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LAKELAND CITY COMMISSION

Regular Session
October 20, 2025

The Lakeland City Commission met in Regular Session in the City Commission Chambers. Mayor Bill Mutz and Commissioners Chad McLeod, Bill Read, Stephanie Madden, Sara Roberts McCarley, Mike Musick, 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

Community and Economic Development: Putting CED in the Community (Teresa Maio, Assistant Director Community and Economic Development)

America 250 Group Project Update (Gary Clark and J. Lenora Bressler)

PROCLAMATIONS

Greenways & Trails Month

National Red Ribbon Month

World Polio 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 Guy LaLonde seconded.

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

DRAFT

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

APPROVAL OF MINUTES (with any amendments)

***City Commission Minutes 10/3-6/2025**

***Utility Committee Minutes 10/3/2025**

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

REPORTS AND RELATED ITEMS

Municipal Boards & Committees 10/17/25

Commissioner Guy LaLonde presented this report to the Commission. Maya Beck is a 3-year term.

Motion: Commissioner Bill Read moved to approve the appointments. Commissioner Chad McLeod seconded

Mayor Bill Mutz encouraged people to apply. He asked for comments from the Commission and the audience. There were none.

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

Recommended Contracts from 09/29/25 City Attorney/City Manager Review Committee Meeting

Commissioner Chad McLeod presented the report.

Amended and Restated City Attorney Employment Agreement

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

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

Commissioner Chad McLeod explained the effort was to update the language. They were creating a contract that would work for the existing employee and hiring a replacement if necessary. For example, moving to a continuous term and defining reasons for severance. Another provision is removing the requirement for a public review. This provides more flexibility for the Commission.

Commissioner Sara Roberts McCarley clarified that the City Charter does not require a public review. She reminded the public that the City Manager and City Attorney had 7 bosses who could not meet together in private to review their performance. That is why

DRAFT

they wanted a committee to ensure the employees receive a performance review on an annual basis.

Commissioner Stephanie Madden raised the issue of the need for the standing review committee. She was hoping that would be established prior to approving the contracts. She was willing, in good faith, to vote yes but would like to do the resolution next.

Commissioner Guy LaLonde congratulated the Committee for their work on the contracts and review process.

Mayor Bill Mutz reported the committee also considered similar cities.

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

Resolution 6028; Proposed 25-068; Creating City Manager/City Attorney Review Committee as a Standing Committee

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKE LAND, FLORIDA RELATING TO BOARDS AND COMMITTEES; MAKING FINDINGS; CREATING A CITY MANAGER/CITY ATTORNEY REVIEW COMMITTEE AS A STANDING COMMITTEE OF THE CITY COMMISSION; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

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

Amended and Restated City Manager Employment Agreement

Shawn Sherrouse explained that during Agenda Study, questions came up about compensation for the City Manager. He had provided comparables for review. Friday, it was discussed that those figures had changes with pay adjustments granted October 1, 2025. He then reviewed those changes for the Commission. When we did the Bolton pay study, the City Manager position was studied. No market adjustment was made for the City Manager at that time. He also did a study to prepare for the current City Manager/City Attorney review process. The figures he found supports the Bolton pay study. Shawn Sherrouse explained the pay range was now \$208,937 to \$355,194. The midpoint is \$282,065.

DRAFT

Commissioner Chad McLeod clarified that the City Manager did not request a specific salary increase but did ask the committee to look at salary as part of their work.

Commissioner Stephanie Madden was on the committee. It was the intention of the committee to have it be the full Commission's decision. They did provide a number for a place holder. She was willing to go to \$275,000. The Committee did look at cities that provided similar service to Lakeland, including electric generation, where possible. She considered Tallahassee and Gainesville to be peers. There are not many people who could fill this position. The Commission has put the City Manager through a lot of review and testing. He has answered every challenge put to him, even with critical feedback. She was willing to go above \$270,000.

Commissioner Sara Roberts McCarley preferred to approve \$275,000.

Mike Brossart explained the midpoint is \$278,586.

Commissioner Sara Roberts McCarley wanted to ensure we are universal in our comparables with the City Manager and unions and general employees.

Commissioner Guy LaLonde supported \$278,000.

Commissioner Mike Musick leaned towards the higher side for a couple of reasons. We need to compensate him for the job we say he needs to do. What if the City Manager spot was vacant? We would have to move to the higher side to fill the vacancy. He supported the \$278,000. If not, when would we reevaluate that salary and bring it to the mid-range?

Commissioner Sara Roberts McCarley stated the \$275,000 would be this contract. That is not to say that we will not bump it up once we do his review.

Commissioner Guy LaLonde appreciated that point of view. He asked if the Commission could approve the contract and after the evaluations, give a raise.

Shawn Sherrouse explained what is being discussed now is how we handled employees. Employees got the ATB, then their market adjustment, and then their merit increase if eligible. He clarified he provided comparable data for every section of the contract.

Motion: Commissioner Stephanie Madden moved to amend the agreement to set the base salary at \$275,000. Commissioner Bill Read seconded.

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

DRAFT

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

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

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

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

Municipal Boards & Committees 10/17/25 Continued

City Clerk Kelly Koos asked for corrections to the Municipal Boards Committee minutes.

1. Airport Advisory Board – Joni Allen to fulfill the unexpired term of Joseph Burton, as the citizen at-large seat, beginning October 20, 2025, and ending February 4, 2027. Ms. Allen will be eligible to serve an additional two full 3-year terms.
2. Nuisance Abatement Board - Cyle Rickner to serve a 3-year term beginning November 15, 2025, and ending November 14, 2028.

Motion: Commissioner Stephanie Madden moved to approve the changes. 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 unanimously.

Commissioner Bill Read thanked the review committee for all their work.

EQUALIZATION HEARINGS

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

Demolition of Buildings

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 re a lot cleaning/clearing or demolition assessment, this is the time to address the Commission.

DRAFT

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

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

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

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

PUBLIC HEARINGS

Ordinances (Second Reading)

Ordinance 6114; Proposed 25-034; Vacation of a Public Alleyway Located at 309 E. Orange Street (1st Rdg. 10-06-25)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO PUBLIC RIGHT-OF-WAY; MAKING FINDINGS; VACATING A PUBLIC ALLEYWAY LOCATED AT 309 E. ORANGE STREET; AUTHORIZING THE RECORDING OF A CERTIFIED COPY OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

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

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

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

Ordinance 6115; Proposed 25-035; Vacation of a Portion of Platted, Unopened Right-of-Way Located at 4708 S. Florida Avenue (1st Rdg. 10-06-25)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO PUBLIC RIGHT-OF-WAY; MAKING FINDINGS; VACATING A PORTION OF PLATTED, UNOPENED RIGHT-OF-WAY LOCATED AT 4708 S. FLORIDA AVENUE; AUTHORIZING THE RECORDING

DRAFT

OF A CERTIFIED COPY OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

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

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

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

Ordinance 6116; Proposed 25-036; Amending Ordinance 4501, as amended; Major Modification of Planned Unit Development (PUD) Zoning for Lakeside Village to Allow a 130-Room Hotel on Property Located at 3607 Lakeside Village Boulevard (1st Rdg. 10-06-25)

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 4501, AS AMENDED, TO PROVIDE FOR A MAJOR MODIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) ZONING FOR LAKESIDE VILLAGE TO ALLOW A 130- ROOM HOTEL ON PROPERTY LOCATED AT 3607 LAKESIDE VILLAGE BOULEVARD; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; 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 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, Bill Read, Chad McLeod, and Mayor Bill Mutz voted aye. Ayes-seven. Nays-zero. The motion carried unanimously.

DRAFT

Resolutions

Resolution 6029; Proposed 25-067; Demolition of Buildings

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

Palmer Davis read the title.

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

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

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

COMMUNITY REDEVELOPMENT AGENCY

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

Purchase and Sale Agreement with Publix - 321 S. Kentucky Avenue

Publix leases 321 S. Kentucky Avenue (“DTO1”) from the Lakeland Community Redevelopment Agency (“CRA”) pursuant to a Lease Agreement dated February 20, 1995 (the “Lease Agreement”). For historical context, this property was previously owned and utilized by JC Penny for its downtown store. Publix utilizes the building at this location for various administrative support operations and employee offices and has made substantial capital investments in the building. Publix is solely responsible for all maintenance and repairs to the building, including structural, and pays all real estate taxes assessed against the property.

Section VII(A) of the Lease Agreement contains a purchase option in favor of Publix and provides as follows: “At any time during the initial term hereof, or any renewal thereof, the LESSEE shall have the option to purchase the demised premises for \$10.00 upon giving LESSOR 60 days written notice of its intent to exercise such option.” Publix has provided notice to the CRA of its intention to exercise its option under the Lease Agreement.

Under the Purchase and Sale Agreement, Publix will purchase DTO1 from the CRA for a total sum of \$10.00, consistent with the purchase option contained in the Lease

DRAFT

Agreement. The sale of the property will take place concurrently with the conveyance of the City-owned Orange Street Parking Garage to Publix and the granting of aerial easements to Publix over E. Orange Street and S. Kentucky Avenue for the existing enclosed pedestrian bridges connecting both DTO1 and DTO2 to the Orange Street Parking Garage. DTO2 is 333 E. Lemon Street, currently owned by Publix – the former Maas Brothers and Federal Express building located directly west of City Hall.

Under the Purchase and Sale Agreement, all properties will be sold to Publix “as-is” and Publix will pay all closing costs. Closing will occur within 10 days of approval by the City Commission or as the parties may otherwise agree.

Staff recommended that the City Commission, acting as the Lakeland Community Redevelopment Agency, approve the Purchase and Sale Agreement with Publix and authorize the Mayor and other appropriate City officials to execute all documents on behalf of the CRA necessary to finalize the transaction.

Palmer Davis presented this item to the Commission.

Motion: Commissioner Chad McLeod moved to approve the recommendation. Commissioner Stephanie Madden seconded.

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

- Publix’s investment in the Lakeland community.
- The City losing money operating the garage.
- The CRA’s efforts to make these opportunities available.
- The citizen’s patience with the construction downtown.
- Publix keeping IT in Lakeland and downtown.
- Publix taking the risk in downtown in the 1990s.
- The Squeeze downtown.

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

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

CITY MANAGER

***Recommendation re: Purchase Order to Mythics, LLC for One Year Renewal of Oracle Exadata Hardware Support and Monitoring**

The City of Lakeland received a one-year term renewal proposal from Mythics, LLC for support on the Oracle Exadata Database Machine. This includes support for the Oracle Advanced Support Gateway which provides Oracle Platinum Support access to the Exadata for monitoring and providing software patching services. The Exadata Database Machine houses the underlying databases for multiple enterprise-wide

DRAFT

applications, including Peoplesoft, E-Business Suite (Oracle Financials), iSupplier, Hyperion, Maximo, and ArcGIS.

This purchase will piggyback an existing contract cooperative through Region 4 OMNIA Partners Public Sector R240202 and has been approved by the Purchasing Division.

The cost of \$107,558.25 is included in the DOIT FY26 budget.

Staff recommends the City Commission authorize the issuance of a Purchase Order with Mythics, LLC for the one-year renewal of Oracle Exadata Hardware Support and Monitoring in the amount of \$107,558.25 and authorize the appropriate City officials to execute all necessary documents.

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

City Manager Verbal Reports:

- Post Event Clean Up: Shawn Sherrouse recognized staff for their work in cleaning up downtown after all the events this past weekend. Also, Holloway Park hosted the Cross-Country Championship over the weekend.
- Leadership Lakeland had their City Government Day this past week. Staff also put together a tour for the visitors from Honduras. Next week staff will help host a group of city managers from Australia in conjunction with the ICMC Conference in Tampa. Employees have been very busy!
- Shawn Sherrouse is speaking Monday at the ICMA Conference on energy resiliency

CITY ATTORNEY

Ordinances (First Reading) – None

Miscellaneous

***Peer-to-Peer Car Sharing Operating Agreement with Turo, Inc.**

This proposed Peer-to-Peer Car Share Operating Agreement (Operating Agreement) with Turo, Inc. was for the operation of a peer-to-peer vehicle sharing service at Lakeland Linder International Airport (Airport). In response to increasing demand for rideshare services, the Airport has negotiated an agreement with Turo, Inc. to allow its customers to provide pre-arranged transportation rental 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 one year, effective October 20, 2025, unless otherwise terminated as set forth in the

DRAFT

Agreement. The Agreement may be renewed for additional terms of one year upon mutual written agreement of the Parties, subject to Turo Inc.'s written notice of its intent to renew at least thirty days prior to the end of the then current term. Either party may terminate the Agreement, at any time, for any reason, by giving no less than thirty days prior written notice.

Pursuant to the Agreement, Turo, Inc. shall maintain insurance as required by the City throughout the term of the Operating Agreement. Turo, Inc. will also be required to indemnify and hold harmless the City from and against all claims, losses or expenses due to any damage to property and bodily injury arising out of the negligence of Turo, Inc. or its agents.

In accordance with the Operating Agreement, Turo, Inc. will be granted a non-exclusive right to use designated Airport areas on the Airport premises to conduct its operations. Turo, Inc. shall submit a monthly report outlining the previous month's trips, along with payment equal to ten percent of its Gross Receipts, within twenty days after each month's end. For purposes of the Operating Agreement, gross receipts shall mean the total amount of money paid or earned by Turo, Inc. from customers utilizing its services at the Airport, excluding taxes, amounts received for tolls, parking tickets/violations or other payments related to rental cancellations. The City retains the right to audit any records or accounts related to Turo, Inc.'s business operations at the Airport specifically related to the Operating Agreement.

Staff recommended that the City Commission approve the Operating Agreement for peer-to-peer vehicle sharing services with Turo, Inc. and authorize the appropriate City officials to finalize and execute all corresponding documents related to the Operating Agreement.

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

***Radio Tower Lease Agreement with the State of Florida Department of Management Services**

This proposed Tower Lease Agreement with the State of Florida Department of Management Services (State), was to lease space for its Statewide Law Enforcement Radio System (SLERS) equipment on the City's Primary Radio Tower (Radio Tower) and within the State-owned equipment building located at 1109 Parker Street. Pursuant to this Agreement, the State will be able to place transmitting and receiving antennae on the City's main Radio Tower, as well as other necessary equipment within the designated enclosure space at the base of the Radio Tower.

This Agreement will replace a previous sublease agreement that the State originally had with Polk County to place equipment on the Radio Tower. In 1999, Polk County and the State paid for the construction of the Radio Tower and then transferred its ownership to the City in lieu of rental payments for a period of twenty years. That agreement with the City expired on June 30, 2019. In July of 2019, the City Commission approved a separate

DRAFT

agreement with Polk County for space on the Radio Tower, pursuant to which the City was granted access to Polk County's radio system for the purpose of public safety interoperability and mutual aid communications countywide. In accordance with that agreement, Polk County pays for 25% of all reasonable maintenance and repair costs for the Radio Tower.

In consideration for the space on the Radio Tower being provided to the State, the State will pay the City an annual payment of \$36,000.00. In addition to the annual lease payment, the State will be responsible for all utility costs and maintenance of its equipment. The term of this Agreement, effective October 20, 2025, subject to approval of the City Commission, shall be for an initial period of five years and is subject to automatic renewals in successive five years periods. However, either party may terminate the Agreement for any reason upon sixty days prior written notice. Following the initial five year lease term, each additional five year renewal, if exercised, will be subject to a 10% price increase in the rental rate.

Staff recommended that the City Commission approve this Agreement with the State to lease space on the City's Radio Tower and authorize the appropriate City officials to execute all corresponding documents related to the Agreement.

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

***Approval of a Standard Continuing Contract for Professional Environmental Consulting Services and Authority to Negotiate Continuing Contracts with Short-Listed Firms**

The City's Purchasing Department recently issued Request for Qualification 2025-RFQ-057 (RFQ) and formed a committee to select qualified firms to provide Professional Environmental Consulting Services pursuant to a continuing contract. A total of eight firms responded to the City's RFQ and the following four companies have been evaluated and short-listed in the order in which they were ranked:

1. Environmental Science Associates of Tampa, FL
2. Crawford, Murphy, & Tilly, Inc. of Springfield, IL
3. Langan Engineering and Environmental of Parsippany, NJ
4. Vanessa Hangen Brustlin, Inc. of Orlando, FL

By entering into a continuing contract for Professional Engineering Consulting Services with these firms, the City will be able to utilize and benefit from a broad scope of services, including but not limited to, general environmental compliance, compliance with the National Environmental Policy Act, environmental permitting, surveying, environmental permit compliance, noise analysis services, air quality analysis services, and environmental services support for the City's contracted engineering consultants.

The Selection Committee was comprised of the Airport Assistant Director, Airport Assistant Director of Maintenance and Operations, Airport Maintenance & Property Manager, Airport Operations Manager, and Assistant Director of Economic

DRAFT

Development. Overall selection criteria included evaluation of the company's overview, capability and adequacy of the staff, experience and past performance, as well as willingness and ability to meet time and budget requirements.

Included in the agenda packet with this approval request is a copy of the City's standard continuing contract for Professional Environmental Consulting Services that the City will enter in substantially similar form with the above short-listed firms once approved by the City Commission. The initial term of the Agreement is for a period of three years, effective October 20, 2025, upon City Commission approval, with two additional one year renewal options upon mutual written agreement of the parties. The Agreement is a zero-dollar contract with all work performed under separately issued Task Authorizations requiring appropriate City approval.

Staff recommended that the City Commission approve the environmental firms short-listed above and authorize the appropriate City staff to negotiate and enter continuing contracts with the above-specified firms, as well as execute all corresponding documents.

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

Renewal of Service Agreements with ConvergeOne, Inc. for Maintenance and Support of Avaya Unified Communications System

This is a request for approval of two proposed Service Agreements with ConvergeOne, Inc. to provide maintenance and support services for the City's Avaya unified communications systems. The City Commission previously approved the purchase and implementation of the Avaya platform in August 2019, and renewal of the associated maintenance and managed-service agreements is now required. These agreements are essential to maintaining the City's enterprise communications environment and ensuring continued reliability and uptime across all departments.

The City's Purchasing Division approved a proposal from ConvergeOne, Inc., an authorized vendor of the Avaya system, utilizing the National Cooperative Purchasing Alliance ("Omnia Partners") Cooperative Contract No. 01-114 for both agreements. Omnia Partners serves as a cooperative purchasing agency that enables municipalities and other government entities to procure equipment and services at competitively bid, volume-discounted pricing.

The Avaya Services Renewal Agreement provides continued maintenance and technical support for the City's enterprise phone and voicemail system. Under this agreement, ConvergeOne provides 24-hour system monitoring, repairs, software updates, and on-site service as needed to maintain uninterrupted communications for City operations.

The Avaya Stack Renewal Unified Communications virtual Framework (UCvF) Agreement renews the secure, virtual infrastructure provided through Avaya that hosts and manages the City's unified communications environment. The UCvF agreement

DRAFT

functions as a managed-services subscription covering the virtual platform and related software licenses that support the City's phone, voicemail, and contact-center systems.

The Avaya Services Renewal Agreement has a 5-year term and the UCvF Agreement has a 2-year term, both commencing effective October 1, 2025, subject to the favorable approval of the City Commission. The terms and costs for each agreement are summarized below:

Agreement	Term	FY26 Cost	Total Cost
Services Renewal	5 years	\$279,147.35	\$1,390,024.28
Stack Renewal UCvF	2 years	\$171,112.52	\$327,669.81
Total		\$450,259.87	\$1,717,694.09

The first-year costs for both agreements are included in the Department of Information Technology's FY2026 budget. Future annual payments for the remaining term of each agreement are contingent upon annual budget appropriation by the City Commission.

Staff recommended that the City Commission approve the Service Agreements with ConvergeOne, Inc. for maintenance and support of the City's Avaya unified communications system and authorize the appropriate City officials to execute all corresponding documents.

Palmer Davis presented this item to the Commission. Lakeland Electric does use that phone system. They also have additional features they use for customer service.

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

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

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

Purchase and Sale Agreement with Publix - Orange Street Parking Garage and Pedestrian Bridge Easements

The City currently owns and maintains the Orange Street Parking Garage, located at 309 E. Orange Street. The Garage is bordered on the north by Orange Street, on the south by Lime Street, on the west by Kentucky Avenue and on the east by Massachusetts Avenue. There are 733 parking spaces located within the Orange Street Garage and 61 surface parking spaces in the S. Massachusetts Avenue surface lot immediately east of the Garage. Publix is the exclusive lessee of all parking spaces located both within the Garage and in the S. Massachusetts Avenue surface lot.

The City originally entered into a Parking License Agreement for the Orange Street Garage with Watkins Motor Lines in 1995. The initial term of that Agreement was for fifty

DRAFT

years, with a right to renew for an additional fifty year term. Publix is the successor to that Agreement.

Under the Parking License Agreement, the City is responsible for all necessary maintenance and repairs to the Garage. Parking fees under the Agreement currently generate approximately \$167,000 in annual income to the City. However, routine annual maintenance and repair costs average \$93,160 and the City must undertake a structural, coating and sealing project every third year with an expense of approximately \$400,000. The result is an annual deficit for the City of about \$59,000. This deficit is paid from the City's Transportation Fund.

As described elsewhere on the agenda, Publix has elected to exercise its option to purchase 321 S. Kentucky Avenue, the old JC Penny building. In conjunction with that, Publix wishes to acquire ownership of the Orange Street Parking Garage as well, which provides necessary parking both for 321 S. Kentucky Avenue and 333 E. Lemon Street, currently owned and occupied by Publix – the former Maas Brothers and Federal Express building located directly west of City Hall. Publix has recently undertaken extensive capital improvements to both office buildings. Also, part of this transaction is the granting of aerial easements to Publix over E. Orange Street and S. Kentucky Avenue for the existing enclosed pedestrian bridges connecting both Publix office buildings to the Orange Street Parking Garage.

Under the Purchase and Sale Agreement, the City will sell the Orange Street Parking Garage, including both the parking spaces within the Garage and the 61 surface parking spaces in the S. Massachusetts Avenue surface lot immediately east of the Garage, to Publix for a purchase price of \$10.00. The City will also grant easements over E. Orange Street and S. Kentucky Avenue for the existing enclosed pedestrian bridges connecting the Publix office buildings to the Orange Street Parking Garage. Publix will be responsible for all maintenance and repairs associated with the pedestrian bridges, although the City reserves the right to perform repairs if necessary for public safety. All properties will be sold to Publix "as-is" and Publix will pay all closing costs. Closing will occur within ten days of approval by the City Commission or as the parties may otherwise agree.

Staff recommended that the City Commission approve the Purchase and Sale Agreement with Publix and authorize the Mayor and other appropriate City officials to execute all documents on behalf of the City necessary to finalize the transaction.

Palmer Davis presented this item to the Commission.

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

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

DRAFT

- The operation of the garage has been at a deficit and those funds can be used elsewhere.
- Lakeland would not be Lakeland without Publix. They are a good business partner and provide good paying jobs for our citizens.
- Publix is one of our largest customers in Lakeland Electric and Water Utilities.

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

FINANCE DIRECTOR – None

UTILITY

Ordinances – None

Resolutions – None

Miscellaneous - None

AUDIENCE – None

MAYOR AND MEMBERS OF THE CITY COMMISSION

Commissioner Guy LaLonde announced Trunk or Treat tonight around Lake Mirror at 5:00 p.m.

Mayor Bill Mutz announced the Historic Homes Workshop on October 25th from 8:00 a.m. – 1:00 p.m.

Commissioner Sara Roberts McCarley walked the South Lake Morton District over the weekend. There were all kinds of events going on in the area. She appreciated the nonpartisan aspect of the City Commission. Local government is impactful to all citizens. The staff is also nonpartisan. It is all service without regard to political party.

City Clerk Kelly Koos announced the Vote By Mail deadline and Walk In Voting. The Election is November 4, 2025.

Mayor Bill Mutz encouraged the public to vote.

CALL FOR ADJOURNMENT – 11:05 a.m.