

Minutes of the Regular Meeting of the City Commission of the City of Auburndale held July 21, 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 and Bill Sterling. Commissioner Jordan Helms was absent. Also, present were: City Manager Jeffrey Tillman, City Attorney Frederick J. Murphy Jr., City Clerk Brandon Henry, and Police Lieutenant Austin Leal.

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 July 7, 2025. Upon vote, all ayes.

City Manager Jeffrey Tillman wished Community Development Director Julie Womble and Mayor Taylor Bogert a happy birthday. He announced the upcoming Timeout Tuesday event. He announced the August 2nd Back to School Bash being held at the Community Center – of which supplies are limited so kids need to be present in order to collect school supplies. He announced the Police Department is hosting a car wash to fundraise for the Police Department Explorer Program.

Mayor Taylor Bogert reiterated that kids need to be present at the Back to School Bash event to collect a backpack.

City Manager Tillman recognized Lieutenant Austin Leal for being in attendance on behalf of Police Chief Terry Storie.

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

1. ORDINANCE #1831 AMENDING GARBAGE & REFUSE RATES

City Manager Tillman said 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.

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 5 years.

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.

City Manager Tillman presented and explained a slide depicting sanitation revenues and expenditures since 2016.

Based on the evaluation, City Staff recommends increasing the garbage rate to \$22.15, an increase of 2%.

City Manager Tillman presented a slide comparing the City's existing and proposed sanitation rates to neighboring municipalities' current rates.

Staff also recommends annually increasing the garbage rate by 2.0% for the next five years in anticipation of future cost escalations. The proposed rate increases would be effective on October 1st annually. 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. The proposed Ordinance was approved on first reading July 7, 2025, and is being considered for second and final reading.

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 Sterling, to approve Ordinance #1831 amending the garbage and refuse rates, as read on second and final reading by title only. Upon vote, all ayes.

Mayor Taylor Bogert closed the Regular Meeting and opened the Transmittal Public Hearing.

2. TRANSMITTAL PUBLIC HEARING – COMPREHENSIVE PLAN TEXT AMENDMENT – EVALUATION AND APPRAISAL REPORT UPDATE

City Manager Tillman read the public notice for Ordinance No. 1832.

Community Development Director Julie Womble said in October of 2024 the City contracted with Inspire Placemaking, LLC to evaluate the City's 2030 Comprehensive Plan, develop the City's 2050 Comprehensive Plan, and update the City's Land Development Regulations. Section 163.3191, Florida Statutes, requires local governments to complete an Evaluation and Appraisal Report (EAR) of their Comprehensive Plan every seven (7) years. The EAR is a periodic review and update of the Comprehensive Plan based on changes to the Florida State Statutes and changes in demographics. The previous Evaluation and Appraisal Report update was completed in 2017, and the proposed Comprehensive Plan text amendment addresses the 2024 Evaluation and Appraisal Report.

Proposed Ordinance #1832 amends the City's Comprehensive Plan text and organizes each required Element of the Comprehensive Plan to comply with State Statutes. The text amendment also looks at existing conditions, provides visioning for the future, and accommodates growth, annexation, and development opportunities. The consultants met with City staff and residents during several public workshops to gather public input, which is incorporated into the Comprehensive Plan Amendment. The proposed text amendment will be transmitted to the State Department of Commerce for a full compliance review and be presented to the City Commission for final adoption following the State's Objection, Recommendation, and Comment (ORC) Report. The City's Land Development Regulations update will start in the Fall of 2025.

Community Development Director Womble presented a slideshow outlining the proposed updates to the Comprehensive Plan. She presented a slide outlining the timeline for the Comprehensive Plan Update. She thanked staff and the consultants.

The request implements requirements contained in Part II, Chapter 163 of Florida Statutes, and therefore is exempt from requiring a Business Impact Estimate as set forth by Chapter 2023-309, Laws of Florida.

The Planning Commission recommended approval of the Comprehensive Plan text amendment. (7-0, 07/08/2025).

City Manager Tillman thanked Community Development Director Womble. He said there were some comments from some Commissioners, with edits that we can clean-up between first and second readings and the review by the State – so when it comes back to the Commission, they will see that on second reading before October. The Proposed Ordinance was prepared by the Community Development Department and reviewed by the City Manager and City Attorney. If approved on first reading, the proposed Ordinance will be presented for second and final reading following a State review by the Department of Commerce. Staff recommends approval of proposed Ordinance #1832 amending the Comprehensive Plan text for the Evaluation and Appraisal Report Update.

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

Mayor Taylor Bogert closed the Transmittal Public Hearing and reopened the Regular Commission Meeting.

3. ORDINANCE #1832 AMENDING THE COMPREHENSIVE PLAN – EVALUATION AND APPRAISAL REPORT UPDATE

City Manager Tillman said staff recommends approval of proposed Ordinance #1832 amending the Comprehensive Plan text for the Evaluation and Appraisal Report Update.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1832 entitled: **AN ORDINANCE OF THE CITY OF AUBURNDALE AMENDING ORDINANCE NO. 752, THE COMPREHENSIVE PLAN OF THE CITY OF AUBURNDALE, FLORIDA, BY AMENDING THE COMPREHENSIVE PLAN TO ADDRESS CHANGES TO STATE STATUTES, EXTENDING THE HORIZON TO 2035, AND UPDATING THE HORIZON OF THE FUTURE LAND USE MAP AND AMENDING VARIOUS CHAPTERS OF THE COMPREHENSIVE PLAN; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**, by title only.

Motion by Vice Mayor Cam, seconded by Commissioner Sterling, to approve Ordinance #1832 amending the Comprehensive Plan text for the Evaluation and Appraisal Report Update, as read on first reading by title only.

City Attorney Murphy said Senate Bill 180 has gone into effect – which prohibits local governments from adopting any comprehensive plan amendments or land development regulations that would be more burdensome or restrictive than those that were in place as of August 1, 2024. The Governor signed the bill on June 26, 2025, and went into effect on July 1, 2025 – and is retroactive. There are some items in the update that may potentially run afoul of this bill, but we would like to make the Commission aware of that. We are still transmitting it to the Department of Commerce for their full review, but there may be some tweaks to it before it returns for adoption. There is no guidance as to what constitutes “more restrictive or more burdensome” regulations. So it is something we have to keep track of. We will continue to keep the Commission apprised.

Upon vote, all ayes.

Mayor Taylor Bogert closed the Regular Meeting and opened the Public Hearing.

4. PUBLIC HEARING – FUTURE LAND USE AND OFFICIAL ZONING MAP AMENDMENTS – HAIRE LANE PROPERTY

City Manager Tillman read the public notice.

Community Development Director Womble said as a result of annexation in June 2025, the City has received a request to amend the Future Land Use on +/- 8.73 acres from Polk County Future Land Use of Linear Commercial Corridor (LCC) to City of Auburndale Future Land Use of Commercial Corridor (CC) and establish a Zoning classification of Planned Development-Commercial 1 (PD-C1). The proposed use is for a 34,375 sq. ft. warehouse for tent making and distribution.

A Zoning classification of Planned Development-Commercial 1 (PD-C1) was requested by the applicant to accommodate the amount of wetlands onsite. She presented graphics depicting the proposal. A solid masonry wall will run along Haire Lane and on both sides of the property to buffer the commercial use from adjoining residential and offsite viewing.

As required by the Land Development Regulations (LDR's) for Planned Developments, this request is accompanied by a binding site plan. The requested Future Land Use of Commercial Corridor (CC) and the Zoning classification of Planned Development-Commercial 1 (PD-C1) are compatible with the City of Auburndale Comprehensive Plan and all Land Development Regulations. She further clarified building placement.

The Planning Commission recommended approval of the Future Land Use and Official Zoning Amendments - Haire Lane. (7-0, 07/08/2025)

The Proposed Ordinances were prepared by the Community Development Department and reviewed by the City Manager and City Attorney. If approved on first reading, the proposed Ordinances will be presented for second and final reading on August 4, 2025. Staff recommends approval of proposed Ordinance #1833 amending the Future Land Use Map and Ordinance #1834 amending the Official Zoning Map – Haire Lane Property.

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

Mayor Taylor Bogert closed the Public Hearing and reopened the Regular Commission Meeting.

5. ORDINANCE #1833 AMENDING THE FUTURE LAND USE MAP – HAIRE LANE

City Manager Tillman says staff recommends approval.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1833 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 +/- 8.73 ACRES FROM POLK COUNTY FUTURE LAND USE CLASSIFICATION LINEAR COMMERCIAL CORRIDOR (LCC) TO CITY OF AUBURNDALE FUTURE LAND USE CLASSIFICATION COMMERCIAL CORRIDOR; AND PROVIDING AN EFFECTIVE DATE (General Location: US Hwy. 92 and Haire Lane),** by title only.

Motion by Commissioner Cowie, seconded by Commissioner Sterling, to approve Ordinance #1833 amending the Future Land Use Map – Haire Lane Property, as read on first reading by title only.

Commissioner Cowie asked if they can display stuff outside?

Community Development Director Womble answered no they cannot.

Commissioner Cowie said he was concerned.

Community Development Director Womble said it is why we did a Planned Development, because of the wetlands, shape of the building, and open storage.

Upon vote, all ayes.

6. ORDINANCE #1834 AMENDING THE OFFICIAL ZONING MAP – HAIRE LANE

City Manager Tillman said staff recommends approval.

City Attorney Frederick J. Murphy Jr. read Ordinance No. 1834 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 PLANNED DEVELOPMENT-COMMERCIAL-1 (PD-C1) ON A PARCEL OF LAND TOTALING +/- 8.73 ACRES; AND PROVIDING AN EFFECTIVE DATE (General Location: US Hwy. 92 and Haire Lane), by title only.

Motion by Commissioner Sterling, seconded by Commissioner Cowie, to approve Ordinance #1834 amending the Official Zoning Map – Haire Lane Property, as read on first reading by title only. Upon vote, all ayes.

7. CONSIDER PIGGYBACK PROPOSAL – GAPWAY SEWER FORCE MAIN PHASE II

City Manager Tillman introduced the item.

He said in May 2023, the City's consulting engineer, Chastain-Skillman, completed the Regional Wastewater Treatment Facility Service Area Study that identified needed sewer collection system improvements to support new development. The Gapway Sewer Force Main Project was one of the improvements identified in the Study. The Gapway Project constructs a second 16-inch sewer force main along Gapway Road from CR-559 to the Regional Master Liftstation located along the Auburndale/TECO Trail. Construction of the sewer force main has required City staff to obtain property and easements to construct the additional sewer line.

Phase I of the Gapway Sewer Force Main Project was previously constructed in 2024 from the Hills of Arietta Subdivision to Old Berkley Road utilizing an onsite contractor in the amount of \$1,577,371.40. Phase II of the Gapway Force Main Project will install the sewer force main from Old Berkley Road to the Regional Master Liftstation.

To expedite the project, the City has received a piggyback proposal from Carr & Collier Inc. to complete Phase II of the Gapway Sewer Force Main Project in the amount of \$1,941,700.00 based upon a previous bid project awarded by the City of Orlando to Carr & Collier. The Fiscal Year 2024 Budget allocated \$5,525,000.00 for the entire Gapway Sewer Force Main Project. Chastain-Skillman has reviewed the proposal and determined the quote corresponds to the allocated budget. He said this is a three-phase project and that we have had favorable experience with Carr & Collier Inc.

The proposal was also reviewed by the City's Special Project Director, City Manager, and City Attorney. Staff recommends approval of the piggyback proposal from Carr & Collier Inc. in the amount of \$1,941,700.00 and authorize the City Manager to execute a General Piggyback Purchasing Agreement for Phase II of the Gapway Sewer Force Main Project. He thanked the City Attorney.

Mayor Taylor Bogert asked City Attorney Murphy if everything was in order.

City Attorney Murphy confirmed.

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

Motion by Commissioner Cowie, seconded by Vice Mayor Cam, to approve the piggyback proposal from Carr & Collier Inc. in the amount of \$1,941,700.00 and authorize the City Manager to execute a General Piggyback Purchasing Agreement for Phase II of the Gapway Sewer Force Main Project. Upon vote, all ayes.

City Manager Tillman thanked Special Projects Director John Dickson and consulting engineer Vaughn Leer with Chastain-Skillman.

8. PRESENTATION OF CITY MANAGER & CITY ATTORNEY EVALUATIONS

Mayor Taylor Bogert said she is here to announce we have done the biannual evaluation of the City Manager and City Attorney. The 2025 City Manager evaluation had eight items evaluated, five Commissioners responding, with a total of 40 responses. There were no "below expectation" ratings, seven "meets expectations" ratings and 33 "exceeds expectations" ratings. For the 2025 City Attorney evaluation, there were four items evaluated.

We had five Commissioners responding for a total of 20 responses. There were no “below expectation” ratings, four “meets expectations” ratings, and 16 “exceeds expectations” ratings.

Motion by Commissioner Cowie, seconded by Commissioner Sterling, to accept the City Manager and City Attorney performance evaluations.

Mayor Taylor Bogert and Vice Mayor Cam expressed their gratitude to the City Manager and City Attorney.

City Attorney Murphy thanked Mayor Taylor Bogert and Vice Mayor Cam.

Upon vote, all ayes.

City Manager Tillman thanked staff.

9. PRESENTATION OF PROPOSED FISCAL YEAR 2026 AND FISCAL YEAR 2027 REVENUES

City Manager Tillman summarized a calendar of previous budget presentations and budget approval process. He summarized the five funds of the City. He introduced Finance Director Christopher Reeder.

Finance Director Reeder presented individual line-items that increased or decreased from the current year budget by at least \$10,000.

He presented revenue changes for individual General Fund line-items under Taxes, Local Option Fuel Tax, Franchise Fees, Utility Taxes, Communication Service Tax, Other Taxes, Licenses & Permits, Burial Permits, Intergovernmental Revenues, County Shared Revenues, Charges for Services, Public Safety, Physical Environment, Culture – Recreation, Fines & Forfeits, Interest Earnings, Sale of Fixed Assets, Donations/Sponsorships, Miscellaneous Reimbursements, Other Financing Sources, and Interfund Transfers.

He presented revenue changes for individual Community Redevelopment Agency Fund line items.

He presented revenue changes for individual General Fund Impact Fee Fund line items under Interest, Impact Fees, and Interfund Transfers.

He presented revenue changes for individual Water and Sewer Connection Fees Fund line items under Interest, Connection Fees, and Other Financing Sources.

He presented revenue changes for individual Enterprise Fund line items under Charges for Services/Water, Charges for Services/Sewer, Charges for Services/Miscellaneous, Interest Earnings, Sale of Fixed Assets, Miscellaneous Revenue, Other Financing Sources, and Interfund Transfers.

City Manager Tillman thanked Finance Director Reeder. He presented changes made to the tentative budget since last presented to the Commission. He presented Fund Totals and Interfund Transfer Calculations for Fiscal Year 2025 and Fiscal Year 2026.

Formal presentation of the Proposed Fiscal Year 2026 and Fiscal Year 2027 Budgets is scheduled for August 4, 2025. Public Hearings on the Proposed Budgets and Millage Rate are scheduled for Thursday, September 4, 2025 and Thursday, September 18, 2025. Staff recommends tentative approval of the Revenue Section of the proposed Fiscal Year 2026 and Fiscal Year 2027 Budgets.

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

Mayor Taylor Bogert noted a correction to be made on the agenda analysis regarding a date. City Manager Tillman acknowledged.

Motion by Commissioner Cowie, seconded by Commissioner Sterling, to tentatively approve the Revenue Section of the proposed Fiscal Year 2026 and Fiscal Year 2027 Budgets. Upon vote, all ayes.

10. APPROVE PROPOSED FISCAL YEAR 2026 ROLLED-BACK RATE AND MILLAGE RATE

City Manager Tillman said Florida Statutes require the City to compute a proposed millage rate necessary to fund the proposed budget. The City must advise the Property Appraiser of its proposed millage rate, rolled-back rate and the date, time and place for a public hearing. The Property Appraiser utilizes this information in preparing the notices of proposed property taxes, which are mailed to property owners.

The City's existing millage rate is 4.2515. Using the current millage rate times our current year's gross taxable value; the ad valorem proceeds would represent an increase of \$1,203,229 over the prior year. The Rolled-back rate for Fiscal Year 2026 is 4.1142 and would provide the City with the same ad valorem as the prior year.

The proposed Fiscal Year 2025-2026 Budget is balanced utilizing the current millage rate of 4.2515. If approved by the City Commission, the millage rate could be lowered, but not increased above the 4.2515 without the expense of re-advertising to all property owners.

Staff recommends approving 4.1142 as the Rolled-back rate and 4.2515 as the proposed operating millage rate for the Certificate of Taxable Value Form for 2025 and Budget Year 2026.

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

Motion by Commissioner Sterling, seconded by Vice Mayor Cam, to approve 4.1142 as the Rolled-back rate and 4.2515 as the proposed operating millage rate for the Certificate of Taxable Value Form for 2025 and Budget Year 2026. Upon vote, all ayes.

11. APPROVE PUBLIC HEARING DATES FOR PROPOSED FISCAL YEAR 2026 BUDGET

City Manager Tillman said staff recommends approving Thursday, September 4, 2025 and Thursday, September 18, 2025 at 7:00 p.m. at City Hall for the required Public Hearings on the proposed Fiscal Year 2026 Budget.

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

Motion by Vice Mayor Cam, seconded by Commissioner Cowie, to approve Thursday, September 4, 2025 and Thursday, September 18, 2025 at 7:00 p.m. at City Hall for the required Public Hearings on the proposed Fiscal Year 2026 Budget. Upon vote, all ayes.

12. SET BUDGET WORK SESSION DATE (08-11-25), COMMISSION DAY

City Manager Tillman said staff recommends setting Monday, August 11, 2025, for Commission Day activities and for a proposed budget work session, if needed.

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

Motion by Commissioner Cowie, seconded by Commissioner Sterling, to set Monday, August 11, 2025, for Commission Day activities and for a proposed budget work session, if needed. Upon vote, all ayes.

The Meeting was adjourned at 8:12:38 p.m.

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



Brandon Henry, City Clerk