LAKELAND CITY COMMISSION

Regular Session
December 1, 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 A.M.

Mayor Bill Mutz announced the was moving items VI-D-1, VII-A-2, and VII-A-3 to the front of the agenda right after the presentations. The applicant has requested a continuance. There were several folks in the audience. They are going to table those items and not take public comment.

Mayor Bill Mutz explained the meeting will be longer today because the Commission is coming to this meeting without the benefit of an Agenda Study Session on Friday.

PRESENTATIONS

Parks, Recreation & Cultural Arts MIDFLORIDA Esports Center (Michael Marotz, Recreation Manager and David Collinsworth, Recreation Specialist)

Shawn Sherrouse offered comments on Parks, Recreation and Cultural Arts. They do a great job for the community, the residents who live here and the visitors who come here. Just a week ago he received compliments on the lights around Munn Park and Lakeland as a beautiful City. He also received an email from the Lake Mirror Classic Car Show. They had participants from 26 different states and Canada, including automotive designers, upper management of car companies, and automotive journalists from all over the country. Everyone raved about their experience here in Lakeland, including one owner who display their $11 Million super car for the first time east of the Mississippi in Lakeland Florida. The car show is now looking at an event they want to bring to Lakeland, based on their experience in February. He thanked Parks, Recreation and Cultural Arts for the value they bring to this community.

Beautification Awards (Stacy Smith, Horticulturalist)
Commercial: CR Lakeside Village LLC - 1400 Town Center Dr.
Residential: Luka Mernik - 509 Park Street

Mr. Smith also announced the plant sale at Hollis Gardens on December 13, 2025 starting at 9 a.m.

PROCLAMATIONS

Learning Resource Center 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 Bill Read moved to approve the consent agenda. 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.

APPROVAL OF MINUTES (with any amendments)

*Commission Minutes Nov. 13-17, 2025
*Utility Committee Minutes Nov. 14, 2025

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

REPORTS AND RELATED ITEMS - None

WEDGEWOOD REDEVELOPMENT PROJECT

The following three items are related to the same development. The Mayor moved those to the top of the agenda. There will be no public comments on these items. They will return to the Commission on December 15, 2025.

Development Agreement with SJD Development, LLC for the Wedgewood Redevelopment Project (Continuance Requested)

Proposed 25-049; Small Scale Amendment #LUS25-002 to the Future Land Use Map to Change Future Land Use Designation from Residential Low (RL) to Residential Medium (RM) on Approximately 8.48 Acres Located at 752 Carpenter's Way and Residential Medium (RM) to Residential High (RH) on Approximately 2.48 Acres Located at 503 Carpenter's Way

AN ORDINANCE RELATING TO LOCAL GOVERNMENT COMPREHENSIVE PLANNING; MAKING FINDINGS; PROVIDING FOR SMALL SCALE AMENDMENT #LUS25- 002 TO A CERTAIN PORTION OF THE FUTURE LAND USE MAP OF THE LAKELAND COMPREHENSIVE PLAN: OUR COMMUNITY 2030, CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL LOW (RL) TO RESIDENTIAL MEDIUM (RM) ON APPROXIMATELY 8.48 ACRES LOCATED AT 752 CARPENTER'S WAY AND RESIDENTIAL MEDIUM (RM) TO RESIDENTIAL HIGH (RH) ON APPROXIMATELY 2.48 ACRES OF PROPERTY LOCATED AT 503 CARPENTER'S WAY; PROVIDING AN EFFECTIVE DATE.

Proposed 25-050; Amending Ordinance 4773, as Amended; Major Modification of PUD (Planned Unit Development) Zoning to Allow 36 Single-Family Attached (Townhome) Dwelling Units on Approximately 8.48 Acres, Allow a Clubhouse/Amenity Center on Approximately 2.48 Acres, Increase the Maximum Number of Single-Family Detached Dwelling Units from 14 to 17 on Approximately 19.02 Acres, Adopt a New Site Development Plan and Reduce the Maximum Number of Single-Family Detached Dwelling Units from 46 to 44 on Approximately 33.24 Acres and Adopt a New Site Plan to Allow 116 Single-Family Attached (Townhome) Dwelling Units and 700 Multi-Family Dwelling Units on Approximately 57.74 Acres Generally Located North of Interstate-4, South of Heatherpoint Drive, East and West of Carpenters Way, and South of Wedgewood Estates Boulevard

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 4773, AS AMENDED, TO PROVIDE FOR A MAJOR MODIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) ZONING TO ALLOW 36 SINGLE-FAMILY ATTACHED (TOWNHOME) DWELLING UNITS ON APPROXIMATELY 8.48 ACRES, ALLOW A CLUBHOUSE/AMENITY CENTER ON APPROXIMATELY 2.48 ACRES, INCREASE THE MAXIMUM NUMBER OF SINGLE-FAMILY DETACHED DWELLING UNITS FROM 14 TO 17 ON APPROXIMATELY 19.02 ACRES, ADOPT A NEW SITE DEVELOPMENT PLAN AND REDUCE THE MAXIMUM NUMBER OF SINGLE-FAMILY DETACHED DWELLING UNITS FROM 46 TO 44 ON APPROXIMATELY 33.24 ACRES AND ADOPT A NEW SITE PLAN TO ALLOW 116 SINGLE-FAMILY ATTACHED (TOWNHOME) DWELLING UNITS AND 700 MULTI-FAMILY DWELLING UNITS ON APPROXIMATELY 57.74 ACRES OF PROPERTY GENERALLY LOCATED NORTH OF INTERSTATE-4, SOUTH OF HEATHERPOINT DRIVE, EAST AND WEST OF CARPENTERS WAY AND SOUTH OF WEDGEWOOD ESTATES BOULEVARD; PROVIDING

CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the titles for both proposed ordinances.

Urban Planning and Transportation Manager Chuck Barmby gave a presentation on the project. He acknowledged Senior Planner Todd Vargo for keeping up with the details and changes.

The Commission discussed:

Mayor Bill Mutz:
The timing of Lakeland Park Center Drive. Staff requested the Commission assist with the Transportation Planning Organization (TPO) to assemble construction dollars for that project.

The units in Tract 10, attached single-family had the following square footage:

- Minimum lot width of 19 feet
- Minimum living area of 1463 feet
- Minimum setback of 20 feet
- Minimum street side setback of 15 feet
- Interior side setback of zero
- Minimum rear yard setback of 10 feet
- Maximum height of two-stories
- Maximum number of dwellings per group was 6

Commissioner Sara Roberts McCarley:

- Wetlands – how is the developer going to mitigate flooding? The existing golf course was developed before SWFWMD (Southwest Florida Water Management District) rules. The development will also be approved by SWFWMD.
- Will the development impact the Western Trunk project? Robbie Kniss indicated No.
- Infrastructure – The developer has been working on plans for a wastewater transmission line to connect this property under the interstate to another line near Lake Crago. There have been discussions between the developer and Water Utilities concerning pipe size and upsizing for future growth. Having infrastructure in advance of development is a plus if it does not degrade. Having a mix of dwelling units is important and the development will not happen overnight.
- Road/Traffic – one access was concerning.
- What is the school concurrency impact? There is sufficient capacity. With the addition of charter schools in Lakeland, many schools are operating below capacity. The School Board is also working on rezoning schools.
- Lakeland's Housing inventory. Do we need more apartments now in Lakeland? We do not want apartments to sit empty. Once the developer starts the project,

they need to finish. They do not want the lots to sit vacant for 10 years with infrastructure in the ground. The newer apartments in Lakeland seem to have full parking lots. We are still at a deficit for housing in Lakeland. The market will dictate what tracts move forward first.

- It was important to make sure there was connectivity so people can access their schools safely. Internal roads and connectivity is important.

Commissioner Stephanie Madden:
Property Upkeep: The Commission understood that there has been frustration of upkeep of the property. It would be interesting to see if these changes would take up more green space. On the next presentation, the Commission would like to see the 2022 approval compared to the 2024 approval and the available green space. The Commission also wanted to see how the City's approval aligned with SWFWMD. Chuck Barmby will explain that and show the green space comparison.

Commissioner Guy LaLonde:
Will the developer move forward with maintenance as they agreed previously and remediate the damage that has occurred? Chuck Barmby will ask the developer to provide information on their current maintenance program on December 15.

Commissioner Bill Read was looking to Chuck Barmby to make sure they do it right.

Commissioner Chad McLeod asked, if this does not go through, if the approvals from 2022 would remain in effect? Yes.

These three items will return to the Commission on December 15, 2025.

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.

Lots Cleaning and Clearing

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

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

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

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

PUBLIC HEARINGS

Ordinances (Second Reading)

Ordinance 6118; Proposed 25-037; Voluntary Annexation of Approximately 1.09 Acres Located North of Swindell Road, West of Alderman Road, and East of Eagles Landing Boulevard (1st Reading. 11-17-25)

> 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; 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 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 6119; Proposed 25-039; 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 (1st Reading. 11-17-25)

> 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; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Sara Roberts McCarley moved to approve the ordinance. 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, and Mayor Bill Mutz voted aye. Ayes – six. Nays – zero. The motion carried. Commissioner Guy LaLonde was absent at that time.

Ordinance 6120; Proposed 25-040; 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 (1st Reading. 11-17-25)

> 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; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Sara Roberts McCarley moved to approve the ordinance. 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 Mike Musick, Sara Roberts McCarley, Stephanie Madden, Bill Read, Chad McLeod, and Mayor Bill Mutz voted aye. Ayes-six. Nays-zero. The motion carried. Commissioner Guy LaLonde was absent at that time.

Ordinance 6121; Proposed 25-041; Amending Chapter 42, Article II "City of Lakeland Firefighters' Retirement System" of the City Code (1st Reading. 11-17-25)

> AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO THE CITY OF LAKELAND FIREFIGHTERS' RETIREMENT SYSTEM; AMENDING SECTION 42- 36 RELATING TO REQUIRED CONTRIBUTIONS; AMENDING SECTION 42-37 RELATING TO BENEFIT AMOUNTS AND ELIGIBILITY; ADDING A NEW SECTION 42-37.1 CREATING A NEW SUPPLEMENTAL RETIREMENT BENEFIT; AMENDING SECTION 42- 55 RELATING TO DEFERRED RETIREMENT OPTION PLAN AND BACK DROP; AMENDING SECTION 42-56 RELATING TO SUPPLEMENTAL BENEFIT COMPONENT FOR SPECIAL BENEFITS UNDER FLORIDA STATUTES CH. 175 SHARE ACCOUNTS; PROVIDING FOR INCLUSION IN THE CITY CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Mike Musick moved to approve the ordinance. 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 Chad McLeod, Bill Read, Stephanie Madden, Sara Roberts McCarley, Mike Musick, and Mayor Bill Mutz voted aye. Ayes – six. Nays – zero. The motion carried. Commissioner Guy LaLonde was absent at that time.

Ordinances (First Reading)

Palmer Davis explained the following ordinances first reading required public hearings but no action today.

Proposed 25-042; Application of I-3 (Heavy Industrial) Zoning on Approximately 23.78 Acres Located at 2760 N. Combee Road

> AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; PROVIDING FOR I-3 (HEAVY INDUSTRIAL) ZONING ON APPROXIMATELY 23.78 ACRES LOCATED AT 2760 N. COMBEE ROAD; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Chuck Barmby gave a brief presentation. There have been some concerns about impacts on property to the north, traffic, and attraction of vermin. The closest residences were further away than residences near the existing solid waste office. FDOT was designing a traffic signal for the SaddleCreek Rd. intersection with a turn lane into the City's property.

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

Proposed 25-043; Amending Ordinance 6027; Major Modification of a Conditional Use for a Solid Waste Transfer Facility to Expand the Boundaries and to Adopt a New Site Development Plan on Approximately 23.78 Acres Located at 2760 N. Combee Road

> AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 6027 TO PROVIDE FOR A MAJOR MODIFICATION OF AN EXISTING CONDITIONAL USE FOR A SOLID WASTE TRANSFER FACILITY TO EXPAND THE BOUNDARIES AND TO ADOPT A NEW SITE DEVELOPMENT PLAN ON APPROXIMATELY 23.78 ACRES LOCATED AT 2760 N. COMBEE ROAD; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

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

Proposed 25-044; Proposed Text Amendment LDC25-002 to the Land Development Code Modifying Subdivision Plat Approval Process

> AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC25-002 TO THE LAND DEVELOPMENT CODE; ESTABLISHING A MINOR SUBDIVISION REVIEW PROCESS, REMOVING FINAL PLAT APPROVAL AUTHORITY FROM THE PLANNING AND ZONING BOARD AND DESIGNATING THE CITY MANAGER AS THE ADMINISTRATIVE AUTHORITY RESPONSIBLE FOR FINAL PLAT APPROVAL, REVISING THE PLANNING AND ZONING BOARD REVIEW AND APPROVAL REQUIREMENTS FOR SUBDIVISIONS PLATS IN THE GREEN SWAMP AREA OF CRITICAL STATE CONCERN, AND ESTABLISHING PROCEDURES FOR ISSUANCE OF EARLY START CONSTRUCTION PERMITS PRIOR TO RECORDING OF THE FINAL PLAT; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Chuck Barmby introduced Executive Planner Audrey Mcguire who gave a presentation. Some of these changes are because of SB813 which was approved by the Legislature in 2024. It required local government to create a program to expedite the issuance of residential permits for up to 75% of lots within a subdivision prior to recording a final plat, if certain conditions are met. In response, there are changes in Article 9 of the Land Development Code (LDC) which will create the standards for early start construction. Lakeland is using the processing they already have for model homes.

Other changes to Article 9 are in response to SB784. This was approved by the Legislature in the last session and went into effect on July 1, 2025. Resolution 6001 was adopted on July 7, 2025 which designates the City Manager as the approval authority for subdivision plats and replats. SB784 required changes to Lakeland's LDC Article 6, Article 9, and Article 12 and revised the subdivision review processes and removed approval authority from the Planning & Zoning Board.

Lakeland does not have a minor subdivision review process in the Land Development Code. All subdivisions were required to go through the full process. Staff proposed changes to define minor subdivisions and establish standards to allow a waiver of preliminary plat and construction plan requirements. If there were no utilities at the site, they would not qualify for the waiver process.

Shawn Sherrouse explained this is not a big change for the City Manager. He has always signed the mylars. This just eliminates some of the steps to get to that point. He will heavily depend on staff to ensure all requirements are met.

Commissioner Stephanie Madden asked Chuck Barmby to clarify what would be included. Chuck Barmby responded. There are always concerns about unintended consequences. The intent is to expedite as much as possible while still ensuring basic infrastructure, emergency access, and appropriate bond amounts. A PUD is a custom zoning district with specific approval conditions. Lakeland had several PUDs that involve subdivision commercial or residential. A PUD (Planned Unit Development) is a zoning action. A subdivision is the site plan, surveying and engineering side of developments.

Commissioner Stephanie Madden: What would you say to folks who use the P&Z process and want to offer comments on the project? Chuck Barmby explained that by the time you get to a subdivision, it is a technical document. Most of the valuable points have already been dealt with prior to reaching the subdivision stage.

Commissioner Sara Roberts McCarley explained the City had 3 lanes of legislative work: 1. Appropriations, 2. Grant partnerships, and 3. Watch list. It is important for our staff to monitor the watch list for legislative activity. When something like this gets through, it is because of lobbying by the large builders developing large tracts and subdivisions. Lakeland does not have regulations to make things hard. We are just trying to ensure public safety, and other services are available.

Commissioner Bill Read asked about tiny homes. Chuck Barmby had not seen anything relating to that. There are some bills out there that would modify SB180. There were proposed bills that would modify SB180.

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

Proposed 25-045; Proposed Text Amendment LDC25-003 to the Land Development Code to Allow Nonconforming Lots of Record Altered Due to a Public Taking to be Built Upon in Certain Circumstances

> AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC25-003 TO ARTICLE 13 (NONCONFORMITIES), SECTION 13.4 (LOT NONCONFORMITIES) OF THE LAND DEVELOPMENT CODE TO ALLOW NONCONFORMING LOTS OF RECORD ALTERED DUE TO A PUBLIC TAKING TO BE BUILT UPON WHEN THE RESULTING LOT DIMENSIONS ARE WITHIN 10 PERCENT OF THE ORIGINAL PLATTED LOT DEPTH AND AREA; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Audrey Mcguire gave a presentation.

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

- The effect on Habitat lots.
- This will enable the City to avoid taking an entire property when they need Right-of-Way.

Proposed 25-046; Proposed Text Amendment LDC25-004 to the Land Development Code to Establish Standards for Security Fencing on Vacant, Undeveloped Property

> AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC25-004 TO ARTICLE 4 (GENERAL SITE DEVELOPMENT STANDARDS), SECTION 4.4 (FENCES AND WALLS) OF THE LAND DEVELOPMENT CODE TO ESTABLISH STANDARDS FOR SECURITY FENCING ON VACANT, UNDEVELOPED PROPERTY; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Audry Mcguire gave a presentation. This change would allow security fencing for vacant undeveloped property.

Mayor Bill Mutz asked for comments from the Commission and the audience. There were no comments from the audience. Commissioner Stephanie Madden stated all of these are citizen requests. She was glad to see staff listening to the citizens and changing the code to get to yes.

Proposed 25-047; Proposed Text Amendment LDC25-005 to the Land Development Code to Allow for the Temporary Use of Roll-Off Containers for Non-Construction Related Activities

> AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO ZONING; PROVIDING FOR TEXT AMENDMENT LDC25-005 TO ARTICLE 2 (USE STANDARDS), SECTION 2.5 (TEMPORARY USES) OF THE LAND DEVELOPMENT CODE TO ALLOW FOR THE TEMPORARY USE OF ROLL-OFF CONTAINERS FOR NON-CONSTRUCTION RELATED ACTIVITIES; MAKING FINDINGS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Audry Mcguire presented.

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

Resolutions

Resolution 6035; Proposed 25-074; 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 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 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 Commission recessed the Regular Session and convened as the Community Redevelopment Agenda Board.

Purchase Agreement for 617 N. Kentucky Avenue and 706 N. Tennessee Avenue

This Purchase Agreement between the Lakeland Community Redevelopment Agency (CRA) and TWBF Properties LLC was for the purchase of two vacant parcels located at 617 N Kentucky Ave and 706 N Tennessee Ave located within the Midtown CRA district. A summary of the parcels is below:

Ownership	Parcel/Location	Zoning and Land Use	Acres	Sq Ft Land Area
TWBF Properties LLC	Parcel ID# 242818-203000-011151 617 N Kentucky Ave	MF-22/RH	0.1326	5,776
TWBF Properties LLC	Parcel ID# 242818-203000-016081 706 N Tennessee Ave	MF-22/RH	0.0551	2,400
		Totals:	**0.1877**	**8,176**

Through this strategic acquisition, the CRA can catalyze the continued redevelopment efforts on the Mass Market Area Plan, setting the tone for forward-thinking infill development. The subject properties are vacant and will be visualized as part of a greater redevelopment strategy. The purpose of this acquisition would be to further position the CRA for strategic future redevelopment opportunities, eliminate blighted conditions, leverage private investment to encourage reuse of vacant or underutilized properties, and ultimately cultivate a vibrant neighborhood business environment.

Under the Agreement, the CRA would purchase the properties for a purchase price of $95,900, which is the price paid by TWBF Properties LLC in March 2025. The CRA will provide a deposit of $5,000 and have a 90-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 30 days of the expiration of the due diligence period, or approximately January 19, 2026, provided the CRA does not exercise its right to terminate.

The CRA Advisory Board considered the proposed purchase at the November 13, 2025, meeting and recommended approval.

Staff recommended that the City Commission, acting as the Lakeland Community Redevelopment Agency, approve the purchase of the subject properties in accordance with the above-described terms and conditions and authorize the appropriate CRA officials to execute all documents necessary to finalize the transaction.

Alex Landback presented this item.

Motion: Commissioner Stephanie Madden 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 unanimously.

First Amendment to Tax Increment Benefits Agreement and Site and Infrastructure Funding Agreement with Lake Wire Apartments, LLC for Property Located at 321 W. Peachtree Street

These were proposed First Amendments to the Tax Increment Benefits Agreement (approved November 7, 2022) and the Site & Infrastructure Funding Agreement (approved April 17, 2023) with Lake Wire Apartments, LLC, the developer of the Peachtree Flats project.

The Tax Increment Financing (TIF) Agreement provides a 75% rebate of eligible City and County property taxes over a 5-year benefit period, calculated on the incremental taxable value generated by the development. Payments commence in the 1st year following issuance of a Certificate of Occupancy.

The Site & Infrastructure Funding Agreement authorizes reimbursement for specified public-realm and infrastructure improvements associated with the Peachtree Flats project, including primary electrical upgrades, underground stormwater facilities, street and sidewalk improvements, and landscaped streetscapes, with a not-to-exceed reimbursement amount of $775,000.

The proposed First Amendments replace the existing assignment provisions in both agreements with a consistent framework that permits one transfer of the agreements to a successor owner (defined as a “One-Time Transfer”). The One-Time Transfer may occur either through a sale of the Property or through foreclosure and a subsequent conveyance by the lender. Any transfer beyond the one permitted transfer would result in termination of the applicable agreement.

The CRA’s objective in allowing a One-Time Transfer is to preserve the original incentive commitments while enabling a single successor owner to assume the benefits and obligations of the agreements. All other terms and conditions of the Agreement shall remain in full force and effect.

The CRA Advisory Board reviewed the Developer's request and recommended approval of the proposed amendments at its regular meeting on November 13, 2025.

Staff recommended that the City Commission, acting as the Lakeland Community Redevelopment Agency, approve the First Amendment to the Tax Increment Benefits Agreement and the First Amendment to the Site & Infrastructure Funding Agreement with Lake Wire Apartments, LLC, and authorize the appropriate CRA officials to execute the amendments and all related documents.

Alex Landback presented this item.

Motion: Commissioner Stephanie Madden 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 unanimously.

Mass Market Property Dispositions

Following the November 17, 2025 City Commission meeting, significant discussions have taken place between City/CRA staff and representatives of the Mass Market properties under consideration for disposition. Staff has also had several conversations with the appraiser being utilized for the transactions. Discussions with the Mass Market representatives have particularly focused on potential credits for base rent paid to date, previous capital improvements that have already been completed and future capital improvements. Staff has prepared the attached summaries of the tentative purchase prices for the respective properties, the various credits, and the specific items for which previous and future capital improvements credits are being sought.

It is important to note that the purchase prices set forth on the summaries are based upon the parking areas associated with the Mass Market properties being conveyed in fee simple to the purchasers of those properties. Because the consultants working on the Mass Market plan for the CRA have identified those parking areas as a potential site for a future parking garage, the City Commission's direction to staff at the last Commission meeting was to pull those parking areas out of the sale and structure a lease arrangement for the parking areas instead. Staff has been working with the representatives for the Mass Market properties on such an arrangement. However, due to the unavailability of the appraiser, staff was unable to get a reappraisal of the properties completed minus the parking areas. As stated, staff has been in communication with the appraiser and intends to get a reappraisal following the December 1st meeting.

Based upon preliminary discussions with the appraiser, for the Mass Market properties to have significant value, they must have available parking in the area. In the event the City/CRA decides to move forward with a parking garage on the Mass Market parking areas, it will be incumbent upon the CRA to provide an alternative parking location for the Mass Market properties. Offering parking in a new parking garage is an option but would likely need to be at market parking rates to facilitate the financing of the garage. However, requiring market rates for parking will likely affect the appraised values of the Mass Market properties.

Because of these outstanding issues, staff is not prepared to make a recommendation. The information is provided for your information and discussion.

CRA Manager Valerie Vaught presented this item to the CRA Board.

Neighbors of Lakeland LLC
Future capital improvements would be apartment remodels and the addition of 4 new units (efficiencies).

Palmer Davis explained Neighbors did not have the same parking issues as the other tenants.

Haus820
Haus820 occupies half the building at 820 N Massachusetts Ave and half the building at 830 N Massachusetts Ave.
Previous investments were the base rent and capital improvements.
Future Capital Improvements would be the former Artifacts space.

The Commission discussed:

- Hurricane mitigation. If the City repaired the Collective space, it would be as it exists today.
- Haus was expanding into Artifacts space at 820. They wanted the future capital credit to establish their business in that space.

Dou Bakehouse
There were credits for rent and previous capital improvements. The future improvements would be to renovate the Collective space.

The Commission discussed future capital credit because the business was expanding.

Palmer Davis: Overlaying all this is the parking situation. The appraised value was based on transfer of parking to the tenants. There was a potential for a parking garage to go in that area. Removing the potential parking area could change the appraised value, unless the tenant had parking as a perpetual right. There are other CRA properties that might be available for alternative parking. Providing the parking in the garage was complicated because the City will have to charge market rate for parking. The Mass Market study indicated that was a good location for a parking garage. There were no plans in place at this time. The appraiser was not available to give a new appraisal by this meeting because of the holiday.

Mayor Bill Mutz thought this decision had five elements:

1. Redo the appraisal for parking
2. Base rent consideration
3. Previous capital improvement consideration
4. Future capital improvements
5. Parking lease

The Commission cannot work on a parking agreement and appraisal today. We can consider base rent, previous capital, and future capital.

The Commission discussed:

- The need to see final numbers before making a final decision.
- Deciding on the Base Rent Credit, and Previous Capital Credit to give staff better direction.
- Discussion with the tenants continued. Staff desired more direction.

The Commission heard from the tenants.

Laura Shannon with HAUS Management handed out a document.

- Prior Rent Paid
- Prior Capital Improvements - this was everything they have spent along with their building remediation.
- Loss of Business
- Remediation Required in Artifact
- Future Capital Improvements - this did include some things that would be nice to have.

The Commission discussed:

- Hurricane repairs. The CRA did get ServePro into 830 N Massachusetts Ave. DOE BAKEHOUSE did not have water intrusion into the walls. While considering repairs, they began to hear from tenants that they wanted to purchase. That is why they stopped repairs.
- The CRA owns all their buildings free and clear.
- Concerns about giving away too much. The CRA's unrealized sale proceeds would, in a way, be the CRA investing more money.
- The CRA's mission to eliminate blight and spur development. These tenants took the risk in 1992.

- Owning vs. renting for the tenants. No need to rush.
- Good discussion with honest brokers.
- Future capital improvements were required to continue business.
- Selling the buildings removes expenses from the City's books.
- A desire to see the new appraisal.
- Negotiate with the individual tenants rather than as a group.
- Objections to base rent credit.
- Concerns about Future Capital Improvement credits.

Dianna Cortes Blaquicet, co-founder of DOU BAKEHOUSE Read a statement into the record. The future capital improvement credits are important because the walls are torn down. Whoever rents that space will need to do a lot of work to move in. The future capital improvement credits are just a piece of their future investments. They planned to expand with a store front where the urban garden is located. This does not need to be rushed.

The Commission discussed:

- Support for credit up to the cost of remediation vs. future capital spending.
- Concern about loss business to the vendors during the last quarter of 2025.
- Support for credit for remediation paid by tenants.
- Desire to sell now.

Motion: Commissioner Sara Roberts McCarley moved to direct staff to bring back three separate agreements that would include Base Rent Credit, Prior Capital Investment Credit, and firm cost for remediation. Commissioner Mike Musick seconded.

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

The CRA discussed the rent credit.

Action: Mayor Bill Mutz called for the vote and the motion carried 4-3 with Commissioners Bill Read, Stephanie Madden, and Guy LaLonde voting no.

Commissioners Bill Read and Guy LaLonde voted no because of the rent credit. Commissioner Stephanie Madden voted no because she wanted to strike a deal that day.

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

CITY MANAGER

Renewal of the City's Health Plan's Stop Loss Reinsurance Coverage with Voya

The City's contract for Excess Risk Insurance through Voya expires on December 31, 2025, unless renewed. This stop loss reinsurance reimburses the City on any single health claim that exceeds $435,000 during a calendar year.

Below is a summary of claims compared to premiums paid over the past three years, as well as year to date for the current 2025 period.

Calendar Year	Carrier	Number of Claims Exceeding Stop Loss	Annual Premium	Per Member Per Month	Stop Loss Reimbursement Payments
2022	Voya	1	$991,211.00	$35.04	$88,828.00
2023	Voya	2	$1,069,908.00	$37.60	$45,369.00
2024	Voya	6	$1,101,744.28	$39.13	$ 3,191,893.50
2025	Voya	3	$1,102,527.00	$39.13	$ 252,925.29 paid to date
CY22-25 Total to Date		12	$4,265,390.28	CY22-25 Total to Date	$3,579,015.79
4-Year Average to Date		3	$1,066,347.57	4-Year Avg. to Date	$894,753.95
2026	Voya	N/A	$1,320,814.08	$46.56	TBD

For 2025, claim costs have been posted through September 30th, reflecting 18 claims that have surpassed 50 percent of the stop loss deductible ($217,500), which is the threshold when United Healthcare notifies the stop-loss carrier, Voya. As shown in the chart above, three claims have exceeded the $435,000 limit and remain on-going. Staff anticipates another three to four claims may exceed the stop loss limit before the end of the calendar year.

The City's employee benefits insurance broker, Gehring Group, solicited proposals from five alternative stop loss reinsurance vendors. Voya's proposal is the most favorable with a 19 percent increase to the current rate from $39.13 to $46.56 per member per month, based on a plan enrollment of approximately 2,364 employees/retirees, for an annual premium of $1,320,814.08 for Fiscal Year 2026.

Staff recommended the City Commission authorize the appropriate City Officials to renew the Excess Risk Insurance with Voya, effective January 1, 2026, with a per member per month premium of $46.56 for an approximate total annual expense of $1,320,814.08.

Shawn Sherrouse presented this item.

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.

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

Change Order to Purchase Order with Tetra Tech Inc. for Ongoing Phase 2 Site Environmental Sampling and Phase 3 Restoration at Gateway Boulevard and Whitten Road

Water Utilities is requesting a change order to purchase order 299555 in the amount of $650,435. This change order is to complete Phase 2 of the County Line Road Force Main Break Corrective Action Plan and Phase 3 of the Restoration Plan approved by the Florida Department of Environmental Protection.

A wastewater force main break occurred in a wetland near County Line Road west of Polk Parkway. The break occurred about 1,500 feet northeast of 5001 Gateway Boulevard on a parcel owned by the City.

To date, Tetra Tech Inc. and American Compliance Technologies (A.C.T.) completed Phase 1 of the County Line Road Force Main Break Action Plan which included identification of the wetland boundaries containing the contaminated soil, source soil sampling and soil removal. Approximately nine acres of dead trees were cleared and contaminated soil removed and disposed of. Excavated areas were backfilled with clean soil to the proper elevation. Seven shallow groundwater monitoring wells were installed to collect and analyze groundwater samples to determine the extent of groundwater contamination.

To complete the remaining work in Phase 2 of the County Line Road Force Main Break and Phase 3 of the Restoration Plan, the major tasks include:

- Design and install 4 additional groundwater monitoring wells
- Collect and analyze additional ground water samples
- Develop Site Assessment Report Addendum and submit to FDEP (Florida Department of Environmental Protection) for approval
- Implement Phase 3 Restoration Plan including tree and shrub plantings
- Submit reports to FDEP for approval
- Obtain Mitigation Bank Credits, if applicable, pending forthcoming FDEP negotiations determined in the final consent order closeout. An allowance of $315,000 is included in this change order to obtain Mitigation Bank Credits if required by FDEP's final determination.
- Provide additional support for Consent Order (OGC File No. 24-1935), FDEP meetings, and any additional restoration requirements

The original purchase order issued to Tetra Tech Inc. was for $270,214. The amount of the change order being requested is $650,435. Since this amount is not included in the current year's budget, Water Utilities is requesting an appropriation and increase in estimated revenues of $650,435 in the Wastewater Renewal and Recovery Fund from the Unappropriated Surplus of the Wastewater Utilities Fund.

Staff recommended the City Commission approve the change order to Purchase Order 299555 for the ongoing Phase 2 Site Environmental Sampling, Phase 3 Restoration at Gateway Boulevard and Whitten Road in an amount of $650,435 and an allowance for estimated mitigation bank credits as required to comply with consent order (OGC File NO. 24-1935), authorize an appropriation and increase in estimated revenues of $650,435 in the Wastewater Renewal and Recovery Fund from the Unappropriated Surplus of the Wastewater Utilities Fund, and direct the appropriate City Officials to execute all necessary documents.

Shawn Sherrouse presented this item.

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.

Verbal Report:
Lakeland Electric earned an upgrade to AA2 from Moody's driven by realized and expected strong performance, maintenance of competitive rates, and a manageable capital plan going forward. He recognized Lakeland Electric and the Finance teams.

CITY ATTORNEY

Ordinances (First Reading)

Proposed 25-048; Approving a Conditional Use to Allow a Two-Family Dwelling (Duplex) on Property Located at 420 Plum Street

> AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; APPROVING A CONDITIONAL USE TO ALLOW A TWO-FAMILY DWELLING (DUPLEX) ON PROPERTY LOCATED AT 420 PLUM STREET; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

The foregoing is the title of an ordinance read for the first time by short title only. The Commission will hold the second reading and public hearing on December 15, 2025.

Proposed 25-051; Amending the Stormwater Utility Fee Schedule

> AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO THE CITY'S STORMWATER UTILITY; MAKING FINDINGS; PROVIDING FOR AN AMENDED FEE SCHEDULE; AMENDING THE UNIT OF MEASUREMENT USED TO DETERMINE AN EQUIVALENT RESIDENTIAL UNIT (ERU); AMENDING THE CREDIT PROVIDED FOR QUALIFYING ONSITE STORMWATER FACILITIES; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

The foregoing is the title of an ordinance read for the first time by short title only. The Commission will hold the second reading and public hearing on December 15, 2025.

Shawn Sherrouse wanted staff to give a presentation. In addition, Mr. Scruggs would like to offer comments on behalf of the LEDC (Lakeland Economic Development Council). The consultant has provided 3 options. Option 3 will spread funding out over 8 years instead of 5 provided for Options 1 and 2.

Lakes and Stormwater Manager Laurie Smith gave a presentation.

The Commission discussed:

- The $11 Million on Lake Parker was to pump storm water into former phosphate mine pits and then return the water to Lake Parker, like Se7en Wetlands.
- That is not inexpensive, but it works well.

Mike Brossart presented Scenario 2 and reviewed Lakeland's standing compared to other cities.

The Commission discussed:

- Residential rate vs. commercial rates
- Bonding off stormwater utility fee collection
- Doing another study going forward to ensure those who benefit the most pay a higher stormwater fee

Steve Scruggs gave a presentation on behalf of LEDC. A copy of his presentation is on file in the agenda packet.

The Commission discussed:

- The number of cities who have not raised their fee in over 10 years.
- Considering the St. Pete model.
- Delaying the ordinance.
- Moving forward as presented

Palmer Davis explained procedurally they would have to decide on a change today to vote on December 15th.

The Commission continued to discuss:

- Moving forward as presented and pursuing something different later.
- Steve Scruggs meeting with the City Manager and staff.
- Staff had a third alternative but LEDC did not support any of the alternatives.
- There was some risk to changing out the ordinance today.
- The City would not commit to bonds until the financing was secure.

Commissioner Chad McLeod left the meeting at 3:37 p.m.

Miscellaneous

Waiver of 5:01 p.m. Hearing Requirement

During the month of December, the Community & Economic Development Department will be presenting the City Commission with a City-initiated zoning request and amendments to the Land Development Code which will require that at least one of the two hearings on the matter be held after 5:00 p.m. unless such requirement is waived by a majority plus one vote of the Commission.

Staff recommended that the City Commission waive the statutory requirement that at least one of the hearings on this matter be held after 5:00 p.m.

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 unanimously.

Cost Share Agreement with Polk Regional Water Cooperative for Construction Services for the Lakeland, Bartow, Polk County Interconnect

This proposed Cost Share Agreement with the Polk Regional Water Cooperative (PRWC) was for easement acquisition and construction services associated with the Lakeland–Bartow–Polk County Interconnect. Under this Agreement, PRWC's contractor will install a new 16-inch City water main beginning at the intersection of US 98 South and J Day Drive and extending north to the boundary of the newly constructed interconnect site. The Agreement also provides for the coordinated acquisition of easements necessary to route the new main.

PRWC is installing a new 12-inch water transmission main to supply the interconnect facility. The segment identified in this Agreement reflects a shared alignment where the PRWC and City facilities overlap. Coordinating construction and easement acquisition will reduce overall project costs and minimize construction impacts, making a cost-share approach beneficial for both parties.

The total not-to-exceed cost associated with this Agreement is $243,573.56, representing the City's proportion of the costs associated with easement acquisition and construction. This project is included in the Water Utilities Department's FY2026 budget.

Staff recommended that the City Commission approve the Cost Share Agreement with PRWC and authorize the appropriate City officials to execute all corresponding documents.

Assistant City Attorney Alex Landback presented this item to the Commission.

Motion: Commissioner Bill Read 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.

Administrative Services Agreement with United HealthCare Services, Inc. for Group Medical Administration Services and Pharmacy Benefit Manager Services

This was a contract with United HealthCare Services Inc. for Group Medical Administration and Pharmacy Benefit Manager Services. Pursuant to this Agreement, the City will utilize United HealthCare Services, Inc. as a third-party administrator for its group medical insurance and as a manager for flexible spending accounts and pharmacy benefits. The term of the Agreement is three years commencing January 1, 2026, with two, one-year renewal options.

In May 2025, the City's Purchasing Division issued Administrative Services Only & Pharmacy Benefit Manager Request for Proposals, and, on August 4, 2025, the City Commission authorized the appropriate city officials to negotiate a contract with United Health Care Services, Inc.

The new proposed agreement includes the following terms:

The current Administrative Services Only (ASO) rate of $39.95 per month, per employee, is guaranteed for the initial three-year term, which ends on December 31, 2028, with two optional one-year renewal periods.

The provider network under the new agreement will remain the same, resulting in no member provider disruption and/or transition of care for ongoing treatment.

United Health Care Services is tendering an annual credit of $330,000.00 in discretionary funds that the City may use for a variety of services, including an on-site Health Engagement Coach. Additionally, an annual credit of $200,000.00 in wellness funds will be provided in support of the City's Wellness Program and initiatives.

The City's pharmacy rebate sharing model will transition to a "pass-through" arrangement, where all rebates paid on pharmaceuticals to the Pharmacy Benefit Manager (PBM) will be passed directly to the City (the current model provides a fixed payment per prescription, based on the medication). This change is projected to increase annual pharmacy rebates to approximately $9,000,000.00. However, this estimate is not guaranteed, as rebate amounts can fluctuate due to factors such as plan utilization, manufacturer pricing changes, and legislative developments.

The fee to manage out-of-network balance billing will reduce from 35% to 25% of billable savings.

Staff recommended that the City Commission approve the Agreement with United HealthCare Services, Inc. for Group Medical Administration and Pharmacy Benefit Manager Services and authorize the appropriate City officials to execute all corresponding documents.

Assistant City Attorney Katie Prenoveau 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.

FINANCE DIRECTOR – None

UTILITY

Miscellaneous

Agreement with Airgas USA, LLC for the Purchase of Specialty and Calibration Gases for the McIntosh and Larsen Power Plants

This proposed Agreement with Airgas USA, LLC was for the purchase of Environmental Protection Agency (EPA) compliant specialty and calibration gases to support the required Continuous Emission Monitoring Systems (CEMS) at the McIntosh and Larsen

Power Plants. These EPA gases are essential for the performance of federally mandated CEMS quality assurance tests, which include daily calibrations, quarterly linearity checks and annual audits. Without a reliable supply of certified gases, Lakeland Electric would be unable to produce valid emissions data, which could result in regulatory violations and operational impacts. The purchase of these gases will ensure continued compliance and uninterrupted operation of Lakeland Electric's generating units.

On September 11, 2025, the Purchasing Division issued Request for Proposal No. RFP-070 for the supply of EPA compliant specialty and calibration gases. The 2 contractors listed below submitted proposals.

Vendor	Home Office	Local Branch	Estimated Annual Cost
Airgas USA, LLC	Tampa, FL	Lakeland, FL	$30,599.00
NexAir, LLC	Memphis, TN	Orlando, FL	$27,695.01

Upon evaluation by City staff, Airgas USA, LLC was determined to be the most responsive, responsible vendor capable of meeting the requirements set forth in the City's RFP. While NexAir, LLC's overall cost was lower than Airgas USA, LLC's, City staff was not able to confirm NexAir, LLC's references. However, Airgas USA, LLC's listed references confirmed that Airgas USA, LLC provides responsive and reliable service. In addition, Airgas USA, LLC, with a Lakeland based office, met the criteria of the City's local preference ordinance.

The term of the Agreement will be for an initial term of 1 year, effective upon approval by the City Commission, with 4 additional 1 year renewal options upon mutual written agreement of the parties. Airgas USA, LLC will supply the gases in accordance with the specifications set forth in the City's RFP, as well as the negotiated terms and conditions set forth in Airgas USA, LLC's Cylinder Product Sales Agreement. The cost of the gases for the initial 1 year term is estimated to be $30,599.00. Upon approval by the City Commission, the City will issue a Purchase Order for the supply of the gases. The total cost of the services, if the City elects to exercise all 4 renewal options, is not expected to exceed $170,000.00. Funding for the initial 1 year term is included in Lakeland Electric's FY26 budget. Any subsequent renewal options shall be subject to budget approval by the City Commission in subsequent budget years.

Staff recommended that the City Commission approve the purchase of EPA-compliant specialty and calibration gases with Airgas USA, LLC and authorize the appropriate City officials to execute all corresponding documents related to the purchase.

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.

AUDIENCE - None

MAYOR AND MEMBERS OF THE CITY COMMISSION

Commissioner Bill Read announced Lakeland High School's football game Friday. Also, the Christmas Parade is this Thursday.

Commissioner Stephanie Madden announced the Youth Council is participating in the Christmas Parade.

Commissioner Sara Roberts McCarley announced she will not be here December 15th.

Commissioner Mike Musick had a Youth Council member say how surprised he is by how much he is learning.

Commissioner Guy LaLonde requested prayer for Lolita Berrien.

CALL FOR ADJOURNMENT – 3:48 p.m.

Kelly S. Koos,
City Clerk

CITY OF LAKELAND FLORIDA
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JAN. 1 1885