Lakeland City Commission

Regular Session
August 18, 2025

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

CALL TO ORDER - 9:00 A.M.

PRESENTATIONS

Airport Flight Plan (Kris Hallstrand, LLIA Director)

City Manager Shawn Sherrouse announced Armando Gonzalez, Airport Operations Coordinator, received the Excellence in Airport Operations Award at the 2025 Florida Airports Conference. Armando is the third recipient in three years to win this award for the Lakeland team.

PROCLAMATIONS

Lineman Appreciation Day

Seaman 2ND Class Gordon Leslie Spiering Day

REQUESTS TO APPEAR FROM THE GENERAL PUBLIC

Carol Philipson, Lakeland Senior Hub Update. A copy of her handout is available in the agenda packet.

Action: The Commission did not act on this presentation.

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 Chad McLeod seconded.

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

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

APPROVAL OF MINUTES (with any amendments)

*City Commission Minutes 08/01/25 - 08/04/25
*Utility Committee Minutes 08/01/25

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

PUBLIC HEARINGS

Ordinances (Second Reading)

Ordinance 6103; Proposed 25-025; Vacation of a Portion of a Public Alleyway Located East of S. Florida Avenue, South of E. Main Street, West of S. Tennessee Avenue and North of E. Lemon Street (1st Rdg. 08-04-25)

> AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO PUBLIC RIGHT-OF-WAY; MAKING FINDINGS; VACATING A PORTION OF A PUBLIC ALLEYWAY LOCATED EAST OF S. FLORIDA AVENUE, SOUTH OF E. MAIN STREET, WEST OF S. TENNESSEE AVENUE AND NORTH OF E. LEMON STREET, SUBJECT TO THE RESERVATION OF A PUBLIC UTILITY EASEMENT; AUTHORIZING THE RECORDING OF A CERTIFIED COPY OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Chad McLeod 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 Guy LaLonde, Mike Musick, Sara Roberts McCarley, Stephanie Madden, Bill Read, Chad McLeod, and Mayor Bill Mutz voted aye. Ayes-seven. Nays-zero. The motion carried unanimously.

Ordinance 6104; Proposed 25-026; Application of C-1 (Pedestrian Commercial) Zoning on Approximately 0.98 Acres Located North of Lakeland Park Center Drive and West of Hopewell Avenue (1st Rdg. 08-04-25)

AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; PROVIDING FOR C-1 (PEDESTRIAN COMMERCIAL) ZONING ON APPROXIMATELY 0.98 ACRES LOCATED NORTH OF LAKELAND PARK CENTER DRIVE AND WEST OF HOPEWELL 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 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, Sara Roberts McCarley, Mike Musick, Guy LaLonde, and Mayor Bill Mutz voted aye. Ayes – seven. Nays – zero. The motion carried unanimously.

Ordinance 6105; Proposed 25-027; Small Scale Amendment #LUS25-004 to the Future Land Use Map to Change Future Land Use Designation from Residential Medium (RM) to Public Buildings/Grounds/Institutional (PI) on Approximately 3.16 Acres Located at the Northeast Corner of W. 10th Street and Kettles Avenue (1st Rdg. 08-04-25)

AN ORDINANCE RELATING TO LOCAL GOVERNMENT COMPREHENSIVE PLANNING; MAKING FINDINGS; PROVIDING FOR SMALL SCALE AMENDMENT #LUS25- 004 TO A CERTAIN PORTION OF THE FUTURE LAND USE MAP OF THE LAKELAND COMPREHENSIVE PLAN: OUR COMMUNITY 2030, CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL MEDIUM (RM) TO PUBLIC BUILDINGS/GROUNDS/INSTITUTIONAL (PI) ON APPROXIMATELY 3.16 ACRES LOCATED AT THE NORTHEAST CORNER OF W. 10TH STREET AND KETTLES AVENUE; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

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

Urban Planning and Transportation Manager Chuck Barmby gave a brief presentation.

Susan Swift Planning Director for Boggs Engineering gave a presentation on behalf of the applicant.

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

- Parking
- Timeline
- Public record for HUD, Florida's field office for HUD is in Jacksonville, LHA's plans are published on their website. They are audited yearly. Those audits should be on LHA's website.

Chuck Barmby reviewed the conditions set for development. The conditions are included in the PUD.

The Commission discussed:

- Unit mix of bedrooms and bathrooms.
- Base rent was based on the client's income.
- The Land Development Code did not require landscaping for pollinators.

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

Ordinance 6106; Proposed 25-028; Change in Zoning from MF-12 (Multi-Family Residential) to PUD (Planned Unit Development) to Allow a 100-Unit, Multi-Family Residential Development for the Elderly on Approximately 3.16 Acres Located at the Northeast Corner of W. 10th Street and Kettles Avenue (1st Rdg. 08-04-25)

> AN ORDINANCE RELATING TO ZONING; MAKING FINDINGS; PROVIDING FOR A CHANGE IN ZONING FROM MF-12 (MULTIFAMILY RESIDENTIAL) TO PUD (PLANNED UNIT DEVELOPMENT) ZONING TO ALLOW A 100-UNIT MULTIFAMILY RESIDENTIAL DEVELOPMENT FOR THE ELDERLY ON APPROXIMATELY 3.16 ACRES LOCATED AT THE NORTHEAST CORNER OF W. 10TH STREET AND KETTLES AVENUE; PROVIDING CONDITIONS; FINDING CONFORMITY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Bill Read moved to approve the ordinance. Commissioner Mike Musick seconded.

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

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

Ordinance 6107; Proposed 25-023; Adopting Impact Fee Study and Revised Fees for Transportation Facilities (1st Rdg. 08-04-25)

AN ORDINANCE RELATING TO IMPACT FEES; AMENDING ORDINANCE NO. 5535, AS AMENDED, THE "CITY OF LAKELAND IMPACT FEE ORDINANCE FOR TRANSPORTATION FACILITIES"; MAKING FINDINGS; ADOPTING UPDATED TRANSPORTATION IMPACT FEE STUDY; PROVIDING FOR ADOPTION AND IMPOSITION OF AMENDED TRANSPORTATION IMPACT FEES; FINDING CONSISTENCY WITH THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Bill Read moved to approve the ordinance. Commissioner Sara Roberts McCarley seconded.

Mayor Pro Tem Mike Musick asked for comments from the Commission and the audience. There were no comments from the audience. The Commission discussed:

- The reason for the delay. The original study included incorrect impact fee rates. The First Reading was repeated to allow adjustment for the correct rates.
- Staff has not received any complaint about the new rates.
- Brian Rewis had not heard from LEDC.
- City staff who remit impact fees monthly to the County realized that the fee in the update study did not match the actual fee.
- The City's impact fee increases will go into effect January 1, 2026 to coincide with the County's increase.

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

Ordinance 6108; Proposed 25-024; Adopting Impact Fee Studies and Revised Fees for Fire, Law Enforcement and Parks, Recreation and Cultural Facilities (1st Rdg. 08-04-25)

AN ORDINANCE RELATING TO IMPACT FEES; AMENDING ORDINANCE NO. 5536, AS AMENDED, THE "CITY OF LAKELAND CONSOLIDATED IMPACT FEE ORDINANCE"; MAKING FINDINGS; ADOPTING CERTAIN IMPACT FEE STUDIES; PROVIDING FOR THE ADOPTION AND IMPOSITION OF AMENDED CITY OF LAKELAND PARKS, RECREATION AND CULTURAL FACILITIES IMPACT FEES, CITY OF LAKELAND FIRE PROTECTION FACILITIES IMPACT FEES, AND CITY OF LAKELAND LAW ENFORCEMENT

FACILITIES IMPACT FEES; ADOPTING AMENDED FEE SCHEDULES; FINDING CONSISTENCY 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 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, Sara Roberts McCarley, Mike Musick, Guy LaLonde, and Mayor Bill Mutz voted aye. Ayes – seven. Nays – zero. The motion carried unanimously.

Resolutions

Resolution 6010; Proposed 25-049; Adoption of FY 2026 Lot Clearing and Demolition Non-Ad Valorem Assessment Roll for Collection Utilizing Uniform Method of Collection

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO NON-AD VALOREM ASSESSMENTS; ADOPTING FINDINGS OF FACT; ADOPTING A NON-AD VALOREM ASSESSMENT ROLL FOR UNPAID LOT CLEANING AND CLEARING AND DEMOLITION NON-AD VALOREM ASSESSMENTS; ELECTING TO UTILIZE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS, AS AUTHORIZED UNDER SECTION 197.3632, FLORIDA STATUTES, FOR COLLECTING SAID ASSESSMENTS; AUTHORIZING THE CITY ATTORNEY OR DESIGNEE TO CERTIFY THE ASSESSMENT ROLL TO THE TAX COLLECTOR; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Sara Roberts McCarley 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, Sara Roberts McCarley, Stephanie Madden, Bill Read, Chad McLeod, and Mayor Bill Mutz voted aye. Ayes-seven. Nays-zero. The motion carried unanimously.

Resolution 6011; Proposed 25-050; Adoption of FY 2026 Orangewood Community Subdivision Non-Ad Valorem Assessment Roll for Collection Utilizing Uniform Method of Collection

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO NON-AD VALOREM ASSESSMENTS; ADOPTING FINDINGS OF FACT; ADOPTING A NON-AD VALOREM ASSESSMENT ROLL FOR THE ORANGEWOOD COMMUNITY SUBDIVISION; ELECTING TO UTILIZE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS, AS AUTHORIZED UNDER SECTION 197.3632, FLORIDA STATUTES, FOR COLLECTING THE ASSESSMENT; AUTHORIZING THE CITY ATTORNEY OR DESIGNEE TO CERTIFY THE ASSESSMENT ROLL TO THE TAX COLLECTOR; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

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

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

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

Resolutions 6012; Proposed 25-051; Adoption of FY 2026 Heatherpoint Drive Non-Ad Valorem Assessment Roll for Collection Utilizing Uniform Method of Collection

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKELAND, FLORIDA RELATING TO NON-AD VALOREM ASSESSMENTS; ADOPTING FINDINGS OF FACT; ADOPTING A NON-AD VALOREM ASSESSMENT ROLL FOR CERTAIN LOTS ABUTTING THAT PORTION OF HEATHERPOINT DRIVE LOCATED NORTH OF AUDUBON OAKS CIRCLE IN THE CITY OF LAKELAND; ELECTING TO UTILIZE THE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS, AS AUTHORIZED UNDER SECTION 197.3632, FLORIDA STATUTES, FOR COLLECTING SAID ASSESSMENTS; AUTHORIZING THE CITY ATTORNEY OR DESIGNEE TO CERTIFY THE ASSESSMENT ROLL TO THE TAX COLLECTOR; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Mike Musick moved to approve the resolution. Commissioner Sara Roberts McCarley seconded.

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

- These assessments are done annually at the request of the HOA neighborhoods.
- These neighborhoods have HOAs responsible for the roads and stormwater facilities.
- The HOA normally makes the request for assistance.
- They must be inside the city limits.

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

Resolution 6013; Proposed 25-052; Authorizing the Execution of an Amended Grant Agreement with the Florida Department of Transportation for Financial Project No. 445718-1-94-01 to Add State and Local Funding for the Category III Instrument Landing System Project at Lakeland Linder International Airport

> A RESOLUTION RELATING TO THE AIRPORT; AUTHORIZING EXECUTION OF AN AMENDMENT TO A MULTI-YEAR GRANT AGREEMENT WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION TO ADD STATE AND LOCAL FUNDING FOR THE CATEGORY III INSTRUMENT LANDING SYSTEM PROJECT AT LAKELAND LINDER INTERNATIONAL AIRPORT; ADOPTING FINDINGS; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Motion: Commissioner Sara Roberts McCarley moved to approve the resolution. Commissioner Mike Musick seconded.

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

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

COMMUNITY REDEVELOPMENT AGENCY

Recess/Convene: The Commission recessed the Regular Session and convened as the Community Redevelopment Agency.

Purchase Agreement for Properties Located at 1010 and 1016 Martin Luther King Jr. Avenue

This was a Purchase Agreement between the Lakeland Community Redevelopment Agency (CRA) and Carolynne Joe Mather for the purchase of two vacant parcels located at 1010 and 1016 Martin Luther King Jr. Avenue between W. Memorial Boulevard and W. 1st Street within the Midtown CRA district.

The subject properties are located north of W. Memorial Boulevard between Texas Avenue and Martin L. King, Jr. Avenue. The CRA has acquired several properties within this block within the last year for purposes of future redevelopment and the purchase of the subject properties will further consolidate the CRA's holdings within the block.

Under the Agreement, the CRA will purchase the subject properties for a purchase price of $100,000. This price is consistent with an opinion of value prepared for the CRA, and a commercial appraisal report which values the subject properties as part of a larger accumulation of parcels for redevelopment. The CRA will provide a deposit of $3,000 and have a 120-day due diligence period to assess the suitability of the property. The CRA may terminate the Agreement in its sole discretion at any time prior to the expiration of the due diligence period and receive a full refund of its deposit. Closing will occur within thirty (30) days of the expiration of the due diligence period, or approximately December 9, 2025, provided the CRA does not exercise its right to terminate. The proposed purchase was considered by the CRA Advisory Board at its August 7, 2025 meeting and received a unanimous recommendation of approval.

Staff recommended that the City Commission, acting as the Lakeland Community Redevelopment Agency, approve the purchase of 1010 and 1016 Martin Luther King Jr. Avenue in accordance with the above-described terms and conditions and authorize the appropriate CRA officials to execute all documents necessary to finalize the transaction.

Palmer Davis presented this item to the Commission.

Commissioner Guy LaLonde 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.

CRA Manager Valerie Vaught thanked the Commission for their support in stimulating private investment in the community and the Memorial Boulevard revitalization project.

The Commission thanked Valerie Vaught for her work to assimilate properties.

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

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

CITY MANAGER

Purchase Order to Randall G. Tedder Construction, Inc. for Replacement of the North Boat Ramp at Lake Parker Park

The existing north boat ramp at Lake Parker Park is in poor condition due to age, heavy usage, and weather-related wear and tear. The ramp has reached the end of its serviceable life, with multiple structural failures, broken concrete, holes that present safety hazards and accessibility challenges for boaters. In response to community concerns and maintenance assessments, it has been determined that full replacement is the most cost effective and long-term solution.

Parks Recreation & Cultural Arts Department and the Division of Lakes & Stormwater obtained a quote from Randall G. Tedder Construction, Inc of Ocala, Florida for construction of a new boat ramp. This company was utilized in 2023 to replace the south boat ramp also in Lake Parker. The system they use is proprietary and does not require the lakes to be lowered. The previous work was outstanding and completed in a timely manner. Purchasing has authorized the contractor as a Sole Source provider for this project. Scope of Work: Demolition and removal of existing concrete ramp, site preparation, and installation of a new reinforced pre-stressed concrete boat ramp (50’x20’) with tie-in system. Tedder shall furnish signed and sealed engineering documents and a five (5) year warranty certificate. It is estimated that the replacement will be completed 5-6 weeks after the PO has been issued. The total not-to-exceed cost for the boat ramp replacement is $112,716. The funds are currently budgeted in the FY25 Stormwater Utility Fund ($84,537) and the Public Improvement Fund ($28,179).

Staff recommended the City Commission authorize the appropriate City officials to issue a Purchase Order to Randall G. Tedder Construction, Inc. in the amount of $112,716 for the replacement of the north boat ramp at Lake Parker Park.

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:

- Staff was not enlarging the existing ramp.
- The south ramp will stay open during construction.

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

Task Authorization with Springer Voss Construction, Inc. for the Replacement of the Hangar Roof at 3400 Aircraft Drive located at Lakeland Linder International Airport

Staff seeks approval of a Task Authorization with Springer Voss Construction, Inc. under the terms and conditions of the City's Continuing Contract for Construction Trade Professionals entered on December 16, 2024, in accordance with Request for Qualifications 2024-RFQ-289.

Following the impacts of Hurricane Milton, staff obtained a roof assessment report from REI Engineering, Inc. which was conducted under the terms and conditions of the City's Continuing Contract for Roof Consulting Professional Services entered on February 19, 2024, in accordance with Request for Qualifications 2024-RFQ-165.

Due to the extensive damage discovered, it was determined that a complete replacement of the approximately 46,000 square foot roof system would be required to maintain consistent structural diaphragm and to meet the requirements of Florida Building Code.

Staff proposed a Task Authorization in the amount of $1,995,247.13, which includes the following scope of work:

1. Permitting and inspection.
2. Removal and installation of a new roofing system.
3. Bond beam demolition and reconstruction.
4. Pressure washing, spot prime, and multiple coats of paint.
5. Replacement of (3) roof mounted vents with Miami-Dade Notice of Acceptance (NOA) rated curbs.
6. Temporary weatherproofing for the duration of the structural replacement activities.

Funding for this scope of work will be covered by the unappropriated surplus of the Hurricane Milton fund. No additional appropriations are needed to fund this request. The City will seek reimbursement from FEMA up to 95% of the project cost.

Staff recommended the approval of this Task Authorization with Springer Voss Construction, Inc. in the amount of $1,995,247.13 to complete the roof replacement at 3400 Aircraft Drive at Lakeland Linder International Airport, authorizing 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 Hurricane Milton damage at the airport. This was the most substantial damage. In addition to folding back, Hurricane Milton lifted a large part of the roof.

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

CITY ATTORNEY

Miscellaneous

Agreement with Starboard Consulting, LLC for Maximo Application Suite 9 Upgrade, Cloud Hosting, and Support

This was an agreement package with Starboard Consulting, LLC ("Starboard"), consisting of a Master Services Agreement and a Service Level Agreement, to upgrade the City's IBM Maximo asset management system to the latest version, migrate it to Starboard's StarMax Cloud hosting platform, and provide related configuration, training, and ongoing support services.

IBM Maximo is the City's enterprise system for tracking and managing the lifecycle of equipment, facilities, and other physical assets. It is used by multiple departments to plan maintenance, manage work orders, and ensure assets are available and reliable. The current version will reach its end-of-life on September 30, 2025, and is hosted on aging hardware.

To address this need, the City issued Request for Proposal No. 2024-RFP-353 seeking a qualified firm to complete the upgrade and migrate the system to a supported, cloud-hosted environment. Ten proposals were received, and following evaluation, Starboard was selected as the most responsive and responsible proposer.

Under the statements of work, this project will shift day-to-day hosting, infrastructure maintenance, and technical support from City-owned hardware to Starboard's managed cloud service, reducing the City's hardware support burden and improving system reliability. The City will continue to manage user administration, security permissions, and business process configurations while benefiting from Starboard's hosting, maintenance, monitoring, and disaster recovery services.

The upgrade and migration will be completed during the first year of the agreement, with hosting and support services to follow for up to three years. The Master Services Agreement has a three-year term, while the Service Level Agreement for hosting services is for one year with the option to renew for two additional one-year terms. The total costs under the statements of work for the project are allocated as follows:

One-time StarMax Cloud migration setup fee	$48,000.00
Upgrade and migration services	$496,041.00
StarMax Cloud hosting with enhanced disaster recovery (3yrs)	$374,012.60
Consulting & post steady-state support	$90,950.40
Travel expenses	$10,500.00
Total Cost	**$1,019,504.00**

Funding for this project is included in the FY25 Department of Information Technology Budget. Staff recommended that the City Commission approve the Master Services Agreement and Service Level Agreement with Starboard Consulting, LLC, and authorize the appropriate City officials to execute all corresponding documents.

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

Motion: Commissioner Sara Roberts McCarley moved to approve the recommendation. Commissioner Mike Musick seconded.

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

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

First Amendment to Management Agreement with Levy Premium Foodservice Limited Partnership for Concession Services at the RP Funding Center

This was a proposed First Amendment to an Agreement with Levy Premium Foodservice Limited Partnership ("Levy") for concession services at the RP Funding Center. The original Agreement was approved by the Commission in February 2021 and has an initial term of February 1, 2021, through January 31, 2026. The proposed Amendment would extend the term of the Agreement for an additional year until January 31, 2027. No other terms of the Agreement would be affected by the Amendment.

The purpose of this one-year extension is to provide sufficient time for the City to conduct a new Request for Proposal process for a food, beverage, and catering concessions company for the RP Funding Center. To assist with this RFP process, the RP Funding Center entered into an agreement with Virtual Hospitality Group (VHG) in July 2025 to provide consulting services related to the RFP. To allow VHG to conduct a thorough RFP process, additional time is needed beyond the termination date of the initial Levy Agreement (January 31, 2026). To that end, this proposed amendment to the Levy Agreement was negotiated to add an additional year to the term.

As noted above, the remaining terms of the Agreement remain the same, including Levy's payment to the City of a percentage of gross receipts (commissions) generated from its concession business during each contract year as set forth in the Commission Schedule included in the agenda item. All amounts of gross receipts shall be subject to an annual increase in accordance with the Consumer Price Index.

The City shall be responsible for the cost related to procuring replacement equipment, additional furniture, fixtures and equipment, except to the extent any damage to such replacement property was the result of Levy's negligence or lack of maintenance. Any such replacement purchases shall remain the property of the City upon expiration or termination of the Agreement. The City will also be responsible for the payment of all utilities, except for telephone usage and long-distance charges, which shall be Levy's responsibility.

Staff recommended that the City Commission approve the First Amendment to the Concessions Service Agreement with Levy and authorize the appropriate City officials to execute the Agreement.

Katie Prenoveau presented this item to the Commission.

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

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

RP Funding Center Director Cindy Collins explained the time required for the RFQ. She explained they were hiring a consulting firm, an expert on food and beverage.

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

FINANCE DIRECTOR

Appropriation and Increase in Estimated Revenues - Public Improvement Fund, 2025 Capital Improvement Bond Fund and Solid Waste Fund

The Fire Department recommends ordering the planned replacement for its tower (aerial) apparatus, currently scheduled for replacement in Fiscal Year 2027. The not-to-exceed amount for the apparatus is $2,300,000.

Due to extended manufacturer lead time, currently estimated at approximately 40 months, the department is seeking early authorization to ensure timely delivery and operational readiness of the tower apparatus.

The existing tower apparatus, placed in service in November 2011, is scheduled to reach the end of its service life in October 2028. Delaying the order until Fiscal Year 2027 would likely result in increased purchase costs and significantly higher maintenance expenses over the additional 2+ years required to keep the current unit in service until the new apparatus is delivered.

Through the Dealer Build Program for a Pierce tower apparatus, the department can acquire a tower apparatus with a substantially reduced lead time of approximately 12 months and a not-to-exceed price of $2,300,000. There is a potential that the tower (with the minimum specifications provided by Lakeland Fire), may be constructed and sold to the City for less than our maximum price. This purchase will be funded from the 2025 Capital Improvement Bonds which include a spend-down deadline. Prioritizing the use of $2,300,000 of bond funding for this early purchase will assist in meeting the spend-down requirement. Subsequently, a transfer of $2,300,000 will be made from the Public Improvement Fund to Solid Waste for the Transfer Station project which has a longer funding timeline.

Staff recommended the City Commission approve an appropriation of $2,300,000 from the 2025 Capital Improvement Bond Fund to facilitate the early purchase of the tower apparatus through the Dealer Build Program. Staff recommended that the City Commission approve an appropriation and increase in estimated revenues from the Public Improvement Fund to the Solid Waste Fund of $2,300,000 for the Transfer Station project.

Mike Brossart presented this item to the Commission.

Motion: Commissioner Stephanie Madden moved to approve the recommendation. Commissioner Sara Roberts McCarley seconded.

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

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

UTILITY

Ordinances – None
Resolutions – None

Miscellaneous

Task Authorization with Teamworknet, Inc. for Larsen Unit 8 Redesign and Upgrade of Startup Switchgear

This was a proposed Task Authorization with TEAMWORKnet, Inc. for the redesign and upgrade of Larsen Unit 8's North Medium Voltage Switchgear. The North Medium Voltage switchgear ("switchgear") for Larsen Unit 8's Steam Turbine is over 50 years old and in need of replacement. Due to unavailable parts, maintenance has become an issue. Failure of the switchgear would result in 40MW of generation going offline for several months, rendering Unit 8 unavailable and out of service.

Accordingly, the services pursuant to this Task Authorization represent the first of a three (3) phase project that entails a comprehensive effort to engineer, refurbish, install, and commission eight (8) switchgear cubicles salvaged from decommissioned Unit 3's medium voltage distribution system. The intent is to convert Unit 3's breakers from 4,160V to 2,400V service. This first phase of the project includes research, design and planning. Specifically, this Task Authorization is for the first phase of the project which entails engineering and design services, while the remaining phases will encompass construction and commissioning services. Upon completion of 70% of the engineering and design, it is anticipated that TEAMWORKnet, Inc. will be able to develop detailed next phase cost estimates for refurbishment of the equipment and startup/commissioning services.

Repurposing and salvaging Unit 3's 4,160V switchgear for Unit 8 represents a major cost savings of $400,000 for this project and will extend the useful life of the switchgear for another fifteen (15) years. Utilizing the old switchgear will also reduce the material manufacturing lead time from one (1) year to three (3) months following the completion of engineering design. Refurbishment of this switchgear for the 2,400V application is an industry standard process and the old Unit 3 switchgear can be readily converted for Unit 8's operation.

Upon approval by the City Commission, TEAMWORKnet, Inc. will begin services, which are anticipated to be completed within a three (3) month period. All services pursuant to this Task Authorization will be performed in accordance with the terms and conditions contained in the City's Continuing Contract for Electrical Engineering Services with TEAMWORKnet, Inc. approved by the City Commission on October 1, 2022, and TEAMWORKnet, Inc.'s proposal dated July 22, 2025. All reimbursable expenses shall be paid in accordance with the City's Consultant Expense Reimbursement Policy. The total not-to-exceed estimated cost of the services is $187,580.00, which is included in Lakeland Electric's FY2025 budget.

Staff recommended that the City Commission approve this Task Authorization with TEAMWORKnet, Inc. for the redesign and upgrade of Larsen Unit 8's startup switchgear and authorize the appropriate City officials to execute all corresponding documents related to the Task Authorization.

Todd Bredbenner, Energy Production Electric Engineer for Unit 8, spoke about the anticipated life cycle of the refurbished plant. With maintenance, this gear could last another 30 years.

Deputy City Attorney Ramona Sirianni presented this item to the Commission.

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

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

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

AUDIENCE

Roger Airess of Lakeland came forward. Lakeland and Polk County appeared to be building for medical tourism. The airport appears to be on their way to affect those who want to visit the area and maybe have medical procedures while visiting. He raised the issue of reaching young people. He thought a possible return of professional sports teams such as the MBA GBT basketball at the RP Funding Center was a good opportunity to reach young people in Lakeland.

Sue Schultz of the League of Women Voters spoke about voter turnout for City Elections. They have set a goal to increase voter turnout by 2%. They were developing a campaign-Vote Florida. Kevin Cook explained they could use the Community Calendar on the website to identify events. They have difficulty doing voter registration inside the library in Lakeland.

MAYOR AND MEMBERS OF THE CITY COMMISSION

Commissioner Sara Roberts McCarley:

- School started last Monday
- National Night Out was exciting.
- Florida League of Cities Conference - Property Tax was the #1 discussion point in the legislative meetings. FLC provided great resources about what property taxes cover.
- AI Workshop was fascinating. The interesting thing about AI was public records.
- The City of Lakeland has a professional staff. She sat in seminars and found herself thinking Lakeland already does this.
- We need to keep informing state officials about how their decisions impact us locally.

Commissioner Stephanie Madden:

- Commissioner Phillip Walker was a great advocate throughout the State. He was the Florida League of Cities guy.
- Renewable natural gas was a huge percentage of electrical grids. They brought up other sources of renewable natural gas.
- John Meacham was a speaker. He talked about making sure we become curious again.
- Municipalities remaining nonpartisan puts us in a special place without large swings when the administration changes. He encouraged curiosity candor and empathy. Speaking of empathy, Meacham he stated you do not know what is in a person’s heart until you know what breaks it.
- Doge was another hot topic at the conference.

Commissioner Sara Roberts McCarley left the meeting at 11:24 a.m.

Commissioner Chad McLeod announced the City Manager/City Attorney Review Committee meeting was scheduled for next Thursday, August 28, 2025, at 1 p.m. in the City Commission’s Conference Room.

Commissioner Guy LaLonde

- National Night Out was a wonderful event.

- Announced his son is getting married on September 19, 2025. The rehearsal dinner will be September 18, 2025, the night of the Second Budget Hearing. He asked if the Commission could reschedule the budget meeting of September 18th.

  Palmer Davis explained rescheduling was very complicated.

  Mike Brossart looked at the matrix required; the Commission could hold the meeting on 9/17 and still comply.

  Mayor Bill Mutz cannot attend 9/17. He suggested is was best not to move the meeting.

Commissioner Bill Read:
Acknowledged the amount of traffic fatalities on I-4. It is heartbreaking. People really need to slow down.

CALL FOR ADJOURNMENT - 11:35 a.m.

Kelly S. Koos, City Clerk

CITY OF LAKELAND FLORIDA
INCORPORATED JAN. 1 1885