

Minutes of the Regular Meeting of the City Commission of the City of Auburndale held July 7, 2025, 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, Vice Mayor Alex Cam, Commissioners: Keith Cowie, Jordan Helms, and Bill Sterling. Also, present were: City Manager Jeffrey Tillman, City Attorney Frederick J. Murphy Jr., 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 Pastor Stephen Stover, Central Assembly of God, and a salute to the flag.

Motion by Vice Mayor Cam, seconded by Commissioner Cowie, to approve Minutes of the City Commission Meeting of June 16, 2025. Upon vote, all ayes.

City Manager Jeffrey Tillman thanked the First United Methodist Church for hosting the public for the fireworks display. He said the Governor has signed the State's budget, which appropriates \$750,000 for Lake Ariana Park. He is appreciative of our legislative delegation. It is very exciting.

Mayor Taylor Bogert expressed gratitude to the City's legislative delegation, lobbyist, and Mr. Tillman for staying on top of everything and keeping the Commission informed. The City also received a land transfer. It was a good session for the City.

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

Cathy Andrews, 134 McNichols Avenue, displayed and demonstrated a prototype turtle platform. She said she will take it to someone's property for the turtles to get on.

Mayor Taylor Bogert presented a Proclamation recognizing Parks and Recreation Month. City Attorney Frederick J. Murphy Jr. read the proclamation.

Parks and Recreation Director Cody McGhee presented upcoming events from the Parks and Recreation Department.

City Attorney Frederick J. Murphy Jr. read a Commendation for Jessica Hope Hays, for rescuing a distressed driver after a motor vehicle crash.

City Manager Tillman thanked Police Chief Terry Storie for bringing this to our attention.

1. ORDINANCE #1827 AMENDING THE FUTURE LAND USE MAP - GAPWAY GROVE

Community Development Director Julie Womble said as a result of annexation, the City has received a request to amend the Future Land Use on +/- 0.42 acres from Polk County Future Land Use of Residential Suburban (RS) to City of Auburndale Future Land Use of Lakes District Mixed Use and establish a Zoning classification of Estate Residential (ER). She presented a graphic depicting the proposal.

The Estate Residential (ER) Zoning classification allows for residential development with a gross density of 1 dwelling unit per 1 acre; parks, recreation, and open space; and is currently being reviewed for a preliminary plat.

The Planning Commission recommended approval of the Future Land Use and Zoning of the Gapway Grove Property (5-0, 06/03/2025). Staff recommends approval.

City Manager Tillman said the proposed Ordinances were prepared by the Community Development Department and reviewed by the City Manager and City Attorney. The proposed Ordinances were approved on first reading June 16, 2025, and are being presented for second and final reading. Staff recommends approval of proposed Ordinance #1827 amending the Future Land Use Map and proposed Ordinance #1828 amending the Official Zoning Map for the Gapway Grove Property.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1827 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 752, THE COMPREHENSIVE PLAN OF THE CITY OF AUBURNDALE, FLORIDA, BY AMENDING THE FUTURE LAND USE MAP RECLASSIFYING A PARCEL OF LAND TOTALING +/- 0.42 ACRES FROM POLK COUNTY FUTURE LAND USE CLASSIFICATION RESIDENTIAL SUBURBAN (RS) TO CITY OF AUBURNDALE FUTURE LAND USE CLASSIFICATION LAKES DISTRICT MIXED USE (LDMU); AND PROVIDING AN EFFECTIVE DATE (General Location: Gapway Road),** by title only.

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

Motion by Commissioner Cowie, seconded by Commissioner Helms, to approve Ordinance #1827 amending the Future Land Use Map – Gapway Grove, as read on second and final reading by title only. Upon vote, all ayes.

2. ORDINANCE #1828 AMENDING THE ZONING MAP - GAPWAY GROVE

City Manager Tillman said staff recommends approval.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1828 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 764, THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF AUBURNDALE, FLORIDA, BY AN AMENDMENT TO THE OFFICIAL ZONING MAP BY ESTABLISHING AUBURNDALE ZONING MAP CLASSIFICATION OF ESTATE RESIDENTIAL (ER) ON A PARCEL OF LAND TOTALING +/- 0.42 ACRES; AND PROVIDING AN EFFECTIVE DATE (General Location: Gapway Road),** 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 #1828 amending the Official Zoning Map – Gapway Grove, as read on second and final reading by title only. Upon vote, all ayes.

3. ORDINANCE #1829 AMENDING THE FUTURE LAND USE MAP - GEORGE'S TIRE

Community Development Director Julie Womble said the City has received a request to amend the Future Land Use on +/- 0.15 acres at 412 Pine Street from City of Auburndale Future Land Use of Medium Density Residential to City of Auburndale Future Land Use of Commercial Corridor. The property located at 413 Pine Street has +/- 0.22 acres of existing Commercial Corridor Future Land Use. The applicant is requesting at this time to amend the City of Auburndale Zoning classification of General Residential-1 (RG-1) on both parcels to Commercial Highway (CH). The applicant is interested in expanding George's Tire & Automotive Center located adjacent to the subject properties. She presented graphics depicting the proposal.

The City's Commercial Corridor Future Land Use designation is characterized by all types of commercial, office, light fabrication and vehicular dealerships along a roadway. Commercial Highway Zoning allows automobile service stations, repair garages, medical offices, clinics, financial institutions, laboratories, sales, restaurants, hotels and general retail. It is compatible with surrounding retail.

The Planning Commission recommended approval of the Future Land Use and Zoning of the George's Tire Property (5-0, 06/03/2025). Staff recommends approval.

City Manager Tillman said the proposed Ordinances were prepared by the Community Development Department and reviewed by the City Manager and City Attorney. The proposed Ordinances were approved on first reading June 16, 2025, and are being presented for second and final reading. Staff recommends approval of proposed Ordinance #1829 amending the Future Land Use Map and proposed Ordinance #1830 amending the Official Zoning Map for the George's Tire property.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1829 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 752, THE COMPREHENSIVE PLAN OF THE CITY OF AUBURNDALE, FLORIDA, BY AMENDING THE FUTURE LAND USE MAP RECLASSIFYING A PARCEL OF LAND TOTALING +/- 0.15 ACRES FROM CITY OF AUBURNDALE FUTURE LAND USE CLASSIFICATION MEDIUM DENSITY RESIDENTIAL TO CITY OF AUBURNDALE FUTURE LAND USE CLASSIFICATION COMMERCIAL CORRIDOR (CC); AND PROVIDING AN EFFECTIVE DATE (General Location: 412 Pine St. and US Hwy 92),** by title only.

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

Motion by Commissioner Sterling, seconded by Vice Mayor Cam, to approve Ordinance #1829 amending the Future Land Use Map – George’s Tire Property, as read on second and final reading by title only. Upon vote, all ayes.

4. ORDINANCE #1830 AMENDING THE ZONING MAP - GEORGE’S TIRE PROPERTY

City Manager Tillman said staff recommends approval.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1830 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, AMENDING ORDINANCE NO. 764, THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF AUBURNDALE, FLORIDA, BY AN AMENDMENT TO THE ZONING MAP RECLASSIFYING AN AUBURNDALE ZONING MAP CLASSIFICATION ON 2 PARCELS OF LAND TOTALING +/- 0.37 ACRES FROM CITY OF AUBURNDALE ZONING CLASSIFICATION OF GENERAL RESIDENTIAL-1 TO COMMERCIAL HIGHWAY (CH); AND PROVIDING AN EFFECTIVE DATE. (General Locations: US Hwy. 92 W, and Pine St.),** by title only.

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

Motion by Vice Mayor Cam, seconded by Commissioner Cowie, to approve Ordinance #1830 amending the Official Zoning Map – George’s Tire Property, as read on second and final reading by title only. Upon vote, all ayes.

5. ORDINANCE #1831 AMENDING GARBAGE & REFUSE RATES

City Manager Tillman introduced the item.

In September 2023, the City of Auburndale amended garbage and refuse rates to include the consolidation of curbside recycling and household garbage as well as increase operations of the recycling collection site located adjacent to the Public Works facility. The garbage rate was set at \$21.72 monthly per household and \$25.12 monthly per commercial customer that utilizes the service. Mr. Tillman further clarified the status of commercial customers.

On May 21, 2025, Polk County informed the City of Auburndale that the Board of County Commissioners had unanimously approved increasing solid waste fees at the County’s North Central Landfill, the first increase in 13 years. Fees for solid waste, construction, and demolition debris will increase from \$36.50 to \$46.00 per ton and yard waste disposal fees will increase from \$22.00 to \$36.50 per ton effective October 1, 2025. The fees for both solid and yard waste would then increase annually by 5% for the next five years. City Manager Tillman provided additional background information as discussed by the Board of County Commissioners.

He said due to the anticipated increases in landfill costs, City staff has evaluated the revenues collected from the current garbage rates with projected growth against anticipated expenditures including the landfill charges, personnel expenses, capital outlay, and operating expenditures.

Public Works Director Andy Stewart presented an overview of sanitation service – including a customer count, fleet count, and garbage service schedule. He presented a comparison of rear-load trash trucks versus side-load trash trucks.

City Manager Tillman further compared rear-load trucks versus side-load trucks.

Finance Director Christopher Reeder presented year-by-year sanitation revenues and expenses from 2016 through 2024. He presented a rate comparison with other local municipalities.

City Manager Tillman thanked Mr. Reeder, and further summarized his analysis. He thanked Public Works staff.

He said based on the evaluation, City staff recommends increasing the garbage rate to \$22.15, an increase of 2%. Staff also recommends annually increasing the garbage rate by 2.0% for the following five years in anticipation of future cost escalations. The proposed rate increases would be effective on October 1st annually through Fiscal Year 2031. The recommended rate adjustments will maintain the City's level of service provided to the residents.

The proposed Ordinance amends the monthly garbage collection fees and was reviewed by the Public Works Director, Finance Director, City Manager and the City Attorney. If approved on first reading, the proposed Ordinance will be considered for second and final reading on July 21, 2025. Staff recommends approval of Ordinance #1831 amending the garbage and refuse rates.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1831 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE, FLORIDA, IMPLEMENTING AND ESTABLISHING UPDATED AND REVISED FEES FOR GARBAGE AND TRASH REMOVAL AND CHARGES FOR COMMERCIAL GARBAGE AND REFUSE COLLECTION AS AUTHORIZED IN CHAPTER 11, ARTICLE I, SECTION 11-5(b) OF THE CODE OF ORDINANCES OF THE CITY OF AUBURNDALE, FLORIDA; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE**, by title only.

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

Motion by Commissioner Cowie, seconded by Commissioner Helms, to approve Ordinance #1831 amending the garbage and refuse rates, as read on first reading by title only.

Commissioner Cowie expressed gratitude and appreciation to the Public Works Department.

Mayor Taylor Bogert expressed gratitude to Mr. Reeder and Mr. Stewart. She asked if all the cities use the North Central Landfill?

Finance Director Reeder answered he does not know, but we can look into it. He speculated they do, with the exception to southern cities such as Fort Meade.

Mayor Taylor Bogert said if that is the case, the other cities will potentially need to increase their rates as well.

Commissioner Sterling asked about the cost of rear-load trash trucks.

City Manager Tillman provided the cost.

Commissioner Sterling asked what is the turnaround time for an order?

Public Works Director Stewart said that if we ordered tomorrow, we would get it by October 1st.

Commissioner Sterling expressed concern about the turnaround time and paying for the truck.

City Manager Tillman said we do have the trucks budgeted next year. The lead time has been longer in the past but is getting better as supply chains pick up.

Commissioner Sterling reiterated his concern about cost increases.

Mayor Taylor Bogert said with the one we have now, it is already in the capital budget.

City Manager Tillman said with the rate increases we are proposing, they anticipate capital purchases for trucks – so we are including that in that rate increase.

Commissioner Sterling said that is good.

Upon vote, all ayes.

6. CONSIDER DEVELOPER'S AGREEMENT WITH 220 RECKER HIGHWAY, LLC

Community Development Director Womble said in 2022, the City initiated a comprehensive city-wide review of the Regional Wastewater Treatment Facility Service Area, completed by Chastain-Skillman, which identified certain improvements required to serve and allow development in the area. 220 Recker Highway, LLC plans to develop +/- 8.73 acres of property into a tent manufacturing facility on Haire Lane along US Highway 92. She described the location. The Utility Study shows that development and construction on 220 Recker Highway property cannot discharge into the City's wastewater system until the Pace Road Master Lift Station Utility Improvements and Southern Force Main Re-route projects are completed, permitted, and operational, as identified in the Utility Study.

The proposed Developer's Agreement is between 220 Recker Highway, LLC and the City of Auburndale. The Agreement acknowledges that the City makes no representation or warranty as to when it will commence or complete the Utility Improvements and allows the City to complete the review of all development plans and construction plan documents.

The City and 220 Recker Highway, LLC desire to enter into the Agreement to establish the respective rights and obligations between 220 Recker Highway, LLC and the City, in accordance with the terms and conditions of the proposed Developer's Agreement. Staff recommends approval.

City Manager Tillman said the proposed Developer's Agreement was prepared by 220 Recker Highway, LLC and reviewed by the Community Development Director, Public Utilities Director, City Manager's Office, and the City Attorney. Staff recommends approval of the proposed Developers Agreement with 220 Recker Highway, LLC and the City of Auburndale.

Mayor Taylor Bogert asked City Attorney Murphy if he had any comments.

City Attorney Murphy answered no.

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

Motion by Commissioner Helms, seconded by Commissioner Sterling, to approve the proposed Developers Agreement with 220 Recker Highway, LLC and the City of Auburndale.

Mayor Taylor Bogert asked to clarify the location.

City Manager Tillman clarified the location.

Upon vote, all ayes.

7. INTERLOCAL AGREEMENT WITH POLK COUNTY FOR DONATION OF EQUIPMENT – FLOATING DOCK

City Manager Tillman said in July 2023, the City of Auburndale in partnership with the Polk County Board of County Commissioners and Polk County Tourism and Sports Marketing completed construction of the Championship Event Lake at the Lake Myrtle Sports Complex.

Since the completion of the Event Lake, Polk County has purchased and donated to the City a water ski jump, floating dock, and equipment for a slalom ski course. To further complement the project, Polk County is donating a second floating dock to offer additional amenities for hosting and attracting world-class water ski events. The second floating dock provides the flexibility to allow for optimal event layouts based on specific setup requirements.

The proposed Interlocal Agreement with Polk County formally donates the equipment to the City of Auburndale with the acknowledgement that the City will accept all maintenance responsibilities and liability. The proposed Interlocal Agreement also indemnifies Polk County against any and all claims that may arise from the use of the donated equipment.

The proposed Interlocal Agreement and Release and Waiver of Liability and Indemnification for Receipt of Donated Equipment was prepared by Polk County and reviewed by the Parks & Recreation Director, City Manager and City Attorney. He said the agreement is almost identical to previous agreements where equipment was donated. He thanked Polk County and Polk County Tourism and Sports Marketing. Staff recommends approval of the proposed Interlocal Agreement with Polk County for donated Event Lake floating docks.

Mayor Taylor Bogert asked City Attorney Murphy if he had any comments.

City Attorney Murphy answered no.

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

Motion by Vice Mayor Cam, seconded by Commissioner Sterling, to approve the proposed Interlocal Agreement with Polk County for donated Event Lake floating docks.

Mayor Taylor Bogert said this is a great idea.

Upon vote, all ayes.

8. PRESENTATION OF BID - CONCESSION SERVICES

City Manager Tillman said in July 2016, the City entered into a Concession Agreement with a private vendor, Four C's Concessions, to provide concession services at five concession stands: one at the Softball Complex, two at Lake Myrtle's baseball fields, and two at Lake Myrtle's soccer fields. Prior to the Agreement, Parks and Recreation staff had been providing concession services and had experienced fluctuating profits directly related to the number and size of tournaments and activities at the facilities, and the direct expenses of operating concessions, including food, supplies, and staffing. The Agreement provided for a dedicated revenue source from a percentage of the vendor's concession sales. The 2016 Agreement with Four C's Concessions was renewed and extended in 2017 for a period of five years and expired in June 2022.

On July 18, 2022, the City Commission approved a bid from Four C's Concessions after advertising a request for proposals (RFP) for concession services at the Lake Myrtle Sports Park and the Auburndale Softball Complex. The request for proposals requested bidders to provide an annual rental amount for the use of the concession building, and for a percentage of the concession sales. Four C's Concessions was the only entity to submit a proposal for providing concessions at the City facilities. The proposal represented a reduction in the amount of revenue from concession sales, from 15% of sales to 6.5% and an annual rent amount of \$6,000 and proposed a three (3) year term.

On May 30, 2025, the City advertised a request for proposals (RFP) for providing concession services at the Lake Myrtle Sports Park and the Auburndale Softball Complex. The request for proposals requested bidders to provide for a percentage of the concession sales. The request for proposals was advertised in the local media, placed on the City's website, and distributed to two known concession entities. On June 27, 2025, the City received the following bid:

- Four C's Concessions, LLC, 7% of concession sales

The City has had a favorable experience with Duncan Owens with Four C's Concessions over the last nine years. The bid was reviewed by the Parks and Recreation Director and the City Manager's Office. Approval of the bid by the City Commission would authorize the City Manager to sign a three-year agreement with Four C's Concessions under the bid's terms, with the ability to extend for an additional three years. The City currently budgets \$30,000 in revenue from concession services. Staff recommends approval of the bid from Four C's Concessions and authorize the City Manager to sign an agreement with the terms.

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

Motion by Commissioner Sterling, seconded by Commissioner Helms, to approve the bid from Four C's Concessions and authorize the City Manager to sign an agreement with the terms. Upon vote, all ayes.

9. DEPARTMENTAL PRESENTATIONS

City Manager Tillman said we have done this in the past, where we brought all the directors to present department updates to the Commission. He is proud to work with the directors and staff. It is healthy to update the Commission and the public on staff activities.

Police Chief Terry Storie presented the update from the Police Department. He introduced statistics from the newly created Special Enforcement Unit (such as number of open investigations and arrests) and presented their various activities and initiatives. He presented statistics regarding various seizures. He presented an update regarding the Police Department's Explorer Program and recruitment efforts.

Fire Chief Brian Bradway presented the update from the Fire Department. He presented statistics from 2024, including the number of emergency incidents and types, dollar amount of property saved, number of public education events, and number of fire safety inspections. He presented training opportunities that firefighters have been undertaking. He presented various Fire Department programs and future projects, and a story of a rescue.

Parks and Recreation Director Cody McGhee presented the update from the Parks and Recreation Department. He presented the various tournaments and events hosted by the City or at City facilities. He presented current Parks and Recreation Department projects.

Public Works Director Andy Stewart presented the update from the Public Works Department. He presented statistics regarding customers. He presented various activities by the Public Works Department. He provided an update regarding the recycling center, and the Stormwater Management Program.

Mayor Taylor Bogert said she noticed individuals cleaning up sidewalks around Lake Ariana with the Sheriff's Office. Are we utilizing prison workers again? Is that something that is coming back?

City Manager Tillman said there are two different programs that she is mentioning. But we have been using on the weekend the Sheriff's "Weekend Warriors". We do not get that during the week. We have been notified that we are going to get an inmate crew back. We used to have four crews, which was a valuable service to the City – which was five inmates coming from the prison in Polk City. We did get notified that we are getting one of those crews back, which will be shared to help with sidewalks and parks. Hopefully we will get back to four. But

that was something we talked about several years ago during the budget process – when we reduced the prison crews, we had to add eight employees. To see the return of inmate crews is positive. In Parks and Recreation, Public Works, and Public Utilities – we will get when needed the community service workers from the Sheriff's Office.

Special Projects Director John Dickson presented the update from the Public Utilities Department. He presented updates regarding various Public Utilities Department infrastructure projects. He presented an update regarding the roundabout project at County Road 559 and Gapway Road.

Community Development Director Julie Womble presented the update from the Community Development Department. She presented an update regarding new permitting software. She presented statistics regarding development in the City. She introduced the new Building Official. She presented updates on Community Development Department projects.

Finance Director Christopher Reeder presented the update from the Finance Department. He presented an update regarding new financial software. He explained the Certificate of Achievement for Excellence in Financial Reporting, of which the City has been awarded the past six years. He presented an update regarding the new Municipal Services Building.

Information Technology Director Jee Kim presented the update from the Informational Technology Department. He presented various activities of the Information Technology Department. He explained various partnerships the Department utilizes in its activities.

Assistant City Manager Amy Palmer presented an update regarding the Lake Ariana Park project, and Downtown redevelopment.

City Manager Tillman acknowledged the City Attorney for his work. He expressed gratitude to staff.

Mayor Taylor Bogert acknowledged and thanked the City Manager and staff.

The Meeting was adjourned at 8:46:26 p.m.

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



Brandon Henry, City Clerk