

LAKELAND CITY COMMISSION**Regular Session
July 20, 2026**

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

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

Fleet Management and Solid Waste Overview (Heath Frederick, PW Director, Jason Cain, and Nicholas Le)

REQUESTS TO APPEAR FROM THE GENERAL PUBLIC

Ben Stevenson, Executive Director Lakeland Housing Authority (LHA) regarding Support for Lakeland Housing Authority's Rental Assistant Demonstration (RAD)/Section 18 Small Public Housing Agency (PHA) Blend Repositioning Plan

Mr. Stevenson requested a letter of support from the Commission signed by the Mayor for the conversion of public housing units to section housing units.

Motion: Commissioner Ashley Troutman moved to approve the request. Commissioner Terry Coney seconded.

Mayor Sara Roberts McCarley asked for comments from the Commission and the audience.

The Commission discussed:

- Housing authorities across Florida are making this change.
- Existing tenants do not lose their place upon conversion.
- Converting to Section 8 means more funding for the LHA.
- Section 18 is the term for disposal of public housing. This conversion is considered a disposal.
- Rent will still be based on 30% of the tenants income.
- The Department of Housing and Urban Development (HUD) requires the environmental review. The City of Lakeland would do the review.
- This conversion will be Twin Lakes Phase I.
- LHA manages and maintains the units subject to audit by HUD, the State and an independent third party.
- LHA does not own single family Section 8 units.

- The units will remain affordable as part of the HUD program.
- The waiting lists for public housing and section 8 will not be affected as applications will continue to be prioritized by application date.
- Tenants with a voucher can use that voucher anywhere that accepts Section 8.
- Private landlords determine their own admission requirements. HUD sets the limits on the amount of subsidy a tenant can receive.
- LHA had a 99% occupancy rate. Applicants only lose their spot if they refuse an available unit or commit a felony.
- HUD has prioritization preferences. A single mother with children would be priority over a man with no kids.

Mayor Sara Roberts McCarley requested an overview of the Lakeland Housing Authority (LHA). Community and Economic Development Director Brian Rewis explained that the City's Community & Economic Development Department does not oversee LHA but provides environmental reviews for redevelopment projects, redevelopment incentives, and access to the City's land bank program.

The Mayor asked about concerns the Commission had received regarding LHA and how complaints are addressed. Executive Director Ben Stevenson explained that complaints may be reviewed internally, through HUD, or by the courts. He noted that LHA operates under federal regulations, undergoes annual audits, and has received clean audit results for the past 12 years, including perfect scores during the last six years. Audit reports are publicly available through LHA's website and HUD.

Discussion also addressed LHA's internal complaint process. Mr. Stevenson stated that complaints are reviewed, written responses are provided to the board, and established policies and safeguards are followed. Section 8 complaints are heard by an independent hearing officer whose decisions are binding.

Commission members discussed accountability and oversight. Commissioner Mike Musick expressed support for the letter based on its economic benefits while emphasizing the importance of continued accountability. Commissioner Guy LaLonde raised concerns regarding complaint handling and asked whether a forensic audit should be conducted. Mr. Stevenson responded that forensic audits require documented violations and noted that one was completed when he became Executive Director, resulting in corrective actions approved by HUD. He stated that LHA has since maintained clean annual audits.

Commissioner Ashley Troutman moved to call the question. Commissioner Stephanie Madden seconded.

Mayor Sara Roberts McCarley called for public comment on the letter of support for LHA.

Naquaisha Coward did not want the Commission to approve the letter. There are issues with Section 8 funding. She thought funding for Section 8 was sketchy because they charge different rates. Every board meeting they say they do not have funding.

Magdelene Dupree stated there is no difference between public housing and Section 8. LHA did not have to convert all the properties to Section 8. They could do 50/50. People feel public housing provides more stability than Section 8 housing. She encouraged a modified letter of support.

Michael Joseph stated Section 8 is not open to African Americans. Hispanics get Section 8. Not even in Winter Haven. He also asked about the St. Luke elevators. Should the Housing Authority be involved in that situation? They have Section 8 customers there.

Pastor William Boss asked the Commission to support the purpose of the conversion letter. Give LHA the ammunition necessary to meet these needs. The letter of endorsement and support is needed.

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

Mayor Sara Roberts McCarley asked Mr. Stevenson to make sure that all complaints are presented to the LHA Board and the public records are made available.

APPROVAL OF CONSENT AGENDA

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

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

APPROVAL OF MINUTES (with any amendments)

*City Commission Minutes 07/06/26

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

REPORTS AND RELATED ITEMS

Municipal Board & Committees 07/13/26

Mayor Sara Roberts McCarley presented this report.

Action: Commissioner Mike Musick moved to approve the report. Commissioner Chad McLeod seconded and the motion carried unanimously.

EQUALIZATION HEARINGS – None

PUBLIC HEARINGS

Ordinances (Second Reading)

Ordinance 6145; Proposed 26-019; Change in Zoning from LD (Limited Development) to RA-1 (Single-Family Residential) on approximately 16.93 Acres Located at 1212 Hallam Drive (1st Reading 07-06-2026)

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; PROVIDING FOR A CHANGE IN ZONING FROM LD (LIMITED DEVELOPMENT) TO RA-1 (SINGLE-FAMILY RESIDENTIAL) ON APPROXIMATELY 16.93 ACRES LOCATED AT 1212 HALLAM DRIVE; 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 Guy LaLonde seconded.

Urban Planner & Transportation Manager Chuck Barmby gave a presentation on this ordinance, a copy of which is on file in the agenda packet.

Matthew Johnson represented the applicant and builder. He was the engineer on the project. They were paying close attention to drainage and the traffic would be minimal.

Mayor Sara Roberts McCarley asked for comments from the public. She explained the speaker card and time limit.

Magdalene DuPree spoke about other opportunities and use of this land.

Mayor Sara Roberts McCarley closed the public hearing.

Commission Discussion:

Commissioner Ashley Troutman asked about the possibility of converting these from single family to multifamily. Is that possible at this location, which would increase traffic counts? What recourse would the City have?

Chuck Barmby explained that in this instance, the development will have to go through a design review process. The HOA will be responsible for maintaining the road and the

internal requirements that would be above the Land Development Code (LDC). The City sets a max of 5 units per acre. It is below what the land use allows. The HOA would control architectural styles and yard maintenance.

Commissioner Mike Musick stated it was exciting to see the team the owner chose for this development. They bring quality to their work. We must respect the owners right to develop the land.

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 6146; Proposed 26-020; Change in Zoning from LD (Limited Development) to I-2 (Medium Industrial) and a Change from Suburban Neighborhood (SNH) to Suburban Special Purpose (SSP) Context District, on Approximately 3.87 Acres Located at 559 Laura Road (1st Reading 07-06-2026)

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; PROVIDING FOR A CHANGE IN ZONING FROM LD (LIMITED DEVELOPMENT) TO I-2 (MEDIUM INDUSTRIAL) ON APPROXIMATELY 3.87 ACRES LOCATED AT 559 LAURA ROAD; CHANGING THE CONTEXT DISTRICT FOR THE PROPERTY TO SUBURBAN SPECIAL PURPOSE (SSP); PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

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

Chuck Barmby gave a presentation, a copy of which is on file in the Agenda Packet.

Mayor Sara Roberts McCarley asked for comments from the Commission and the audience.

The Commission discussed:

- RV parking proximity to residents. The site layout plans comply with buffer requirements. They discussed trees and the requirement to preserve trees or pay into the tree replacement fund.
- Other uses in medium industrial. Intense use would be denied because of the site size and lack of parking. Self-storage or small warehouse is really all that would fit well here. The standards for setbacks and buffers ensure the site would not just be paved over. They would also have to comply with stormwater with South Florida Water Management District (SWFWMD). The developer would have to do a stormwater pond like the property to the south. There have been no complaints about this proposal.

- This land stays underwater when it rains.
- There was a 500-foot buffer notice area.
- The self-storage that was approved for Harden Blvd. has not moved forward.
- The buffer depended upon what is built on the property.
- Limited development is the current zoning. Limited development is applied to property with no infrastructure, or little infrastructure. Laura Rd being improved to City standards removed that constraint.
- Lone Palm Golf Course was sent a notification letter.

Essom Freehold III came forward. Many trees were down from the last hurricane. The buffer to the golf course would be sufficient, especially if they put the pond at the back. It is still economically feasible for development even with the large buffer requirement.

Mayor Sara Roberts McCarley asked for comments from the audience.

Atheena Wilson came forward. The agenda is diverse in topics. We are hearing about developments the public does not want.

Olivia Bienaime did not believe that the adjacent community was properly noticed.

Sam Romain spoke in support of private property rights.

Magdelene Dupree was at the Planning & Zoning meeting. She was not allowed to speak because it was the second hearing. She requested the Commission to deny the zoning. They have changed their original plan. What was presented at the zoning meeting was different.

Chuck Barmby explained that a yellow sign was posted on the property. A letter was mailed to all property owners within 500 ft. The truck washing facility was a different item on the same Planning & Zoning agenda as this project.

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 6147; Proposed 26-021; Establishing Lakeland Electric Rate Classifications, Rates and Fees; Miscellaneous Revisions; Repealing Ordinances 6061 and 6089 (1st Reading 07-06-2026)

AN ORDINANCE RELATING TO THE ELECTRIC UTILITY; PROVIDING FOR AVAILABILITY OF SERVICE AND CONDITIONS THEREOF; ESTABLISHING RATE CLASSIFICATIONS; ESTABLISHING RATES FOR ELECTRIC SERVICE BY THE CITY OF LAKELAND; ESTABLISHING A SURCHARGE FOR CUSTOMERS RECEIVING SERVICE OUTSIDE THE CORPORATE LIMITS OF

THE CITY OF LAKELAND; REMOVING AN OBSOLETE RATE CLASSIFICATION FOR FIRM STANDBY AND SUPPLEMENTAL ELECTRIC SERVICE; ESTABLISHING GENERAL PROVISIONS; ESTABLISHING A METHODOLOGY TO IMPOSE A FUEL CHARGE; PROVIDING RATES AND GENERAL PROVISIONS FOR PRIVATE AREA LIGHTING; PROVIDING FOR AN ENVIRONMENTAL COMPLIANCE COST CHARGE; PROVIDING GENERAL PROVISIONS OF MEDICALLY ESSENTIAL SERVICE FOR RESIDENTIAL CUSTOMERS; ESTABLISHING A DEMAND CHARGE FOR CUSTOMERS WITH SOLAR SYSTEMS AFTER JANUARY 1, 2026; PROVIDING AN ECONOMIC DEVELOPMENT RIDER FOR QUALIFIED CUSTOMERS; REMOVING THE EXPIRED RATE FOR SMART GRID IMPLEMENTATION; PROVIDING RATES FOR MISCELLANEOUS FEES AND CHARGES; ESTABLISHING A RATE INCREASE SUFFICIENT TO SUSTAIN A FINANCIALLY SELF-SUPPORTING ELECTRIC UTILITY; REPEALING ORDINANCE 6061 AND 6089; PROVIDING DEFINITIONS; MAKING FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title. He explained there is no presentation.

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

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

Action: Upon roll call vote Commissioners 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.

Ordinances (First Reading)

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATED TO DATA CENTERS AND LARGE LOAD CUSTOMERS; ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, PROCESSING, REVIEW AND APPROVAL OF APPLICATIONS FOR DEVELOPMENT PERMITS, DEVELOPMENT ORDERS AND OTHER APPROVALS RELATED TO DATA CENTERS AND LARGE LOAD CUSTOMERS; DIRECTING THE REVIEW AND DEVELOPMENT OF APPROPRIATE AMENDMENTS TO THE CITY OF LAKELAND LAND DEVELOPMENT CODE, COMPREHENSIVE PLAN AND OTHER REGULATIONS RELATING TO DATA CENTERS AND LARGE LOAD CUSTOMERS; ESTABLISHING THE DURATION OF THE MORATORIUM; MAKING FINDINGS; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Mayor Sara Roberts McCarley explained speaker cards, time limits and that no action would be taken today.

Palmer Davis read the title.

Commission Comments:

Commissioner Mike Musick asked if anyone can define large load uses. Who are we excluding that would be a large load customer.

Palmer Davis read the definitions as defined in Florida statutes.

Commissioner Mike Musick asked if someone could skirt the limitations.

Palmer Davis explained that a customer under 50 megawatts that is not a data center would be permitted to proceed.

Commissioner Ashley Troutman wanted the Commission to be clear on how we handle this conversation. We are being short-sighted focusing only on data centers. We should be careful and think about what impacts we want to mitigate. He would like to extract the word data center and focus on large utility demand facilities to focus on all impacts not on data centers. 50 megawatts may be something that the utility could handle. We should consider anything above 25 megawatts requiring a design review of impacts.

Mayor Sara Roberts McCarley believed the moratorium gave the Commission space to do all those things.

Commissioner Guy LaLonde explained that this moratorium will allow thoughtful use to all situations. He felt the City may need to consider a percentage of LE's use. We may be approached by customers outside the city limits. Can the Commission pass a moratorium that affects LE specifically?

Palmer Davis explained that as the owner of the utilities, the City had the ability to impose reasonable conditions on its facilities.

Commissioner Stephanie Madden requested to have utility staff present for questions. She had questions for utility staff.

Commissioner Stephanie Madden and Assistant General Manager for Energy Delivery Scott Bishop discussed:

- Largest user is 18 megawatts, Publix.
- Three data centers are in service territory, but none are the highest. They developed under the zoning in existence.
- LE is involved in the design review process. They are involved in requests for energy every time. They knew about Project Swan.
- Project Swan did not make an official request for energy amount.

- LE will review the request for energy and determine if they can serve the amount requested. They could not provide an extra 100 megawatts.
- LE supported the moratorium. They prioritized reliability.
- Some data centers around the country have tried to build their own energy source. The federal government is establishing guidelines.
- LE is not concerned about the moratorium naming data centers.
- During the moratorium, LE will research and plan for large load customers. They will plan for a real rate that will protect the existing customers.
- Curtailments referred to operation of the assets long-term. There would have to be operating agreements in place for that to occur.
- LE does not grant tax incentives.
- For a customer to bring their own power, the back log for a gas turbine was 3-5 years out.
- The State of Florida is not an open market so that makes it difficult for a customer to bring their own generation.

Commissioner Terry Coney stated the Commission is working on this moratorium and is still learning. The entire State of New York has a moratorium on data centers. It is a hot topic across the country and it is going to take some time to get this done. The Commission is asking questions for the benefit of the community.

Commissioner Mike Musick asked if there were enough hurdles in place to keep out this type of development right now anyway? LE could not offer 50+ megawatts today. Assistant General Manager for Customer Service Korey Bush said it would take more than a year, even if they had a \$1 Million check.

Commissioner Chad McLeod wanted to make sure this was a good step in terms of process and planning. This gives staff more time to get their hands around the impact. He wanted to be sure this was a good planning step not an attempt to stifle good projects. Korey Bush said that data centers are unprecedented. Taking a breath before moving forward is the right thing.

Mayor Sara Roberts McCarley appreciated Scott Bishop being here. She hoped the public heard that his is a Herculean effort and the City is held to State and Federal requirements. Also, every project that comes before the Commission can be voted up or down. That is another guard rail. She explained the Commission did not get to discuss the issues without public notice. She wanted to make clear that the Commission did not sign Non-Disclosure Agreements (NDA). No commissioner has signed an NDA. Also, the Commission is not pocketing money for development. That is not legal. It is false to say they are. There are no NDAs. Even without a moratorium it would take a long time to develop a data center. Nothing is going to happen overnight.

Commissioner Stephanie Madden and Interim Water Utilities Director Joe Costine discussed:

- Water Utilities is at the table for the Design Review Team (DRT) review. They review each development and consider the quantity of water requested and the

location of the development. The developer may need to help extend infrastructure to the development location.

- No one customer has caused rates to go up.
- Water Utilities plans for development within the SWFWMD permit capacity. They must be able to pump the requested water at peak demand.
- The City's peak range is 40 million gallons per day (MGPD) for 5 minutes within 24 hours. The City's pumping capacity is 59 MGPD.
- The City's current permit expires in December 2038.
- PRWC is not a requirement for the permit. It is an alternative water source and the City is a member of the PRWC.
- Participating in alternative water resources will increase water costs.
- A large user will not force Lakeland into alternative water sources. The City will take the alternative water as an agreement with the PRWC.
- A large water user could apply for a water permit from SWFWMD. They would have to jump through hurdles for that, including effects on the environment.

Commissioner Ashley Troutman said this is not his first time hearing this information. He is grateful that the Commission brought this to the public. He thought the Commission should be careful moving forward with the moratorium as written because it excludes viable projects that could be permissible.

Commissioner Mike Musick wanted to be cautious. There could be some joint assistance on projects with new developments. The City has 22 car washes and 17 golf courses. We use a lot of water. We have run out of cheap water. We are not taking just our water. We cannot create more water. Some large players are looking into the loop for cooling water because they are receiving denials. Water is a big deal.

Commissioner Stephanie Madden thought that after the first Utility Committee meeting that the moratorium would only be for 50 megawatts or more. She would be open to adjusting the wording to allow applications for something that would fit within the parameters. She asked about that in one-on-ones and it did not seem like there was a solution to make the language change. It is reasonable to think that the DRT team knows what they are talking about.

Mayor Sara Roberts McCarley asked 2 questions:

1. Do you feel like this language is limited in regard to the data center terminology?
2. If we change the language, would we start all over again?

Palmer Davis explained that if there were substantial changes to an ordinance in the middle of a public hearing process, you would have to start over with first reading. To do what is requested, you would have to modify the language in the moratorium ordinance. According to Land Development Code (LDC) a data center is not permitted. We would need to modify the LDC language as well to allow some sort of data center.

Commissioner Guy LaLonde clarified that the moratorium was for all data centers and large load customers with loads of more than 50 megawatts. He supported the moratorium.

Palmer Davis said the Commission can always modify the moratorium if 12 months is too long or too short.

Commissioner Ashley Troutman thought the Commission should permit 25 megawatts while they consider regulations for larger usage.

Commissioner Chad McLeod reiterated that the Commission could change the timeline of the moratorium if we need to.

Public Comment:

Olivia Bienaime spoke against data centers and the moratorium. She wanted a ban.

Sam Romain wanted guard rails. He read a poem he wrote about data centers.

Jaden Spike Poma spoke against the data center. She distributed handouts to the Commission. A copy of the handout is on file in the agenda packet.

Magdalene Dupree spoke against data centers.

Kelly Quinn supported the moratorium.

Peter Edgar supported the moratorium.

Atheena Wilson spoke against data centers.

Commissioner Chad McLeod left for the day at 12:37 p.m.

Ashley Bowers-Macrandar supported a 2-year moratorium.

Dalton C. spoke against the data center.

Jarvis Washington spoke against data centers and about the impact on the community.

Jennifer Hardeman spoke against data centers. The developer of Project Awan is tied up in lawsuits in other communities around the country.

Ryleigh spoke against data centers.

Ricky Santiago spoke in support of a moratorium but wanted a longer time frame. The community does not want data centers.

David Tran spoke against the data center.

Judy Ngying spoke against data centers. She supported the moratorium and local control of the issue.

John Hill of Lake Wales supported the moratorium. He applauded the Commission for the process they are observing. This is a nonpartisan issue.

Brittany Singletary spoke against the moratorium. She claimed there was a conflict between the moratorium and 2 agenda items on tomorrow's Planning & Zoning agenda. She supported a complete moratorium of all data centers in the community.

Jaxon Samples spoke against the data center. He wanted a ban on data centers.

Mayor Sara Roberts McCarley closed the public hearing. The second public hearing is August 3, 2026.

CITY MANAGER

Task Authorization with C&T Contracting Services, LLC for Construction Services for Glendale Intermediate Pump Station Pipe Repair

During bi-annual cleaning and inspections, Wastewater Collections discovered a pump discharge pipe leaking within the Glendale Intermediate Pump Station Wet Well. Since the leak was occurring within the wet well, and there was no immediate risk of an external sewage spill, a pipe wrap was installed to serve as a temporary repair until the major overhaul could be executed as planned in FY28. During the most recent inspection, the wrap was found to have failed, and the pipes are continuing to leak into the wet well. This causes pumping inefficiency and could potentially lead to an overflow if the failure worsens appreciably.

Repairing these discharge lines requires manpower and equipment that is not available internally by the Water Utilities Collections Division. Therefore, Wastewater Collections solicited a proposal from C&T Contracting Services, LLC under the terms and conditions of the City's existing Continuing Contract and Agreement for Construction Services dated March 12, 2026. The scope of work for this project involves temporary bypass measures to perform the work, installation of a plug for wet well isolation, pump shutdown, and replacing the four 12" pipe spools.

C&T Contracting Services has provided a total cost of \$200,036 to complete this work. This project is currently funded in Water Utilities FY26 budget. Construction will commence immediately upon approval and is expected to be completed within 2 months of notice to proceed.

Staff recommended the City Commission approve this Task Authorization with C&T Contracting Services, LLC in the amount of \$200,063 for the repair of piping in the

Glendale Intermediate Pump Station and authorize appropriate City officials to execute all corresponding documents on behalf of the City.

Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner 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 6-0. Commissioner Chad McLeod was absent at that time.

Change Order to Cathcart Construction Company for Sludge Thickener Line Replacement at Combee Water Treatment Plant

Cathcart Construction Company was issued a Task Authorization in accordance with the City's existing Continuing Contract for Construction Services to investigate and replace a failing 4" pipe for the sludge thickener at the Combee Water Treatment Plant. The initial Task Authorization, in the amount of \$99,421, was signed and approved by the City Manager on April 17, 2026.

As Cathcart began attempting to repair the pipe, the damage was discovered to be underneath the footer of the tank and could not be safely reached without undermining the foundation. The pipe was also located deeper than the 14-foot depth shown on the drawings. The pipe was discovered at approximately an 18-foot depth during work. Cathcart attempted to use a cured-in-place-pipe (CIPP) liner in the existing piping without success. The liner failed to bond to the existing pipe.

Plant Operations, Water Engineering, and Cathcart Construction Company discussed alternative options to complete the repair. After reviewing multiple solutions to address safety, cost, constructability, and maintainability, a new design that best solves the issue and allows for maintenance moving forward was determined and agreed upon by all parties.

Cathcart Construction Company has provided an estimated price of \$189,360 for a revised sludge thickener design that addresses the failing pipe and will restore the operation of the sludge thickener. Staff is requesting an additional 10% contingency in the amount of \$18,936 for unforeseen costs associated with the project. This brings the total amount for Change Order 01 and the contingency to \$208,296 and the new purchase order amount to \$307,717. The additional funding is available in the Water Utilities' FY26 Budget.

Staff recommended the City Commission approve Change Order 01 with Cathcart Construction Company in the amount of \$189,360 with a contingency of 10% in

the amount of \$18,936 for sludge thickener line replacement at Combee Water Treatment Plant and authorize staff to proceed with increasing Purchase Order 306098 by \$208,296 bringing the new PO total to \$307,717. Staff also recommended the City Commission 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 6-0. Commissioner Chad McLeod was absent at that time.

City Manager Shawn Sherrouse offered the following verbal reports:

1. Korey Bush was recognized as the Florida Municipal Electric Association (FMEA) 2026 Member of the Year. Mr. Bush has provided 23 years of service in the community. He represents public power at the State and National levels.
2. Water Utilities Director named - Joe Costine. Mr. Costine offered comments and thanked City Manager Shawn Sherrouse for the opportunity. The Water Utilities team is very strong. We have challenges to overcome. He will be leaning on Assistant Water Utilities Director Robby Kniss, who is a great team member.

CITY ATTORNEY

Ordinances (First Reading) – None

Miscellaneous

Grant of Easement to the Polk Regional Water Cooperative at County Road 540A Interconnect Facility

On November 6, 2018, the City of Lakeland, the City of Bartow and Polk County entered an interlocal agreement to provide for a reliability interconnection between the three jurisdictions' water systems and the future provision of water from the West Polk Wellfield Lower Floridan Aquifer Project. Pursuant to this agreement, the parties jointly purchased property near the intersection of County Road 540A and U.S. Highway 98 South and have constructed and operate the contemplated water interconnect facility.

To implement the second objective of the interlocal agreement, the Polk Regional Water Cooperative (PRWC), of which the City of Lakeland is a member, has requested that Lakeland, Bartow and Polk County grant it an easement over the property for the construction and operation of PRWC facilities allowing for the distribution of future

PRWC water to its members. The easement, consisting of both an ingress/egress and utility easement, would be granted to the PRWC at no cost. The PRWC would be responsible for all construction, operation, maintenance and repair costs associated with its use of the easement.

Staff recommended that the City Commission approve and authorize the appropriate City officials to execute the attached Ingress/Egress Easement and Utility Easement in favor of the PRWC.

Palmer Davis 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 6-0. Commissioner Chad McLeod was absent at that time.

AUDIENCE

Deborah Griener spoke about duck hunting in the City. She disagreed with the Florida Fish and Wildlife Conservation Commission (FWC) designation allowing duck hunting on Lake Buelah. Their community has been feeding birds and providing nesting boxes. The ducks are taking advantage of the opportunity and the hunters are taking advantage of the ducks. She asked the Commission to investigate a restricted hunting area.

Olivia Bienaime asked for clarity on the moratorium. She also wanted someone to address the allegations of 4 lawsuits against the developer of Project Swan. She would like someone to address the conflicts between the 2 items on Planning & Zoning agenda and the moratorium.

Michael Joseph spoke about the streetlights on 10th Street and Griffin Road. He complained about the landscaping in Lakeland.

MAYOR AND MEMBERS OF THE CITY COMMISSION

Commissioner Terry Coney:

1. Thanked the citizens for coming out and speaking.
2. Congratulated Joe Costine on his new position and Kory Bush for his award.

Commissioner Mike Musick:

1. Appreciated serving on the Polk Regional Water Cooperative (PRWC) and express pleasure in working with Joe Costine and Robby Kniss.

2. Spoke about the FMEA Conference. There was a lot of talk on power use and data centers. There was very little time to relax. He returned with a lot of knowledge. He saw a presentation of a program that compiles data from various sources to help with the loss of knowledge. This was one of the least boring and most engaging meetings he was able to attend. He was glad so many attended because there was a lot of information.

Commissioner Ashley Troutman:

1. Enjoyed the conversations at the Municipal Boards Committee meeting.
2. Seniors - there has been a change in leadership with the Lakeland Senior Hub.
3. The speaker from Deltona was praising the City of Lakeland and the respectful debate. That is what we do in Lakeland. The public comment cards are a brilliant suggestion that the Mayor brought forward. This is a public arena. The public deserves the opportunity to know who is addressing them. He asked that the public honor the process and complete a speaker card.

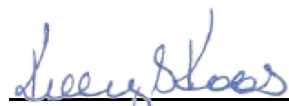
Commissioner Guy LaLonde:

1. The FMEA conference was very busy.
2. Congratulated Joe Costine and Korey Bush and thanked Robby Kniss for his support.
3. They have been hearing so much about data centers and large loads. He hoped there will be some trust. A lot of people are spending countless hours understanding the issue.
4. Is there a means to address those who choose not to complete a speaker card? Palmer Davis explained the resolution does not require a speaker card right now. The Commission could amend the resolution. There were some first-amendment issues to consider before making the change. It is more important in a quasi-judicial meeting.

Mayor Sara Roberts McCarley:

1. Apologized for missing the conference last week.
2. With rights comes responsibilities. She appreciated everyone being respectful today. She appreciated the robust commission discussion today in front of the public.
3. She appreciated the Commission serving on PRWC and FMEA.

CALL FOR ADJOURNMENT – 2:00 p.m.



Kelly S. Koos,
City Clerk

