

LAKELAND CITY COMMISSION

**Regular Session
November 21, 2022**

The Lakeland Commission met for the Regular Session in the City Commission Chambers. Mayor Pro Tem Sara McCarley and Commissioners Bill Read, Stephanie Madden, and Samuel Simmons were present. Mayor Bill Mutz and Commissioners Chad McLeod and Mike Musick were absent. Deputy City Manager Emily Colon, City Attorney Palmer Davis, Assistant Finance Director Deidra Joseph, and City Clerk Kelly Koos were present.

CALL TO ORDER - 9:00 A.M.

PRESENTATIONS

LDDA Update (Julie Townsend, Executive Director)

COMMITTEE REPORTS AND RELATED ITEMS - None

APPROVAL OF CONSENT AGENDA

All items listed with an asterisk (*) were considered routine by the City Commission and were enacted by one motion following an opportunity for public comment. There was no separate discussion of these items unless a City Commissioner or Citizen so requested, in which event the item was removed from the consent agenda and considered in its normal sequence.

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

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

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

REQUESTS TO APPEAR FROM THE GENERAL PUBLIC – None

EQUALIZATION HEARINGS - None

PUBLIC HEARINGS

Ordinances (Second Reading)

Ordinance 5959; Proposed 22-050; Small Scale Amendment #LUS22-006 to the Future Land Use Map to Change Future Land Use from Public Buildings, Grounds, and Institutional Uses (PI) to Community Activity Center (CAC) on Approximately 2.63 Acres Located at 1005 E. Memorial Boulevard (1st Rdg. 11-07-22)

AN ORDINANCE RELATING TO LOCAL GOVERNMENT COMPREHENSIVE PLANNING; MAKING FINDINGS; PROVIDING FOR SMALL SCALE AMENDMENT #LUS22-006 TO A CERTAIN PORTION OF THE FUTURE LAND USE MAP OF THE LAKELAND COMPREHENSIVE PLAN: OUR COMMUNITY 2030; CHANGING THE FUTURE LAND USE DESIGNATION ON APPROXIMATELY 2.63 ACRES LOCATED AT 1005 E. MEMORIAL BOULEVARD FROM PUBLIC BUILDINGS, GROUNDS, AND INSTITUTIONAL USES (PI) TO COMMUNITY ACTIVITY CENTER (CAC); PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the short title.

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

Mayor Pro Tem Sara McCarley asked for comments from the Commission and the public.

Bart Allen of Peterson & Myers represented the applicant. He introduced the developer and thanked staff.

Action: Upon roll call vote Commissioners Samuel Simmons, Stephanie Madden, Bill Read, and Mayor Pro Tem McCarley voted aye. Ayes-four. Nays-zero. The motion carried unanimously.

Ordinance 5960; Proposed 22-051; Change in Zoning from O-2 (Limited Impact Office) to C-4 (Community Center Commercial) on Approximately 2.63 Acres Located at 1005 E. Memorial Boulevard (1st Rdg. 11-07-22)

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; PROVIDING FOR A CHANGE IN ZONING FROM O-2 (LIMITED IMPACT OFFICE) TO C-4 (COMMUNITY CENTER COMMERCIAL) ON APPROXIMATELY 2.63 ACRES LOCATED AT 1005 E. MEMORIAL BOULEVARD; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the short title.

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

Chuck Barmby briefly explained the ordinance.

The Commission discussed C4 vs C2 zoning categories. C2 was more a highway type of commercial. C4 eliminated some of the highway type uses. Staff wanted commercial uses to create a commercial center rather than strip center.

Action: Upon roll call vote Commissioners Bill Read, Stephanie Madden, Samuel Simmons and Mayor Pro Tem McCarley voted aye. Ayes – four. Nays – zero. The motion carried unanimously.

Ordinances (First Reading)

Proposed 22-049; Large Scale Amendment #LUL-002 to the Future Land Use Map to Change Approximately 19.02 Acres of Residential Medium (RM) to Residential Low (RL) and Approximately 59.22 Acres of Residential Medium (RM) to Residential High (RH) on Land Generally Located North of I-4, South of Heatherpoint Drive and East of Carpenters Way

AN ORDINANCE RELATING TO LOCAL GOVERNMENT COMPREHENSIVE PLANNING; MAKING FINDINGS; PROVIDING FOR LARGE SCALE AMENDMENT #LUL22-002 TO THE FUTURE LAND USE MAP OF THE CITY OF LAKE LAND COMPREHENSIVE PLAN TO CHANGE APPROXIMATELY 19.02 ACRES OF RESIDENTIAL MEDIUM (RM) TO RESIDENTIAL LOW (RL) AND APPROXIMATELY 59.22 ACRES OF RESIDENTIAL MEDIUM (RM) TO RESIDENTIAL HIGH (RH) ON LAND GENERALLY LOCATED NORTH OF I-4, SOUTH OF HEATHERPOINT DRIVE AND EAST OF CARPENTERS WAY; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the short title. There was no action required today except for the Commission to take public comment.

Chuck Barmby gave a presentation on the land use. There will be a zoning ordinance on December 5, 2022. A copy of his presentation is on file in the Agenda Packet.

The Commission discussed:

- The maximum height for residential medium, 4-stories. Commissioner Bill Read wanted to know the maximum height in feet at the next public hearing.
- Height vs. green space.
- The Planning and Zoning Board approved the development 5-1.
- Commissioner Sara McCarley wanted a visual of what 600 trips looks like.
- Commissioner Bill Read wanted the Round-A-Bout moved to Phase I. The development agreement will determine how the transportation mitigation is implemented.

Bart Allen, Peterson & Myers, presented on behalf of the applicant. A copy of that presentation is available in the Agenda Packet.

Scott Mingonet of Kimley-Horn presented on the site context. The developer was building fewer stories as a compromise with the neighbors.

Christopher Hatton Traffic Engineer of Kimley-Horn presented on traffic.

Bart Allen at the end of presentation explained the PUD conditions will lock in the aspects of the development. The developer promised the residents the proposed building heights and did not think they could go back against their word.

Mayor Pro Tem Sara McCarley asked for comments from the public.

David Simpson was concerned about the traffic on Carpenters Way, traffic problems in the area, trash collection, and medical resources.

Gina Ward spoke against the development because of density and traffic.

Pat Teehan spoke against the development because of pending development in the surrounding area.

Palmer Davis explained this will return December 5, 2022. The public will have an opportunity to speak again. He recommended the public identify spokesperson to save time at the December meeting.

COMMUNITY REDEVELOPMENT AGENCY – None

CITY MANAGER

Recommendation re: City's Health Plan Stop Loss Reinsurance Coverage with Voya

Voya is the City's current carrier for the City's Health Plan Stop Loss Reinsurance Coverage. The current contract is due for renewal on December 31, 2022. The stop loss reinsurance provides reimbursement to the City on any single health claim that exceeds \$435,000 during a calendar year.

Below is a summary of claims versus the premiums paid, over the past two years, as well as year to date for the current 2022 period.

Calendar Year	Carrier	Number of Claims Exceeding Stop Loss	Annual Premium	Per Member Per Month	Stop Loss Reimbursement
2018	Symetra	4	\$1,017,230	\$33.22	\$1,447,689
2019	Symetra	0	\$1,113,301	\$36.38	\$0
2020	Voya	1	\$986,129	\$32.74	\$43,406
2021	Voya	5	\$986,129	\$32.74	\$898,146
2022	Voya	1	\$1,093,248	\$35.04	PTD*\$8,162
2023	Voya	N/A	\$1,060,320	\$37.60	TBD

*The costs of claims have been posted through August 2022, and the City's Health Plan reflects seven claims that have surpassed 50% of the stop loss deductible, which is the required threshold (\$217,500) United Health Care notifies the carrier (Voya). Shown in the chart above, 1 claim has already exceeded the \$435,000 limit and continues to be on-going. We anticipate another claim to exceed the stop loss limit before the end of the calendar year.

Voya has proposed a 7.3% increase to the current rate of \$35.04 per member per month rate, with an enrollment of approximately 2,350 employees/retirees on the plan providing for a lower annual premium of \$1,060,320.

Staff recommended that the City Commission authorize the appropriate City Officials to renew the Stop Loss coverage with Voya, effective January 1, 2023, with a per member per month approximate total annual expense of \$1,060,320.

Emily Colon presented this item to the Commission.

Motion: Commissioner Stephanie Madden moved to approve the recommendation. Commissioner Samuel Simmons seconded.

Mayor Pro Tem Sara McCarley asked for comments from the Commission.

Joyce Dias gave an update on the item. The City went to market and Voya came back with a smaller increase than originally proposed. This was for single health claims that exceed \$425,000.

The Commission discussed:

- Number of City employees – 2600.
- Future costs.
- Employees can use the City's recreation centers at a reduced rate.
- The City advocated for non-smoking.

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

CITY ATTORNEY

Ordinances (First Reading)

Proposed 22-053; Amending Ordinance 4773, as Amended; Major Modification of PUD Zoning to Allow for the Redevelopment of the Former Wedgewood Golf Course for 874 Multi-Family Dwelling Units, 60 Single-Family Attached (Townhome) Dwelling Units and 60 Single-Family Detached Dwelling Units on Approximately 127.89 Acres Generally Located North of I-4, South of Heatherpoint Drive, East and West of Carpenters Way and South of Wedgewood Estate Boulevard

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; AMENDING ORDINANCE 4773, AS AMENDED, TO PROVIDE FOR A MAJOR MODIFICATION TO PLANNED UNIT DEVELOPMENT ZONING TO ALLOW FOR THE REDEVELOPMENT OF THE FORMER WEDGEWOOD GOLF COURSE FOR 874 MULTI-FAMILY DWELLING UNITS, 60 SINGLE-FAMILY ATTACHED DWELLING UNITS AND 60 SINGLE-FAMILY DETACHED DWELLING UNITS ON 127.89 ACRES GENERALLY LOCATED NORTH OF I-4, SOUTH OF HEATHERPOINT DRIVE, EAST AND WEST OF CARPENTERS WAY AND SOUTH OF WEDGEWOOD ESTATES BOULEVARD; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE 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 5, 2022.

Resolution – None

Miscellaneous Reports

Memo re: Economic Development Infrastructure Incentive Agreement with Frinsa USA Corp.

This was an Economic Development Infrastructure Incentive Agreement with Frinsa USA Corp., providing an economic development incentive grant to Frinsa to assist with the development of their new manufacturing facility located at 900 Chestnut Road, just south of Memorial Boulevard and east of Lone Palm.

The City Commission endorsed the creation of an Economic Development Infrastructure Incentive Program at its 2019 Strategic Planning Retreat and has subsequently appropriated monies in the annual budget to fund the Program. The purpose of the Program is to support the development of both new and expanding economic development projects within the City of Lakeland and its surrounding utility service areas by providing financial assistance to offset some of the significant

infrastructure, impact fee and other development costs associated with manufacturing and research and development projects that become valuable customers of the City of Lakeland's Electric and Water Utilities, grow the tax base and provide employment opportunities to the community. Assistance may be provided under the Program to assist with electric, water and wastewater utility extensions and relocations, transportation infrastructure development, and utility impact fee costs.

A minimum capital investment of \$10 million is required to be eligible for incentives under the Program. Eligibility may also be established by the creation of a minimum of 25 new jobs paying an average wage of 125% of the Polk County average annual wage or the creation of a minimum of 50 new jobs paying an average wage of 100% of the Polk County average annual wage.

Frinsa is an international manufacturer of high-quality canned tuna and shellfish that is currently headquartered in Spain and that plans to build out a new 180,000 square foot facility located at 900 Chestnut Road, just outside the current city limits of Lakeland but within the Lakeland Electric and Water Utility Service Territories. Frinsa plans to create 110 new jobs at its Lakeland facility, of which 27 will pay at least 125% of Polk County's average annual wage. The annualized average wage for the new jobs created by Frinsa will be \$54,206. In addition, Frinsa will invest at least \$20 million in capital improvements related to the Lakeland facility.

Frinsa has applied for \$400,000 in assistance under the Economic Development Infrastructure Incentive Program, which is the maximum amount available to a single project under the Program. They intend to use the funds to mitigate a portion of the City's water and wastewater impact fees due for the project. Under the Agreement, the City will provide the total sum of \$400,000 to Frinsa upon Frinsa's completion of its Lakeland facility, as evidenced by the issuance of a final certificate of occupancy for the facility.

Staff recommended that the City Commission approve the Economic Development Infrastructure Incentive Agreement with Frinsa USA Corp. and authorize the appropriate City officials to execute the Agreement on behalf of the City.

Palmer Davis presented this item to the Commission.

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

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

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

Memo re: Economic Development Infrastructure Incentive Agreement with Keymark Corporation

This was an Economic Development Infrastructure Incentive Agreement with Keymark Corporation of Florida, providing an economic development incentive grant to Keymark to assist with Keymark's plans to add new equipment to their existing facility located at 2520 Knights Station Road and expand into a new 76,326 square foot building to be constructed at 3155 Drane Field Road.

The City Commission endorsed the creation of an Economic Development Infrastructure Incentive Program at its 2019 Strategic Planning Retreat and has subsequently appropriated monies in the annual budget to fund the Program. The purpose of the Program is to support the development of both new and expanding economic development projects within the City of Lakeland and its surrounding utility service areas by providing financial assistance to offset some of the significant infrastructure, impact fee and other development costs associated with manufacturing and research and development projects that become valuable customers of the City of Lakeland's Electric and Water Utilities, grow the tax base and provide employment opportunities to the community. Assistance may be provided under the Program to assist with electric, water and wastewater utility extensions and relocations, transportation infrastructure development, and utility impact fee costs.

A minimum capital investment of \$10 million is required to be eligible for incentives under the Program. Eligibility may also be established by the creation of a minimum of 25 new jobs paying an average wage of 125% of the Polk County average annual wage or the creation of a minimum of 50 new jobs paying an average wage of 100% of the Polk County average annual wage.

Keymark is a manufacturer of aluminum products that are created through an extrusion process that pushes heated aluminum through a die to create a variety of products that are used in US industries. Keymark plans to add new equipment to their existing facility located at 2520 Knights Station Road and will also expand into a new 76,326 square foot building located at 3155 Drane Field Road that will be constructed to accommodate an additional line of equipment that will support their operations. Keymark plans to create 25 new jobs at its Lakeland facilities that will pay at least 100% of Polk County's average annual wage and will invest an estimated \$30 million in capital improvements.

Keymark has applied for \$400,000 in assistance, which is the maximum amount available to a single project under the Incentive Program, to assist with the relocation of electric lines and the construction of a new water line necessitated by their projects. Under the Agreement, the City will provide the total sum of \$400,000 to Keymark upon Keymark's completion of its Lakeland facilities, as evidenced by the issuance of a final certificate of occupancy for the facilities.

Staff recommended that the City Commission approve the Economic Development Infrastructure Incentive Agreement with Keymark Corporation of Florida and authorize the appropriate City officials to execute the Agreement on behalf of the City.

Palmer Davis presented this item to the Commission.

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

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

- The Commission discussed funding the incentive program. LE, Water and the General Fund contribute to the fund annually.
- Keymark is a top 12 electric customer.
- Frinsa will likely be a top 10 water customer.
- Unspent funds are carried into the next fiscal year.
- There were the first two developments to qualify for this incentive program.
- The State allowed the Qualified Target Industry (QTI) program to sunset.

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

FINANCE DIRECTOR

Commissioner Sara McCarley explained these were pulled from Consent for the education of the public.

Assistant Finance Director Deidra Joseph explained the carryover process. Each department must formerly request the carryover.

Budget Carryover - All Funds

As the Finance Department closes one Fiscal Year and opens another, a list of carryover projects and supplemental appropriations is compiled and submitted for approval by the City Commission. Approval of the list will provide budgets for continuing projects which overlap Fiscal Years.

The Finance Department and City Manager's Office request the following list of carryover accounts / projects be approved by the City Commission. The balances are preliminary and will be finalized after all year-end accounting adjustments are posted.

Staff requested that estimated revenues be also increased where applicable and that funding for the accounts / projects as listed be appropriated retroactive to October 1, 2022.

Deidra Joseph presented this item to the Commission.

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

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

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

Appropriation and Increase in Estimated Revenue - Various Funds for FY 2022

Throughout the fiscal year, the City receives various donations from private individuals that are designated for expenditure on specific projects or operating expenses, at the donor's request. These donations are not included in the original operating budget of the City, because the dollar value cannot be anticipated.

The City also receives reimbursement for certain types of expenses - most notably the reimbursement for overtime duties performed by Lakeland Police Officers. These reimbursements and the associated expenses are not included in the original operating budget of the City, because they cannot be forecasted accurately.

The budgeting practice adopted by the City for these transactions is to present these donations and expenses reimbursements to the City Commission semi-annually, at which time the operating budgets are amended accordingly.

Staff requested that the City Commission authorize an increase in estimated revenue and matching appropriation to the various operating budgets of the City as required based on the listing of donations and expense reimbursements received for the six-month period April 1, 2022, through September 30, 2022.

Deidra Joseph presented this item to the Commission.

Motion: Commissioner Stephanie Madden moved to approve the recommendation. Commissioner Samuel Simmons seconded.

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

The public can view this request on the City website through the Commission meeting agenda.

Action: Mayor Pro Tem Sara McCarley call for the vote and the motion carried unanimously.

AUDIENCE – None**MAYOR AND MEMBERS OF THE CITY COMMISSION**

Commissioner Stephanie Madden:

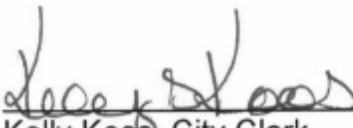
Post COVID Calendars: It has been busy/exciting the last couple of months. Everyone is fundraising and holding annual events since COVID. It is exciting to see everyone holding their events. The Commission does their best to attend those events. There are just too many to be able to attend everything. Thank you for inviting the Commission and allowing the city to celebrate with you.

Happy Thanksgiving!

CALL FOR ADJOURNMENT – 11:21 a.m.



Sara Roberts McCarley, Mayor Pro Tem



Kelly Koos, City Clerk

