually agreed to proceed with terminating the Project. Despite the termination of the Project, Block's commitment to make the City whole in terms of reimbursing all the City's costs spent pursuant to the agreement will enable Lakeland Electric to continue pursuing similar microgrid opportunities that may arise in the future.

It is recommended that the City Commission approve this Termination Agreement and Mutual Release with Block and authorize the appropriate City officials to execute all corresponding documents, including the Developer Agreement Termination with Clayton Properties Group, Inc. in a form substantially similar to the sample included in the agenda packet, on behalf of the City, subject to final review by the City Attorney's Office.

Deputy City Attorney Ramona Sirianni presented this item.

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

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

Action: Mayor Bill Mutz called for the vote and the motion carried 6-0.

Agreement with Plant N Power Services, Inc. for McIntosh Unit 5 Spring 2025 Outage Contractor Services

This proposed Agreement with Plant N Power Services, Inc. (PNP) was for McIntosh Unit 5's Spring 2025 outage contractor services. During this outage, Lakeland Electric requires contractor services to perform various scopes of work related to the Heat Recovery Steam Generator (HRSG). The HRSG uses waste heat from the combustion turbine to supply steam to the steam turbine. Unit 5's HRSG was built in 2000 and later upgraded in 2020. Recent borescope inspections, thermal scans and visual inspections have revealed a need to perform various scopes of work during the upcoming Spring outage.

On January 8, 2025, the City's Purchasing Department issued Request for Proposal 2025-RFP-002 (RFP) seeking qualified vendors to provide outage contractor services for McIntosh Unit 5. The City received responses from the four (4) vendors listed below.

Vendor	Location	Bid Amount
Midstate Industrial	Lakeland, FL	\$530,928.00
Plant N Power Services, Inc.	Robertsdale, AL	\$476,500.00
Tei Construction Services	Duncan, SC	\$397,947.00
TNGEN, Inc.	Houston, TX	\$5,985,957.00

Upon evaluation by City staff, PNP was selected as the most responsive, responsible firm best capable of meeting all of the requirements set forth in the City's RFP. While Tei Construction Services was the lowest price proposal, it failed to meet the specific provisions set forth in the City's RFP. Midstate Industrial, a local contractor provided a cost that was more than 10% over PNP's price proposal and also failed to address specific requirements in the City's RFP. TNGEN, Inc.'s price proposal was excessively high and contained very little additional information addressing the requirements in the City's RFP. Pursuant to the Agreement, PNP's scope of work will include:

- Replacement of the high pressure desuperheater pipe/liner
- Replacement of the HRSG box floor liner
- Installation of the HRSG expansion joint flow liner
- Removal and replacement of two (2) owner provided drum access doors
- Procurement and replacement of nine (9) penetration seals
- Removal and replacement of three (3) HRSG tube sections with owner

- supplied tube stock
- Other field services as directed based on inspection findings

Upon approval by the City Commission, the City will issue a Purchase Order to PNP to begin work during Unit 5's Spring outage scheduled for February 22, 2025 to May 5, 2025. All services will be performed in accordance with the terms and conditions set forth in the City's RFP and PNP's Proposal No. C408910 dated January 28, 2025. The cost of the work is estimated to be \$476,500.00, in addition to a contingency of \$100,000.00 for a total estimated cost of \$576,500.00, which is included in Lakeland Electric's FY25 budget.

Staff recommended that the City Commission approve this Agreement with PNP to provide Outage Contractor Services for McIntosh Unit 5's Spring outage and authorize the appropriate City officials to issue a Purchase Order for the work and execute all corresponding documents on behalf of the City.

Ramona Sirianni presented this item.

Motion: Commissioner Mike Musick 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 6-0.

Agreement with Northeast Precision Welding, Inc. for Exhaust Work on McIntosh Unit 5

This proposed Agreement with Northeast Precision Welding, Inc (Northeast) was for exhaust work on McIntosh Unit 5. The exhaust cylinder on the combustion turbine for Unit 5 is in need of repair or replacement. Since replacement costs are estimated to be over \$3.5 million dollars Lakeland Electric staff is seeking to procure the necessary repairs to the 25-year-old exhaust cylinder.

The exhaust cylinder serves to support the exhaust bearing and keep the 1,180° Fahrenheit gas from getting outside of its designated path and causing operational concern or risk and destroying instrumentation or other equipment. If neglected, the cracks and related out-of-round issues in the exhaust cylinder could cause Unit 5 to be load limited or even impose a forced shutdown until repairs could be made.

The City's Purchasing Department has approved Northeast as a sole source supplier for these repairs. Upon approval by the City Commission, the City will issue a Purchase Order for the repairs, which are scheduled to be completed during Unit 5's Spring outage scheduled for February 22, 2025, through May 5, 2025. The work will be governed by the terms and conditions in the City's Purchase Order as well as Northeast's quote dated

February 6, 2025. The total cost of the work is \$341,500, which includes a \$100,000 contingency for unknown conditions. This cost is included in Lakeland Electric's FY25 budget.

Staff recommended that the City Commission approve the Agreement with Northeast for the repair of the Unit 5 combustion turbine exhaust and authorize the appropriate City officials to execute all corresponding documents for the work.

Ramona Sirianni presented this item.

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

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

Action: Mayor Bill Mutz called for the vote and the motion carried 6-0.

Agreement with General Asphalt of Lakeland, LLC for Asphalt Paving at the McIntosh Power Plant

This proposed Agreement with General Asphalt of Lakeland, LLC (General Asphalt) was to provide asphalt paving at the McIntosh Power Plant. Following the demolition of McIntosh Units 1, 2 and 3, as well as the construction of the McIntosh Reciprocating Engine Project (MREP), some of the roads at the McIntosh Power Plant have been damaged beyond repair and new roads are needed. Accordingly, Lakeland Electric needs 1,712 tons of 12.5 super pave asphalt to resurface 1300 feet of roadway, in addition to laying 1500 feet of new roadway, which includes a parking area for the MREP.

The City's Purchasing Department has approved the procurement of this roadway paving with General Asphalt of Lakeland pursuant to the City's Annual Contract for Asphalt Paving, Material Supply and Installation Service - Bid 2023-ITB-101. Upon approval by the City Commission, the City will issue a Purchase Order for the work which is anticipated to be completed in February 2025. The purchase will be governed by the terms and conditions set forth in the City's Bid and in General Asphalt's quote. The total cost of the work is \$235,219.20 and is included in Lakeland Electric's FY25 budget.

Staff recommended that the City Commission approve this Agreement with General Asphalt for asphalt paving at the McIntosh Power Plant and authorize the appropriate City officials to issue a Purchase Order and execute all corresponding documents on behalf of the City.

Ramona Sirianni presented this item.

Motion: Commissioner Stephanie Madden 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 6-0.

AUDIENCE

NAACP President Terry Coney came forward.

- He was touched by the proclamation for Private Coulter.
- He echoed Mr. Robinson's request for Simpson Park Pool. He would like the City to consider heating the Simpson Park pool. He asked the Commission to start making that pool a priority the same as the Gandy pool.

Nicole Ramirez, a Lake Bonny Neighborhood resident, came forward.

- The flood zone maps have not been updated to account for last October. She felt the lake water was still 2.5 ft too high. The water level standards for Lake Bonny need to be changed.
- She asked about the pump maintenance. There is confusion over who controls the pump. The City's permit is 10 years old.
- Code Enforcement is beginning to issue violations and fines.
- No one is living in her entire cul-de-sac. Two neighbors sold their homes for \$75,000 and walked away.

Shawn Sherrouse responded:

- The City is conducting a watershed study with AECOM. That is being coordinated with the South Florida Water Management District (SWFWMD) and Polk County. Polk County is paying a portion.
- The City has an existing permit with SWFWMD. They are authorized to run the pump when Lake Bonny reaches specific levels.
- Code Enforcement did send notice of compliance letters. There were no fines issued.
- Lake levels are monitored daily during rainy season. Weekly when it is not rainy.

Lorenzo Robinson of the Paul A. Diggs Neighborhood Association asked about the City's ability to make the decision concerning fluoride. He also asked if the City of Lakeland would be affected by the national push against Diversity, Equity, and Inclusion (DEI).

Commissioner Chad McLeod left the meeting at 10:37 a.m.

Commissioner Stephanie Madden reminded Mr. Robinson that the City of Bartow is hosting a workshop tomorrow night and Lakeland delayed their discussion based the opportunity to hear that discussion.

Palmer Davis explained that if a law is passed on either issue, the City will have to comply with the law.

Mayor Bill Mutz did not expect DEI to become a law. What is being addressed now with DEI is removing the requirement for DEI departments.

Courtney Craft of Lake Bonny was told by FEMA to reach out to the City where she lives to ask for assistance. She is reaching out for assistance now. She is wondering what is going to happen this hurricane season. The water is so high already and is not going down.

Mayor Bill Mutz explained the City is doing a study now to examine water levels, which are not under the City's control.

MAYOR AND MEMBERS OF THE CITY COMMISSION

City Manager Compensation

Mayor Bill Mutz explained the City Manager's salary was below midpoint of the existing salary range. That would qualify him for a 3% increase as is called for those employees below the midpoint. Is there a motion?

Motion: Commissioner Mike Musick moved to approve a 3% increase in salary. Commissioner Guy LaLonde seconded.

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

Mr. Robinson asked if these numbers were from comparative cities? Yes.

Action: Mayor Bill Mutz called for the vote and the motion carried 5-0.

Commissioner Guy LaLonde had a great time this last Saturday at the Black History Festival at Jackson Park. The service to honor Private First-Class Robert Lee Colter was February 21, 2025, at Heath Funeral Home.

Commissioner Bill Read Absences

Commissioner Mike Musick had a conversation with Commissioner Bill Read about his recovery. What should we do as a Commission? They would have to excuse his absences above 3 consecutive absences.

Action: Commissioner Mike Musick moved to permit additional absences for Commissioner Bill Read as needed for his recovery. Commissioner Sara Roberts McCarley seconded and the motion carried 5-0.

Commissioner Sara Roberts McCarley said the Black History Festival at Jackson Park was a lot of fun.

Commissioner Mike Musick advised the Commission and public to go to ThePeoplesPharmacy.com to hear episodes on fluoride.

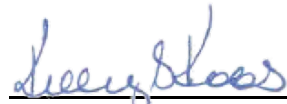
Commissioner Stephanie Madden:

- The Central Florida Regional Planning Council (CFRPC) meeting last week was in Arcadia. There was an update from DeSoto County. They were facing 5,000 to 6,000 home permits. The water and wastewater departments were at capacity and their roads were too small. The CFRPC partners with Central Florida Estuaries which helped pay for our water study. This study will give us better information for improvements. Mayor Bill Mutz: The SWFWMD data will help speed up the City's water study.
- Blue Dot Parking Program: She heard from some downtown workers who were unaware of the Blue Dot parking program. The employer must reach out. She encouraged employees to go to their employers. Julie Townsend of LDDA said Friday the she would work to get the word out about the Blue Dot parking program.
- Junior League has a new fund-raising event this year: The Art of Table Scaping. Lydia Menzies is debuting her new book at this event. The VIP ticket will include a signed copy of her book. The event is March 8th and tickets are available on the Junior Leagues website.
- Keystone Program report.

City Manager and City Attorney Merit Increase:

Finance Director Mike Brossart asked and the Commission confirmed that the merit increases for the City Manager and the City Attorney were retroactive to October 1, 2024.

CALL FOR ADJOURNMENT – 11:04 a.m.



Kelly S. Koos, City Clerk

