

City of Auburndale Commission Minutes January 22, 2024

Minutes of the Regular Meeting of the City Commission of the City of Auburndale held January 22, 2024, at 7:00 p.m. in the Commission Room of City Hall, after having been properly advertised, with the following members present: Mayor Dorothea Taylor Bogert, Commissioners: Keith Cowie, Alex Cam, Jordan Helms, and Bill Sterling. Also, present were: City Manager Jeffrey Tillman, Assistant City Attorney Drew Crawford, City Clerk Brandon Henry, and Police Chief Terry Storie.

Mayor Dorothea Taylor Bogert declared a quorum present, and the Meeting was opened with prayer by Melody Williams, Faith Builders Worship Center, and a salute to the flag.

Motion by Commissioner Cowie, seconded by Commissioner Cam, to approve Minutes of the City Commission Meeting of January 8, 2024. Upon vote, all ayes.

City Manager Jeffrey Tillman announced that for the fifth year in a row, the Finance Department received the Certificate of Achievement for Excellence in Financial Reporting. This is the highest level of achievement they can earn, so we appreciate their hard work.

Finance Director Christopher Reeder said that even though this award is a Finance related award, all City staff contributed to it. He thanked staff and the Commission. We are wrapping up this year's audit - so we will have that coming soon, and hopefully we will receive this award for a sixth year.

Mayor Taylor Bogert asked if there was public comment on any item not on the agenda.

Maulissa Braverman, 1918 Lake Ariana Boulevard, said last week we celebrated Martin Luther King Jr. Day. In past meetings, she appreciated the proclamations that have been done for Martin Luther King Jr. and Juneteenth awareness. Auburndale is diverse with citizens from different backgrounds and cultures and ethnicities – and you can see the diversity in events like the Annual Bloodhound Bash or the Christmas Parade. These were the reasons why she chose to run for Commission last year. She congratulated Commissioner Helms and Cam. Running was an interesting experience, and she met with a lot of great Auburndale residents. But she was also met with much hate aimed at her skin color. Unfortunately, this is not something new or unfamiliar to her. During the race, she was threatened and bullied consistently, and she had someone tell her that they knew where she lived and that they could touch her anytime. She does believe Auburndale is good at its core, and she loves Auburndale. It has taken her two months to do this speech because she could not do it in November. However, we have racially charged things that happen in Auburndale, and turning a blind eye to it or pretending it is not there is not going to fix any of it. All she wanted to do was represent this City. Do I know these people, she did not do anything to them. She just put her name on a sample ballot and said she wanted to represent the City. During a candidate forum, a question was asked of each candidate of what is their plan for diversity and inclusion for our City. She asks the same question of our Commission. You are the leaders of our City, you set the tone, and whatever you do becomes reality. So she is asking for a plan for diversity and inclusion, and steps that can be taken in the short-term and long-term to move this issue forward. She offers her help and resources in this.

City Manager Tillman read the Commendation for Dwayne Hingos, for rescuing a distressed driver from her sinking vehicle after a traffic crash.

Tamara Huber-Lucas, the distressed driver whom Mr. Hingos rescued, expressed her gratitude to Mr. Hingos.

City Manager Tillman thanked those who attended to support Mr. Hingos and his bravery.

1. RESOLUTION #2024-02 - SALE AND LEASE OF W. PARK STREET PROPERTIES

City Manager Tillman said this is an action item. He presented slides depicting the proposal. Through its capital improvement planning and budgeting process, the Auburndale Community Redevelopment Agency (CRA) has expressed an interest in seeing W. Park Street and the location of the City's Civic Center, Senior Center, Rec Hall,

and Parks and Recreation Department offices redeveloped into private commercial or mixed-use development. The City has identified Lake Ariana Park as the location for a new Civic Center to be relocated.

During Fiscal Year 2022-2023, the Community Redevelopment Agency transferred \$1 million to the City to assist with the plan to "displace" the City's facilities. During Fiscal Year 2022-2023, the City began the process of planning for the relocation of the Civic Center to Lake Ariana Park by hiring a design-build firm tasked with engineering, architectural and construction services for the new Civic Center.

Resolution #2024-02 authorizes the sale of the Civic Center and the other City-owned properties (2.3 acres) located on West Park Street for the purchase price of \$3.5 million. The Community Redevelopment Agency will transfer another \$2.5 million to the City's general fund this fiscal year, Fiscal Year 2023-2024.

The proposed Resolution also authorizes the lease of the properties back to the City, to continue their traditional uses as rental facilities and offices. The term of the lease is for a one (1) year period, to be renewed automatically for one (1) year periods indefinitely. The lease would be terminated when a redevelopment project is undertaken on the properties. The City would be responsible for all maintenance, improvements, insurance, and utilities on the property. The proposed Resolution, deed, and lease were prepared by the City Attorney and reviewed by the City Manager's Office and Community Redevelopment Agency Manager. Staff recommends approval of Resolution #2024-02 authorizing the sale and lease of the City-owned properties with the Community Redevelopment Agency.

Assistant City Attorney Drew Crawford read Resolution No. 2024-02 entitled: **A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF AUBURNDALE, FLORIDA RELATING TO REAL PROPERTY; AUTHORIZING THE SALE OF PARCELS 25-28-11-331500-005190 (0 SHELBY STREET), 25-28-11-331500-005130 (108 SHELBY STREET), 25-28-11-331500-005140 (110 SHELBY STREET), 25-28-11-331500-005030 (109 PARK STREET), AND 25-28-11-331500-024071 (0 LAKE AVENUE) TO THE AUBURNDALE COMMUNITY REDEVELOPMENT AGENCY FOR DEVELOPMENT PURPOSES AND ACTIVITIES; AUTHORIZING THE CITY MANAGER TO EXECUTE THE CLOSING STATEMENT AND DEED AND TAKE ALL STEPS NECESSARY TO EFFECTUATE SUCH TRANSFER; AUTHORIZING THE CITY MANAGER TO LEASE SUCH PARCELS FROM THE AUBURNDALE COMMUNITY REDEVELOPMENT AGENCY FOR NOMINAL CONSIDERATION; PROVIDING FOR AN EFFECTIVE DATE**, by title only.

Mayor Taylor Bogert asked for public comment. There was no public comment.

Motion by Commissioner Sterling, seconded by Commissioner Helms, to approve Resolution #2024-02 authorizing the sale and lease of the City-owned properties with the Community Redevelopment Agency. Upon vote, all ayes.

2. CONSIDER DEVELOPER'S AGREEMENT – BSC FLORIDA INVESTMENTS CORP.

City Manager Tillman said we have been considering several Developer's Agreements as we continue to work through our sewer projects, as these developments move forward.

Community Development Director Julie Womble said in May 2022, the City requested Chastain Skillman, the City's consulting engineer, to conduct a comprehensive evaluation of the existing Regional Wastewater Treatment Plant Service Area including the entire sanitary sewer collection system and wastewater treatment plant. The evaluation was completed in May of 2023 and identified certain improvements required to serve new development.

In May 2023, City notified BSC Florida Investments Corporation that their future residential development, located at 0 Bordeau Court adjacent to Gaborone Boulevard, would need a Developer's Agreement for wastewater. The proposed Developer's Agreement is between BSC Florida Investments Corporation and the City of Auburndale.

The Developer’s Agreement states that construction of the BSC Florida Investments Corporation project cannot go vertical and/or discharge into the City’s wastewater system until the construction of the Pace Road Utility Improvements and the Southern Force Main re-route have been completed, permitted, and are operational along with the design phase of the Regional Wastewater Master Lift station running concurrently.

The Utility Improvements were identified by the City’s Utility Evaluation as necessary in order to allow development on the property and future development in the area. The Agreement acknowledges that the City makes no representation or warranty as to when it will commence or complete the Utility Improvements.

The City and BSC Florida Investments Corporation desire to enter into the Agreement to establish the respective rights and obligations of BSC Florida Investments Corporation and the City, in accordance with the terms and conditions of the proposed Developer’s Agreement.

The proposed Developer’s Agreement was prepared by BSC Florida Investments Corporation and reviewed by the Community Development Director, City Manager’s Office, City Public Works Director and the City Attorney. Staff recommends approval of the proposed Developer’s Agreement with BSC Florida Investments Corporation.

Mayor Taylor Bogert asked for public comment. There was no public comment.

Motion by Commissioner Helms, seconded by Commissioner Cowie, to approve the proposed Developer’s Agreement with BSC Florida Investments Corporation. Upon vote, all ayes.

3. PRESENTATION OF BIDS – MUNICIPAL SERVICES BUILDING

Finance Director Christopher Reeder said in November 2022, the City purchased the former SunTrust/Truist building located at 6 Bobby Green Plaza, in the interest of consolidating several City operations into the building, including Utility Billing, Community Development, Parks and Recreation Administration, and Information Technology. In March 2023, the City Commission approved a proposal for engineering services with Chastain Skillman, to provide engineered plans to bid and construct the proposed improvements of the building.

In November 2023, the City advertised several requests for proposals in the local media for various construction trades to renovate the building, including electric, flooring, framing and drywall, low voltage and security, acoustical ceilings, millwork, plumbing and painting. The requests for proposals were also distributed to 38 local contractors across these trades. On December 15, 2023, the City received the following bids:

Millwork & Hardware

Custom Made Cabinets \$39,650.00

Electrical

Heart of Florida Electric \$245,000.00

Reiter Electric \$331,157.00

Acoustical Ceiling

J Goss Structures \$48,296.00

Flooring

Ronnie’s Carpets & Flooring \$66,833.00 + Stair treads \$7,850.00 = **\$74,683.00**

Low Voltage and Security

Miller Electric \$71,537.37

Framing & Drywall

J Goss Structures \$81,290.00

Plumbing

**No bids received*

Painting

**No bids received*

**Bids for plumbing and painting will be re-advertised and brought back at a later date.*

Funding for the renovation of the project is budgeted in Fiscal Year 2023-2024. The budget allocates \$850,000 for renovations to complete the project. Bids were reviewed by the Finance Director and City Manager’s Office.

City Manager Tillman said staff recommends awarding the bids to the lowest bidder for each trade needed to renovate the Municipal Services Building totaling \$560,456.37.

Mayor Taylor Bogert asked for public comment. There was no public comment.

Motion by Commissioner Cam, seconded by Commissioner Cowie, to award the bids to the lowest bidder for each trade needed to renovate the Municipal Services Building totaling \$560,456.37.

Commissioner Sterling asked if plumbing will be done before anything else, so we do not have to go back and undo something.

Finance Director Reeder answered we will make sure that we have the plumbing contractor at the front-end, so we do not redo anybody else’s work.

Mayor Taylor Bogert asked if we vetted or worked with these contractors previously?

Finance Director Reeder answered yes.

Commissioner Helms asked what is our confidence level that plumbing and painting will come in under the remaining budget?

Finance Director Reeder answered very high.

Upon vote, all ayes.

City Manager Tillman said to follow-up on Commissioner Helm’s question, if the remaining bids come over \$25,000 for each individual trade, we would bring it back to the Commission for approval.

4. PRESENTATION OF SOCIAL MEDIA PLATFORMS – INSTAGRAM

City Manager Tillman said he asked Communication and Information Manager Josh Starr to present this item to the Commission tonight. Mr. Starr started working with the City as an intern years ago. City Manager Tillman said he is pleased to see his continuing education towards a Master of Public Administration at the University of South Florida and his interest in local government.

City Manager Tillman said in November 2013, the City Commission adopted the City’s Social Media Policy to guide staff in sharing, receiving, and communicating with residents through various technologies and platforms in its efforts to enhance customer service, outreach, and increase citizen engagement. City staff then began utilizing Facebook and Twitter to promote City events, share important information with the public, and activities that took place within the community.

Since the introduction of social media technologies to the City, new social media platforms and tools have been created to further enhance customer service and outreach. Communication and Information Manager Josh Starr has recently created a City account and initiated a trial run on the social media platform Instagram.

Communication and Information Manager Starr presented the current utilization of the City's existing social media platforms and opportunities to further engage the Auburndale community through Instagram.

Mayor Taylor Bogert said she is following the Instagram account.

City Manager Tillman said this is one of the first tasks we tasked Mr. Starr with – to look into other social media platforms that the City can engage citizens with. He appreciates his efforts.

The Meeting was adjourned at 7:40:45 p.m.

I HEREBY CERTIFY that the foregoing Minutes are true and correct.



Brandon Henry, City Clerk