

Minutes of the Regular Meeting of the City Commission of the City of Auburndale held August 19, 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, City Attorney Frederick J. Murphy Jr., City Clerk Brandon Henry, and Deputy Police Chief Carin Ketcham.

Mayor Dorothea Taylor Bogert declared a quorum present, and the Meeting was opened with prayer by Assistant Pastor Matt Brown, Legacy Community Church, and a salute to the flag.

Motion by Commissioner Cowie, seconded by Commissioner Cam, to approve Minutes of the City Commission Meeting of August 5, 2024. Upon vote, all ayes.

City Manager Jeffrey Tillman announced that school is back in session. A lot of public safety staff are out on the streets in school zones to serve as reminders for safety.

Greater Auburndale Chamber of Commerce Executive Director Sandra Hall introduced the 2024 Ms. Auburndale and her court.

Mayor Taylor Bogert asked if there was public comment on any item not on the agenda. There was no public comment.

1. ORDINANCE #1783 – ANNEXING PROPERTY INTO CITY LIMITS – CASCARA

City Manager Tillman said the City received voluntary annexation petitions from Gary A. Lombardi of P.O. Box 1865, Auburndale, Florida, on June 6, 2006 and Clayton Properties Group, Inc. to annex properties into the City limits. At the time the petitions were received the properties were not contiguous to city limits and the City could not take action on the signed voluntary annexation petitions.

The properties have since been developed as a single-family subdivision in unincorporated Polk County known as the Cascara Subdivision. The subdivision consists of 169 single-family residential lots located off CR-559. The property became contiguous and adjacent to City limits as a result of annexing the Lanier properties to the north in May 2022. The annexation does not create an enclave. The proposed annexation is as a result of the City being contiguous and able to provide services to the Subdivision. City Staff met with Cascara residents on July 18, 2024, to discuss the process of annexation.

Establishing a Future Land Use and Zoning classification on the property will be considered at Public Hearings before the Planning Commission and City Commission at later dates. The action currently before the City Commission is only on the annexation of the property into the City.

The proposed Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. The proposed Ordinance was approved on first reading August 5, 2024, and is being presented for second and final reading. Staff recommends approval of Ordinance #1783 annexing the Cascara Subdivision into the City limits.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1783 entitled: **AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF AUBURNDALE, FLORIDA, SO AS TO INCLUDE THEREIN ADDITIONAL TERRITORY LYING CONTIGUOUS AND ADJACENT TO THE PRESENT BOUNDARIES OF THE CITY; DESCRIBING SAID ADDITIONAL TERRITORY; REPEALING ALL ORDINANCES IN CONFLICT HERewith; AND PROVIDING AN EFFECTIVE DATE (General Location: Hwy. 559 and Cascara Lane),** by title only.

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

Motion by Commissioner Helms, seconded by Commissioner Sterling, to approve Ordinance #1783 annexing the Cascara Subdivision into the City limits, as read on second and final reading by title only. Upon vote, all ayes.

2. CONSIDER DEVELOPER'S AGREEMENT – EVEREST REALTY NINE, LLC

Community Development Director Julie Womble said in 2022, the City initiated a comprehensive city-wide review of its existing sanitary sewer system by Chastain-Skillman, which identified certain improvements required to serve future development. Improvements were identified by the City's Utility Study as necessary to allow development on the subject site. The study showed that development and construction could not discharge into the City's wastewater system until the Pace Road Master Lift Station, Gapway Force Main and the Southern Force Main Re-route Utility Improvements were completed, permitted, and operational along with the planning and design phase of the Regional Wastewater Treatment Plant expansion, as identified in the Utility Study.

The proposed Developer's Agreement is between Everest Realty Nine, LLC., and the City of Auburndale. The proposed Developer's Agreement acknowledges that the City makes no representation or warranty as to when it will commence or complete the Utility Improvements. The proposed Developer's Agreement allows the City to complete the review of all development plans and construction plan documents. Everest Realty Nine, LLC has submitted a Planned Development amendment application for the subject site. The developer intends to develop an assisted living facility and multi-family. The proposed Planned Development amendment will come before the Planning Commission and City Commission at a later date. The subject site currently has a Future Land Use of Neighborhood Activity Center and Medium Density Residential with Zoning classifications of Planned Development – Commercial (PD-C1) and Planned Development – Housing (PD-H1).

The City and Everest Realty Nine, LLC desire to enter into the proposed Developer's Agreement to establish the respective rights and obligations between Everest Realty Nine, LLC and the City, in accordance with the terms and conditions of the proposed Developer's Agreement. The improvements listed in the proposed Developer's Agreement plan for current and future development. Staff recommends approval of the proposed Developer's Agreement with Everest Realty Nine, LLC.

City Manager Tillman said the proposed Developer's Agreement was prepared by Everest Realty Nine, LLC. 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 Everest Realty Nine, LLC.

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

Motion by Commissioner Sterling, seconded by Commissioner Helms, to approve the proposed Developer's Agreement with Everest Realty Nine, LLC. Upon vote, all ayes.

3. ADOPTION OF THE AUBURNDALE TRANSPORTATION MASTER PLAN

Community Development Director Womble said in May of 2022, the City of Auburndale and Polk County Board of County Commissioners entered into an Interlocal Agreement to complete an Auburndale Transportation Master Plan. Research was conducted to look at key intersection improvements, multi-modal transportation needs, future growth on roadways, identify needed roadway improvements and provide potential infrastructure projects within the Auburndale Utility Service Area, including unincorporated Polk County.

The Auburndale Transportation Master Plan was completed in the fall of 2023. Based upon the traffic research, the plan identifies transportation needs and provides recommendations for infrastructure improvements in collaboration with the other agencies (Florida Department of Transportation, Polk County, etc.). The Auburndale Transportation Master Plan also considers multimodal transportation needs within the City, with an emphasis on greenways, trails, and roadways located within the Auburndale Utility Service Area. The Plan's data will also be incorporated into the ongoing Comprehensive Plan update.

City Management and staff have met with Polk County Management to discuss utilizing the Plan's information to improve roadways and intersections identified in the study. Discussions have started for specific intersection improvements along CR-559 at Gapway Road, Lake Mattie Road, and Lake Ariana Boulevard.

Following a presentation by William Roll, Kimley-Horn and Associates, the City Commission will consider the adoption of the Auburndale Transportation Master Plan in partnership with Polk County. Staff recommends approval.

William Roll, Kimley-Horn and Associates, presented an overview of the project. He presented data outlining percentage share of population growth by City within Polk County. Mr. Roll presented a map depicting the adopted roadway level-of-service standards within the City and surrounding area. He described the concept of level-of-service. He presented a map of road ownership within the City and surrounding area. He presented a map depicting existing 2021 level-of-service. He presented a graphic depicting the 2045 traffic forecast. He presented a map depicting 2045 level-of-service. He presented a map depicting the trail network within the City and surrounding area.

Mr. Roll summarized analysis regarding improvements to the CR-559 and Gapway Road/Lake Van Road intersection. He explained the advantages and disadvantages of signals versus roundabouts. He summarized analysis regarding improvements to the CR-559/Polk City Road and Lake Ariana Boulevard intersection. He outlined other potential hotspots throughout the City. Mr. Roll outlined next steps for the project.

Commissioner Sterling asked for clarification on the traffic forecast numbers.

William Roll provided clarification.

Commissioner Cowie asked to confirm that the average cost of a roundabout is \$400,000 to \$600,000, plus lane acquisition.

William Roll answered that this work was done eight months ago. Add 30 percent on top of that.

Community Development Director Womble thanked Mr. Roll. There was a lot of work done behind the scenes with County and City staff discussing on how we use this information in the future. She said she talked to Deputy County Manager Ryan Taylor. It looks like they will be taking and accepting this plan through their Transportation Planning Organization process. This gives us the information and data we need for our Comprehensive Plan and future steps on how to move forward. Staff recommends approval of the Auburndale Transportation Master Plan.

City Manager Tillman thanked Polk County Roads and Drainage Division Director Jay Jarvis for his attendance. It is a great partnership. We do a lot of partnerships with Polk County, such as the Lake Myrtle Sports Complex or roadway improvements. They partnered with the transportation plan, and we are having great conversations regarding Gapway and 559. He appreciates the County's partnership. Staff recommends approval of the Auburndale Transportation Master Plan.

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

Motion by Commissioner Cowie, seconded by Commissioner Cam, to approve the Auburndale Transportation Master Plan.

Commissioner Sterling asked Polk County Roads and Drainage Division Director Jay Jarvis regarding a timeline for Gapway or Lake Ariana Boulevard.

Mr. Jarvis answered in regard to what is going on with Gapway and 559, there are some development discussions. He does not have that project in his community investment plan – we are waiting on development to implement that project. He also does not have Lake Ariana Boulevard on his community investment plan.

Commissioner Sterling asked if the County's plan is a five-year plan?

Mr. Jarvis answered yes. He said he did make a request for one-time money. There were other priorities by the Board, so those projects were not allocated. So there is nothing in his plan for those projects.

Commissioner Sterling asked if the City were to advance money for those projects, and the County pay us back – could that be done? Does the City or County ever do that, or have they done that in the past?

Mr. Jarvis said you can request anything, but he does not make those decisions. There are always discussions.

City Manager Tillman said some of our discussions that we have had is how do you advance the project? We have the opportunity that all four corners of that intersection are undeveloped. So there are active conversations going on with the property owners, developers, the County, and the City on trying to get ahead of this. So there may be some creative agreements but it is something we will continue to discuss. We will most certainly see things as they come forward, such as an agreement.

Mayor Taylor Bogert said as that development moves forward, it will also expedite Lake Mattie.

City Manager Tillman said one of the discussions is also with Gapway Road and Lake Mattie Road. There is existing development occurring right now on Lake Mattie Road and planned development further east on Lake Mattie Road. There may be the potential for intersection improvements on Lake Mattie in the future. The developers are at the table and the County would have those discussions with those entities, as those are County roads. Those initial conversations have at least taken place.

Mr. Jarvis confirmed there are conversations with those developers regarding roadway improvements. There would have to be some type of agreement with them.

City Manager Tillman complimented Mr. Roll and Community Development Director Womble for all their hard work. It is good for the City moving forward that we are looking at our transportation systems. This will help guide us and identify areas we need to address. It gives us a plan which we do not have right now. We will be able to update it in our Comprehensive Plan as well, of which the update process is underway. This will fall right into it.

Upon vote, all ayes.

4. SERVICES AGREEMENT FOR OPTICOM SYSTEM

City Manager Tillman said the Auburndale Fire Department has used traffic preemption technology via Opticom dating back to the mid 1990's. Opticom traffic preemption is a technology incorporated into emergency vehicles and traffic light intersections that enables them to control the traffic signals. This control will turn a traffic light green for the oncoming emergency vehicles and can result in improved response times by up to 25% for those in need as well as providing for safer passage through the intersections not only for emergency vehicles but for the public as well.

The Auburndale Fire Department currently operates a legacy Opticom system that relies on line-of-sight between an emitter on the fire apparatus and a sensor mounted to a traffic arm. The current system has begun to present challenges as trees, dust on sensors, sensors moved due to bad weather, and aging equipment is causing the system to fail. Current and future challenges with the line-of-sight system is that the industry is reporting a distancing from such systems. As this continues, components will become less available forcing the City to look at new technologies as the legacy equipment becomes obsolete. The current system also is not expandable to more innovative technology.

Opticom is now a division under Miovision Technologies. The Auburndale Fire Department has been working with them for a more reliable product that will provide safer, more reliable responses with technology that is innovative and expandable. Opticom has presented a cloud system that is a monitored system that has many expandable features that would apply to public safety and other traffic technology. The cloud system works through a "Signal Core" device installed at the intersection that communicates via cell signal to a router installed in the emergency vehicle. The technology would alert Miovision should an element of the system go down. Miovision would then provide rapid support to troubleshoot the issue and alert the department through a portal. This will ensure the fastest fix possible. Not only will the new system be used for emergency responses in the Fire Department, but it would also now expand to include the Police Department.

Dustin Thomas, Miovision Technologies, summarized the proposed Opticom system.

Fire Chief Brian Bradway presented a picture of a traffic conflict involving an emergency vehicle, that would be solved with the new system. He summarized the proposed Opticom system. Chief Bradway outlined improvements of the proposed system. He presented a photo depicting hardware of the proposed system. He presented a list of intersections of which the proposed system is to be deployed.

City Manager Tillman thanked Fire Chief Bradway. It is a system that started to see a lot of failure. It is a legacy system, so there were delays and staff time dedicated to maintenance. The reliability of it significantly decreased. As he understands, this is the next generation of the technology. We would be the first in Florida to implement this technology. As we move into the future, you will see more and more agencies wanting to partner with us. Staff recommends approval of the Master Sale of Goods and Services Agreement for the Opticom System.

Fire Chief Bradway said we have had conversations with Polk County and the Florida Department of Transportation, because a lot of the intersections involve them. The Florida Department of Transportation said they would not get in our way and are interested to see how it works. The County said the same thing.

City Manager Tillman said initial implementation for both the Police and Fire Department includes 20 intersections and 50 vehicles with an upfront cost of \$239,786.68 and an annual cost of \$23,030.40 over a 10-year contract period. Implementation of the upgraded Opticom system will be completed in Fiscal Year 2025. Reserves will be reduced in Fiscal Year 2025 from the Fire Station and Apparatus Reserve to offset the additional expenses. Staff recommends approval of the Master Sale of Goods and Services Agreement for the Opticom System.

City Attorney Murphy said we did add an addendum to the contract which incorporated the necessary requirements regarding public records, sovereign immunity and limitations of liability – and other standard provisions that are required with local government contracts.

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

Motion by Commissioner Sterling, seconded by Commissioner Cam, to approve the Master Sale of Goods and Services Agreement for the Opticom System.

Commissioner Cowie asked to confirm if other agencies such as the County use the current system.

Fire Chief Bradway said they do use it, and the new system will work interchangeably with the current system.

Commissioner Cowie said he wanted to make sure we did not take those down if somebody else used them.

Fire Chief Bradway said we would leave them up and the new and current systems would work together.

Mayor Taylor Bogert asked if we would be responsible for maintaining the legacy system?

Fire Chief Bradway answered no.

Commissioner Sterling commented that he believed former Fire Chief Efurd was the chief that voted for this back in the 1990's. It is a quarter million dollars to get into the system and a quarter million dollars over the next 10 years – so you are looking at \$500,000. If you have a fire truck that is T-boned, you are not going to buy a fire truck for \$500,000. And you will wait years to get it. It is very important. He was on the Commission when we first did this back in the 90's. This is something the City needs, the Fire Department needs, the Police Department needs, and public safety needs.

Mayor Taylor Bogert said she loves being cutting edge. Safety is one of our top priorities for our citizens and visitors.

Commissioner Sterling reflected on his interactions with former Fire Chief Efurd.

Fire Chief Bradway said he spoke with former Fire Chief Efurd when we started this process, to ask him about the history of these systems. Main Street and US Highway 92 was the first intersection to have this technology.

Upon vote, all ayes.

5. APPOINTMENT TO THE PLANNING COMMISSION

City Manager Tillman said the City Commission in December of 2018 appointed Brian Toune to serve as a member to the Planning Commission. Mr. Toune has suggested he is no longer able to serve. Mr. Steve Lawson retired from the City in September 30, 2023, as the Sanitation Superintendent and is a City resident. He has agreed to fill the unexpired term through January 2025.

The City Commission in April of 2021 appointed Mike Chevalier to serve as a member to the Planning Commission. Mr. Chevalier has suggested he can no longer serve. Mr. Tom Dudash is a City resident and has agreed to fill the unexpired term through January 2026.

Staff has no objections to the appointments.

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

Motion by Commissioner Cowie, seconded by Commissioner Helms, to approve the appointments of Steve Lawson and Tom Dudash to the Planning Commission. Upon vote, all ayes.

The Meeting was adjourned at 8:02:35 p.m.

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



Brandon Henry, City Clerk