LAKELAND CITY COMMISSION

Regular Session
May 18, 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, Assistant Finance Director Deidra Joseph, and Assistant to the City Clerk Trish Edwards were present.

CALL TO ORDER - 9:00 A.M.

PRESENTATIONS - None

REQUESTS TO APPEAR FROM THE GENERAL PUBLIC

America 250 Committee - J. Lenora Bresler

A four-year project, Path to Freedom is the largest, multi-faceted, permanent commemoration of America 250 in Central Florida. It is funded by over 60 individuals and organizations. Its most permanent aspect is the commissioning and installation of a life-size bronze statue of Mary Katharine Goddard, the printer of the Declaration of Independence. This statue will be placed in Veteran's Memorial Park to pay tribute to the Founding Generation, and challenges modern Americans to continue in the nation's founding principles.

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

Commissioner Coney thanked Ms. Bresler for her presentation and recommended that the City donate $25,000 toward the cost of this monument (total cost being $268,000). This is the only known statue of Goddard and a value added to the City of Lakeland. This is not just adding a monument for the sake of adding a monument, this is celebrating the 250th anniversary of our Nation. Mayor Roberts McCarley said there would be more discussion on the possibility of donating to this monument at a future agenda study.

Commissioner LaLonde stated that, as a veteran, he supports this, but knows the budget is tight.

APPROVAL OF CONSENT AGENDA

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

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

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

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

APPROVAL OF MINUTES (with any amendments)

*City Commission Minutes Strategic Planning April 23-24, 2026
*City Commission Minutes May 1-4, 2026
*Utility Committee Minutes May 1, 2026

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

REPORTS AND RELATED ITEMS - None

EQUALIZATION HEARINGS - None

PUBLIC HEARINGS

Ordinances (Second Reading)

Ordinance 6141; Proposed 26-010; Approving a Conditional Use to Convert a Nonconforming Industrial-Type Service Establishment, Level I, to a Wholesale Trade Use, Level I, to Allow for the Wholesale Trade of Flooring Materials, Installation Tools and Supplies on Property Located at 1512 E. Gary Road

> AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; APPROVING A CONDITIONAL USE TO CONVERT A NONCONFORMING INDUSTRIAL-TYPE SERVICE ESTABLISHMENT, LEVEL I, TO A WHOLESALE TRADE USE, LEVEL I, TO ALLOW FOR THE WHOLESALE TRADE OF FLOORING MATERIALS, INSTALLATION TOOLS AND SUPPLIES ON PROPERTY LOCATED AT 1512 E. GARY ROAD; 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 Guy LaLonde seconded.

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

Action: Upon roll call vote Commissioners Guy LaLonde, Mike Musick, Ashley Troutman, Stephanie Madden, Terry Coney, Chad McLeod, and Mayor Sara Roberts McCarley voted aye. Ayes - seven. Noes - zero. The motion carried unanimously.

Ordinance 6142; Proposed 26-011; Amending Ordinance 5971; Major Modification of PUD (Planned Unit Development) Zoning to Adopt a New Site Development Plan and Allow for the Development of 112 Multi-Family Dwelling Units in Lieu of 92 Single-Family Attached (Townhome) Dwelling Units on Approximately 10.56 Acres Generally Located at the Southeast Corner of 10th Street and Saratoga Avenue

> AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 5971, TO PROVIDE FOR A MAJOR MODIFICATION OF PLANNED UNIT DEVELOPMENT (PUD) ZONING TO ADOPT A NEW SITE DEVELOPMENT PLAN AND ALLOW FOR THE DEVELOPMENT OF 112 MULTI-FAMILY DWELLING UNITS IN LIEU OF 92 SINGLE-FAMILY ATTACHED (TOWNHOME) DWELLING UNITS, ON APPROXIMATELY 10.56 ACRES OF PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 10TH STREET AND SARATOGA AVENUE; 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.

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

The Commission discussion focused on the feasibility of the road network and the potential impact of the proposed development on surrounding narrow roads. Chuck Barmby, Urban Planning and Transportation Manager, noted that 10th Street is a Polk County Road and will go through the County's permitting process, with all information reviewed by the County. Concerns regarding ingress and egress will be addressed as part of that review. Questions were raised about future turn lanes and whether sufficient room remains for additional development. Staff stated that the Land Development Code and PUD process provide some flexibility, but requiring improvements before approval could create considerable expense for the applicant. It was confirmed that the County has reviewed the site plans, although a traffic study has not yet been conducted. The development was described as mid-range in scale. The Mayor asked about the threshold requiring a traffic study, and staff responded that developments generating 750 daily trips would require one. The City also stated it would ensure County comments are incorporated into the study methodology, including how and when traffic data is collected.

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. Noes - zero. The motion carried unanimously.

Resolutions

Resolution 6062; Proposed 26-026; Intent to Vacate Public Right-of-Way Located South of Walnut Street, West of South Webster Avenue, North of Herschell Street and East of Cornelia Avenue

> A RESOLUTION RELATING TO PUBLIC RIGHT-OF-WAY; MAKING FINDINGS; DECLARING THE CITY COMMISSION'S INTENTION TO ADOPT AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY LOCATED SOUTH OF WALNUT STREET, WEST OF S. WEBSTER AVENUE, NORTH OF HERSCHELL STREET AND EAST OF CORNELIA AVENUE; REPEALING RESOLUTION 4967; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

City Attorney Palmer Davis read the title.

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

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

Action: Upon roll call vote Commissioners Guy LaLonde, Mike Musick, Ashley Troutman, Stephanie Madden, Terry Coney, Chad McLeod, and Mayor Sara Roberts McCarley voted aye. Ayes - seven. Noes - zero. The motion carried unanimously.

Resolution 6063; Proposed 26-027; Amending Resolution 5830 to Modify Lakeland Youth Council Membership Criteria

> A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO THE LAKELAND YOUTH COUNCIL; AMENDING RESOLUTION 5830 TO REDUCE MEMBERSHIP TERMS TO 1 YEAR AND LIMIT PARTICIPATION TO EIGHTH GRADE STUDENTS; PROVIDING AN EXCEPTION FOR EXISTING MEMBERS OF THE YOUTH COUNCIL; MAKING FINDINGS; PROVIDING AN EFFECTIVE DATE.

City Attorney Palmer Davis read the title.

Motion: Commissioner Guy LaLonde moved to approve the resolution. Commissioner Terry Coney seconded.

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

Commissioner Madden mentioned that she had reached out to those who have a year remaining in their term. Of them, four are interested in returning to complete their original term. She will reach out to the Clerk's office to send letters to those who are returning.

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. Noes - zero. The motion carried unanimously.

Miscellaneous

Development Agreement with SJD Development, LLC for Wedgewood Golf Course Redevelopment

This is a proposed Development Agreement between the City of Lakeland and SJD Development, LLC (Developer) to address the funding and timing of transportation mitigation conditions contained in the Wedgewood Golf Course Redevelopment Project Planned Unit Development (PUD) as adopted by the City Commission via Ordinance No. 6130 in December 2025. Associated with this, on May 19, 2026, the Planning & Zoning Board will consider a PUD Minor Modification that seeks to reduce the total unit count in the development from 973 to 825 units, with the following revised development mix:

	Approved PUD	Proposed Changes
Single-family detached units	61	61
Single-family attached units	212	394
Multi-family units	700	370
Total	**973**	**825**

Although the unit count, housing mix and associated site layout will change if the PUD Minor Modification is approved, the following transportation concurrency mitigation conditions in the currently adopted PUD will remain unchanged and are contained in the Development Agreement:

Developer Obligations

- The Developer shall dedicate right-of-way for the planned extension of Lakeland Park Center Drive west of Carpenters Way.

- The Developer shall dedicate right-of-way for the construction of a roundabout or traffic signal with turn lanes at the Carpenters Way/Wedgewood Estates Boulevard-Heatherpoint Drive intersection, which will include the realignment of Wedgewood Estates Boulevard to align with Heatherpoint Drive.

- Developer will install a transit shelter on Lakeland Park Drive.

- The Project will include bicycle/pedestrian infrastructure, including an internal trail network and connectivity to Douglas Cook Park.

- Developer will construct a roadway stub-out to the eastern property boundary in support of a future roadway connection to Arteva Drive.

- Developer shall pre-pay $423,413.47 for future City Transportation Impact Fees generated by the Project to fund its proportionate share of the Wedgewood Estates Boulevard realignment and improvements at the Wedgewood Estates Boulevard-Heatherpoint Drive/Carpenters Way intersection.

- 50% of this pre-payment ($211,706.73) will be paid at issuance of first site plan or subdivision approval for the Project, with the remaining 50% balance being paid at the time of first building permit issuance.

- Within 14 days of the Developer's first installment of its required City Transportation Impact Fee pre-payment, the Developer shall complete the donation of all required right-of-way to the City.

- Prior to the first Certificate of Occupancy issuance for Tract 3, the Developer shall complete the installation of the required transit shelter on the Lakeland Park Drive frontage.

City Obligations

- The City will establish an impact fee credit account for the Developer's Transportation Impact Fee pre-payment, totaling $423,413.47 following full payment. Developer's pre-payment represents its proportionate share obligation to offset the transportation impacts of its Project. Under State law, the City may only require a developer to offset transportation deficiencies created by its development and a developer cannot be required to mitigate existing deficiencies. State law further requires that a developer receives impact fee credits for its proportionate share contributions.

- The City will provide Developer a tax donation letter following its donation of all required right-of-way.

- The City agrees that the Project's overall entitlement is 825 dwelling units and that five percent of the approved density may be transferred between development tracts provided that such transfers remain within the same residential use type and do not exceed the total number of allowable units. These transfers would require staff-level approval only.

- Upon satisfaction of all transportation mitigation requirements by Developer, the City will reserve 5,538 Daily and 463 PM Peak Hour Trips for the Project based on 825 units.

It should be noted that State law governing development agreements provides that government laws and policies governing the development of the land at the time of the execution of the Development Agreement shall govern the development of the land for the Agreement's duration. As a result, the Wedgewood Redevelopment Project will be subject to the City Transportation Impact Fees approved by the City Commission in August 2025 (Ordinance No. 6107), including annual increases to those impact fees through December 31, 2029. Impact fees for building permit applications received after that date will be capped at the rates in effect on December 31, 2029.

Staff recommended that the City Commission approve the Development Agreement with SJD Development, LLC with respect to the Wedgewood Golf Course Redevelopment Project and authorize the appropriate City officials to execute the Agreement on behalf of the City.

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

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

Chuck Barmby, Urban Planning and Transportation Manager, stated there was a traffic study completed in 2022. The number of units for this project has decreased. Mr. Barmby went on to clarify that a roundabout will have additional costs and additional impact, whereas a traffic signal will incur less cost. Chuck Barmby's presentation is on file.

Daniel Kovaks of SJD Development, LLC, stated that a lot of time has been put into this project.

Beverly Copeland-Inman, resident on Carpenters Way, stated that she is concerned about the increase in traffic. Emergency vehicles could be held up by traffic lights. She suggested the addition of speed humps or speed enforcement cameras to slow down traffic. There are kids on bicycles, people walking dogs and people from the assisted living facility in their automated chairs along this roadway.

Dennis Grice, president of the Homeowner's Association stated that traffic is already bad now. They should fix the issues before they build. There is also a problem with stormwater that does not drain properly.

Don Hamilton, a resident in the area, stated that he lost a seawall from stormwater runoff and it has not been repaired or replaced. Traffic cannot get out of the side roads onto Carpenter's way because of the traffic.

Isabella Williams, a resident in the area, stated that she enjoyed having a golf course in her back yard and that it was nice to have nature. Now she has flooding on her back porch.

Immanuel Jackson stated that a traffic light would be a danger to the environment. A roundabout would be smoother.

Linda Sanchez Dowers, a resident in the area, is concerned about stormwater drainage, retention ponds and seawalls. There have been various violations and warnings reported to the previous owner by the Florida Department of Environmental Protection (FDEP) and she is concerned that Developer has not notified FDEP or Southwest Water Management District about change in ownership or request to transfer Environmental Resource Permit.

Cindy Mitchell, a resident on Carpenter's Way, urged the Commission to deny the agreement and the impact fee in lieu of the traffic study. Traffic congestion has increased on Carpenter's Way with school related and cut-through traffic. A new traffic analysis needs to be conducted.

Gina Ward, a resident in the area, said when the golf course closed, the land was not maintained. Weeds took over, trees grew, stormwater, and soil erosion. There are dead trees on the ponds. They have water intrusion and flooding in their homes. Remediation has been ignored. Local residents do not want to see 2-story homes behind their homes; they want compatible homes. They would like a 20 ft buffer and a traffic study, to review the ingress and egress for the neighborhoods. It has been a frustrating and laborious process.

Pat Teehan, a resident of the area, voiced concerns about density, mostly on the east side of Carpenter's Way. Ponds have not been maintained and there are concerns about drainage. She would like to see more green space, more ponds, and proper drainage.

Commissioner McLeod asked about the timing of the traffic study. Chuck Barmby explained that the study was conducted in 2022, shortly after COVID, and reflected traffic volumes associated with the Lakeland Park Drive extension. He also noted that the current proposal includes fewer units in the development. Discussion followed regarding Carpenter's Way being a 25-mph street and previous traffic studies that had been completed.

Commissioner Musick asked legal staff whether this development agreement could address some of the concerns being discussed. It was clarified that the item being voted on focused specifically on transportation mitigations and was unrelated to the upcoming Planning and Zoning meeting. Staff further stated that, based on this agreement, the development would be capped at 825 units.

Commissioner Coney expressed continued concern regarding traffic issues that already exist on Carpenter's Way even without the proposed community. Questions were also asked about whether the roadway could ever be expanded in the future, along with concerns about emergency vehicle access and response times.

Chuck Barmby stated that the intersections along Carpenter's Way and signal timing at the US 98 intersection should be reviewed and adjusted to help address traffic flow on Carpenter's Way. Mr. Barmby also noted that a four lane widening would divide the neighborhood and introduce other safety issues. Such widening would also impact the arch located on Carpenter's Way, a locally designated historic feature.

Commissioner Madden said this has been a 4-year process. When we are presented with a developer who has purchased property, we have something called the Burt Harris Act which reminds us of the property rights of that developer. The $423,000 towards the intersection is separate from the gift of the right-of-way and the reduction in number of units.

Commissioner Madden asked for clarification on how long it took to acquire the right-of-way for the Lakeland Hills Extension, and how much did it cost. Greg James, Public Works Assistant Director, stated it was a 3-year process to acquire the right of way, and it was a considerable amount of money; more than $400,000.

Commissioner Madden empathized with the residents, stating it is hard to lose a golf course, and to not have repairs done. We were all sad to lose a golf course. However, under Florida Law a developer can develop on purchased property. It is not perfect and there are frustrations for everyone involved.

City Attorney Palmer Davis clarified that the $423,000 is based on 973 units and was not reduced by the developer when the number of units was reduced to 825.

Commissioner Lalonde concurred with Commissioner Musick that we are voting on the transportation and impact fees. He appreciates the compassion of everyone here. We are talking about real concerns. He stated he is concerned about moving forward without doing another traffic study.

Chuck Barmby stated that the developer and the City had been working together for approximately four years to bring the proposal forward. He acknowledged that Carpenter's Way is congested, but said the roadway is not considered a failure. He explained that the area has long needed a second east-west corridor and emphasized that the developer cannot be held responsible for existing traffic deficiencies. Barmby also stated there is no easy way to rebuild Carpenter's Way and that another traffic study would not reveal anything substantially different.

Commissioner Troutman asked how much of the proposed $423,000 would directly alleviate residents' concerns. Discussion followed regarding funding for the roadway realignment and intersection, and it was clarified that the funding could not be reassigned.

Addressing a question from Commissioner Troutman, Chuck Barmby further explained that smaller traffic circles in the vicinity of Southwest Middle School have helped slow traffic speeds through wide intersections on neighborhood streets, while noting that roundabouts on collector or arterial roadways must meet certain size requirements to accommodate larger and emergency vehicles.

In response to questions about what constitutes a roadway failure, Chuck Barmby explained that failure is measured by delays, specifically when vehicles are unable to move efficiently off Carpenter's Way due to backups and delays at the US 98 intersection and Corporate Avenue four-way stop. He compared the roadway to Edgewood Drive, which carries heavy traffic volumes but generally continues to flow efficiently due to the limited number of traffic signals.

Mayor Roberts McCarley noted that these issues are routinely discussed during Agenda Study sessions and in one-on-one meetings with staff, emphasizing that there are many moving parts involved. She stressed the need to operate within the framework of state law and acknowledged the challenge of trying to retrofit desired outcomes into an existing space. There was emphasis that these issues are longstanding and that every day action is delayed is potentially a more costly day in terms of road solutions. While conditions will never be perfect, mitigation efforts are possible.

The Mayor concluded by expressing hope that the developer understands the maintenance concerns and emphasized the importance of a clear and consistent message regarding expectations going forward.

Linda Sanchez Dowers, a resident of the area, reiterated that today has to do with traffic and roadways, but there is stormwater damage that has deteriorated the landscape.

Patty Larrinaga, a resident in the area, stated that the golf course is gone and they have had four years to mourn that. The new development will change the culture of the neighborhood. There will be changes to traffic. She is concerned about emergency vehicles.

Isabella Williams, a resident in the area, said this is an issue of values; what is valued most in our community.

Action: Upon roll call vote Commissioners Chad McLeod, Terry Coney, Stephanie Madden, Mike Musick, Ashley Troutman, and Mayor Sara Roberts McCarley voted

aye. Commissioner Guy LaLonde voted no. Ayes - six. Noes - one. The motion carried 6-1

COMMUNITY REDEVELOPMENT AGENCY – None

CITY MANAGER

Ratification of Economic Reopener with the Fraternal Order of Police, Lakeland Lodge 185

The City and the Fraternal Order of Police, Lakeland Lodge 185 ("FOP"), are parties to collective bargaining agreements ("CBAs") covering three bargaining units: Police Officers, Police Sergeants, and Police Lieutenants. Each CBA became effective October 1, 2024, and expires September 30, 2027.

Article 25 of each CBA, as amended effective October 1, 2024, included a conditional reopener for Fiscal Year 2027 wages. The provision required the City to complete a pay study by April 15, 2026, using the agreed-upon comparator agencies listed in Article 25, Section 3. If the study showed that comparator median wages exceeded the median wages of a bargaining unit by 6% or more, Article 25 would reopen for the limited purpose of negotiating that unit's Fiscal Year 2027 wages.

The City completed the required pay study, and the results triggered the Article 25 reopener for all three FOP bargaining units. On April 16, the City's negotiating team, including representatives from LPD, Human Resources, Finance, and the City Attorney's Office, met with the FOP to bargain over proposed wage amendments for each CBA. The parties tentatively agreed to a proposed Memorandum of Understanding ("MOU") for each bargaining unit as to the following terms:

Fiscal Year 2027 Wage Amendment Overview:

- Effective October 1, 2026, eligible Police Officers will receive a 6.1% salary adjustment.
- Effective October 1, 2026, eligible Police Sergeants will receive a 7.9% salary adjustment.
- Effective October 1, 2026, eligible Police Lieutenants will receive a 7.6% salary adjustment.
- Except as expressly modified by the applicable MOU, all other terms and conditions of each CBA remain unchanged and in full force and effect.

On April 29, FOP members in each bargaining unit voted to ratify the proposed amendments, with a combined vote of 215-1. If approved by the City Commission, the amended Article 25 attached as Exhibit A to each MOU will be incorporated into the corresponding CBA and will supersede the prior version of Article 25.

Staff recommended that the City Commission ratify and approve the proposed amendments to Article 25 of the collective bargaining agreements, as set forth in the MOUs for each bargaining unit, and authorize the appropriate City officials to execute any related documents between the City and FOP.

City Manager Shawn Sherrouse presented this item to the Commission.

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

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

Commissioner McLeod said we have not always been in this position where it has been as easy of a process. The work that has been done on both sides to build rapport and relationships is appreciated.

Action: Mayor Sara Roberts McCarley called for the vote and the motion carried 6-0. Commissioner Terry Coney was absent at the time of the vote.

***Task Authorization with Mead & Hunt, Inc. for the Design of an additional Passenger Hold Room at Lakeland Linder International Airport**

The additional passenger hold room at Lakeland Linder International Airport (LLIA) is planned to be 10,000 square feet and will allow LLIA to accommodate simultaneous flights.

Staff seek to enter a Task Authorization with Mead & Hunt, Inc. under the terms and conditions of the City's Continuing Contract for Professional Municipal Engineering Services pursuant to Request for Qualifications (2025-RFQ-020) for the design of an additional passenger hold room at LLIA. Mead & Hunt, Inc.'s scope of services includes Architecture & Interior Design, Civil, Mechanical, Electrical, Plumbing and Fire Protection Engineering. Bidding and permitting is included in their scope of services as well.

Mead & Hunt, Inc. will complete the design of the additional passenger hold room at LLIA for the not to exceed amount of $187,642. Funding for this project is available in the Airport's FY 2026 Budget.

Staff recommended the City Commission approve this Task Authorization with Mead & Hunt, Inc. in the not to exceed amount of $187,642 for the design of an additional passenger hold room at LLIA and authorize the appropriate City officials to execute all necessary documents.

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

Verbal Report:

Staff Recognitions:

- Cindy Collins, Director of the RP Funding Center, graduated from Leadership Polk.
- Rob Hernandez, Deputy City Manager, graduated from Leadership Lakeland.
- Angel Davis, Innovation & Strategy Supervisor, graduated from Leadership Lakeland, sponsored by Junior League.

A delegation from Fort Worth, TX, visited Lakeland about a week ago. A citizen from Fort Worth gave their Parks and Recreation department $25,000 to visit other cities that they aspire to be like. They chose Lakeland based on a report put out by Trust for Public Land where Lakeland ranks very high. We had a nice visit and having them choose Lakeland was impressive. Congratulations to our Parks, Recreation, and Cultural Arts department.

We will have a delegation from Gwinnett County, GA for a Strategic Leadership visit in partnership with their Chamber. They are looking for successful approaches to Economic and Community Development. In their research, they sought out Lakeland, and our Community and Economic Development staff will be hosting them on May 28.

It is very complementary to see these other cities coming to study what Lakeland is doing.

Mayor Roberts McCarley said San Marcos, TX was here last month, and she was able to speak with them. It was a combined visit with the Chamber of Commerce and Lakeland Economic Development Council.

CITY ATTORNEY

Ordinances (First Reading)

Proposed 26-015; Vacation of Public Right-of-Way Located South of Walnut Street, West of S. Webster Avenue, North of Herschell Street and East of Cornelia Avenue

> AN ORDINANCE RELATING TO PUBLIC RIGHT-OF-WAY; MAKING FINDINGS; VACATING PUBLIC RIGHT-OF-WAY ON PROPERTY LOCATED SOUTH OF WALNUT STREET, WEST OF S. WEBSTER AVENUE, NORTH OF HERSCHELL STREET AND EAST OF CORNELIA AVENUE; AUTHORIZING THE RECORDING OF A CERTIFIED COPY OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

The foregoing is the title of an ordinance read for the first time by title only. The Commission will hold the second reading and public hearing on June 1, 2026.

Miscellaneous

Sale of City-Owned Property Located at 1021 E. Lime Street

Mr. Mark Hulbert has expressed interest in purchasing a parcel of City-owned property located at 1021 E. Lime Street, Lakeland, Florida 33801. Should Mr. Hulbert succeed in acquiring this property, he intends to develop a duplex on the site. The undeveloped parcel encompasses 0.20 acres and was transferred at no cost to the City of Lakeland in 2024 after escheating to Polk County for non-payment of taxes. Its assessed value, as recorded by the Polk County Property Appraiser's Office, is $28,956.00. A private appraisal commissioned by the City has determined the market value of the property to be $170,000.00.

In accordance with the City's policy on the disposition of City-owned property, Mr. Hulbert has submitted a formal written request indicating his intention to acquire the property. This has facilitated communication with relevant public and private utilities as well as various internal City departments, confirming that there are no objections to the proposed sale. However, there is an existing easement of record containing a sewer main that must be preserved.

A 30-day Notice of Disposition was published in The Ledger on April 1, 2026. At the conclusion of this advertising period, Mr. Hulbert was the sole bidder, submitting an offer of $120,000.00. Mr. Hulbert owns the property immediately to the east of 1021 E. Lime Street, upon which he has constructed a townhome similar in design to what he intends to construct upon the City's property. Various City departments, along with public and private utilities, have thoroughly reviewed this request and have indicated no objections to the sale, contingent upon the continued preservation of the existing easement over the sewer main.

Staff recommended that the City Commission approve Mr. Hulbert's request to purchase the property located at 1021 E. Lime Street ffor $120,000.00, subject to the reservation of the existing utility easement for the sewer main.

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

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

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

RFP Award and Continuing Contract for Annual Pest Control Services at City Hall, Lakeland Police Department and Other City Buildings

The City's Purchasing Division recently issued Request for Proposal 2026-RFP-004 to select a qualified firm to provide Commercial Annual Pest and Rodent Control Services at City Hall, the Lakeland Police Department and other City buildings. A total of 4 firms responded to the City's RFP and are listed below in the order in which they were ranked by the Selection Committee:

1. Peninsular Exterminating, Inc. Lakeland, FL
2. Pest Inspector Lakeland, FL
3. Rocket Pest Control Palm Harbor, FL
4. Consolidated Land Care Plant City, FL

Included with this request is a copy of the standard continuing contract for Annual Pest Control Services that the City will enter with the above-listed company, once approved by the City Commission. Under the Agreement, Peninsular Exterminating will provide all labor, tools, equipment, materials and services necessary for the control of ants, roaches, spiders, fleas and all rodents monthly and as needed for City Hall, the Lakeland Police Department and other City buildings.

The initial term of the Agreement will be for a period of 1 year, effective upon City Commission approval, with 4 additional 1-year renewal options upon mutual written agreement of the parties. The estimated cost of services under the Agreement is $200,000.00 per year based upon the prices provided in Peninsular Exterminating's RFP Price Sheet.

Staff recommended that the City Commission award 2026-RFP-004 to Peninsular Exterminating, Inc. and authorize the appropriate City officials to enter the Continuing Contract for Annual Pest Control Services with the company.

Motion: Commissioner Chad McLeod moved to approve the agreement. Commissioner Terry Coney seconded.

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

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

FINANCE DIRECTOR - None

UTILITY

Ordinances – None

Resolutions - None

Miscellaneous

Agreement with Koenig Engineering, Inc. for Overhaul of MGT2 Turning Gear and Torque Converter

This is a proposed agreement with Koenig Engineering, Inc. (Koenig) for the overhaul and refurbishment of MGT2's D5 starting system components, specifically the turning gear and torque converter. In April 2018, the City purchased the used Siemens 501D5A gas turbine from Auburndale Peaker Energy Center, LLC, with reassembly and installation of the unit occurring in June 2020. During scheduled outage in the Fall of 2021, the unit was disassembled, inspected, and repaired. As part of that outage, a known issue with the torque converter was identified that, if left uncorrected, could have resulted in extended unavailability of the generating unit. To address the issue, the turning gear and torque converter were exchanged with replacement components at that time.

Lakeland Electric now intends to overhaul and refurbish the original D5 starting system components through the original equipment manufacturer, Koenig, to maintain fully functional spare components and reduce the risk of future turbine unavailability due to starting system failure. Accordingly, the City's Purchasing Department has approved Koenig as the sole source supplier of the components and related services. Koenig's scope of work will include refurbishment of the torque converter and turning gear equipment, as well as associated inspection, engineering support, shop labor, and replacement components necessary to restore the equipment to operational condition. All work will be performed in accordance with Koenig's quote dated January 22, 2026, and the terms and conditions set forth in the City's Purchase Order.

The cost for the torque converter overhaul is $169,149 and the cost for the turning gear equipment overhaul is $119,012. Lakeland Electric staff is also requesting approval of a parts contingency in the amount of $64,272 to address any additional necessary components that may be necessary during inspection. The total not-to-exceed cost for the services is $352,433. Funding for this work is included in Lakeland Electric's FY26 budget.

Staff recommended that the City Commission approve the agreement with Koenig in the amount of $352,433 for the overhaul of MGT2's D5 starting system, which includes the turning gear and torque converter, and authorize the appropriate City officials to issue a Purchase Order for the services and execute all corresponding documents related to the Agreement.

Deputy City Attorney Ramona Sirianni presented this item to the Commission

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

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

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

AUDIENCE

Michael Joseph shared his concerns about the Lakeland Housing Authority.

Harlem Turner spoke about his ongoing concerns with the Lakeland Housing Authority. He is investigating to find out about the problem and said the Commission should investigate as well and put a stop to it.

Brittany Singletary, of North Crystal Lake Drive, appeared to put in the official record a failure of administrative oversite regarding her home. There are fire hazards and life safety hazards which are documented in an engineering report. Ms. Singletary shared an information packet with the Commission. The packet is on file.

MAYOR AND MEMBERS OF THE CITY COMMISSION

Commissioner Guy LaLonde:

- Attended the Lakeland Police Department 5k
- Looking forward to upcoming NAACP 6th Annual Memorial Day Celebration at Veterans Park

Commissioner Ashley Troutman:

- Had a wonderful weekend of household projects and a yard sale
- Attended a ribbon cutting for the Winn Dixie that is re-opening on Ariana Street
- Shared his respect and appreciation for Mr. Harlem Turner. Commissioner Troutman looks forward to addressing the concerns regarding the Lakeland Housing Authority.

Commissioner Stephanie Madden:

- Update from Central Florida Regional Council. Members would like a tour of Se7en Wetlands. Spoke to Desoto County Administrator Mandy Hines. They have a request for a small natural gas self-generating facility, with hopes of a data center.
- Next Central Florida Regional Council is August 5th, and she is looking forward to the update on all the exciting technology. Collectively, we are all grappling with advancing technology, but there are exciting things in our future.

Commissioner Terry Coney:

- Shout out to the 11th grade students who attended from Excel Christian Academy. One of the students told him he was interested in a possible internship with the City.
- He attended a ribbon cutting at Gospel Inc. which opened 48 new housing units for the homeless.
- Will be attending the Memorial Day Ceremony at Veterans Park

- Will be attending the graduation at Tenoroc High School
- Will be attending the graduation at Lake Gibson High School
- Will be taking a tour of the Orlando Health facility

Commissioner Chad McLeod:
- Accolade to Mayor Roberts McCarley for facilitating today's meeting. It is always difficult to hear the concerns of residents, and she guided the process very well.
- Shout out to Chuck Barmby, Brian Rewis, and the Planning team. They are in a difficult spot. There have been many hours that have gone into the Carpenter's Way project.
- Attended the Fallen Hero's 5k with Lakeland Police Foundation, that raises money for the Lakeland Police Foundation.

Mayor Sara Roberts McCarley:
- Recognized the work of the Planning Department. They do a really good job.
- Went with the Central Florida Planning Development Council to St. Petersburg to tour a couple businesses and to talk about public-private partnerships and other things St. Petersburg has done in their downtown sector.
- Reminder that Community Redevelopment Agency (CRA) Restore the Core information is online.
- Community Development Block Grant (CDBG) Meeting this evening at Coleman Bush Building.
- Mayfaire was a huge success. Dr. Daryl Ward, Director of the AGB Museum, commended our team for the work that staff does.
- Attended the Gospel Inc. event. The apartments will serve a great need in our community.
- Lakeland Housing Authority was discussed at length during the last Agenda Study Meeting. Each of the Commissioners will be contacting a different board member to gather information regarding the ongoing concerns of the community.
- Will be attending the graduation at Lakeland High School
- Questions to Staff:
    - What do the City departments contribute to and what is contributed in in-kind methodology?
    - Requested more information regarding Building Code in reference to Brittany Singletary's comments.

CALL FOR ADJOURNMENT – 12:17 p.m.

Tricia Edwards

Tricia M. Edwards,
Assistant to the City Clerk