
Minutes of the Regular Meeting of the City Commission of the City of Auburndale held April 6, 2026, at 7:00 p.m. in the Commission Room of City Hall, after having been properly advertised, with the following members present: Mayor Alex Cam, Vice Mayor Jordan Helms, Commissioners: Travis Avery, Sean Levy, and Crystal Tijerina. Also, present were: Interim City Manager Amy Palmer, City Attorney Frederick J. Murphy Jr., City Clerk Brandon Henry, and Police Chief Terry Storie.

Mayor Alex Cam declared a quorum present, and the Meeting was opened with prayer by Pastor Clay Bennett, Auburndale Community Church, and a salute to the flag.

Motion by Vice Mayor Helms, seconded by Commissioner Avery, to approve Minutes of the Special City Commission Meeting of March 16, 2026, and the Regular City Commission Meeting of March 16, 2026. Upon vote, all ayes.

Interim City Manager Amy Palmer announced that the Polk County Blueberry Festival is this weekend. She invited organizers of the Blueberry Festival to speak about the event.

Mayor Alex Cam said we are looking forward to the event.

Skiles Jones, Patriot Legal Group, 10 Bobby Green Plaza, requested the City Commission formally accept a gift from the trust of Carol Lackey regarding Auburndale Police Department K-9 units. Given the structured nature of the gift and its restrictions, he asks that the Commission consider a motion directing the City Attorney to review the restrictions and provide a recommendation for its acceptance.

Police Chief Terry Storie presented a history on Ms. Lackey's contributions to the Auburndale Police Department, and a background on the K-9 units.

Mr. Jones introduced Ms. Lackey's brother, Frank Hillard.

Mayor Cam thanked Mr. Hillard and his family.

Interim City Manager Palmer said Mr. Jones mentioned terms of the trust. She said staff will review those and will take it to the City Commission if any action is required.

Mayor Cam and Vice Mayor Jordan Helms honored Interim City Manager Palmer for her service as Interim City Manager.

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

Mayor Cam presented a proclamation recognizing April as Water Conservation Month. City Attorney Frederick J. Murphy Jr. read the proclamation.

Mayor Cam presented a proclamation recognizing April as Child Gun Safety Education Month. City Attorney Frederick J. Murphy Jr. read the proclamation. Representatives of In-Gauge of Polk County accepted the proclamation.

1. PRESENTATION OF FISCAL YEAR 2024-2025 AUDIT - MIKE BRYNJULFSON

Interim City Manager Palmer said Mike Brynjulfson will present the Fiscal Year 2024-2025 General Purpose Financial Statements and Auditor's Report. This Report is for the City's Fiscal Year ending September 30, 2025.

Mike Brynjulfson introduced himself and the audit process.

Mr. Brynjulfson presented a slide summarizing the Audit Results. He presented a summary of the Report on the Financial Statements – the City has an unmodified "clean" audit opinion, with no material errors and that the financial statements are a fair representation of what actually happened. He presented a summary of the Report

on Internal Control & Compliance – it is a clean report. He presented a summary of the Compliance Report with Section 218.415, Florida Statutes – with no instances of noncompliance. He presented a summary of the Management Letter – it is a clean letter. He presented a summary of the Governance Letter. He said there are no adverse comments in any of the reports.

Mr. Brynjulfson presented and summarized a graphic depicting an overview of the City's Financial Statement Reporting Units.

He presented and summarized the balance sheet for the City's governmental funds. He presented graphics depicting unassigned and assigned fund balance to total expenditures.

Mr. Brynjulfson presented and summarized the statement of net position for the City's enterprise fund. He presented graphics depicting net position as a percent of operating revenues.

He presented a graphic depicting Polk County municipal millage rates from 2019 through 2025.

He presented a graphic depicting the City's unrestricted cash and investments.

He expressed his gratitude to staff. He said the City's new accounting system is running great.

Interim City Manager Palmer thanked staff and Mr. Brynjulfson.

Mayor Cam asked for public comment. There was no public comment.

Motion by Vice Mayor Helms, seconded by Commissioner Levy, to accept the Auditor's Report.

Mayor Cam thanked staff and Mr. Brynjulfson.

Upon vote, all ayes.

2. PRESENTATION BY CITRUS CONNECTION

Interim City Manager Palmer introduced Tom Phillips, Executive Director of Citrus Connection.

Tom Phillips introduced himself.

He presented a graphic depicting Citrus Connection service and boardings within Auburndale. He presented ridership and financial statistics. He thanked staff and the Commission.

Mayor Cam expressed gratitude to Mr. Phillips.

3. CONSIDER DEVELOPER'S AGREEMENT AMENDMENT – 92 RECKER ECP, LLC.

Community Development Director Julie Womble said on October 6, 2025, the City and 92 Recker ECP, LLC entered into a Developer's Agreement to establish the respective rights and obligations between the developer and the City. The improvements listed in the Developer's Agreement were identified by the City's Utility Study by Chastain-Skillman as necessary to allow future development on the subject site.

The study showed that development and construction could not discharge into the City's wastewater system until the Southern Force Main re-route had been completed, permitted, and operational along with the planning and design phase of the Regional Wastewater Treatment Plant expansion. Since the original Agreement was adopted, the Pace Road Utility improvements have been completed, Phase I of the Southern Force Main is being constructed, and easements have been granted for Phase II of the Southern Force Main.

Per the Developer's Agreement, City approval is needed to amend the Developer's Agreement. The requested amendment allows 92 Recker ECP, LLC., to construct, develop, and be permitted to commence. However, per the

requested amendment, the development shall not be allowed to discharge in the City's Collection System until such time as both Phases I and II of the Southern Force Main Reroute Project are completed and are operational as determined by the City.

She presented graphics depicting the proposal.

Staff recommends approval of the proposed amendment to the Developer's Agreement with 92 Recker ECP, LLC.

Interim City Manager Palmer said the proposed amendment to the Developer's Agreement was prepared by 92 Recker ECP, LLC., and reviewed by the Community Development Director, Public Utilities Director, and the City Attorney. Staff recommends approval.

Mayor Cam asked for public comment. There was no public comment.

Motion by Commissioner Avery, seconded by Commissioner Tijerina, to approve the amendment to the Developer's Agreement with 92 Recker ECP, LLC. Upon vote, all ayes.

4. CONSIDER DEVELOPER'S AGREEMENT AMENDMENT – AUBURNDALE BURGER SOUTH LLC.

Community Development Director Womble said on December 15, 2025, the City and HD INVESCO, LLC, which has legally transferred to Auburndale Burger South LLC., entered into a Developer's Agreement to establish the respective rights and obligations between the developer and the City. The improvements listed in the Developer's Agreement were identified by the City's Utility Study, as necessary to allow future development on the subject site.

The study showed that development and construction could not discharge into the City's wastewater system until the Southern Force Main re-route had been completed, permitted, and operational along with the planning and design phase of the Regional Wastewater Treatment Plant expansion. Since the original Agreement was adopted, the Pace Road Utility improvements have been completed, Phase I of the Southern Force Main is being constructed, and easements have been granted for Phase II of the Southern Force Main.

Per the Developer's Agreement, City approval is needed to amend the Developer's Agreement. The requested amendment allows Auburndale Burger South LLC., to construct, develop, and be permitted to commence. However, per the requested amendment, the development shall not be allowed to discharge in the City's Collection System until such time as both Phases I and II of the Southern Force Main Reroute Project are completed and are operational as determined by the City.

Staff recommends approval of the proposed amendment to the Developer's Agreement with Auburndale Burger South LLC. She presented a graphic depicting the proposal.

Interim City Manager Palmer said the proposed amendment to the Developer's Agreement was prepared by Auburndale Burger South LLC., and reviewed by the Community Development Director, Public Utilities Director, and the City Attorney. Staff recommends approval.

Mayor Cam asked for public comment. There was no public comment.

Motion by Commissioner Levy, seconded by Commissioner Tijerina, to approve the amendment to the Developer's Agreement with Auburndale Burger South LLC. Upon vote, all ayes.

5. CONSIDER DEVELOPER'S AGREEMENT – RAJ PATEL / SSR LODGING LLC.

Community Development Director Womble said in 2022, the City initiated a comprehensive 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. Raj Patel / SSR Lodging LLC. plans to develop

a commercial project on the subject site, located on the northeast corner of Neptune Road and Hillcrest Road and consisting of +/- 2.7 acres. The property currently has a Future Land Use of Commercial Corridor and Commercial Highway Zoning. The Utility Study shows that development on the SSR Lodging LLC. property cannot tie into the City's Collection System until the Southern Force Main re-route project has been completed, permitted, and operational, as identified in the Utility Study.

The proposed Developer's Agreement between SSR Lodging LLC. and the City of Auburndale acknowledges that the City makes no representation or warranty as to when it will commence or complete the Utility Improvements. The proposed agreement allows the City to complete the review of all development plans and construction plan documents and allows the developer to go vertical with construction but not tie into the City's wastewater system until utility improvements, subject to the SSR Lodging LLC site, are completed as identified in the Developer's Agreement.

The City and SSR Lodging LLC. desire to enter into the Agreement to establish the respective rights and obligations between SSR Lodging LLC. and the City, in accordance with the terms and conditions of the proposed Utility Infrastructure and Developer's Agreement. The improvements listed in the Development Agreement plan for current and future development.

Staff recommends approval of the proposed Developer's Agreement with Raj Patel / SSR Lodging LLC.

Interim City Manager Palmer said the proposed Developer's Agreement was prepared by SSR Lodging LLC. and reviewed by the Community Development Director, Public Utilities Director, City Manager's Office, and the City Attorney. Staff recommends approval.

Mayor Cam asked for public comment. There was no public comment.

Motion by Commissioner Tijerina, seconded by Commissioner Levy, to approve the proposed Developer's Agreement with Raj Patel / SSR Lodging LLC.

Commissioner Avery asked if we are opening the door for other developers for this to happen?

Community Development Director Womble answered only if they are tied to the Southern Force Main. If they are tied to other projects that have to be completed as defined by the developer's agreement, then no. It is also based on their construction and when they can commence. But we are opening the door when it comes to the Southern Force Main for developers if they would like to modify their agreements – if they are ready for that.

Commissioner Levy asked if they have done any designs for anything yet?

Community Development Director Womble answered the developer's agreement the Commission was attached to shows the utility designs, and their site plans were approved several years ago – which we considered active because they have been working on this.

Commissioner Avery asked if this is a timing issue, are they trying to accomplish a timing of building it, and then tying it at the same time the City is done?

Community Development Director Womble said that is why we are looking at these amendments. She said not all of them are ready to start vertical construction. Some of them are still under contract. We have over 23 developer's agreements. Some still have acquisitions to do, or still are looking at site plan design, or getting various external agency permits. They are all at different stages. She is sure the Commission will see more coming before them specifically tied to the Southern Force Main Phase 2.

Commissioner Avery thanked staff.

Upon vote, all ayes.

The Meeting was adjourned at 8:09:14 p.m.

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



Brandon Henry, City Clerk