LAKELAND CITY COMMISSION

Regular Session
December 2, 2024

The Lakeland City Commission met in Regular Session in the City Commission Chambers. Mayor Bill Mutz and Commissioners Chad McLeod, Bill Read, Stephanie Madden, Mike Musick, and Guy LaLonde were present. Commissioner Sara Roberts McCarley was absent. 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

Little Known Facts About Public Works (Heath Frederick, Public Works Director)

Beautification Awards (Bill Koen)

- Residential: Rachel and Steve Wagner – 4703 Hulse Lane
- Commercial: Black & Brew Coffee House and Bistro - 4209 South Florida Ave.

PROCLAMATIONS - Pearl Harbor Remembrance Day

COMMITTEE REPORTS AND RELATED ITEMS – None

APPROVAL OF CONSENT AGENDA

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

Motion: Commissioner Mike Musick moved to approve the Consent Agenda. Commissioner 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)

* City Commission Minutes – Nov. 15-18, 2024

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

REQUESTS TO APPEAR FROM THE GENERAL PUBLIC – None

EQUALIZATION HEARINGS

Recess/Convene: The City 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 re a lot cleaning/clearing or demolition assessment, this is the time to address the Commission.

Lot Cleaning and Clearing

Motion: Commissioner Mike Musick moved to approve the assessments. 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.

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

PUBLIC HEARINGS

Ordinances (Second Reading)

Ordinance 6075; Proposed 24-030; Voluntary Annexation of Approximately 10.82 Acres Located North of Interstate 4, South of N. State Road 33, and East of Epicenter Boulevard (Cont. 09-03-24) (1st Rdg. 09-16-24)

> AN ORDINANCE RELATING TO THE VOLUNTARY ANNEXATION OF PROPERTY; INCLUDING WITHIN THE TERRITORIAL LIMITS OF THE CITY OF LAKELAND, FLORIDA 10.82 ACRES OF PROPERTY LOCATED NORTH OF INTERSTATE 4, SOUTH OF N. STATE ROAD 33 AND EAST OF EPICENTER 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 Chad McLeod moved to approve the ordinance. Commissioner Mike Musick seconded.

Urban Planning & Transportation Manager Chuck Barmby gave a presentation. This is the adoption hearing. The project was transmitted to the Department of Commerce in Tallahassee and no objections or comments were returned.

Mayor Bill Mutz asked for comments from the Commission and the audience.

The Commission discussed:

- Because of the location in the Green Swamp Area of Critical State Concern, site plan approval by Commerce will also be required. The surrounding County zoning was similar to the zoning on this property.
- Annexation often happens with water/wastewater agreements. The surrounding properties may not need those services at this time. In this instance the adjacent property is already inside the City.

Shelton Rice of Peterson & Myers came forward. It was a pleasure to work with City staff. The intent here is to allow a tractor trailer dealership. They have Kimley-Horn as the engineer on the project. The intent is to obtain city services that will allow the dealership to move forward. This will provide 35 full-time jobs.

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

Ordinance 6076; Proposed 24-045; Large Scale Amendment #LUL24-003 to the Future Land Use Map to Apply Business Park (BP) Land Use on Approximately 10.82 Acres Located North of Interstate 4, South of N. State Road 33, and East of Epicenter Boulevard (Cont. 09-03-24) (1st Rdg. 09-16-24)

> AN ORDINANCE RELATING TO LOCAL GOVERNMENT COMPREHENSIVE PLANNING; MAKING FINDINGS; PROVIDING FOR LARGE SCALE AMENDMENT #LUL24- 003 TO THE FUTURE LAND USE MAP OF THE LAKELAND COMPREHENSIVE PLAN: OUR COMMUNITY 2030; PROVIDING FOR THE APPLICATION OF A FUTURE LAND USE DESIGNATION OF BUSINESS PARK (BP) ON APPROXIMATELY 10.82 ACRES LOCATED NORTH OF INTERSTATE 4, SOUTH OF N. STATE ROAD 33, AND EAST OF EPICENTER BOULEVARD; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Bill Read 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, Mike Musick, Guy LaLonde, and Mayor Bill Mutz voted aye. Ayes – six. Nays – zero. The motion carried unanimously.

Ordinance 6077; Proposed 24-046; Application of I-2 (Medium Industrial) Zoning and Suburban Special Purpose (SSP) Context District Designation on Approximately 10.82 Acres Located North of Interstate 4, South of N. State Road 33, and East of Epicenter Boulevard (Cont. 09-03-24) (1st Rdg. 09-16-24)

> AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; PROVIDING FOR I-2 (MEDIUM INDUSTRIAL) ZONING AND SUBURBAN SPECIAL PURPOSE (SSP) CONTEXT DISTRICT DESIGNATION ON APPROXIMATELY 10.82 ACRES LOCATED NORTH OF INTERSTATE 4, SOUTH OF N. STATE ROAD 33, AND EAST OF EPICENTER BOULEVARD; 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 Stephanie Madden seconded.

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

The Commission discussed:

- The annexation process. If the subject property needed public services from the City and were adjacent to the City, the City annexes and approves land use and zoning. If the property is not immediately adjacent but needs City services, the City requires a water/wastewater agreement and annexes once the property is adjacent to the City and the Commission determines that it is beneficial to do so.
- Department of Commerce (Commerce) approval: Approval is not automatic. Once the land use is transmitted to Commerce, they have 5 days to determine completeness but 45 days to express concerns to the addressed. The annexation is not effective until the land use is effective.

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

Ordinance 6078; Proposed 24-059; Approving the Annexation of Lands within the Boundaries of the Lakeland Area Mass Transit District (1st Rdg. 11-18-24)

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

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, Mike Musick, Guy LaLonde, and Mayor Bill Mutz voted aye. Ayes – six. Nays – zero. The motion carried unanimously.

Resolutions

Resolution 5953; Proposed 24-078; 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 Bill Read moved to approve the resolution. Commissioner Chad McLeod seconded.

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

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

Resolution 5954; Proposed 24-079; Releasing Mineral Rights Pursuant to F.S. 270.11 for Real Property Located at 701 Virginia Avenue

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATED TO AFFORDABLE HOUSING; MAKING FINDINGS; RELEASING PHOSPHATE, MINERAL, PETROLEUM AND CERTAIN OTHER RIGHTS WITH RESPECT TO REAL PROPERTY LOCATED AT 701 VIRGINIA AVENUE IN THE CITY OF LAKELAND, FLORIDA; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the short title.

Motion: Commissioner Mike Musick moved to approve the resolution. Commissioner Bill Read 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, Mike Musick, Guy LaLonde, and Mayor Bill Mutz voted aye. Ayes – six. Nays – zero. The motion carried unanimously.

COMMUNITY REDEVELOPMENT AGENCY – None

CITY MANAGER

Purchase Order to Redzone Robotics for Advanced Pipeline Assessment of Sanitary Sewer Pipe Segments

This is a proposal with Redzone Robotics for Advanced Pipeline Assessment on approximately 19,719 linear feet of sanitary sewer pipes located between Lake Hollingsworth and the Glendale Wastewater Treatment Plant. These pipes range in size from 21-inch to 48-inch.

This multi-sensor inspection process provides advanced assessment with synchronized, digital CCTV for clearer images, sonar to calculate sediment levels, laser profiling to detect size, alignment, and ovality/corrosion defects. This multi-sensor inspection method will allow for the line to be inspected under normal flow conditions, eliminating the need to bypass pump around each segment like the conventional CCTV inspection capability the City has. The contractor will access the sewer mains through existing manholes.

This proposal was solicited using an existing continuing contract established with Brevard County. The Purchasing Division has approved the use of this vendor via piggyback. The proposal to perform this work is $158,033 and is included in Water Utilities FY 2025 budget. This work is expected to be completed before March 31, 2025.

Staff recommended the City Commission approve and authorize a purchase order with Redzone Robotics for the FY 2025 Contractor Performed Cleaning and Televising Project in the amount of $158,033.

Shawn Sherrouse presented this item.

Motion: Commissioner Bill Read moved to approve the recommendation. Commissioner Stephanie Madden seconded.

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

- The City did not have this capability in-house. Redzone's cameras are specialized and can video larger pipes with a full flow. The City's cameras would need a bypass of the area being observed. Redzone's cameras can function while in the flow.
- It was not financially effective for the City to purchase and maintain this equipment.
- Staff did not have expectations on this line. They know it is running full. The inspection will let us know if there is anything going on.

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

Purchase Order to Granger Maintenance & Construction Company, Inc. for Pump Station Rehabilitation Services

This proposal with Granger Maintenance & Construction Company, Inc. was for Pump Station Rehabilitation Services for the Edgewood Extension Pump Station (L0130). This scope of work has been identified by the Wastewater Collection Division to extend its useful life. The rehabilitation will include removal of the existing piping and valves, replacing the pump bases and fittings, replacing the ductile iron pipe inside the wet well with stainless steel pipe, replacing the below ground valve tree with an above ground valve tree with an emergency pump out port and flowmeter, and replacing the wet well lid.

Invitation to Bid # 2024-ITB-309 was issued by City of Lakeland Purchasing Division on September 10, 2024, with bids due October 14, 2024. No bids were received. Water Utilities then requested this proposal using an existing continuing contract established with Hillsborough County.

The City's Purchasing Division has approved the use of this vendor via piggyback. The proposal to perform this work is $92,848.00 and is included in the Water Utilities FY 2025 budget. This work is expected to be completed before September 30, 2025.

Staff recommended the City Commission approve a purchase order with Granger Maintenance & Construction Company for the FY 2025 Edgewood Extension Rehab Project in the amount of $92,848.00.

Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Chad McLeod 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.

Purchase Order to Trane U.S., Inc. for Eddy Current Test Tube and Centravac R'newal Service for RP Funding Center Chillers 1 and 2

On November 5, 2024, the City of Lakeland received a proposal totaling $600,200 from Trane U.S. Inc. through OMNIA Partners' national cooperative contract (Racine County, Wisconsin Contract 3341, HVAC Products, Installations, Labor Based Solutions, and Related Products and Services) to perform HVAC Eddy Current Tube Testing and centrifugal HVAC chiller overhaul services for two chillers at the RP Funding Center.

The City requested this proposal due to both chillers having nearly 30 years of service and as part of the preventative maintenance procedures to avoid any damage and risk to the units' reliability and operation. The project includes all labor, material, and services required to perform the following scope of work:

- HVAC Eddy Current Tube Testing - a non-destructive method for inspecting, detecting and identifying corrosion, deposits, wear, and cracking in HVAC systems. The test detects and locates weakening in the condenser evaporator tubes before any leaks or failures occur. The cost for this work for both chillers is $22,420.
- HVAC Chiller Overall - an HVAC chiller overhaul involves taking apart a chiller, inspecting its components, and replacing or repairing any defective parts. The goal of an overhaul is to restore the chiller to its original condition and extend its service life. Trane's "CenTraVac R'newal Service Program" is a factory-warranted chiller overhaul service that aims to restore a chiller's performance, reliability, and extend life expectancy. The program is designed to decrease the chances of unscheduled downtime. This process replaces worn materials, restores compressor performance, and updates applicable components to current design specifications. Components will be disassembled, sent to Trane's factory for specified work and sent back with new serial numbers for installation into existing frames. Additionally, Trane will issue a new warranty for each chiller upon completion of the R'newal Service Program. Due to the extensive scope of work, only one chiller will be overhauled at a time. The total cost for both chillers is $577,780.

Staff recommended the City Commission authorize a purchase order to Trane U.S. Inc. (Omnia Partners OMNIA Racine #3341) for HVAC Eddy Current Tube Testing and

“CenTraVac R’newal Service” program for chillers 1 and 2 at the RP Funding Center and authorize the appropriate City officials to execute the purchase order in the amount of $600,200. Staff also recommends the City Commission authorize an appropriation and increase in estimated revenues in the amount of $600,200 in the ARPA Fund.

Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Chad McLeod 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 from the audience.

Commissioner Stephanie Madden appreciated staff spending the ARPA funds before they expired.

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

Task Authorization with The Lunz Group, LLC for Architectural and Engineering Services for the Kingsky Flight Academy Facility at Lakeland Linder International Airport

Staff seeks approval of a Task Authorization with The Lunz Group, LLC according to the terms and conditions of the City’s Continuing Contract Agreement for Planning, Design or Development Services pursuant to Request for Qualifications (RFQ) No. 1259A under the guidelines set forth in the Consultants Competitive Negotiations Act (CCNA).

The proposed Task Authorization for architectural and engineering services includes pre-design services, design services, permitting, and construction oversight among others. Under this agreement, The Lunz Group, LLC will design and permit an approximate 15,400 square foot facility inclusive of an 8,800 square foot hangar, 6,600 square foot office/classroom space, aircraft apron, access road, and a 58-space vehicle parking lot.

The total cost of this Task Authorization is $331,681. Funding for this project is included in the City of Lakeland, Florida Revenue Note, Series 2024 (AMT) that was approved by the City Commission on September 3, 2024.

Prior to work commencing, and upon City Commission approval, Kingsky Flight Academy will enter into a lease agreement with the City for a 20-year term with two additional 10-year renewal options.

Staff recommended the City Commission approve this Task Authorization with The Lunz Group, LLC in the amount of $331,681 to complete the design and permitting of the Kingsky Flight Academy Facility at Lakeland Linder International Airport 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 Bill Read moved to approve the recommendation. Commissioner Stephanie Madden seconded.

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

The Commission discussed:

Commissioner Bill Read will be at the Airport Advisory Board meeting on Thursday, and he hoped to see a related map at that time.

Kris Hallstrand explained a map was included in the agenda packet. They were planning for the future runway expansion.

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

Agreement for Professional Engineering Services with AtkinsRealis USA Inc. for Design of Taxiway A Shoulders and Holding Bay at Lakeland Linder International Airport

Staff recommended the City Commission approve the proposed Agreement for Professional Engineering Services with AtkinsRealis USA Inc. for the Design of the Taxiway A Shoulders and Holding Bay at Lakeland Linder International Airport pursuant to the City of Lakeland Request for Qualifications (RFQ) 2024-RFQ-221. AtkinsRealis USA Inc. is a corporation licensed to conduct business in the state of Florida with offices located at 4030 W. Boy Scout Blvd., Suite 700, Tampa, Florida.

The scope of work includes the design of 30-foot-wide paved shoulders along Taxiway A and an aircraft holding bay capable of accommodating larger aircraft now operating from the airport. The project will also include new taxiway lighting and signage in all project areas as required by the Federal Aviation Administration (FAA).

Additionally, the new holding bay will provide a safe location for aircraft to hold during air traffic control delays or inclement weather, allowing other aircraft to bypass them and reduce delays. The holding bay will also serve as a location for aircraft to safely complete engine run-ups.

The total cost of design services is $1,009,140. Funding for the design includes FAA and Florida Department of Transportation grants as well as the Lakeland Linder International Airport Renewal and Replacement Fund, as shown below:

FAA	$ 908,226	90%
FDOT	$ 50,457	5%
City	$ 50,457	5%

TOTAL $ 1,009,140 100%

Staff recommended the City Commission approve the Agreement with AtkinsRealis USA, Inc. and authorize the appropriate City officials to finalize and execute all corresponding documents consistent with the above-specified terms.

Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Chad McLeod 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 from the audience.

The Commission discussed how the shoulders would be paved asphalt.

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

Purchase Order to Allstate Tower Inc. for Radio Tower Repair and Purchase Order to LumenServe for Radio Tower Lighting Changes

The City of Lakeland commissioned its first full tower inspection for the main 400-foot radio tower at Parker Street in June 2024. The inspection report revealed several critical items that need to be resolved as soon as possible as well as some other minor repairs. The most critical of these are:

- Tensioning of the guy wires
- Replacing shackles with safety shackles
- Moving the top beacon light up to clear the bars of the railing at the landing

The improper tensioning of the cables and lack of safety shackles could cause the tower to become unstable or collapse during higher winds, and the beacon light being partially obstructed could be an aircraft hazard. Moving the beacon light is considered a major change per Federal Aviation Administration regulations and requires the City to update the entire tower lighting system to the latest standards which now includes infrared lighting. For repairs, Information Technology Telecom obtained three quotes to remediate all the issues and Allstate Tower Inc. had the lowest price meeting all the repair requirements.

For the lighting work, the Purchasing Division has approved the use of the vendor via piggyback of The Interlocal Purchasing System (TIPS) purchasing cooperative for LumenServe. LumenServe will be responsible for the tower lighting system to include replacing the old system, any required Federal Communications Commission inspection reports, and full maintenance on the system for a period of 10 years.

The quote received from AllState Tower Inc. for the tower repair is $66,185. The quote received from LumenServe for the lighting changes is $80,010. The total funding to be approved is $146,195 and is allocated in the FY25 Information Technology Budget. Future maintenance costs for the lighting for years 2-5 will be $4,044 per year; and years 6-10 will be $4,368 per year. These will be included in the annual operational budget cycle.

Staff recommends that the City Commission authorize the issuance of a Purchase Order to Allstate Tower Inc. for Radio Tower Repair in the amount of for $66,185 and a Purchase Order to LumenServe for Radio Tower Lighting Changes in the amount of $80,010 and authorize the appropriate City officials to execute the appropriate documents.

Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Bill Read moved to approve the recommendation. Commissioner Stephanie Madden seconded.

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

The Commission discussed infrared lighting which would help with night vision for police. It is now a requirement of FAA.

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

Award of Bid No. 2024-ITB-317 to Blue Line Innovations for Police Annual Uniform Bid

Lakeland Police Department (LPD) and Purchasing received a proposal from Blue Line Innovations to be the supplier of uniforms for officers at LPD. LPD uses the uniform manufactured by Blauer. Blue Line Innovations is an authorized distributor of Blauer and is a Florida based company. Blue Line Innovations was also the low bidder on the uniforms. Uniforms include the short and long sleeve shirts, pants and other miscellaneous duty gear items. Blue Line has been our past uniform provider and has provided good customer service over the past five years. The bid was for each article of clothing and as such, LPD will be able to buy more products from Blue Line due to pricing compared to the other bidder.

The Police Department budgets $70,000 for uniforms each year with an annual renewal option for four more years.

Original bids were received to procure uniforms from the following:

Company	Location
Blue Line Innovations	West Palm Beach, Fl
Galls, Inc	Lexington, Ky

Staff has evaluated the bid and determined that Blue Line Innovations was the lowest responsive and responsible. The estimated cost for the annual uniform contract is $70,000 and is already budgeted in the FY25 budget.

Staff recommended the City Commission approve the proposal with Blue Line Innovations for the annual uniform contract for Fiscal Year 2025 and authorize the appropriate City officials to execute all necessary documents to finalize the purchase.

Shawn Sherrouse 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 from the audience.

The Commission discussed:
- This award would cover all uniforms except for staff blazers.
- Class C uniforms and the heat. The department was constantly looking for more comfortable uniforms for officers.
- The department had a separate contract for dry cleaning. That makes the uniforms last longer.
- The department had to purchase through the reseller.
- The Traffic Unit wears white shirts and so does management.
- The City purchased lighter weight plates for the ballistic vests.

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

Signature Authority: The contract for uniforms was a $70,000 contract that was included in the budget. The City Manager's signature authority was $50,000. The commission may want to raise that signature authority. There are emergency conditions but otherwise the limit is $50,000. The City Manager has been having this discussion with the City Attorney and staff for some time now because it slows the process. There are a lot of things budgeted in the budget process. There is an opportunity to approve those purchases that were included in the budget. The City Attorney is working on that so staff may be bringing something forward very soon.

Approval of 2024 Report of Local Affordable Housing Incentives.

The William E. Sadowski Affordable Housing Act, enacted by the Florida legislature in 1992, established a funding source for local governments to expand the production and preservation of affordable housing. The State Housing Initiatives Partnership Program (SHIP) was created by the State Housing Initiatives Partnership Act to provide distribution of Sadowski Funds to local governments and for the development of housing strategies that promote partnerships to preserve, improve and provide housing for families at or below 140% of area median income. SHIP entitlement communities are required to appoint an Affordable Housing Advisory Committee (AHAC) that reviews 11 specific incentives that are outlined in Florida Statutes.

Each AHAC must also review and evaluate the implementation of affordable housing incentives and submit an annual report. The report includes a review of established policies and procedures, including the Land Development Code and Comprehensive Plan, and recommends specific actions or initiatives to encourage or facilitate affordable housing.

This year's final report was reviewed and approved by the City of Lakeland AHAC on November 14, 2024. This report must also be presented to the City Commission for approval by December 31, 2024, and then forwarded to the Florida Housing Finance Corporation (FHFC) in Tallahassee.

Staff recommended the City Commission approve the 2024 Report of Affordable Housing Incentives and transmit it to the FHFC.

Shawn Sherrouse 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 from the audience.

Commissioner Stephanie Madden asked about the 11 incentives. Does the State categorize 11 incentives and we make sure we accommodate those or are they unique to the City?

Housing Programs Manager Mike Smith explained those 11 incentives are identified by the State as being critical to affordable. The City has its own incentive plan. The AHAC looks at how the Lakeland's plan lines up with the State incentives. They then make recommendations for any improvements needed. There have not been recommendations for improvements over the last few years.

Commissioner Stephanie Madden wanted to know what incentives had the greatest impact in bringing affordable housing to Lakeland.

Mike Smith responded that the City does get feedback from developers and adjusts their incentives to help bring affordable housing. For instance, developers have used the City's plans for houses. The City took feedback on those plans and adjusted the plans so the house fits in smaller lots and makes them more affordable to build.

Commissioner Stephanie Madden thanked the team and encouraged them to continue to bring affordable housing to the community.

Mayor Bill Mutz clarified the City is working to comply with the State's 11 incentives and working with developers to encourage affordable housing.

Mike Smith explained the City is not required to have all 11 incentives available. The City does offer some version of incentives under all 11 categories identified by the State.

Commissioner Bill Read asked for the number of units built in 2024.

Mike Smith explained that it is typically provided each year with the CDBG Funds report. He could provide numbers if the Commission desires. They do annual reports for HUD and Housing funding.

Shawn Sherrouse said staff can provide an update anytime the commission may like.

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

Award of Bid No. 2023 ITB-202 to Finishing by Baker for the Renovation of Gandy Pool

Gandy Pool was built in 1993 as a gunite pool with a plaster (marcite) finish. In 2023 Scott Vaughn, PE, LLC (SRVPE consultant) was hired to evaluate the pool, prepare the bid & construction specifications and evaluate bid submittals in preparation for renovation of Gandy pool.

The pool renovation scope includes:

1) Dewatering the pool. Protection of pool rails and accessories (rails, swim platforms, lifeguard stations, backstroke stanchions, cup anchors), tile and grating at ramp entry, and existing beam coping and depth marker tile. Removal of all pool lights.
2) Demolition of all existing cap tiles in the gutters and on the entry steps. Removal of all existing plaster and exposed aggregate to depths as specified, removal of expansion joint sealants, removal of all tile lanes and targets. Sound pool walls, floors and steps for hollow areas and repair per specifications.
3) Installation of cap, gutter, swim lane, and wall target tiles as well as tile at the entry slope break.
4) Preparation of pool shell for new exposed aggregate and survey to verify swim lane distances conform to USA 2023 Swimming Rules.
5) Installation of pool quartz aggregate finish to specifications. Engineer and manufacturers inspections approvals mandatory.
6) Preparation of renovated pool for startup.

Purchasing issued Bid # 2023 ITB-202 on February 14, 2024. Three bids were submitted on April 8, 2024. The consultant evaluated the bids submitted: +

1) AUMiller Pools LLC Winter Park, Florida $336,500.00

2) Electro Mechanic Industries Orlando, Florida $265,080.00
3) Finishing by Baker Naples, Florida $433,000.00

The consultant deemed the low bid (Electro Mechanic Industries) and the bid from AUMiller Pools LLC as unresponsive due to the failure to meet the specified reference criteria. The specifications required submitting companies to have successfully completed three (3) pool projects within the past three (3) years which are of equal size, scope, magnitude and complexity as the Renovation of Gandy Pool. The consultant recommends the award of the bid to Finishing by Baker for the bid amount of $433,000. Purchasing issued an Intent to Award on November 13, 2024.

Renovation is expected to begin in December and is estimated to be completed and opened to the public in May 2024. COL Aquatics staff is responsible for the startup, chemical balance and temperature regulation.

Funding for the Renovation of Gandy Pool is available in the FY25 Public Improvement Fund Capital Improvement Plan.

Staff recommended that the City Commission authorize the appropriate City officials to execute a Purchase Order to Finishing by Baker for a not to exceed price of $433,000 for the Gandy Pool Renovation.

Shawn Sherrouse presented this item to the Commission.

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

Parks, Recreation, and Culture Director Bob Donahay also presented. The Gandy Pool is over 10,000 sq ft. It is under large demand in our community. Lakeland is fortunate to have 2 pools. Staff wanted to get started as soon as possible. They will finish the project in late May. These type pools usually last 10-12 years. This is 20 years. That speaks to the excellent maintenance. Staff will not begin this work until Simpson Park reopens.

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

Commissioner Chad McLeod asked about agreements to share pools.

Bob Donahay explained it did not work out with FSC. They were working on Florida Poly but it looks like it will be wetsuit swimming. The vendor was confident about the May completion date. The City of Winter Haven is getting ready to resurface their pool. They are going to be down. Bartow has been down for 2 years. Haines City is preparing to work on their pool.

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

CITY ATTORNEY

Ordinances (First Reading)

Proposed 24-060; Approving a Conditional Use to Allow a Food Truck Court on Approximately 0.42 Acres Located at 1108 E. Main Street

> AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; APPROVING A CONDITIONAL USE TO ALLOW A FOOD TRUCK COURT ON APPROXIMATELY 0.42 ACRES LOCATED AT 1108 E. MAIN 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 16, 2024.

Chuck Barmby gave a presentation. This is for conditional use at 1108 E Main St. There is a small office building on the property and a house built in 1912. Access to the food truck court would be off Rose St. There will be signage directing folks to Rose St. Staff will encourage the developer to have a formal parking agreement or encourage their customers to enter from Rose St. The trucks would have to take their grease to a commissary who accepted that type of waste. If they were going to put it into the city system, wastewater approval would be required. There would be restrooms in the office and house. They would have to be ADA compliant. The developer would have to comply with the Land Development Code (LDC) for landscaping.

Butch Rahmen was part owner of the concept Main Street LLC. We have been talking to the neighbors about parking. They plan to rent from Wallys for a few spaces that are never used. They are also in contact with the Masons next door. They only use their spots twice a month. We do not want parking to go across the street. If they are successful, more people may come to East Main St. district. The Sloan family lived in the house. He found checks from 1917. They will have a history section in the building. They hoped to get a beer/wine license in the future. They plan to make menus available on the website. Lakeland CRA has been very helpful.

When the streetscape coming from the Joinery is complete, it will attract more people to Rose St. Mr. Rahmen planned to have parking close to Main St. for pickup only to encourage other customers to come to Rose St.

Action: The Commission did not act today. The public hearing will be on December 16, 2024.

Miscellaneous

Lease Agreement with Kingsky Flight Academy, LLC

This proposed Lease Agreement with Kingsky Flight Academy, LLC (Kingsky) was for the construction of a flight school, which will be located on the south side of the Airport off Taxiway E. Kingsky is a Florida-based company that specializes in private pilot training and has been a tenant at the Airport for approximately nine (9) years.

The Lease Agreement, subject to City Commission approval, is for a term of twenty (20) years, effective December 2, 2024, and contains two (2) additional ten (10) year renewal options upon mutual written agreement of the parties. The rent commencement date in the Lease shall be the earlier of the issuance of a Temporary Certificate of Occupancy or Certificate of Occupancy. The annual base rent for the first year of the Lease is $350,350.00 ($22.75 per square foot annually), which contemplates the cost of the upgrades Kingsky has requested to be included in the flight school building. The base rent does not include utilities or any applicable taxes, which Kingsky will be required to pay in addition to its base rent. Base rent shall be subject to an increase of 2.5% at the expiration of each one (1) year period the Lease is in effect, including any renewal options exercised by the parties.

Pursuant to the Lease the City will, at its sole cost and expense, design, construct and install an approximately 15,400 square foot flight school building consisting of the following: a 6,600 square foot Hangar; 8,800 square feet of Office and Classroom Space; an associated Aircraft Apron; and a Vehicle Parking Lot. The City shall deliver the Office/Classroom Space and Hangar in shell condition, which includes the walls, roof, flooring, doors, windows, parking (aircraft and vehicle), sidewalks, dumpster pad, landscaping, fixtures and utility connections. Shell condition will also include all customary mechanical, heating, air conditioning, lighting, plumbing, electrical services and outlets, as well as safety systems. Kingsky shall be responsible for providing all branded signage, furniture, fixtures and equipment needed and used for its specific operations.

The total cost of construction for the flight school building will not exceed $4,081,000.00. Funding for this project was included in the City's Bond issuance (Florida Revenue Note, Series 2024 (AMT)) that was approved by the City Commission on September 3, 2024.

Staff recommended that the City Commission approve the Lease Agreement with Kingsky Flight Academy, LLC and authorize the appropriate City officials to finalize and execute all corresponding documents consistent with the above-specified terms.

Deputy City Attorney Ramona Sirianni presented this item.

Motion: Commissioner Bill Read moved to approve the recommendation. Commissioner Stephanie Madden seconded.

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

- The A/C. The maintenance is the responsibility of the Airport.
- The density of the site. It was about an acre.

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

FINANCE DIRECTOR

Appropriation from the ARPA Funds for the RP Funding Center Arena Roof Replacement

On October 10, 2024, the City of Lakeland Public Works Facilities Maintenance Division received notification that the existing roofing system at the RP Funding Center Arena, located at 701 W. Lime St. Lakeland, FL, had sustained significant damage from Hurricane Milton the night of October 9, 2024.

On October 11, 2024, together with the City's engineering consultant Gale Associates Inc., FMIT Recovery Program Manager- SynergyNDS, City staff conducted a preliminary damage assessment, and it was determined that approximately half of the roof area was compromised. The storm caused damage to TPO membrane, metal edge, roof drains, and metal deck. Additionally, due to water intrusion inside the Jenkins arena, significant damage occurred to acoustic panels, ceiling tiles, HVAC duct insulation, vinyl flooring, drywall, and various building related finishes and equipment.

An insurance claim was created. Immediately, temporary roof repairs and water mitigation was performed, repairs have started under the direction of City staff and the SynergyNDS Team.

Consequently, FMIT Recovery Program Manager – SynergyNDS has invoiced the City of Lakeland for the deductible amount of $1,166,400.

Staff recommended that the City Commission authorize an appropriation from Unappropriated Reserves in the amount of $1,166,400 in the ARPA Fund to pay the deductible on the RP Funding Center Arena Roof Replacement.

Mike Brossart presented this item to the Commission.

Motion: Commissioner Guy LaLonde moved to approve the recommendation. Commissioner Stephanie Madden seconded.

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

- FEMA. They would not pay the deductible on RPFC again. The City was advised FEMA would not reimburse for the roof.
- $1.1 Million in ARPA Funds: The City needed to spend this money by the end of 2024. This would also encumber the interest earnings on the money.

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

AUDIENCE - None

MAYOR AND MEMBERS OF THE CITY COMMISSION

Mayor Bill Mutz:

- Reminded the Commission their comments were due to DayBreak by this Friday for the City Attorney review.
- It was wonderful to see people out enjoying the City during the Thanksgiving Holiday.

Commissioner Guy LaLonde:
Encouraged the community to participate in random acts of kindness in December.
Acknowledged the Winter Showcase at Coleman-Bush last night. It was a wonderful program.

Commissioner Mike Musick was in Greenville this weekend. The Commission is often referencing Greenville as a model example, he thought in their meetings they are probably referencing Lakeland. He flies to Porto Rico on Avelo on Wednesday.

Commissioner Stephanie Madden was excited about the Christmas Parade this Thursday. The Youth Council will be joining the Commission.

Commissioner Bill Read was bringing his grandkids to ride on the float.

Commissioner Chad McLeod was in Blue Ridge GA for Thanksgiving. They came back Friday with the cold front. He thanked the mayor for the reminder for the City Attorney review deadline. The McLeod children will be on the float this Thursday.

Shawn Sherrouse flew to Detroit and drove back a U-Haul. He was happy to get home. There is a Lake Bonny flood call in about 15 minutes. There has been discussion about the removal of the pumps. The lake levels are below the mark and the City's pump does not reach the water now. He suspected the pumps would be removed later this week.

Commissioner Guy LaLonde reminded everyone that tomorrow is Giving Tuesday and it is a good time to support your favorite charity.

CALL FOR ADJOURNMENT – 11:17 a.m.

Kelly S. Koos, City Clerk

CITY OF LAKELAND FLORIDA
INCORPORATED
JAN. 1 1835