LAKELAND CITY COMMISSION

Regular Session
March 2, 2026

The Lakeland City Commission met in Regular Session in the City Commission Chamber. 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

2026 USPCA Region 1 Police K-9 Trials (Chief Taylor, LPD)

Risk and Purchasing's Role in Emergency Preparation & Restoration (Joyce Dias, Risk and Purchasing Director)

REQUEST 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 Chad McLeod moved to approve the Consent Agenda. 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.

APPROVAL OF MINUTES (with any amendments)

*City Commission Minutes Feb. 13-16 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 Ashley Troutman moved to approve the assessment roll. 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 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.

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

PUBLIC HEARINGS

Ordinances (Second Reading)

Ordinance 6133; Proposed 26-002; Voluntary Annexation of Approximately 1.09 Acres Located North of Swindell Road, West of Alderman Road, and East of Eagles Landing Boulevard; Repealing Ordinance 6118 (1st Reading 02-16-26)

> AN ORDINANCE RELATING TO THE VOLUNTARY ANNEXATION OF PROPERTY; INCLUDING WITHIN THE TERRITORIAL LIMITS OF THE CITY OF LAKELAND, FLORIDA 1.09 ACRES OF PROPERTY LOCATED NORTH OF SWINDELL ROAD, WEST OF ALDERMAN ROAD, AND EAST OF EAGLES LANDING BOULEVARD; REPEALING ORDINANCE 6118; FINDING COMPLIANCE WITH CHAPTER 171, FLORIDA STATUTES; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

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

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

Action: Upon roll call vote Commissioners 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 6134; Proposed 26-003; Small Scale Amendment #LUS25-005 to the Future Land Use Map to Apply Business Park (BP) Land Use on Approximately 1.09 Acres Located North of Swindell Road, West of Alderman Road, and East of Eagles Landing Boulevard; Repealing Ordinance 6119 (1st Reading 02-16-26)

> AN ORDINANCE RELATING TO LOCAL GOVERNMENT COMPREHENSIVE PLANNING; MAKING FINDINGS; PROVIDING FOR SMALL SCALE AMENDMENT #LUS25-005 TO A CERTAIN PORTION OF THE FUTURE LAND USE MAP OF THE LAKELAND COMPREHENSIVE PLAN: OUR COMMUNITY 2030 IN ORDER TO APPLY A FUTURE LAND USE DESIGNATION OF BUSINESS PARK (BP) ON APPROXIMATELY 1.09 ACRES LOCATED NORTH OF SWINDELL ROAD, WEST OF ALDERMAN ROAD, AND EAST OF EAGLES LANDING BOULEVARD; REPEALING ORDINANCE 6119; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Guy LaLonde 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.

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 6135; Proposed 26-004; Application of I-2 (Medium Industrial) Zoning and Suburban Special Purpose (SSP) Context District Designation on Approximately 1.09 Acres Located North of Swindell Road, West of Alderman Road, and East of Eagles Landing Boulevard; Repealing Ordinance 6120 (1st Reading 02-16-26)

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; PROVIDING FOR I-2 (MEDIUM INDUSTRIAL) ZONING AND SUBURBAN SPECIAL PURPOSE (SSP) CONTEXT DISTRICT DESIGNATION ON APPROXIMATELY 1.09 ACRES LOCATED NORTH OF SWINDELL ROAD, WEST OF ALDERMAN ROAD, AND EAST OF EAGLES LANDING BOULEVARD; REPEALING ORDINANCE 6120; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; 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.

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.

Miscellaneous

Local Government Comprehensive Plan Certification Monitoring Report Presentation

Urban Planning and Transportation Manager Chuck Barmby presented this report. The City of Lakeland has been a certified planning city since 2004. Each year the City provides a report to the Commission and the Department of Commerce on the City's planning. The biggest takeaway is that the users of the water resources are more efficient. Per capita usage of water has gone down. Also continued coordination with the school board is remarkable. Shared data helps the school board with their redistricting.

Motion: Commissioner Ashley Troutman moved to transmit the report. 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.

Resolutions

Resolution 6043; Proposed 26-007; 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 Stephanie Madden 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.

Resolution 6044; Proposed 26-008; Supporting a Federal Fiscal Year 2027 Congressional Community Project Funding Request for the P25 Radio Replacement Project

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA IN SUPPORT OF A FEDERAL FISCAL YEAR 2027 CONGRESSIONAL COMMUNITY PROJECT FUNDING REQUEST FOR THE P25 RADIO REPLACEMENT PROJECT; ADOPTING FINDINGS; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

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

The Commission discussed the likelihood of success in the funding efforts. Mayor Roberts McCarley asked for comments from the audience. There were none.

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 6045; Proposed 26-009; Supporting a Federal Fiscal Year 2027 Congressional Community Project Funding Request for the San Gully Road Drainage Stabilization Project

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA IN SUPPORT OF A FEDERAL FISCAL YEAR 2027 CONGRESSIONAL COMMUNITY PROJECT FUNDING REQUEST FOR THE SAN GULLY ROAD DRAINAGE STABILIZATION PROJECT; ADOPTING FINDINGS; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Chad McLeod 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.

Resolution 6046; Proposed 26-010; Supporting a Federal Fiscal Year 2027 Congressional Community Project Funding Request for the Septic to Sewer Conversion Project

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA IN SUPPORT OF A FEDERAL FISCAL YEAR 2027 CONGRESSIONAL COMMUNITY PROJECT FUNDING REQUEST FOR A SEPTIC TO SEWER CONVERSION PROJECT; ADOPTING FINDINGS; 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.

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 6047; Proposed 26-012; Supporting the Designation of State Road 60 as a Scenic Highway to be Known as the "Route 60 Coast to Coast Scenic Highway"

> A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA SUPPORTING THE DESIGNATION OF STATE ROAD 60 AS A SCENIC HIGHWAY TO BE KNOWN AS THE "ROUTE 60 COAST TO COAST SCENIC HIGHWAY"; ADOPTING FINDINGS; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

The Commission watched a promotional video on Route 60 Coast to Coast Scenic Highway.

Motion: Commissioner Ashley Troutman 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

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

Parking License Agreement with Talbot House Ministries of Lakeland, Inc.

This Parking License Agreement was between the Lakeland Community Redevelopment Agency (CRA) and Talbot House Ministries of Lakeland, Inc. for the use of CRA property located at 215 E Parker Street within the Midtown CRA district for overflow parking.

In December 2020, the CRA entered into a parking agreement with Talbot House Ministries of Lakeland, Inc. for 20 parking spaces located at 830 North Kentucky Avenue within the Mass Market area. The spaces have been used by Talbot House Ministries staff during business hours at a lease rate of $99 annually. The agreement included an initial one-year term, with automatic one-year renewals, unless terminated by either party in writing within 120 days of expiration.

Following recent negotiations to sell CRA-owned properties to Haus Management LLC and Bakehouse LLC, including their associated surface parking lots, CRA staff notified Talbot House Ministries of its intent to terminate the existing parking agreement. Subsequently, CRA staff and Talbot House Ministries identified mutually agreeable terms to accommodate overflow parking at an alternative CRA-owned parcel located at

215 E. Parker Street. The license agreement for overflow parking includes the following terms:

- Parking to be used solely for overflow parking for guests, customers or employees of Talbot House Ministries of Lakeland Inc.
- Does not permit overnight parking.
- The license term will be month-to-month and can be canceled by either party at any time, with an expiration date of March 31, 2027 if not earlier terminated.
- License fee for use of the premises is $500 monthly.
- Use of the premises non-exclusive.

The license agreement was considered by the CRA Advisory Board at its February 5, 2026 meeting and received a recommendation of approval. It is recommended that the City Commission, acting as the Lakeland Community Redevelopment Agency, approve the parking license agreement and authorize the appropriate CRA officials to execute all documents necessary to finalize agreement.

Palmer Davis presented this item to the Community Redevelopment Agency.

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.

The Commission discussed:

- Talbot House has already been using this area for parking. Talbot House and the CRA have been working together on a month-to-month basis since August.
- Talbot House's parking was a different location than The Well's parking. The parking terms were the same.
- The monthly fee covered the CRA's costs to insure, maintain and fence the property.
- Negotiations were ongoing for The Well's parking.

Jo Shim, 1126 Melton Ave, asked the Commission to reconsider that charge. It would feel safer to park in the area across from The Well. That was her concern for both organizations.

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

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

CITY MANAGER

Purchase Orders to Ferguson Waterworks for Water Meters and Registers for the Smart Grid Project

Water Utilities received two proposals from Ferguson Waterworks to supply water meters and parts for the Water Utilities Smart Grid Project. The two proposals are to purchase equipment needed to replenish stock at the City's warehouse for the installation of smart water meters. Conversion from legacy meters to smart meters has been on-going since 2016 with City staff and since 2023 with contractors. The additional equipment is expected to last through the end of FY 2026.

The City's standard meter is the Neptune brand meter. Ferguson Waterworks is the authorized distributor for Neptune meters and equipment in the State of Florida. As such, the Purchasing Division has approved Ferguson Waterworks as a sole source provider. The first proposal for $1,458,500 will provide 8,000 ¾-inch meters and 500 1-inch meters, and the second proposal for $134,269 will provide 58 meters ranging in size from 1-1/2-inch to 6-inch, along with registers and measuring chambers. The purchase of these items is included in Water Utilities FY 2026 budget.

Staff recommended the City Commission approve the issuance of two purchase orders with Ferguson Waterworks in an amount totaling $1,592,769 for the purchase of water meters and associated parts 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.

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

Change Order No. 1 with Register Construction & Engineering, Inc. for the Double M Hangar Project at Lakeland Linder International Airport

The Double M Hangar Project consists of a 12,000 square foot hangar, 3,000 square foot office space, an aircraft apron, and vehicle parking lot located on the southeast side of the airfield. The aircraft maintenance facility is being constructed as a pre-engineered metal building with full structural, mechanical, electrical, plumbing, and fire protection systems.

Register Construction & Engineering, Inc. was originally awarded the project through Task Authorization No. 2024-05 on January 21, 2025, at a cost of $3,331,321. During detailed design development, permitting, and contractor pricing, several conditions and requirements were identified that differ from the assumptions in the original Task Authorization for the project. These adjustments include significant increases in sitework quantities, structural requirements, mechanical/electrical system capacities, and updated material and code requirements. These changes were necessary to meet design criteria, building code requirements, and final tenant operational needs. These costs include the following:

1. Permits & Impact Fees $57,289
2. Sitework & Paving $238,886
3. Concrete $136,758
4. Doors & Hardware $19,543
5. PEMB & Erection $197,617
6. Plumbing $52,550
7. HVAC/Fans $46,795
8. Electrical $189,523
9. Contract Fee 8% $71,174

Change Order No. 1 will increase the total project cost by $1,010,135 (23%) to $4,341,456.

Change Order No. 1	
Schedule of Values	$1,010,135
Total Increase	**$1,010,135**

Net Change to Contract	
Original Contract	$ 3,331,321
Change Order No. 1	$ 1,010,135
New Contract Total	**$ 4,341,456**

The Airport and Double M Aviation are sharing the increased cost. The Airport is contributing $511,217, and Double M Aviation is contributing $498,918. Double M Aviation's contribution will be paid through a fixed monthly construction overage payment of $2,079.00 through year 19 of the Lease and then in year 20 a monthly payment of $2,075.50 pursuant to the amended lease terms.

Funding for this Change Order, along with the initial 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 Change Order No. 1 with Register Construction & Engineering, Inc. in the amount of $1,010,135, authorize the Airport to proceed with increasing their PO, 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.

CITY ATTORNEY

Ordinances (First Reading)

Proposed 26-005; Approving the Annexation of Lands within the Boundaries of the Lakeland Area Mass Transit District

> AN ORDINANCE RELATING TO THE LAKELAND AREA MASS TRANSIT DISTRICT; MAKING FINDINGS; APPROVING THE INCLUSION OF CERTAIN LANDS LOCATED WITHIN THE CITY OF LAKELAND WITHIN THE BOUNDARIES OF THE LAKELAND AREA MASS TRANSIT DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

The foregoing is the title of an ordinance read for the first time by title only. The Commission will hold the second reading and public hearing on March 16, 2026.

Proposed 26-006; Amending Ordinance 3199; Major Modification of a Conditional Use for Blake Academy to Expand the Boundaries of the School Campus and Allow for the Construction of a New 15,291 sq. ft. Gymnasium with Associated Off-Street Parking on Property Located at 510 Hartsell Avenue

> AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 3199 TO PROVIDE FOR A MAJOR MODIFICATION OF AN EXISTING CONDITIONAL USE FOR BLAKE ACADEMY TO EXPAND THE BOUNDARIES OF THE SCHOOL CAMPUS AND ALLOW FOR THE CONSTRUCTION OF A NEW 15,291 SQUARE FOOT GYMNASIUM WITH ASSOCIATED OFF-STREET PARKING ON PROPERTY LOCATED AT 510 HARTSELL AVENUE; 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 title only. The Commission will hold the second reading and public hearing on March 16, 2026.

Miscellaneous

Amendment to Participation and Reimbursement Agreement with Lefrois Builders South, Inc. for Wastewater System Expansion

This proposed Amendment to the Participation and Reimbursement Agreement with LEFROIS BUILDERS SOUTH, INC., was originally approved on October 7, 2024, for the design, construction, and dedication of a wastewater system expansion consisting of a wastewater lift station and 24-inch force main adjacent to Airside Center Drive from approximately Aviation Drive to Drane Field Road.

As reflected in the Amendment, the original Agreement was based on a preliminary design. During final engineering and coordination with Airport operations, several modifications were required to reduce operational risk and improve constructability for future development. These revisions include:

- Relocation of the lift station closer to the roadway, requiring enhanced shoring and associated construction costs;
- Rerouting of the 24-inch force main to avoid the Instrument Landing System (ILS) for Runway 28, resulting in approximately 1,360 additional linear feet of force main (totaling 9,360 linear feet); and
- Additional engineering, surveying, and permitting services necessary to implement the revised design.

The total additional cost associated with these design revisions is $1,871,051.89. Approval of this Amendment increases the cumulative reimbursement amount under the Agreement from $6,578,796.74 to a revised not-to-exceed total of $8,449,848.63, as set forth in the amended reimbursement provision and Amended Exhibit C. The total project cost, inclusive of this increase, has been incorporated into Water Utilities' FY26 budget.

Staff recommended that the City Commission approve the Amendment to the Participation and Reimbursement Agreement with LEFROIS BUILDERS SOUTH, INC., and authorize the appropriate City officials to execute all corresponding documents.

Assistant City Attorney Alex Landback 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.

First Amendment to Land Lease Agreement with Double M Aviation, LLC.

This was a proposed First Amendment (First Amendment) to the Land Lease Agreement (Lease) with Double M Aviation, LLC (Double M) located on the southeast side of the Airport off Taxi lane E. In September 2024, the City Commission approved a Lease with Double M, an airport tenant since 2015, for the construction of a hangar facility at the Airport. The new hangar facility is currently under construction and will consist of an approximately 16,500 square foot aircraft maintenance facility, including a 12,000 square foot hangar, 3,000 square foot office area, and 1,500 square feet of storage space, together with an associated aircraft apron and vehicle parking lot.

Pursuant to the Lease, the City agreed to contribute a not-to-exceed amount of $3,700,000.00 toward construction costs, which were funded by issuance of a bond. The City and Double M are now seeking to amend the existing Lease to incorporate a repayment obligation for construction cost overruns in excess of the City's funding obligation associated with the development of Double M's improvements on the leased premises.

In accordance with the Lease Amendment, Double M will pay the City an additional amount of $2,079.00 per month through the 19th year of the initial twenty (20) year Lease term to reimburse the City for cost overruns related to the construction of its new hangar facility. During the 20th year of the initial Lease term, Double M will pay an amount of $2,075.50 per month for a total reimbursement of $498,918.00 to the City during the initial Lease term. Except as expressly modified by the Lease Amendment, all other terms, covenants, conditions, and provisions of the Lease Agreement shall remain in full force and effect.

Staff recommended that the City Commission approve the First Amendment to the Land Lease Agreement with Double M and authorize the appropriate City officials to finalize and execute all corresponding documents.

Deputy City Attorney Ramona Sirianni 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.

Schedule Public Hearing Date - CFTB Realty, LLC Appeal of Planning & Zoning Board's Denial of Small-Scale Land Use Amendment and Rezoning for New Talbot House Ministries Facility at 1005 E. Memorial Boulevard

On December 16, 2025, the City of Lakeland Planning & Zoning Board denied CFTB Realty, LLC's application for a small-scale land use amendment and rezoning on property located at 1005 E. Memorial Boulevard to allow a new Talbot House Ministries facility at this location. Specifically, CFTB Realty applied for a small-scale land use amendment to change the future land use designation on the property from Community Activity Center (CAC) to Public Buildings/Ground/Institutional (PI) on approximately 2.63 acres; a change of zoning on approximately 2.63 acres from C-4 (Community Center Commercial) to PUD (Planned Unit Development); and a change of zoning on approximately 1.02 acres from O-2 (Limited Impact Office) to PUD (Planned Unit

Development) to allow a transient lodging and social services facility, with a health clinic as an accessory use.

The Planning & Zoning Board denied the request by a vote of 4-1.

On January 15, 2026, Tim Campbell, the applicant's attorney, filed an appeal for the Planning & Zoning Board's decision to the City Commission. Section 12.7.3 of the City's Land Development Code, which sets forth the criteria for an appeal of a Planning & Zoning Board decision to the City Commission, provides that a timely appeal specifically alleging one or more of the grounds for appeal contained therein shall be scheduled for a public hearing on a City Commission agenda occurring within 60 calendar days of the applicant's written appeal, or may be scheduled for a date greater than 60 days for good cause.

The applicant's appeal was filed in a timely manner and meets the minimum criteria to be eligible for a hearing before the City Commission. Due to a scheduling conflict, the applicant's attorney has requested that their appeal be scheduled for the City Commission's April 6, 2026, meeting, which is approximately 3 weeks beyond the normal 60-day period. City staff does not object to the requested hearing date.

Staff recommended that the City Commission schedule a public hearing for CFTB Realty, LLC's appeal of the Planning & Zoning Board's denial of the requested small-scale land use amendment and rezoning for a new Talbot House Ministries facility at 1005 E. Memorial Boulevard for April 6, 2026.

Palmer Davis explained the process of the request. The Commission would listen to the arguments and then decide if a de novo hearing was necessary. He recommended setting April 6, 2026, as the day to consider the appeal.

Motion: Commissioner Terry Coney moved to set the hearing date for April 6, 2026 and establish the de novo hearing later if necessary. Commissioner Ashley Troutman seconded.

The Commission debated holding the de novo hearing on the same day.

Palmer Davis reminded the Commission they will be serving in a quasi-judicial capacity. They will decide if there was a problem.

Amendment: Commissioner Stephanie Madden moved to amend the motion to schedule the de novo hearing if required for April 20, 2026. Commissioner Mike Musick second.

Mayor Sara Roberts McCarley asked for public comments on the amendment.

Duwane McDowell supported the amendment.

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

Amended Motion: Schedule the appeal for April 6, 2026, and the de novo hearing for April 20, 2026.

Mayor Sara Roberts McCarley called for discussion on the amended motion.

Palmer Davis explained the Land Development Code outlined 5 factors for Commission to consider:
- The Planning and Zoning Board failed to properly follow adopted procedure or due process requirements;
- The Planning and Zoning Board failed to properly apply adopted standards or regulations;
- Administrative staff failed to follow professional practice in performing technical analysis;
- No competent, substantial evidence was presented to the Planning and Zoning Board to support its decision; or
- New evidence has been discovered that, through the exercise of proper diligence, could not have been discovered prior to the public hearing before the Planning and Zoning Board.

If the Commission finds a deficiency in any of those factors they would overturn the Planning & Zoning decision and move to the de novo hearing. The applicants attorney will be filing a supplemental appeal that will cover those 5 factors.

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

Mayor Sara Roberts McCarley reminded the Commission they can review the Planning & Zoning hearings online.

FINANCE DIRECTOR

UTILITY

Ordinances – None

Resolutions

Resolution 6048; Proposed 26-011; Establishing Fuel Charge Effective April 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 APRIL 1, 2026; AMENDING TIME OF DAY

FUEL CHARGE FOR APPLICABLE RATE CLASSES; REPEALING RESOLUTION 6034; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Chad McLeod 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 from the audience.

The Commission discussed the need for the increase.

Sandra Reude, Lakeland Electric (LE) Fuels Manager, explained the arctic blast affected the natural gas sector. In January gas escalated to $38 MMBtu and then if February it escalated between $58-$70 per MMBtu. LE was at $19 Million in reserves. After February, reserves will be at $10 Million. Unit 5 was offline during February. The purchase power price was substantial. LE will have $10 Million in reserves at end of February. That is only 17 days cash on hand. LE was looking at April 1 through June to build back reserves.

The Commission discussed:

- An important takeaway from the Utility Committee on Friday was that we never like to raise rates. If we raise rates now, we will hopefully be able to lower fuel rates before the Summer when folks are running their air conditioning.
- The need for a marketing piece for customers on tips on how to reduce their electric bill.
- LE was nonprofit and just covering costs.

Miscellaneous

Agreement with Cayenta, a division of N. Harris Computer Corporation, for the Implementation of Lakeland Electric Customer Service Automation Utilizing Artificial Intelligence.

This was a proposed Agreement with Cayenta, a division of N. Harris Computer Corporation, (Cayenta) for the implementation of the Cayenta Live Agent (“Cayla”) Artificial Intelligence (AI) customer service solution for Lakeland Electric. The implementation of Cayla supports Lakeland Electric’s ongoing efforts to modernize customer service operations, improve customer access across multiple communication channels, and enhance operational efficiency through automation integrated directly with Lakeland Electric’s existing Cayenta Customer Information System (CIS) and Utility Management System (UMS).

The City’s Purchasing Department identified Cayenta as the sole source supplier of software development, professional services, maintenance and support for all its software products, including the UMS and CIS utilized by Lakeland Electric. Cayla is an omni-channel solution capable of answering voice calls and emails and interacting with customers via chat and text messaging. The initial deployment will be limited to 4 high-volume customer service call types, which include: Bill Inquiry; Payment Inquiry; Pay Arrangement; and Start/Stop Service. The solution is designed to expand into additional call types and communication channels as warranted by future business needs.

Cayenta's products and services will be delivered pursuant to the City's existing SFG License Agreement dated March 3, 1997, the Amendment to the Cayenta License and Maintenance Agreement dated May 12, 2022, Amendment 2 to the Cayenta License and Maintenance Agreement the 2025 SaaS and Professional Services Agreements, as well as Cayenta's Scope of Work Statement dated February 18, 2026. Full implementation of the Cayla AI solution is anticipated to occur by May 1, 2026.

The term of the Agreement shall become effective upon City Commission approval and shall remain in effect for an initial term of five (5) years. Thereafter, the Agreement may be renewed for 1 year terms upon mutual written agreement of the parties.

Pricing under the Cayenta Cloud Services Order is based on an estimated maximum usage of 5,000 transactions per month. The annual cost for the Cayla AI Agent Implementation, including a one-time fee for the first year, an annual Technology Fee, and Interaction Transactions Fee is estimated at $99,000 for the first year, with a total not-to exceed cost of $381,012 over the initial 5 year term. The cost for the first year is included in Lakeland Electric's FY26 budget and the cost for the remaining term and any subsequent renewals will be subject to City Commission approval in subsequent budget years.

Staff recommended that the City Commission approve the Agreement with Cayenta for the implementation of the Cayla AI Agent customer service solution for Lakeland Electric, including maintenance, and authorize the appropriate City officials to execute all necessary corresponding documents on behalf of the City.

Ramona Sirianni presented this item to the Commission.

Motion: Commissioner Guy LaLonde 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. The Commission discussed:

- Implementation and the mapping process for LE's business practices
- The desire for multiple languages.

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

Task Authorization with Teamworknet, Inc. for Power System Study and Arc Flash Hazard Assessment

This was a proposed Task Authorization with TEAMWORKnet, Inc. for a complete power systems study to include mandatory Arc Flash Studies for all of Lakeland Electric Energy Production facilities. OSHA enforced electrical safety requirements and nationally recognized NFPA 70E electrical safety standard require Arc Flash risk assessments to be reviewed and updated at least every 5 years or when significant system modifications occur. Arc Flash studies are directly related to employee safety and are intended to quantify electrical incident energy exposure levels that could result in serious injury or fatality to plant personnel working on or near energized electrical equipment. This Task Authorization encompasses all Lakeland Electric Energy facilities, including McIntosh Unit 5; MGT2; Larsen; MREP; and Winston.

Pursuant to this Task Authorization, TEAMWORKnet, Inc. will conduct a complete physical survey of all major electrical components of Lakeland Electric's Production facilities and provide an industry-standard power systems short circuit and arc flash analysis. Upon completion of the analysis, TEAMWORKnet, Inc. will affix new up-dated Code compliant Arc Flash labeling on all production electrical gear to include incident energy level exposure, personal protective equipment requirements, safe approach distances, and Arc Flash boundary criteria.

Upon approval by the City Commission, TEAMWORKnet, Inc. will begin services, which are anticipated to be completed by September 2026. All services pursuant to this Task Authorization will be performed in accordance with the terms and conditions contained in the City's Continuing Contract for Electrical Engineering Services with TEAMWORKnet, Inc., approved by the City Commission on October 1, 2022, and TEAMWORKnet, Inc.'s proposal dated January 30, 2026. All reimbursable expenses shall be paid in accordance with the City's Consultant Expense Reimbursement Policy. The total not-to-exceed estimated cost of the services is $356,020.00, which is included in Lakeland Electric's FY2026 budget.

Staff recommended that the City Commission approve this Task Authorization with TEAMWORKnet, Inc. for the Power System Study, including the Arc Flash Hazard Assessment and authorize the appropriate City officials to execute all corresponding documents related to the Task Authorization.

Ramona Sirianni presented this item to the Commission.

Motion: Commissioner Mike Musick 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.

AUDIENCE

Mayor Sara Roberts McCarley announced the audience portion of the agenda. She reminded the public there were speakers cards in the back of the room. People who wanted to speak should complete a speaker card and leave it in the basket to the right of the podium. She asked for comments from the audience. There were no comments.

MAYOR AND MEMBERS OF THE CITY COMMISSION

Commissioner Guy LaLonde:

- Thanked Parks, Recreation, and Cultural Arts for the Polar Plunge. The water was 61 degrees.
- Volunteered at Kids Pack on Saturday evening. This takes care of 92 schools feeding 5,000 children over the weekends.
- Thanked the City Manager and City Attorney for ensuring the MOU (Memorandum of Understanding) was completed for the PAL building

Commissioner Ashley Troutman:

- Thanked Rob Hernandez for the tour of the City Water, Finance, and Community & Economic Development
- Lighthouse Ministries held a Laugh Event at Victory Christian.
- He attended the Her Plan kick off. They are creating a web of support for unexpected pregnancies. Helping women and families connect to resources.
- Announced his father passed a couple of weeks ago and a funeral is this coming Friday.

Commissioner Mike Musick announced his 27th wedding anniversary.

Commissioner Stephanie Madden:
Attended APPA (American Public Power Association) Fly In in Washington DC. She gave an update of the trip. She serves as a board member on APPA and on the policy committee for the Country. It is a big group and you wear a lot of hats. She thanked Commissioner Guy LaLonde for forging the relationship with Congressman Lee's office. The targets for this session were:

1. FEMA Reform: There is a bottleneck of funds to be distributed by FEMA (Federal Emergency Management Agency). We are all waiting to hear about the future of FEMA.
2. Protecting the historic exemption of public power from oversight by the FCC (Federal Communications Commission).
3. Affordability – Low Income Home Energy Assistance Program (LIHEAP) funds are important to our customers. LIHEAP funds are important to our customers.
4. Federal Tax landscape- Tax exempt municipal bonds are necessary to build infrastructure.

APPA Priorities:

- Data Centers - This was an opportunity to learn how others have done it well or horribly. Data centers use an extraordinary amount of energy. They will have to provide for those energy costs to mine the data. There are advancements coming to make datacenters more efficient and not use up resources like water for cooling.
- The 54th Annual PURC (Public Utility Research Center) Conference at UF (University of Florida). That looks at regulation on energy. AI is an opportunity to get the data we have been storing in the cloud for a decade. It is best to be at the table to see if we can take advantage of that new technology.
- Cindy Clemmons of LE sets up a meeting every year with FCC (Federal Communications Commission) on Small Modular Nuclear Reactors
- Department of Energy provides loans. Their financing is more than $1 Billion. They require 20% equity from the borrower. These can be used for a public/private partnership.

Commissioner Guy LaLonde thanked LE staff for the successful APPA Fly In. Lakeland attended a lot of meetings that others did not because of work by LE's staff. Those meetings will help us down the road.

Commissioner Terry Coney:

- Thanked Commissioner Stephanie Madden for that information and for being our resource on the power issue.
- He congratulated Commissioner Mike Musick on his anniversary.
- Black History Month was busy. On February 28th he spoke with 5th graders at Rochelle. He spoke with 8th graders at Academy Prep, and Excel Christian Academy speaking to high school students. We have great kids out there. They are our future.

Commissioner Chad McLeod:

- Next Monday he is speaking to a boy scout group about the role of a City Commissioner.
- He thanked Commissioner Stephanie Madden and Commissioner Guy LaLonde for traveling to DC and advocating for municipal power.
- His son participated in a soccer tournament over the weekend. The fields looked good. He still hears requests for more fields. He does hear a lot of positive feedback about the fields so shout out to Parks, Recreation, & Cultural Arts.
- Shout out to lifeguards who staff the pool. They are there at 5 a.m. in the winter so people can swim.

Mayor Sara Roberts McCarley:

- Thanked Traci Terry for her help with scheduling.
- Thanked Marie Strickland for her work on the agenda so she requests the correct action.

- Explained to the public that the Commissioner cannot respond to a group email because that would be a violation of the Sunshine Law. They can only respond individually.
- The Community Survey is out and she encouraged the public to participate in the survey.
- Tigertown Express has had 636 rides so far this year. That is helping folks navigate construction on Lakeland Hills Boulevard.
- Friday afternoon GMF Steel hosted a job/career fair for high school students in Polk County. GMF is a local company.
- The Randy Roberts Foundation hosted 21 high school juniors last Wednesday in Tallahassee. They met with all the Polk County Delegation. They were an exceptional group of young people.
- Legislative Chair Update: There is no agreement between the House and Senate in Tallahassee on a budget number. Next week is the last week of session. This is not typical. Appropriation requests are in purgatory.
- Thanked Commissioner Stephanie Madden and Commissioner Guy LaLonde for going to DC.
- Expressed condolences to Commissioner Ashley Troutman.

CALL FOR ADJOURNMENT - 11:22 a.m.

Kelly S. Koos,
City Clerk

CITY OF LAKELAND FLORIDA
INCORPORATED JAN. 1 1885