LAKELAND CITY COMMISSION

Regular Session
January 20, 2026

CALL TO ORDER - 9:00 A.M.

PRESENTATIONS

Pooled Investments Update (Jeff Stearns, City Treasurer)

Mayor Sara Roberts McCarley asked about the need to review the investment policy. Staff reviewed the policy annually. Mayor Sara Roberts McCarley asked for a workshop in six months to have a deeper dive on the investment policy and city investments.

PROCLAMATIONS – None

REQUESTS TO APPEAR FROM THE GENERAL PUBLIC – 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 Guy LaLonde seconded.

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

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

APPROVAL OF MINUTES (with any amendments)

*City Commission Minutes 01/02/26 – 01/05/26

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

REPORTS AND RELATED ITEMS

Municipal Boards & Committees 01/16/26

Mayor Sara Roberts McCarley presented this report to the Commission.

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

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

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

Legislative Committee 01/16/26

Mayor Sara Roberts McCarley presented this item to the Commission.

Motion: Commissioner Stephanie Madden moved to approve the minutes. Commissioner Mike Musick seconded.

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

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

City Attorney and City Manager Review Committee 01/16/26

Commissioner Chad McLeod presented this report to the Commission.

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

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

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

EQUALIZATION HEARINGS

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

Demolition of Buildings

Motion: Commissioner Terry Coney moved to approve the assessments. Commissioner Mike Musick seconded.

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

The Commission discussed the fact that the building was already demolished.

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

Adjourned/Reconvened: The Equalization Board adjourned and the City Commission reconvened in Regular Session.

PUBLIC HEARINGS

Ordinances (Second Reading)

Ordinance 6132; Proposed 26-001; Annual Update to the Capital Improvements Element of the Lakeland Comprehensive Plan: Our Community 2030, Including Updates to the Five-Year Schedule of Capital Improvements (1st Reading. 01/05/2026)

> AN ORDINANCE RELATING TO LOCAL GOVERNMENT COMPREHENSIVE PLANNING; MAKING FINDINGS; PROVIDING FOR AN UPDATE TO THE CAPITAL IMPROVEMENTS ELEMENT OF THE LAKELAND COMPREHENSIVE PLAN: OUR COMMUNITY 2030; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

Shawn Sherrouse explained the Heritage Garage has been moved to the Parking Fund, where it belonged. The Operational Line Item under RP Funding Center has been updated to reflect it was a debt service payment.

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

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

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

Resolutions

Resolution 6039; Proposed 26-002; Demolition of Buildings

> A RESOLUTION PROVIDING FOR THE ASSESSMENT OF A LIEN AGAINST PROPERTIES FOR EXPENSES INCURRED IN THE REMOVAL OF DILAPIDATED AND HAZARDOUS BUILDINGS; MAKING FINDINGS; PROVIDING AN EFFECTIVE DATE.

Palmer Davis read the title.

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

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

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

COMMUNITY REDEVELOPMENT AGENCY – None

CITY MANAGER

Change Order No. 1 to Purchase Order No. 303806 with Xylem Tree Experts for Annual Tree Maintenance and Corresponding Appropriations

The Florida Department of Agriculture has awarded the City a $50,000 reimbursable grant to correct tree damage from past storms in city owned parks and improve storm resiliency. The grant requires a $10,240 city match. The scope of work includes assessment and trimming of trees in three city parks: Lake Parker Park, Fletcher Park on Lake Bonny and Peterson Park. Trees will be trimmed to alleviate storm damaged limbs and areas will be thinned to improve wind flow and encourage healthy growth. The trees to be trimmed have been identified by the city certified arborist and approved by the Grant and the work will be supervised by the city arborist.

The City has an existing contract and purchase order (PO# 303806) with Xylem Tree Experts for annual tree maintenance of the city urban forest for $221,863. The company has agreed to take on the additional grant scope of work for an additional fee of $60,240. Xylem Tree Experts will provide all supervision, labor, equipment, tools, materials and supplies necessary to complete the grant scope of work in each park as identified by the city arborist in the grant agreement. The grant work is estimated to be completed over the course of 12.5 weeks. Work in Lake Parker Park is anticipated to be 7 weeks (346 trees), Fletcher Park on Lake Bonny 2 weeks (100 trees), and Peterson Park 3.5 weeks (187 trees). The grant and city match will fund maintenance of 633 trees in the three parks averaging 50 trees per week.

Staff recommended the City Commission authorize the appropriate City officials to execute Change Order No. 1 to Purchase Order No. 303806 with Xylem Tree Experts in the amount of $60,240 for the grant scope of work and to authorize an appropriation and increase in estimated revenues of $50,000 in the General Fund. The grant match of $10,240 will be funded by the Parks Department FY26 operating budget.

Shawn Sherrouse presented this item to the Commission.

Motion: Commissioner Mike Musick moved to approve the recommendation. Commissioner Ashley Troutman seconded.

Mayor Sara Roberts McCarley asked for comments from the Commission and the audience. There were none.

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

*Recommendation re: Purchase Order with Thompson Pump and Manufacturing for Bypass Pump at Lift Station L2610 – Highway 98 South

The Water Utilities, Wastewater Division received a proposal from Thompson Pump and Manufacturing for a bypass pump at the Highway 98 South Lift Station (L2610). There is no secondary bypass pump at this location. One is needed for redundancy purposes in the event the lift station pump should ever fail. When a lift station pump fails, Water Utilities has a limited amount of time to respond before the station potentially overflows. This bypass pump will provide additional pumping capacity and emergency storage to prevent overflows. Due to sustained growth in the area, flows have significantly increased, further demonstrating the critical importance of this project.

This bypass pump will operate on independent controls from the normal pump station operation and start at any time the wet well reaches the high-level alarm. It will, also, serve as the emergency backup in the event of a double pump failure to maintain levels until City crews can respond to the station.

Water Utilities solicited a proposal from Thompson Pump and Manufacturing using an existing contract from the Florida Sheriffs Association, Contract FSA23-EQU21.1, which expires on September 30, 2026. The City's Purchasing Division has approved the use of Thompson Pump and Manufacturing for this project via the Florida Sheriffs Association's piggyback agreement.

The proposal to procure the bypass pump from Thompson Pump and Manufacturing is $110,040. This amount is for materials and equipment only. Installation will be performed by Water Utilities staff. This project is included in the Water Utilities FY26 budget.

Staff recommended the City Commission approve the issuance of a purchase order with Thompson Pump and Manufacturing for a bypass pump at Lift Station L2610 – Highway 98 South in the amount of $110,040 and direct the appropriate City Officials to execute all necessary documents.

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

CITY ATTORNEY

Ordinances (First Reading) – None

Miscellaneous

Agreement with Rodda Construction, Inc. for Construction Manager at Risk Services for Construction of the Se7en Wetlands Education Center

This was the Construction Manager at Risk (CMAR) Agreement with a Guaranteed Maximum Price (GMP) Amendment with Rodda Construction, Inc. for construction of the Se7en Wetlands Educational Center.

The Se7en Wetlands Educational Center will serve as a welcome center for visitors to learn about the history and culture of Florida's land use and the critical role that Se7en Wetlands plays in the City's wastewater utility system and in protecting the Tampa Bay watershed. The Educational Center will accommodate school groups, community tours, and public use and provide educational opportunities. The approximately 2,000 square foot space will include a lobby/welcome area, display area, multipurpose room, staff offices and building support spaces.

As part of its preconstruction services, Rodda worked with the architect to assess constructability, engaged in value engineering, and developed a final budget for the project. Based on these preconstruction services, Rodda provided a GMP proposal in the amount of $1,232,092 for construction of the Educational Center. This GMP includes all sitework and vertical building construction activities, including foundation, framing, roofing, canopies, storefront, finishes, specialties, water and fire lines, septic system, mechanical, electrical, plumbing and security, as well as Rodda's construction management fee.

The GMP amount would be funded as follows: Florida Department of Environmental Protection grant funding in the amount of $972,165 and matching funds from the City's

FY 2026 Public Improvement Fund surplus and FY 2026 Wastewater R&R surplus in the amount of $259,927.

Staff recommended that the City Commission approve the Construction Manager at Risk Agreement with Guaranteed Maximum Price Amendment with Rodda Construction, Inc. for construction of the Se7en Wetlands Educational Center 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 Chad McLeod moved to approve the recommendation. Commissioner Ashley Troutman seconded.

Molly Klinepeter, Environmental Scientist, gave an update on the project.

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

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

Donation of City-Owned Property Located at 710 N. Ohio Avenue

Claire Twomey, the Chief Executive Officer of Lakeland Habitat for Humanity, has submitted a formal request for the donation of City-owned property located at 710 N. Ohio Avenue, identified by Parcel ID 232813-067500-003141. Lakeland Habitat owns the adjacent property at 701 W. Myrtle Street. Due to minimum lot size requirements, development of the City-owned parcel and the Lakeland Habitat property is not feasible when considered independently. Should the City Commission grant approval for this donation, Lakeland Habitat intends to consolidate the two parcels through the Polk County Property Appraiser's Office and subsequently construct a single-family residence on the combined lot, which will contribute to the availability of affordable housing.

The undeveloped 0.09-acre parcel was transferred at no cost to the City of Lakeland in 2024 by Polk County for unpaid taxes, and the assessed value, as recorded by the Polk County Property Appraiser's Office, is $13,647.00.

In accordance with the City's policy regarding the disposition of City-owned property, Lakeland Habitat has submitted a formal written request to acquire this property. This request has prompted communication with various public and private utilities, along with numerous internal departments, all of which have indicated no interest in retaining the property. Furthermore, an evaluation of the property revealed its unsuitability for inclusion in the Affordable Housing Land Bank Program due to its failure to meet the necessary minimum lot size for development. As the property is located within the Midtown Community Redevelopment Area (CRA), a 30-day Notice of Disposition was published in The Ledger on September 2, 2025.

The final step in this process is to submit the request for consideration by the Lakeland City Commission. This request has adhered to the established process for the disposition of City-owned property, and all relevant City Departments and public and private utilities have reviewed it and have no objections to the property's disposition.

Staff recommended that the City Commission approve the request to donate 710 N. Ohio Avenue to Lakeland Habitat for Humanity and that the appropriate City officials be authorized to execute all documents necessary to finalize the transaction.

Palmer Davis presented this item to the Commission.

Motion: Commissioner Stephanie Madden moved to approve the recommendation. Commissioner Mike Musick seconded.

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

Claire Twomey came forward and explained Habitat for Humanity's efforts in this area. They planned to use this home as a transitional home and then rebuild homes for families so they can return to their neighborhood. They call this new program Legacy Homes. These homes have been passed down through generations.

Commissioner Guy LaLonde asked about their veterans program. Ms. Twomey explained they have not been able to secure property for the program. They hoped the City would consider donating some property in the Wabash community where they can build a veterans community for elderly veterans living in deplorable conditions.

Commissioner Ashley Troutman asked who would own the property in the Legacy Homes program. Clare explained that Habitat for Humanity would own the property because the citizens are so low income, they cannot pay the taxes and insurance. The people will then have life tenancy.

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

*Sale of City-Owned Property Located at 714 W. 13th Street

Mr. Morris Montgomery has expressed interest in purchasing a parcel of City-owned property located at 714 W. 13th Street, identified by Parcel ID 232812-040000-007121. Mr. Montgomery currently owns the adjacent parcels located at 708 and 712 W. 13th Street, identified as Parcel IDs 232812-040000-007111 and 232812-040000-007112, respectively. Should he successfully obtain the City-owned parcel, he intends to consolidate all three properties through the Polk County Property Appraiser's Office and subsequently construct a single-family residence on the newly combined lot. The undeveloped 0.02-acre City-owned parcel was transferred at no cost to the City of

Lakeland in 2019 from Polk County for unpaid taxes and holds an assessed value of $480.00, as recorded by the Polk County Property Appraiser's Office.

In compliance with the City's policy regarding the disposition of City-owned property, the applicant submitted a written request to indicate his interest in acquiring the property. This facilitated communication with relevant public and private utilities, as well as various internal City departments, ensuring that there were no objections to the potential sale. The property was also evaluated and determined to be unsuitable for inclusion in the Affordable Housing Land Bank Program. Additionally, it was established that the City would require the dedication of a utility easement over a portion of Mr. Montgomery's private property that accommodates a sewer line, to which he has agreed.

City staff has determined the minimum acceptable bid for the property, establishing it at 120% of the assessed value. Since the property is located within the Midtown Community Redevelopment Area (CRA), a 30-day Notice of Disposition was published in The Ledger on September 2, 2025. At the conclusion of the advertising period, Mr. Montgomery was deemed the successful bidder, offering $600.00, which meets the established minimum bid.

The final step in the process is to obtain approval from the City Commission. This request has adhered to the City of Lakeland's process for the sale of City-owned property located within a CRA. Various City departments and public and private utilities have reviewed this request and have no objections to the sale, contingent upon Mr. Montgomery granting the necessary easement over his private property containing the sewer line.

Staff recommended that Mr. Montgomery's request to purchase 714 W. 13th Street be approved for $600.00, subject to full payment of the agreed-upon price and the granting of the necessary easement over his private property containing the sewer line.

Palmer Davis presented this item to the Commission.

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

Second Amendment to Land Lease Agreement with Doherty Holdings Eighteenth, LLC

This was the Second Amendment to the Land Lease Agreement with Doherty Holdings Eighteenth, LLC, (Doherty) located on the northwest side of Lakeland Linder International Airport (Airport)**.** Doherty, an Airport tenant since 2021, is seeking to amend its current Lease to update the legal description of its leased premises.

The amended legal description will result in an increase of leased acreage from 1.00 acres to 1.56 acres to accommodate Doherty's expansion to build an additional hangar. The base rent will also be increased to reflect the additional acreage. Accordingly, the new annual base rent will be $16,988.40 ($0.25 per square foot), which is consistent with Doherty's current per square foot lease rate. The Second Amendment will be effective January 20, 2026, subject to approval by the City Commission. Rent for the additional 0.56 acres will not commence until the earlier of twelve (12) months from January 20, 2026, or upon issuance of a certificate of occupancy for the hangar. Except as amended as set forth above, all other terms and conditions set forth in the Lease will remain in full force and effect.

Staff recommended that the City Commission approve this Second Amendment to the Land Lease Agreement with Doherty 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 to the Commission.

Motion: Commissioner Mike Musick moved to approve the recommendation. Commissioner Terry Coney seconded.

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

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

FINANCE DIRECTOR – None

UTILITY – None

Ordinances – None
Resolutions – None

Miscellaneous

Renewal of Service Agreement with Florida Gas Transmission Company, LLC for Pipeline Capacity to Transport Natural Gas

This was a proposed renewal of the City's Service Agreement with Florida Gas Transmission Company, LLC, for pipeline capacity to transport natural gas (FGT). FGT is one of two currently operational pipelines that supply natural gas to Florida, the other of which is Gulfstream Natural Gas System. The City currently diversifies its natural gas portfolio by maintaining capacity rights on both pipelines. The City, through Lakeland Electric, has owned this pipeline capacity since March 1, 1995, pursuant to a Service Agreement, which has been renewed over the years and is set to expire on March 1, 2027.

To retain the existing capacity for the City, which is not subject to an open bid from other utilities and known as a "Right of First Refusal", the pipeline tariff requires the City to provide written notice to FGT of the City's intent to renew the Agreement for a 10 year period in accordance with the same terms and rates no less than 12 months prior to the expiration of the existing term.

Accordingly, following a comprehensive review of pipeline capacity, recent demand, and projected growth, it was determined that renewal of this Agreement with FGT will ensure the City's requirements are met with both reliability and economic efficiency. This pipeline capacity also ensures Lakeland Electric's ability to serve the additional 120 MW of capacity from the new MREP Units to provide reliability of supply to Lakeland Electric's customers.

Pursuant to this Agreement, FGT will provide a minimum of 13,344 MMBtus of natural gas per day, with a maximum of up to 20,223 MMBtus of natural gas per day. The term of this Agreement will be for a period of 10 years, effective March 1, 2027 through February 28, 2037, subject to City Commission approval, unless otherwise terminated by the City. During the term of the Agreement, the City can permanently or temporarily release the contracted capacity to another shipper to mitigate its costs if Lakeland Electric's utility capacity needs change.

In accordance with the Agreement, the City will pay FGT a reservation rate of $0.515 per MMBtu/d, which remain firm during the 10 year term of the Agreement. The estimated annual cost of this Agreement is $3,162,442. The first-year cost is included in Lakeland Electric's FY26 budget and the remaining contract term costs will be subject to budget approval by the City Commission in subsequent budget years. The terms and conditions related to the Service Agreement for natural gas capacity with FGT will be governed by the contract established pursuant to FGT's tariff and approved by the Federal Energy Regulatory Commission.

Staff recommended that the City Commission approve the renewal of the Agreement with FGT for pipeline capacity to transport natural gas and authorize Lakeland Electric's Fuels Manager to execute the Agreement and authorize the appropriate City officials to execute all corresponding documents related to the Agreement.

Ramona Sirianni presented this item to the Commission.

Motion: Commissioner Mike Musick moved to approve the recommendation. Commissioner Ashley Troutman seconded.

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

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

Purchase and Installation of the Omniverse T3000 Control System Upgrade for McIntosh Unit 5 from Siemens Energy, Inc.

This proposed purchase of the Omniverse T3000 Control Systems upgrade was for McIntosh Unit 5 from Siemens Energy, Inc. (Siemens). The existing Input/Output (I/O) modules are no longer supported and need to be upgraded to the ET 200SP HA I/O, which are the most current technology modules. Siemens' proposal also includes a software version upgrade. The new modern control system upgrades will not only address aging components such as vibration monitoring and protection equipment but will also increase overall reliability and availability of Unit 5. The upgraded system was developed by Siemens and pre-engineered specifically for integration into Unit 5's existing T3000 control system.

The City's Purchasing Department has approved Siemens as a sole source vendor for purchase of the upgrade as Siemens is the Original Equipment Manufacturer of Unit 5's T3000 control system. Upon approval by the City Commission, Siemens will install the system beginning in Fall 2026, with final completion of the installation occurring in the Spring of 2028.

The purchase of the system will be governed by Siemens proposal dated December 16, 2025, and Siemens Selling Policy 1270 for Instrumentation and Electrical dated August 8, 2013. The total cost of the equipment, installation and commissioning is $3,214,000, of which $482,100 is included in LE's FY26 budget. The remaining cost will be paid by the City in fiscal years 2027 and 2028 upon Siemens completion of the version upgrade subject to approval of the budget by the City Commission in those respective budget years.

Staff recommended that the City Commission approve the purchase of the Omniverse T3000 Control System Upgrade for Unit 5 and authorize the appropriate City officials to execute all corresponding documents on behalf of the City.

Ramona Sirianni presented this item to the Commission.

Action: Commissioner Mike Musick moved to approve the recommendation. Commissioner Guy LaLonde seconded.

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

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

Commissioner Chad McLeod left the meeting at 10:00 a.m.

AUDIENCE

Mayor Sara Roberts McCarley explained those wishing to address the Commission should complete a speaker card, which are available in the back of the room. This portion of the agenda was not an opportunity for discussion between citizens and Commission. It was a time for the Commission to simply hear from the public.

Mayor Sara Roberts McCarley called for audience comments. There were no comments.

MAYOR AND MEMBERS OF THE CITY COMMISSION

Commissioner Guy LaLonde attended a pro-life rally at City Hall and then the MLK Jr Parade.

Commissioner Mike Musick was out of town over the weekend for his grandbaby's 1-year birthday. He announced a second grandbaby coming in June.

Commissioner Terry Coney:

- Attended the King and Queen Gala for the MLK Jr. events. That was held at Lake Crago.
- He and Commissioners Lalonde and Troutman rode on the City's float for the MLK Jr Parade.
- Next year the organizers may need to spread out the food trucks to avoid blocking roadways.
- He would like to see all the Lakeland high school bands participate in the MLK Jr. Parade.
- Good turnout for the MLK Jr. Prayer Breakfast.

Commissioner Stephanie Madden announced that the Mayor was recognized this weekend as the first female elected mayor and for being the first female speaker at the MLK Jr. Prayer Breakfast.

Mayor Sara Roberts McCarley:

- It was a great weekend. She was happy to speak at the Prayer Breakfast.
- She had a couple of housekeeping issues. She recommended returning Commissioners to review their biographies on the website and update them.

CALL FOR ADJOURNMENT – 10:17 a.m.

Kelly S. Koos,
City Clerk