



City of Auburndale
AUBURNDALE, FLORIDA 33823

Office of the City Manager

P.O. Box 186
(863) 965-5530
Email: cmo@auburndalefl.com

COMMISSION MEETING
MONDAY, MARCH 16, 2026 - 7:00 P.M.
COMMISSION ROOM/CITY HALL

CALL TO ORDER – Mayor Alex Cam

INVOCATION – Father Rick Gomer, St. Alban's, Episcopal Church

PLEDGE OF ALLEGIANCE – Mayor Alex Cam

ROLL CALL – City Clerk Brandon Henry

APPROVE COMMISSION MINUTES – Regular Meeting – 3-2-2026

ANNOUNCEMENTS – City Manager and City Attorney

REQUEST TO ADD ADDITIONAL ITEMS TO AGENDA –

REQUEST FROM THE GENERAL PUBLIC –

AGENDA

1. CONSIDER CITY MANAGER EMPLOYMENT AGREEMENT
2. **PUBLIC HEARING** – AMENDING THE FUTURE LAND USE AND ZONING MAP – FDOT PROPERTY
3. ORDINANCE #1848 AMENDING THE FUTURE LAND USE MAP – FDOT PROPERTY
4. ORDINANCE # 1849 AMENDING THE OFFICIAL ZONING MAP – FDOT PROPERTY
5. PRESENTATION OF BANK LOAN REQUEST FOR PROPOSALS - UTILITY PROJECT FUNDING
6. RESOLUTION #2026-02 APPROVING BANK LOAN – UTILITY PROJECT FUNDING
7. PRESENTATION OF BIDS–DISK FILTERS, REGIONAL AND ALLRED WASTEWATER TREATMENT PLANTS

F.S. 286: If an individual decides to appeal any decision made by the City Commission with respect to this meeting, a verbatim transcript may be requested. If so, the individual should make provisions for a transcript to be made at the meeting. Persons with disabilities needing special accommodations to participate in this proceeding should contact the City Clerk no later than five days prior to the proceeding at 968-5133.

**City Commission Meeting
March 16, 2026**

AGENDA ITEM 1: CONSIDER CITY MANAGER EMPLOYMENT AGREEMENT

INFORMATION ONLY

ACTION REQUESTED

ISSUE: The City Commission will consider the City Manager's Employment Agreement.

ATTACHMENTS:

- . Employment Agreement executed by Jeff Brown
- . Memorandum from Mayor summarizing City Manager negotiations

**City Commission Meeting
March 16, 2026**

AGENDA ITEM 2: PUBLIC HEARING – AMENDING THE FUTURE LAND USE AND ZONING MAP – FDOT PROPERTY

AGENDA ITEM 3: ORDINANCE #1848 AMENDING THE FUTURE LAND USE MAP – FDOT PROPERTY

AGENDA ITEM 4: ORDINANCE #1849 AMENDING THE OFFICIAL ZONING MAP – FDOT PROPERTY

 INFORMATION ONLY

 X ACTION REQUESTED

ISSUE: The City Commission will consider and take public comment on a Future Land Use and Zoning Map amendment.

ATTACHMENTS:

- . Notice of Public Hearing – 02/20/2026
- . Ordinance #1848 Amending the Future Land Use Map – FDOT Property
- . Ordinance #1849 Amending the Official Zoning Map – FDOT Property
- . Planning Commission Minutes – 3-3-2026

ANALYSIS: The City has received a request for a Future Land Use Map Amendment and Zoning Map Amendment on the following property:

<i>Owner/Petitioner:</i>	State of Florida, Dept. of Transportation
<i>Location:</i>	Pace Rd. and the Polk Parkway
<i>Current County Future Land Use:</i>	Interchange Activity Center X (IACX) (+/- 20.14 acres) and Business Park Center-1X (BPC-1X) (+/- 47.32 acres)
<i>Proposed Future Land Use:</i>	Regional Activity Center (RAC) (+/- 67.47 acres)
<i>Proposed Zoning Classification:</i>	Commercial Highway (CH) (+/- 67.47 acres)
<i>Current use:</i>	Vacant +/- 67.47 acres

As a result of annexation, the City has received a request for a Large-Scale Future Land Use Map Amendment and Zoning Map Amendment on approximately +/- 67.47 acres. The property consists of two separate parcels and is currently vacant. The site is located in the Central Florida Innovation District.

In September of 2016, the City approved a Large-Scale Future Land Use Map Amendment and Zoning Map Amendment on the property adjacent to the south. The properties to the south are home to SunTrax, a State facility with the Florida Department of Transportation. The adjacent property has a test track for autonomous vehicles and toll testing technology.

The current request is for a Large-Scale Future Land Use Map Amendment and Zoning Map Amendment on +/- 67.47 acres in order to expand the current uses. The Department of Transportation has shown intention of expanding SunTrax with air-mobility testing technology, research and development and testing bays for autonomous modes of transportation. The proposed Land Use of Regional Activity Center (RAC) and Zoning of Commercial Highway (CH) is the same as what was previously approved on the SunTrax property to the south and would accommodate the proposed expansion.

The requested Future Land Use and Zoning Map amendments are consistent with the City of Auburndale's Comprehensive Plan, Land Development Regulations, and the City of Auburndale Joint Planning Area (JPA). The proposed amendments are compatible with the surrounding uses.

The proposed Ordinances were prepared by the Community Development Department and reviewed by the Interim City Manager and City Attorney. If approved on first reading, the proposed Ordinances will be presented for second and final reading on April 6, 2026.

PLANNING COMMISSION RECOMMENDATION: Approval of the Map amendments on the SunTrax property (6-0, 3/3/2026).

STAFF RECOMMENDATION: Approval of proposed Ordinance #1848 amending the Future Land Use Map and Ordinance #1849 amending the Official Zoning Map – SunTrax property.

City Commission Meeting
March 16, 2026

AGENDA ITEM 5: PRESENTATION OF BANK LOAN REQUEST FOR PROPOSALS - UTILITY PROJECT FUNDING

INFORMATION ONLY

ACTION REQUESTED

ISSUE: The City Commission will consider bids for the necessary borrowing of funds to construct effluent filter replacement and design and engineering for expansion of the Regional WWTP.

ATTACHMENTS:

- . Request for Proposals for Borrowing
- . PRAG Memo to City of Auburndale

ANALYSIS: In February 2026, the City of Auburndale engaged Public Resources Advisory Group (PRAG) to advise the City on debt financing for the effluent filter replacement and design and engineering for the expansion at the Regional Wastewater Treatment Plant. Most recently, PRAG has been the City's financial advisor during the issuance of the Series 2019 and 2024B bond offerings and bond rating upgrades.

On February 3, 2026, PRAG issued a request for proposal seeking borrowing proposals for \$11,500,000 directly to over 100 contacts at approximately forty (40) banks, including those currently doing business in the City of Auburndale. On the closing date of the request (February 19, 2026) the City received eight (8) responses.

City staff held a meeting with Mickey Johnston, Senior Managing Director, PRAG, the City Attorney and Bond Counsel to review the proposals. TD Public Finance, LLC ("TD Bank") was determined to provide the most competitive offer to the City with a 3.36% fixed rate option and no prepayment penalty.

The Bids were reviewed by the Finance Director, Interim City Manager, City Attorney and Bond Counsel. The best financing option meeting the terms of the Request for Borrowing specification was proposed by TD Bank with a fixed 3.36% interest rate over the amortization period.

STAFF RECOMMENDATION: Accept the proposal from TD Bank.

City Commission Meeting
March 16, 2026

AGENDA ITEM 6: RESOLUTION #2026-02 APPROVING BANK LOAN – UTILITY PROJECT FUNDING

INFORMATION ONLY

ACTION REQUESTED

ISSUE: The City Commission will consider a Resolution authorizing the issuance of the 2026A series loan from TD Bank for the construction of effluent filters and design and engineering for the expansion at the Regional Wastewater Treatment Plant.

ATTACHMENTS:

Resolution #2026-02 and Loan Agreement – Regional WWTP Utility Projects

ANALYSIS: The proposed Authorizing Resolution #2026-02 is the official documentation authorizing the TD Bank loan. It includes approving the form of the loan agreement, authorizing the issuance of a promissory note in the principal amount of \$11,500,000 and authorizes execution of the loan agreement by the Interim City Manager.

The proposed Resolution was prepared by Duane Draper of Bryant, Miller, Olive P.A. and reviewed by the Finance Director, Interim City Manager and City Attorney.

STAFF RECOMMENDATION: Approve Resolution #2026-02 and authorize execution of the loan agreement by the Interim City Manager.

City Commission Meeting
March 16, 2026

AGENDA ITEM 7: PRESENTATION OF BIDS – DISK FILTER REPLACEMENTS

____ INFORMATION ONLY

X ACTION REQUESTED

ISSUE: The City Commission will consider bids for disk filter replacements at both the Allred and Regional Wastewater Treatment Facilities (WWTF).

ATTACHMENTS:

- . Advertisement for Bids
- . Proposals Received (3)

ANALYSIS: As part of effluent disposal improvements, the Public Utilities Department is seeking to replace disk filters at both the Allred and Regional Wastewater Facilities. These new disk filters are intended to replace the existing units at the respective plants with an upgraded and more robust technology to help ensure efficiencies of effluent filtration.

A Request for Proposal for Disk Filter Replacements was advertised in the local media on October 05, 2025, and placed on the City's website. On November 12, 2025, the City received the following three (3) bids:

Carr & Collier	\$6,737,300.00
Prime Construction Group	\$7,347,100.00
Vogel Bros. Building Co.	\$7,653,854.00

The disk filter project is budgeted in FY 2025-2026 for the Allred WWTP at \$750,000 and for the Regional WWTP at \$500,000, utilizing vendor quotes. Engineering and construction of the disk filter replacement at \$6,737,300 incorporates costs that would be realized during the expansion and/or renovations at the Regional WWTP and the Allred WWTP in future fiscal years. The disk filters improve the quality of public access effluent, ultimately increasing the City's disposal capacity. This project would be funded through the budgeted cash reserves (\$1.25 million) and the bank loan (aprox. \$5.4 million)

Carr & Collier was the low bid for the disk filter replacement in the amount of \$6,737,300. The bids were reviewed by the Public Utilities Department and City Manager's office. The City is also working with Carr & Collier on the Gapway Phase II Force Main Project.

STAFF RECOMMENDATION: Award the bid to Carr & Collier in the amount \$6,737,300.